



## Building Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 18 Mawarra Ave, Capel Sound VIC 3940,  
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, 22 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 18 Mawarra Ave, Capel Sound VIC 3940, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Jamie Daou Ph: 0405 484 010  
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Registered Building Practitioner; DB-U 37884;

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Company Name: Jim's Building Inspections (Brighton)

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Company Address and Postcode: Highett 3190

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Company Email: Brighton@jimsbuildinginspections.com.au

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Company Contact Numbers: 0405 484 010

## 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: This report has been prepared solely on the basis of the information available at the time of inspection and is subject to information provided by the Client, their agents and/or employees. It is also subject to the presence of latent or concealed defects, inaccessible areas, and other conditions that were not apparent or detectable at the time of inspection.

This report has been commissioned solely for the use of the Client only, and unless expressly stated otherwise, no responsibility or liability is accepted for or owed to any third party. Any third party not specifically named on page 3 of this report who relies on this report, in whole or in part, does so entirely at their own risk.

It is the responsibility of the property owner(s) to promptly address any identified safety hazards, major defects, minor defects, and evidence of timber pest activity or damage noted in this report immediately, in order to reduce the risk of further deterioration, safety concerns, and potential financial loss.

Areas that were inaccessible or assessed as HIGH RISK should be further investigated by appropriately qualified personnel. The Client is strongly advised to take all reasonable steps to remove, rectify, or actively monitor any conditions that may be conducive to timber pest activity or attack IMMEDIATELY.

\*This inspection applies only to the property specified on page 1 of this report. The report must be read in full, including all defect statements and associated images, to be understood in context. Any uncertainty or questions regarding this report should be clarified with the inspector prior to acting upon its contents.

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Suspended Timber Frame, Timber with hardboard areas, Stumps
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Fence - Fabricated Metal Fence, Porch, Water Tanks, Shed
Other Timber Bldg Elements	Doors, Eaves, Fascias, Internal Joinery, Landscaping Timbers and Construction, , Door Frames, Architraves, Architectural Trims, Porch / Patio, Skirting Boards, Floorboards, Veranda Posts
Roof	Flat, Iron, Pitched, Tiled
Storeys	Single
Walls	Concrete Block, Timber Framed
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
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- Wall Exterior

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:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

- Debris or rubbish
- Debris in gutters
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Lack of suitable access or entry point
- Landscaping
- Gutter Guards
- Overhanging vegetation
- Pipework
- Porch
- Proximity of perimeter fence to building
- Roof framing - not trafficable

- Sarking
- Stored items
- Suspected Asbestos Debris
- Vegetation
- 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: **High**

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

#### Defects 1.01

Building:	Main Building
Location:	All Areas >
Finding:	Safety Hazard - Glass Broken
Information:	Broken and shattered glass was observed at the time of inspection. The presence of broken glass constitutes a significant safety hazard, presenting an immediate risk of injury to occupants and visitors through cuts or lacerations.

The condition is likely due to damage, vandalism, or impact, and poses an increased risk if left unaddressed.

It is recommended that a qualified glazier be engaged as a matter of urgency to remove all broken glass, secure the affected openings, and replace damaged glazing in order to eliminate the safety risk and restore the dwelling to a safe condition.



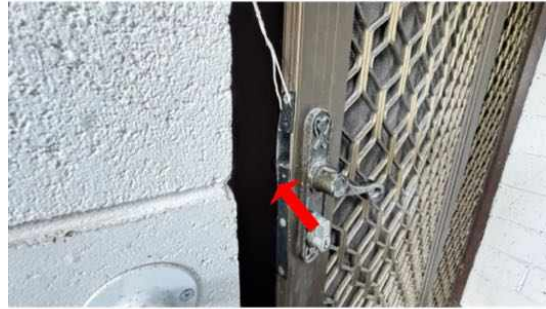
#### Defects 1.02

Building:	Main Building
Location:	All Areas >
Finding:	Safety Hazard – Property Security
Information:	The property was observed to be unsecured at the time of inspection, presenting a safety and security risk.

Unrestricted access increases the likelihood of further damage, vandalism, theft, and poses a potential risk to public safety.

