



Building Inspection Report

Inspection Date: Thu, 29 Jan 2026

Property Address: 4 Edwin Pl, Austins Ferry TAS 7011,
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: Thu, 29 Jan 2026

Modified Date: Fri, 30 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4 Edwin Pl, Austins Ferry TAS 7011, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Ash Ruscoe Ph: 0493 985 075
Email: Sandybay@jimsbuildinginspections.com.au

Builders Licence CC6482

Company Name: Jim's Building Inspections (Sandy Bay)

Company Address and Postcode: Tolmans Hill 7007

Company Email: Sandybay@jimsbuildinginspections.com.au

Company Contact Numbers: 0493 985 075

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 Good condition with one major defect and several minor defects.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Floorboards, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South East
Other Building Elements	
Other Timber Bldg Elements	Skirting Boards, Window Frames, Doors, Door Frames, Architraves, Floorboards
Roof	Pitched, Timber Framed, Tiled
Storeys	Double
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

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
- Gardens
- Fencing
- Roof Exterior - Part
- Roof Void - Part
- Subfloor

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.

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:

- Areas of low roof pitch preventing full inspection
- Above safe working height
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings

- Furniture
- Insulation
- Solar Panels
- Stored items
- Wall linings

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

Defects 2.01

Building: Main Building
 Location: Shower room
 Finding: Shower active water leak
 Information: In the subfloor there is active water underneath the shower taps area. It was wet after running the shower just a couple of minutes. The subfloor timbers are wet and are water stained. There is also some damaged chipboard and pine framing, that looks to have been a previous renovation/repair, however these have also become water damaged.

In the shower room, there were elevated moisture readings low down on the shower wall panelling. This usually indicates water is behind this area, which is not uncommon.

On the wall next to the shower, there is some previous water damage visible. There is also a cracked tile. Additionally the floor boards are cupped from water damage.

It is most likely that this shower will need to be demolished and reconstructed. Only once the door, panelling, tray and flooring is removed will the full extent of the damage be visible.

Recommend client engage a Lic Plumber to inspect and rectify the leak, as soon as possible.

Recommend client engage a Lic Builder who specialises in bathroom renovation, to carry out a more invasive inspection, advise and rectify as soon as possible.

If not rectified, water will continue to ingress and may lead to water damage and deterioration of the surrounding building elements if the water proofing membrane is not intact or absent. However our non invasive inspections is unable to determine the adequacy of the water proofing membrane.

Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.





Minor Defect

Defects 3.01

Building:	Main Building
Location:	Multiple locations
Finding:	Windows - cleaning and maintenance required
Information:	In multiple locations throughout the property, the windows would benefit from cleaning and maintenance. One window would not open and was missing some rubber and other windows had wheels dragging on the tracks instead of spinning.

Recommend client engage a Handy Person to rectify as soon as practicable.

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

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



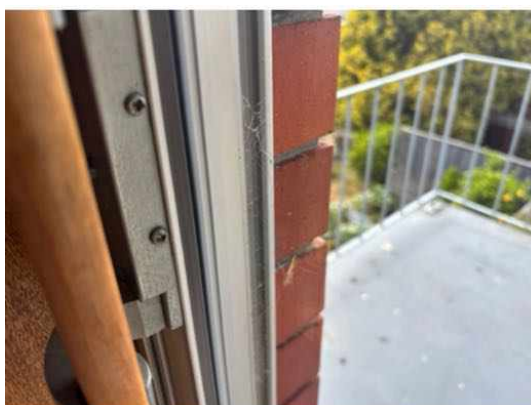


Defects 3.02

Building: Main Building
Location: Multiple locations
Finding: Door latch broken
Information: One (of two) sliding door to the living room has a broken latch. This impedes the function of the door.

Recommend client engage Handy Person to rectify as soon as practicable.

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



Defects 3.03

Building:	Main Building
Location:	Dining room
Finding:	Floor out of level (minor)
Information:	The dining room floor was out of level a minor amount near the kitchen. I couldn't see underneath as there are batts and foil fitted under the floor. This is a non invasive inspection. The floor felt firm. It may have had some movement in the past.

Recommend client monitor.

If movement increases, recommend client engage a Lic Builder to inspect and rectify (if required) as soon as possible.



