



Building Inspection Report

Inspection Date: Mon, 23 Mar 2026

Property Address: 1/16 First St, Black Rock VIC 3193, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Mon, 23 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 1/16 First St, Black Rock VIC 3193, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Vince Paterno Ph: 0498 110 155
Email: Sandringham@jimsbuildinginspections.com.au

942154

Company Name: Jim's Building Inspections (Sandringham)

Company Address and Postcode: Mentone 3194

Company Email: Sandringham@jimsbuildinginspections.com.au

Company Contact Numbers: 0498 110 155

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Concrete Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Garage
Other Timber Bldg Elements	Doors, Door Frames, Architraves, Fascias, Skirting Boards, Stair Railing, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Subfloor due to lack of access.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- External finished ground level
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
 Location: Family Room
 Finding: Window - Cracked
 Information: Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.

The vendor has a obtained a quote to replace this window and assured us that these works will be completed prior to settlement



Defects 3.02

Building: Main Building
 Location: Windows
 Finding: Windows- stiff to open
 Information: Several windows throughout with found to be sticking and jamming and difficult to operate at the time of inspection.

Windows provide ventilation and exits to the adjoining area and should be at a fully operational level to ensure user comfort and safety. Restricted function may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of windows running hardware may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the windows



Defects 3.03

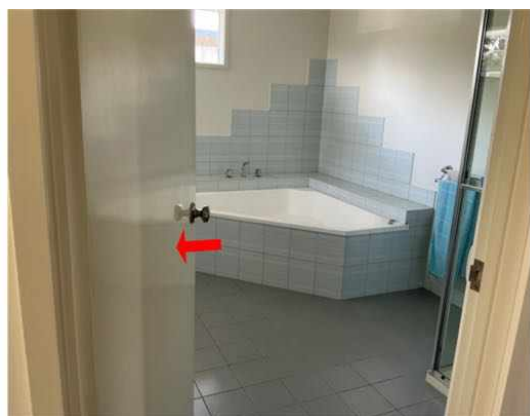
Building: Main Building
 Location: Bathroom
 Finding: Sticking or jamming
 Information: Building elements which are sticking or jamming are difficult to operate and don't

function as intended. There are a variety of causes for sticking and jamming.

The most usual causes are swelling of timbers due to moisture, bulging or bowing of metal frames, or general material deterioration. Generally, sticking and jamming building elements indicate that their frames are uneven or out of level, generally as result of movement to surrounding walls and floors.

Easement will be required, which usually depends on the building materials used. This may involve some sanding and/or application of a lubricant. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state.

Appointment of a carpenter or general handyman is recommended to rectify any sticking/jamming building elements.