It is recommended that a qualified security contractor be engaged immediately to secure the property, including boarding up openings, installing temporary fencing or security measures as required, in order to prevent further damage, reduce vandalism,

and ensure the safety of the public.



### Defects 1.03

Building: Main Building

Location: All Areas >

Finding: Safety Hazard - Floors Cut Open

Information: It was observed at the time of inspection that multiple areas of internal flooring have been cut open and left exposed. These openings present a significant safety hazard, creating a risk of trips, falls, and potential injury to occupants, visitors, or trades.

The condition is likely due to incomplete works or vandalism and, if left unaddressed,

may also expose subfloor elements to further damage.

It is recommended that a registered builder or qualified contractor be engaged as a matter of urgency to make the affected areas safe, including temporarily securing or covering open floor sections and assessing the extent of damage. Permanent repairs should be undertaken as part of the broader remedial works to restore the floors to a safe and compliant condition.





## Major Defect

### Defects 2.01

Building:	Main Building
Location:	
Finding:	Building Elements - Damaged
Information:	The dwelling is in a severely deteriorated condition and requires a full and comprehensive renovation throughout. At the time of inspection, electrical cabling has been removed entirely, rendering the property non-functional from an electrical services perspective. The majority of hot and cold water plumbing has also been removed, leaving the dwelling without essential plumbing services. Multiple areas of internal flooring have been cut open, and plaster wall linings have been extensively vandalised and damaged.

In addition, a significant number of windows are in poor condition, with broken and smashed glass evident, and most windows will require full replacement. Due to the extent of damage and removal of critical building services, the property is not habitable in its current state and will require substantial rectification works prior to occupation.

\*\*\* It is recommended that the following suitably qualified trades and professionals be engaged immediately to conduct full invasive inspections on the property, provide expert advice for all required remedial works including but not limited to:

Registered Builder: To undertake a comprehensive assessment of the dwelling, coordinate the overall renovation scope, and provide an overall rectification and rebuild cost estimate.

Structural Engineer: To assess the structural integrity of the dwelling, including floor systems, walls, roof and any areas where structural elements may have been compromised.

Licensed Electrician: To design and install a complete new electrical system, including all cabling, switchboards, outlets, and compliance certification.

Licensed Plumber: To assess and replace removed or damaged hot and cold water services, drainage, and sanitary plumbing.

Roof Plumber: To inspect roof drainage systems, flashings, gutters, downpipes, and roof penetrations, and advise on required repairs or replacement.

Roof Tiler: To assess the condition of roof tiles, identify broken, displaced, or missing tiles, and provide remedial advice.

Carpenter / Flooring Contractor: To inspect damaged floor structures and provide recommendations for repair or replacement of subfloors and structural flooring.

Floor Covering Specialist: To assess internal floor finishes and provide advice for replacement of timber, laminate, vinyl, carpet, or tiled floor coverings.

Plasterer: To inspect vandalised and damaged plaster walls and ceilings and advise on repair or replacement requirements.

Painter: To assess internal and external surfaces and provide advice for full repainting once rectification works are complete.

Cabinet Maker / Joiner: To inspect existing cabinetry and provide advice for replacement or new installation of kitchen, bathroom, and storage cabinetry.

Glazier / Window Installer: To assess and make safe broken or damaged windows and provide advice for replacement of glazing and window frames.

Gardener / Landscaping Contractor: To assess external grounds, vegetation, and site drainage, and provide advice for clean-up, landscaping, and ongoing maintenance.

Security Contractor : To immediately secure the property to prevent further damage, vandalism and safety to the public.

\*All inspections and remedial works should be coordinated, and the dwelling should not be occupied until essential services, structural integrity and safety hazards have been addressed, fully reinstated and certified.













