Defects 3.04

Building:	Main Building
Location:	Shower room
Finding:	Shower door binding
Information:	The bathroom shower door is binding on the bottom/ of the door. This defect inhibits the functionality of the affected door.

Recommend client engage a Handy Person to rectify as soon as practicable. However there is a leak to the shower and if the bathroom is to be renovated then fix or replace screen at that time.

Failure to rectify will lead to further deterioration to the building elements.



Pivot point may be able to be adjusted

Defects 3.05

Building: Main Building
 Location: Roof void
 Finding: Insulation batts
 Information: For your information. The insulation in the roof are batts.



Defects 3.06

Building: Main Building
 Location: Roof void
 Finding: Corrosion to valley metal

Information:

In the roof void there is some corrosion to the roof valley metal, at the front of the house. This pointing has deteriorated to this valley. This is most likely allow water in and causing the corrosion.

Recommend client engage a Tiled Roof Contractor to rectify as soon as possible, to prevent further deterioration.

Rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.





Defects 3.07

Building:	Main Building
Location:	Roof
Finding:	Tiled roof - maintenance required
Information:	The roof is in fair condition for its age. Concrete tiles such as these get brittle with age and cracks can occur. It is good that there has been some repointing and repairs done and most of that is looking good from the ladder. It is unusual that the slipped tiles were not put back in place prior to repointing. But some of that pointing has cracked again and there are a few cracked tiles and some silicone repairs. As these roof age they do need regular inspections and maintenance.

Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Recommend client engage a Tiled Roof Contractor to rectify as soon as possible.

It is worth considering getting the roof painted with a roof membrane once the catch

up maintenance has been performed, and I recommend you consult with the roof contractor about the cost and benefits of this.





Defects 3.08

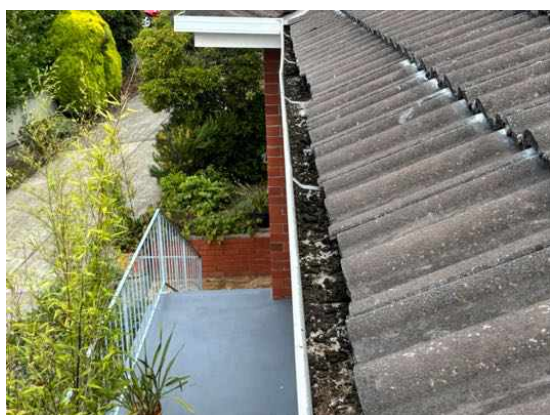
Building: Main Building
Location: Roof
Finding: Gutters - debris
Information: There is some debris in the gutters.

Recommend client engage a Handy Person to clean the gutters as soon as possible.

Recommend client ensure that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

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.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.





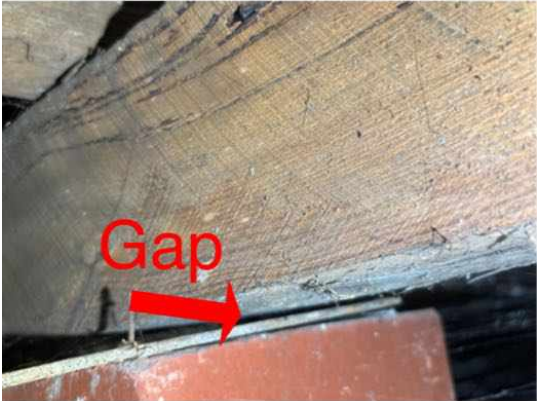
Defects 3.09

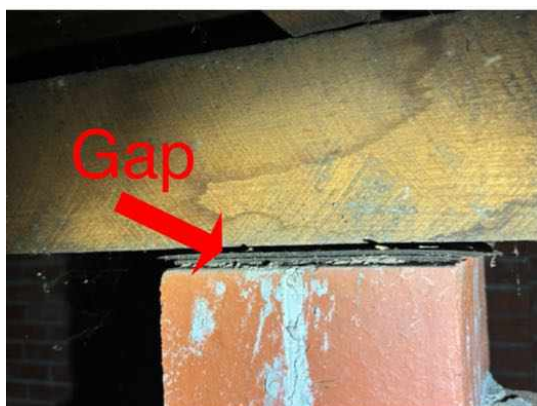
Building: Main Building
Location: Subfloor
Finding: Joists compromised
Information: In the subfloor several joists have been compromised. There is one in particular which is underneath the bath that needs to be reinforced/ supported.