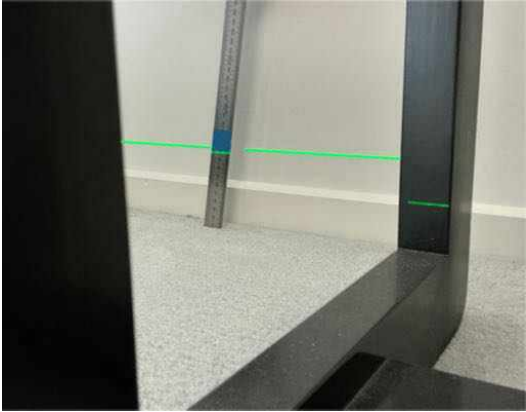


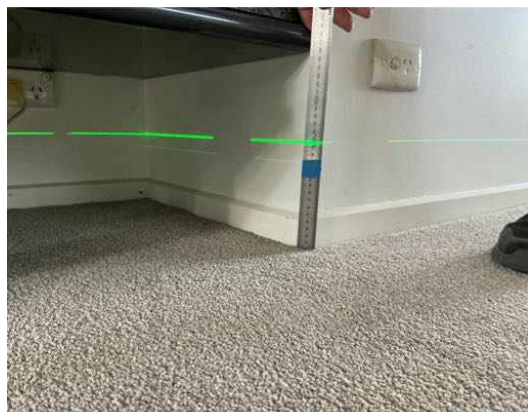
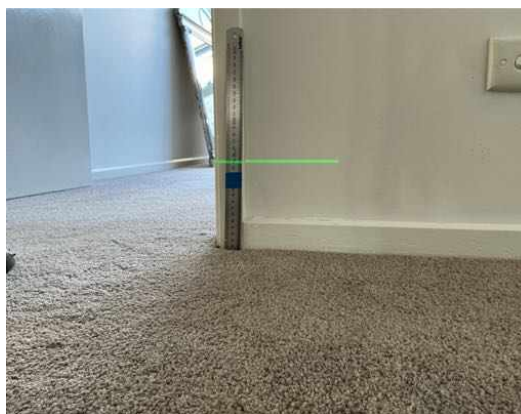
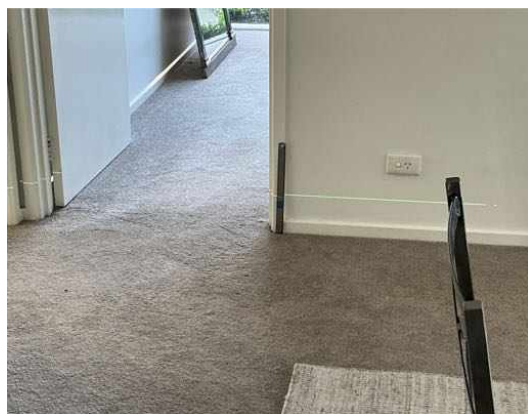
Defects 3.04

Building:	Main Building
Location:	All Areas
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.





Defects 3.05

Building:	Main Building
Location:	Bedroom - Master
Finding:	Ceiling nails - Popping
Information:	Numerous popped nails were identified in the internal ceiling at the time of inspection. Nails and screws hold simply by the friction between them and the surface they are applied to. Over time, the nails and screws can back out, which is often a result of general ageing and deterioration of the building structure.

If left unmanaged, the ceiling sheets may become loose and unstable, increasing the rate of deterioration of the internal ceiling and creating potential for the development of secondary defects.

Re-fastening of popped nails will help to maintain the stability of the internal ceiling and associated building elements. Such minor works will also help to improve the appearance of the affected area and secure the ceiling sheets, so as to prevent the onset of ceiling sagging. These works should be performed by a qualified carpenter or plasterer at client discretion.

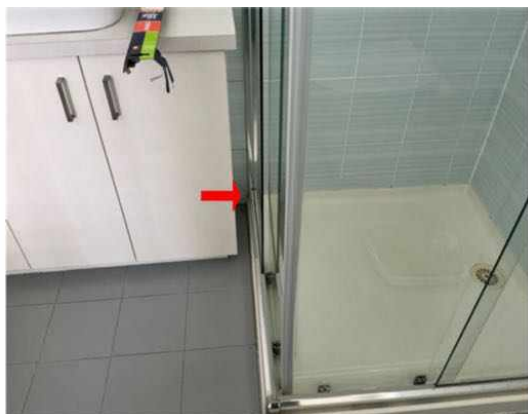


Defects 3.06

Building: Main Building
Location: Bathrooms
Finding: Grout - Missing
Information: Grout is missing in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.





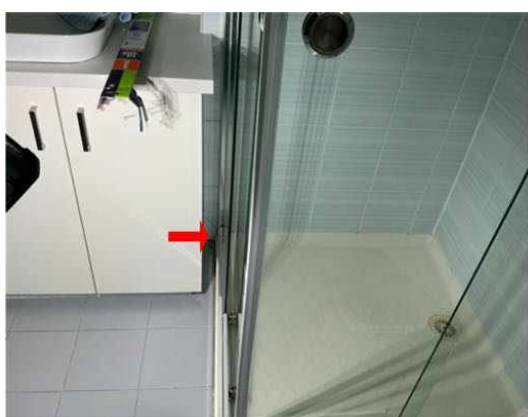
Defects 3.07

Building:	Main Building
Location:	Ensuite - Master
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Defects 3.08

Building:	Main Building
Location:	Laundry

Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring. If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements. A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration. Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Defects 3.09

Building:	Main Building
Location:	Hallway
Finding:	Flooring - creaking
Information:	Flooring in this area was identified as being Creaking at the time of inspection. A bouncy floor surface generally presents as a slight change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures. Creaking floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stairs structures, which require packing. The client is advised to seek quotations for required repairs from a Registered Builder specialising in Restumping. The potential resolution may range from packing gaps to more serious works.