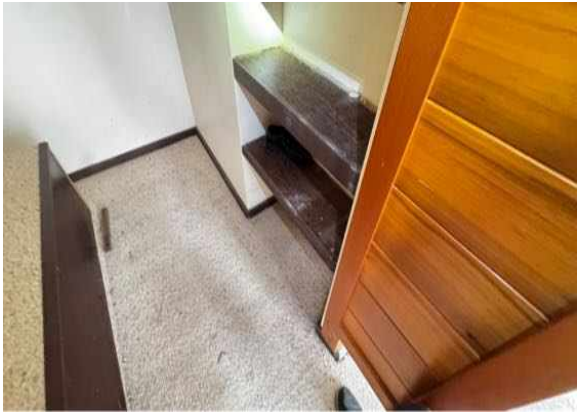












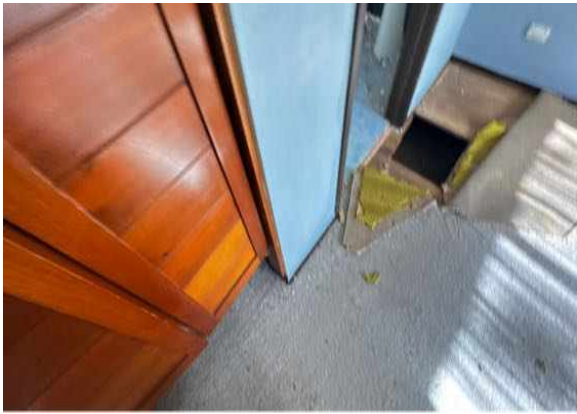
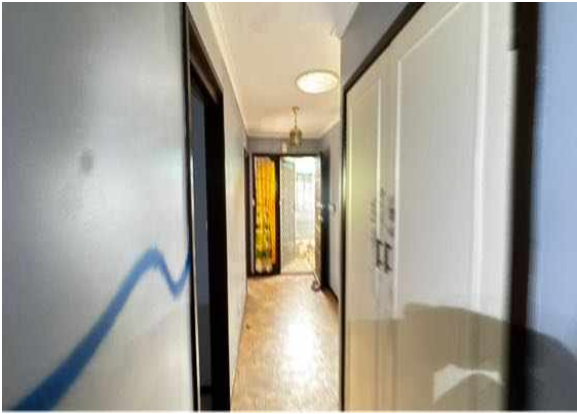
















## Defects 2.02

Building:	Main Building
Location:	Roof Void >
Finding:	Roof Void - Structural Roof Framing Altered
Information:	During inspection of the roof space, structural members such as rafters, trusses, or joists were observed to have been cut or notched. The issue is present where these members have been altered, reducing their original size and strength.

This has likely occurred due to unauthorized modifications, installation of services without proper reinforcement, or poor original construction. Cutting or notching structural members can significantly reduce load-bearing capacity, compromise roof stability, and pose a serious safety hazard to occupants.

A structural engineer or registered builder is now required to inspect the roof space, assess the impact of the cut members, and undertake necessary remedial works. This may include reinforcement, replacement, or modification of affected members. Rectification should be completed immediately to ensure roof stability and occupant safety.



### Minor Defect

#### Defects 3.01

Building: Main Building  
Location: All Areas >  
Finding: Windows - Stiff To Open  
Information: Windows were observed to be stiff to open in this area. The stiffness can make the window difficult to operate, reduce usability, and may increase the risk of damage if force is applied.

Possible causes include misalignment, worn hardware, or buildup of debris.

It is recommended that the building owners engage a window specialist or registered builder immediately to assess the window and adjust, repair, or service it to restore smooth operation.





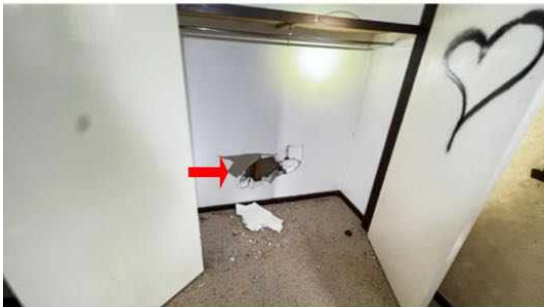
Defects 3.02

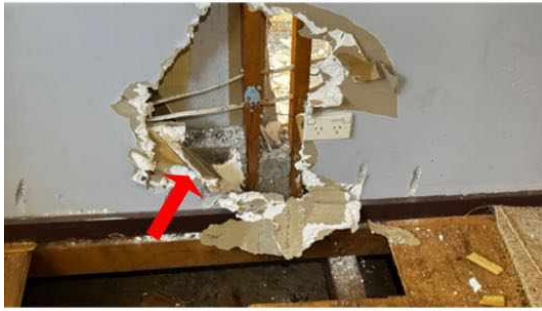
Building: Main Building  
Location: All Areas  
Finding: Walls – Major Plaster Damage Due to Vandalism  
Information: Extensive plaster damage was observed to internal walls in multiple areas of the dwelling at the time of inspection. The damage appears consistent with vandalism and includes broken, punctured, and missing sections of plaster linings.