There were also multiple bearers that need to be packed, as the piers are not supporting them. The piers have probably sunk a little over the years and are not currently supporting the floor. These simply need to be packed tight.

Recommend client engage a Carpenter to rectify as soon as possible.

Joists and bearers are structural timbers that support the flooring structure. A bath full of water is a heavy load, need to ensure the structure is sound.





Defects 3.10

Building:	Main Building
Location:	Multiple locations
Finding:	Minor brick cracking
Information:	There was minor brick cracking identified to the brickwork in multiple locations. When this property was constructed, there were no control joints installed. Therefore the bricks crack where there is pressure.

Recommend client monitor.

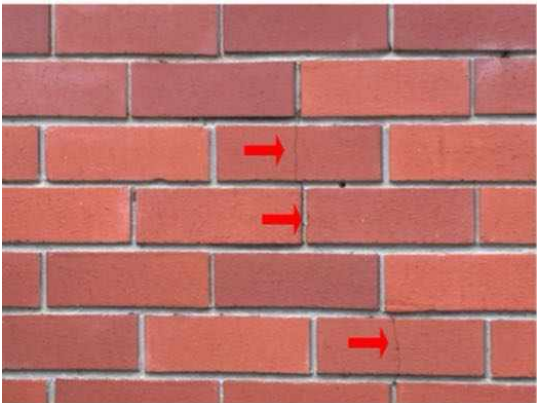
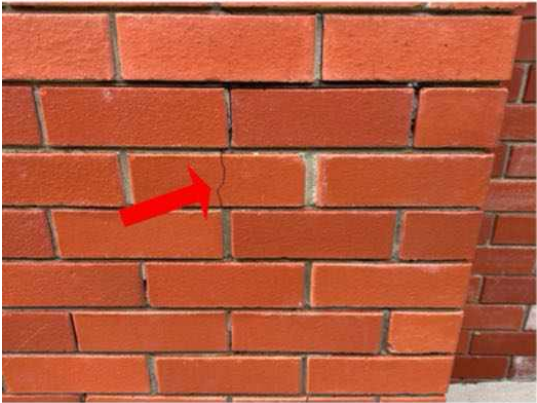
If the cracking increases contact a Building Inspector to assess as soon as possible.

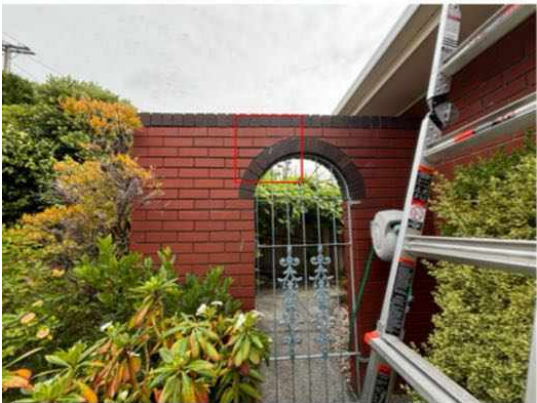
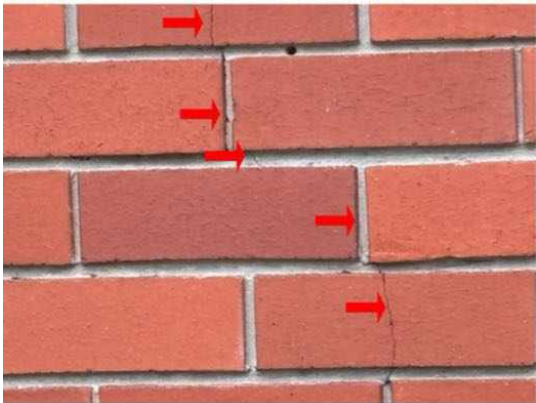
Client could choose to engage a Brick Layer to repoint at their convenience.

Brick cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings. Minor brick cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area. The cracking can also be seasonal with the size of cracks increasing or decreasing in response to moisture levels changing.

Brick cracking is a relatively common defect, and is most likely to occur adjacent to

windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.





Defects 3.11

Building: Main Building
 Location: Multiple locations
 Finding: Fences deteriorated
 Information: The fences on the both sides of the house and the rear of the house are badly deteriorated. These will need replacing in the near future.

Recommend client engage a Handy Person or Fencing Contractor to rectify at clients convenience.