Defects 3.10

Building:	Main Building
Location:	Airconditioning bracket
Finding:	Building element - Rusted
Information:	This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or leaking pipes.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

A registered plumber may be appointed to replace any plumbing pipes that may be leaking and causing this issue as soon as possible.



Defects 3.11

Building:	Main Building
Location:	Garage
Finding:	Ceiling - Water damaged (no excess moisture at the time of inspection)
Information:	Water damage to the ceiling lining is generally an indication of excessive moisture

being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.



Defects 3.12

Building:	Main Building
Location:	Laundry
Finding:	Window - Cracked
Information:	Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.



Defects 3.13

Building:	Main Building
Location:	Electrical Switchboard
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

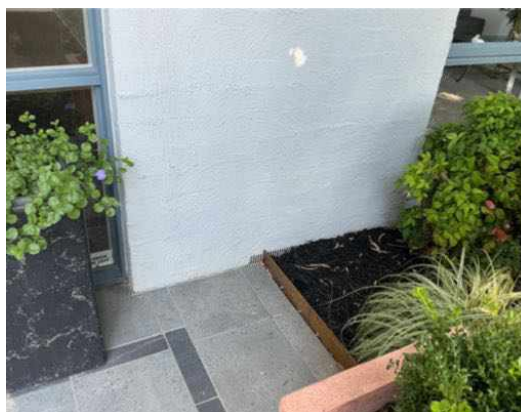


Defects 3.14

Building:	Main Building
Location:	Exterior walls - front
Finding:	Air vents - Blocked or inadequate
Information:	It was noted at the time of inspection that the subfloor area lacks adequate ventilation. The cause of this inadequate ventilation is the state of the air vents to the subfloor area. Where air vents are insufficient in number or are blocked, either fully or partially, subfloor ventilation is decreased.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould/fungi and mildew (which can lead to major respiratory issues or safety hazards for occupants, particularly the elderly, the very young and those with existing illnesses).

All air vents should be cleared of blockages to promote adequate air flow to the area. Where ventilation is still insufficient, retrospective installation of air vents may be required. Appointment of a registered builder may be required to perform these works as necessary.





Defects 3.15

Building: Main Building

Location: Garage

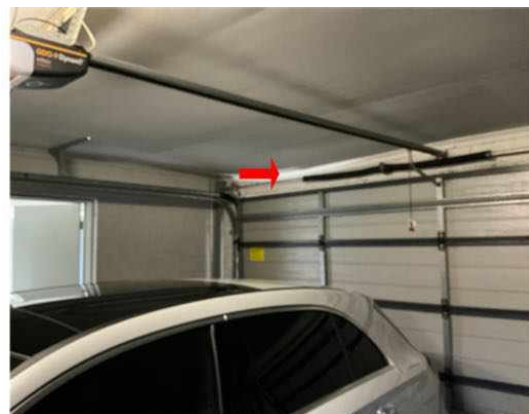
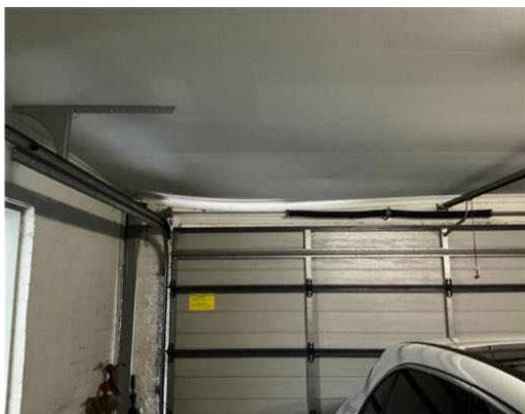
Finding: Ceiling - Sagging

Information: Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.