This condition significantly detracts from the structural integrity of wall linings and the overall presentation of the dwelling. If left unaddressed, the damage may expose framing, services, or insulation, and may lead to further deterioration or safety risks.

It is recommended that a qualified plasterer or registered builder be engaged as a matter of urgency to assess the extent of damage, provide a scope of works, and carry out full replacement or repair of the affected plaster walls to restore the dwelling to a safe and acceptable condition.







### Defects 3.03

Building: Main Building

Location: All Areas

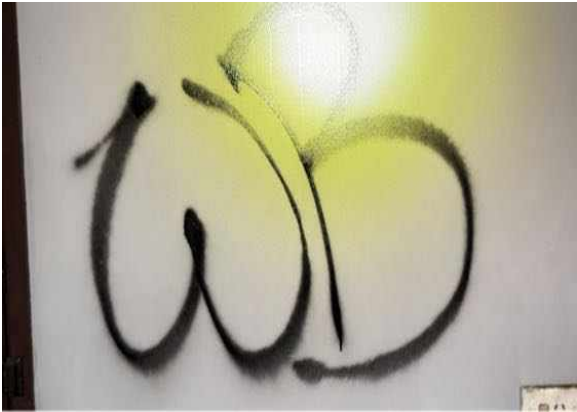
Finding: Walls - Paint Finishes Discolouration - Vandalism

Information: Discolouration and damage to painted wall finishes were observed in multiple areas of the dwelling at the time of inspection. The condition appears consistent with vandalism and significantly detracts from the internal presentation of the property.

The affected paint finishes may also conceal underlying damage to plaster surfaces and, if left unaddressed, may lead to further deterioration of wall linings.

It is recommended that a qualified painter or registered builder be engaged to assess the extent of the discolouration, identify any underlying substrate damage, and carry out appropriate surface preparation and repainting works once all other remedial repairs have been completed.









### Defects 3.04

Building: Main Building  
 Location: All Areas >  
 Finding: Ceilings - Poor Plaster Repairs  
 Information: The ceilings were inspected and poor plaster finishing was observed in this area. Uneven surfaces and general imperfections were noted, falling below acceptable workmanship standards.

These defects are likely due to inadequate sanding, poor application of joint compound, or substandard workmanship during installation. If left unaddressed, the imperfections may remain visible after painting and could contribute to future cracking or deterioration.

When practical, a qualified plasterer should be engaged to repair and refinish the affected ceiling areas. A qualified painter should then repaint the ceilings to restore a smooth, consistent finish and improve overall appearance.





Defects 3.05

Building: Main Building

Location: All Areas >

Finding: Floors - Deviation In Levels

Information: A deviation in surface levels of the concrete was observed in this area, with noticeable slopes, or undulations. Deviations in floor level can affect the performance of finishes and may indicate underlying structural or foundation issues.

The deviation may be due to differential settlement of footings or foundations, improper finishing or compaction during construction.

The affected area should be monitored over time to assess whether the deviation worsens. If further movement, additional dips, or other signs of structural concern are observed, a registered builder or structural engineer should be engaged immediately to inspect and provide advice on necessary repairs. Monitoring will help ensure the ongoing condition and safety of the floor.





### Defects 3.06

Building:	Main Building
Location:	Kitchen >
Finding:	Kitchen - Cabinets - Damaged
Information:	The inspection identified kitchen cabinets with visible damage. Defective cabinets can compromise usability, hygiene, and, over time, may deteriorate further if exposed to moisture.

The issue may be caused by age-related material deterioration, poor installation practices or impact damage from daily use.

A licensed carpenter, joiner, or kitchen specialist should be engaged immediately to assess, repair, or replace the affected cabinets. Remedial works may include re-gluing, re-sealing, replacing damaged sections, or full replacement if structural integrity is compromised. Prompt rectification will restore functionality, prevent further deterioration, and maintain hygiene and appearance.