Failure to rectify will lead to further deterioration.







Defects 3.12

Building: Main Building
 Location: Front balustrade
 Finding: Balustrade hand rail loose
 Information: The hand rail to the balustrade at the front of the house is loose. The paver it is secured to is floating.

Recommend client engage a Handy Person to rectify as soon as possible.

If not rectified this could become a hazard.



Defects 3.13

Building: Main Building
Location: Rear left hand side of house
Finding: Down pipe leak
Information: There is a down pipe leak to the rear left hand side of the house.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Failure to rectify could lead to water ingress to the surrounding building elements and potential subsidence.



Section D Significant Items

D4 Further Inspections

D5 Conclusion - Assessment of overall condition of property

- This 3 bedroom, 1 bath property is in good condition when compared to other properties of similar age and construction style, that have been well maintained.

The shower has an active water leak which needs to be rectified asap by a Lic Plumber. There is water damage in the subfloor and on the wall and floor next to the shower. This is a non invasive inspection, therefore I would recommend after the leak has been rectified, that the client then engage a Lic Builder who specialises in bathroom renovations to inspect, advise and rectify as soon as possible. It is most likely that the shower will need to be demolished and reconstructed. Please refer for full details and photos in the body of the report.

In the subfloor some joists have been cut and are unsupported, they need to be reinforced, as well as some piers requiring packing.

The tiled roof requires maintenance, particularly the metal valley at the front of the house requires repointing to prevent further corrosion in the roof void.

There are some other minor defects listed below that I recommend the client engage a Handy Person to attend to. Full details and photos are in the body of the report.

The following was identified:

Safety Hazards: Nil

Major Defects: Leaking shower

Minor Defects: Summary of MAIN minor defects are listed below

(Important: Client must refer to the main body of the report to view ALL minor defects with detailed information and photos). Only the main minor defects are listed below).

Recommend client engage a Lic Builder who specialises in Bathroom renovations to inspect the shower, advise and rectify as soon as possible.

Recommend client engage a Lic Plumber to rectify as soon as possible:

- * Active water leak in subfloor underneath the shower taps.
- * Rear left down pipe leaking.

Recommend client engage a Tiled Roof Contractor to rectify as soon as possible:

* Deteriorated pointing to metal valley on the roof at the front of the house, which is causing corrosion in the roof void.

* Cracked tiles, broken tiles, some deteriorated pointing in multiple locations that is also causing tiles to slip, some silicone repairs.

Recommend client engage a Carpenter to rectify:

* Cut joists in subfloor and packers that need to be installed to bearers.

Recommend client engage a Handy Person to rectify:

* The windows require cleaning & maintenance.

* Siding door to living room with broken latch.

* Main bedroom at the top of the robe possibly some mould.

* Shower door binding at the bottom.

* Debris in gutters.

* Side and back fences badly deteriorated.

* Balustrade hand rail is loose.

For further information, advice and clarification please contact Ash Ruscoe on: 0493 985 075

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building

Location:

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:
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:
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:

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: Multiple locations
 Finding: A Asbestos - Suspected ACM Identified on Site
 Information: Suspected Asbestos Containing Material (ACM) was identified in the:

* eave linings

Any property built prior to 1987 is likely to contain some asbestos containing materials. Between 1987 and 1990 it is likely that these properties also may contain some asbestos containing materials.

Definitive reporting on Asbestos is outside the Scope of this Report. This suspected ACM is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is some risk of the identified building elements containing asbestos.

As definitive Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which includes the taking of samples for definitive confirmation of the presence of Asbestos. Only scientific testing of those samples of material by an accredited National Association of Testing Authorities (NATA) asbestos testing laboratory can confirm the presence of asbestos.

In the interim, the client is advised to act with caution when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos. Client should make any contractors aware of the suspected ACM before any works commence.

For further information regarding asbestos I recommend go to:
 “asbestosawareness.com.au” and start at “asbestos in the home”.

Photos are indicative only (not all photos are shown).