Defects 3.16

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.





Defects 3.17

Building: Main Building
Location: Air conditioning units all
Finding: Air conditioner - Disconnected overflow
Information: The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.





Defects 3.18

Building:	Main Building
Location:	Main Roof Void
Finding:	Insulation - Reduced in volume
Information:	Insul-fluff is common in many older homes and is a loose form of insulation that is 'blown' into roof voids. While this type of insulation was considered effective at the time of installation, modern materials have surpassed it as the preferred insulator.

This type of insulation is susceptible to settling and reducing in volume, detracting from its effectiveness and resulting in an overall loss of energy within the household. Additionally, the reduction in volume has led to an uneven distribution of insulation within the ceiling void, further detracting from its effectiveness.

It is highly advised that this insulation be removed and replaced with a more appropriate material. This will ensure that the property is adequately insulated and will promote an increase in energy efficiency within the property. An insulation contractor should be appointed to provide further advice on replacement options and to perform works as necessary.





Defects 3.19

Building: Garage
Location: Roof Void
Finding: Evidence of Vermin
Information: Evidence of pests or rodents were present in the roof space at time of inspection including animal pings and odor. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void. A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents can not enter the roof space as easily.



Defects 3.20

Building:	Garage
Location:	Roof Void
Finding:	Ceiling sagging -
Information:	Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. This is a very common defect in carports due to their lack of insulation and or their susceptibility to moisture. Condensation builds up in the roof and rests on the plasterboard softening it somewhat which makes it more likely to sag and release from its fixing points.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

While damage is minimal at this stage a licensed plasterboard contractor should be appointed to repair the ceiling. Insulating the area could be a considered by the client once repaired.



Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements
- Registered/Licensed Builder

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- On inspection, some minor defects and maintenance items were found as listed in the report. Please use this report as a maintenance list to rectify the defects found.

Please be aware that without attention, some minor defects may become major defects.

It's worth noting that although there was no excess moisture found in bathrooms, the main bathroom has not been used in approximately 35 years therefore any leaking would be disguised

Flooring throughout was found to be uneven, we recommend inspection and instructions from a registered builder specializing in Restumping in order to ascertain if any stabilization works are required.

There was no access to the subfloor at the time of inspection therefore this area could not be inspected.

There was no evidence of a previous termite treatment, we recommend installation of a preventative treatment to all properties.

Please read the report in full and contact me with any questions

For further information, advice and clarification please contact Vince Paterno on: 0498 110 155

Section D Significant Items

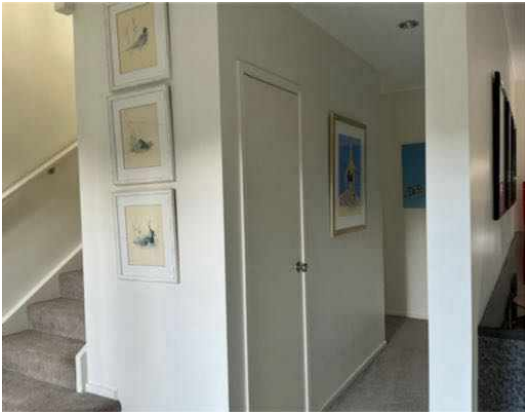
The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.









Noted Item

Building: Main Building
Location: Appliances
Finding: Warranty - Expired
Information: Where appliances are beyond their warranty period, the owner should be prepared to meet the cost of replacement or repair of the item at any time. The operation of the appliance can not be guaranteed and further inspection by an appropriately qualified tradesperson may be required.



Noted Item

Building: Main Building
Location: Roof Exterior

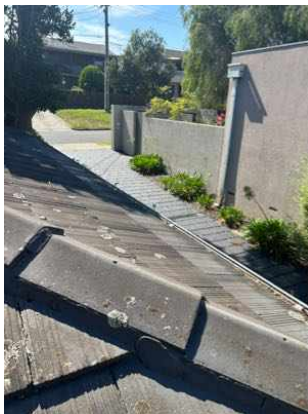
Finding: Roof tiles - Weathered

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.