### Defects 3.07

Building: Main Building

Location: All Areas >

Finding: Tiles - Cracked

Information: Cracked tiles were observed in this area. Cracked tiles can reduce durability and appearance and, if left unaddressed, may result in further detachment or damage.

This condition may be due to inadequate adhesive during installation, movement of the substrate, age-related deterioration of the tile bonding, or impact from normal use.

A qualified tiler or competent handyman should be engaged immediately to secure or replace the affected tiles. Prompt attention will restore surface integrity, maintain

hygiene, and protect the long-term appearance of the tiled area.



### Defects 3.08

Building: Main Building  
 Location:  
 Finding: Garden Shed - General Condition  
 Information: The garden shed was inspected visually. The shed structure shows signs of age-related deterioration, including corrosion of roofing and walls and weathered components.

The shed does not appear to compromise the primary dwelling structure but may reduce usability, weatherproofing, and amenity. This deterioration is likely due to age, exposure to weather, and a lack of regular maintenance.

When practical, a competent hand man should be engaged to repair or replace damaged, missing, or weathered components. Rectification will restore functionality, durability, and weatherproofing of the shed.



**Defects 3.09**

Building: Main Building  
 Location: Roof Void  
 Finding: Roof Void - Limited Access  
 Information: Limited access to the roof void was present due to facts including but not limited to, limited access, insulation, Air condition Unit & ducting, obstructions or placement of insulation and or sarking, for this reason complete access to the roof void was not possible.

A visual inspection was carried out from accessible areas only, recommend installing another access hatch in a more accessible area for a re-inspection.

Additional photos are supplied for your general reference.

NOTE: Unless all insulation is removed from the roof space a full inspection is never possible, timber pest or termite activity and/or damage may not be visible.





**Defects 3.10**

Building: Main Building  
Location: Roof Void >  
Finding: Roof Void - Inadequate Insulation Installation  
Information: Insulation in the roof void was found to be unevenly installed, with gaps, inconsistent coverage, and some displaced sections. This reduces its effectiveness in maintaining thermal efficiency.

The issue may result from poor workmanship during installation or movement of insulation after installation. If not corrected, the reduced insulation can increase heating and cooling costs and may create cold spots that lead to localized condensation or moisture issues.

A qualified insulation installer should be engaged promptly to assess the roof void and reposition or add insulation as needed to ensure full, even coverage without compression. Regular monitoring is recommended to maintain thermal performance.





### Defects 3.11

Building:	Main Building
Location:	All External Areas
Finding:	External Timber - Timber Rot
Information:	Timber elements including wall claddings, timber rails & posts, landscaping timbers, and other external timber surfaces were inspected and show signs of rot, decay and fungal attack in these areas. Softening, discoloration, splitting, and moisture penetration indicate ongoing timber degradation.

This is likely caused by prolonged moisture exposure, inadequate protective coatings or maintenance, direct contact with soil or water, or poor detailing that traps water or limits ventilation.

If left unaddressed, the affected timber may lose structural integrity, leading to progressive decay, potential collapse of walls, decks, or landscaping features, mould growth, and reduced durability and appearance of the building exterior.

A registered builder or timber specialist should inspect the affected areas immediately to determine the extent of damage. Damaged timbers should be repaired or replaced, protective treatments applied, and drainage or detailing corrected to prevent recurrence. Ongoing monitoring and urgent remedial action are required to prevent further deterioration.