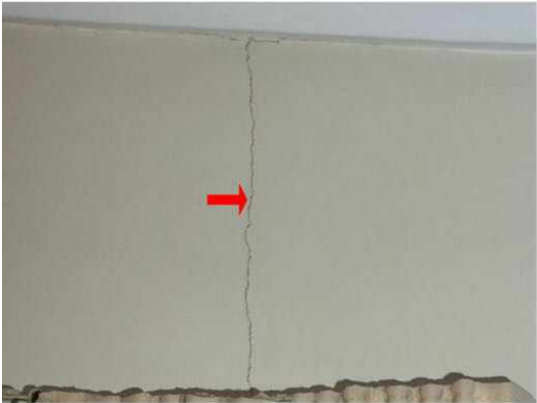


Noted Item

Building: Main Building
Location: Multiple locations
Finding: Minor Plaster Cracking
Information: FYI There is minor plaster cracking in multiple locations.

These small cracks are cosmetic and likely as a result of shrinkage or minor settling / shrinking of the framing.

Client could choose to engage Handy Person or Painter to prep, paint and repair at clients discretion. If cracks widen, lengthen, or become more numerous recommend client engage a Building Inspector as soon as possible.





Noted Item

Building: Main Building
 Location: Balustrade to rear deck
 Finding: Balustrade - low
 Information: FYI the balustrade was measured and found to less than the present building regulation requirement of 1000mm high.

????Additionally the gaps between the balustrade cladding were found to be greater than the present building regulation requirement of 125mm.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

I strongly recommend client contact a Lic Builder to discuss possible rectification solutions, as soon as possible.





Noted Item

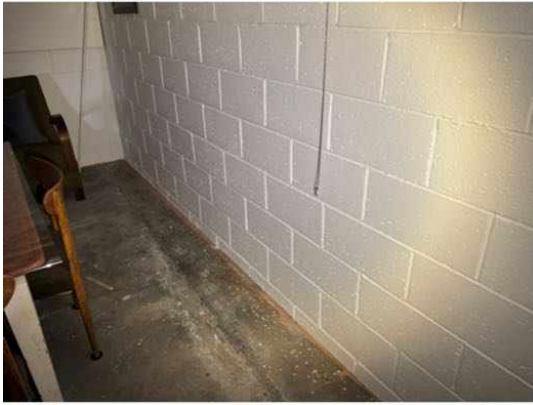
Building: Main Building
 Location: Rumpus/Garage
 Finding: Rumpus/Garage
 Information:

There are some large steel beams in the garage and rumpus areas. I think these are not original and have been modified at some time, however they look large and quite closely spaced. There has been an internal block wall added.

There is some efflorescence to the floor of the rumpus room (which generally indicates moisture). This rumpus area is below ground level. Recommend client does not carpet this area. Recommend that if the client wishes to utilise this area they should engage a Water Proofing Contractor to install a waterproofing system to the walls and floors. Once a system has been installed then tiles/vinyl would be more suitable for the flooring.

Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged. Generally, soluble salt deposits can be removed by dry brushing with a stiff bristled brush. A cleaning contractor or handy person may appointed to perform these works at the discretion of the client.



Noted Item

Building: Main Building

Location: Subfloor

Finding: Subfloor debris

Information: An array of debris was found in the subfloor at the time of inspection. Debris in this area restricts ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition.

Debris in the subfloor should be removed as soon as practicable.

Recommend client engage Rubbish Removal Contractor to rectify at clients convenience.





Noted Item

Building: Main Building
 Location: Front balustrade
 Finding: A Balustrade - low
 Information: FYI the balustrade was measured and found to less than the present building regulation requirement of 1000mm high.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

Recommend client contact a Lic Builder at clients convenience to discuss possible rectification solutions.





Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Floor strength
Information:	Client asked about opinion of floor structure for holding large fish tanks.

A large fish tank is considered a point load, ideally a structure would be designed, engineered and reinforced in the area's that are to carry point loads.

As this is an existing house, the client will have to make own risk assessment and potentially engage a lic builder.

Here is some general advice:-

The repairs mentioned in the report need to be done first- support Timbers that are unsupported, pack any loose bearers and joists. At this time would be good opportunity for the carpenter/ builder to assess floor structure specifically in your proposed locations. Inspect under dining. Do any repairs and add some blocking.

Locate tanks (assume they are rectangular) so that they are placed at 90 degrees to the direction of the floor joists.

Locate tanks close to walls or above where structural steel beams are.

Don't put all the tanks together.

I would remove some foil and insulation and inspect structure where is out of level near dining room. Possible repairs.

Blocking of joists does improve the strength of a floor and is recommended.

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.