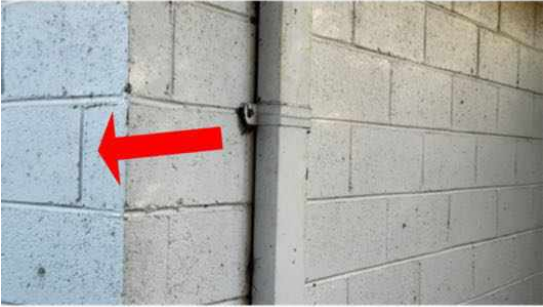


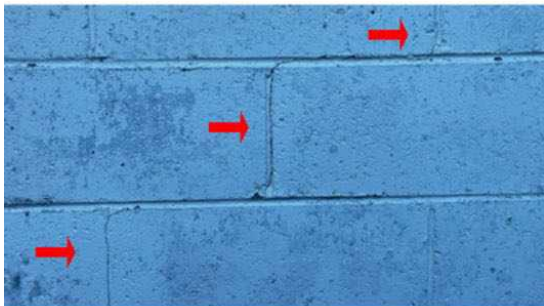
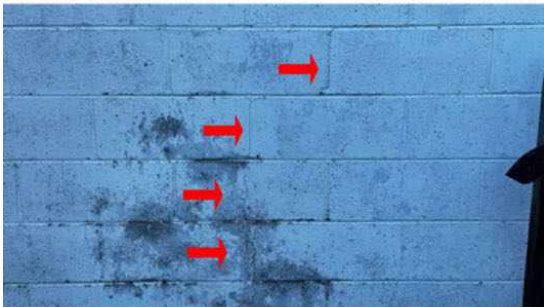
### Defects 3.12

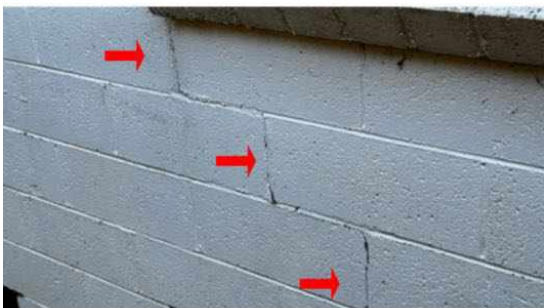
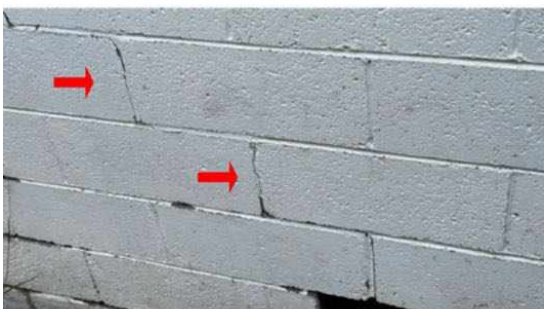
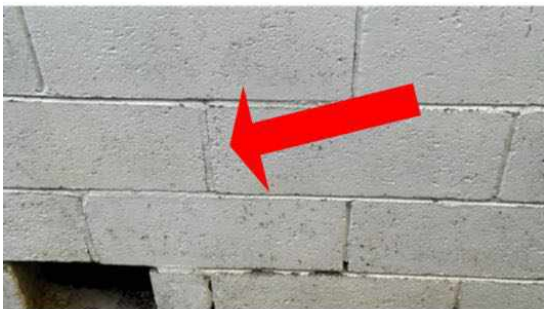
Building:	Main Building
Location:	All External Areas >
Finding:	External Walls - Minor Cracking To Wall Claddings
Information:	Minor cracking was observed to the external walls in this area. The cracking appeared superficial and did not indicate significant structural movement; however, such cracking can allow moisture ingress if left unaddressed.

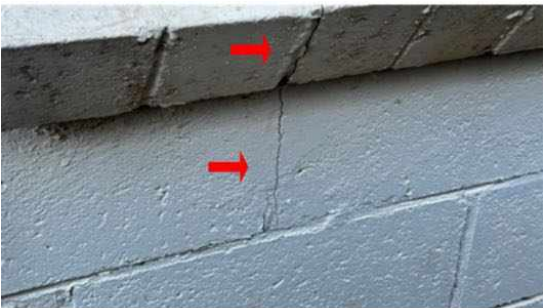
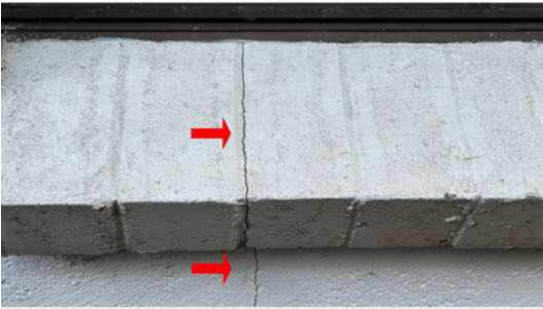
The cracking is likely due to building movement or minor settlement.

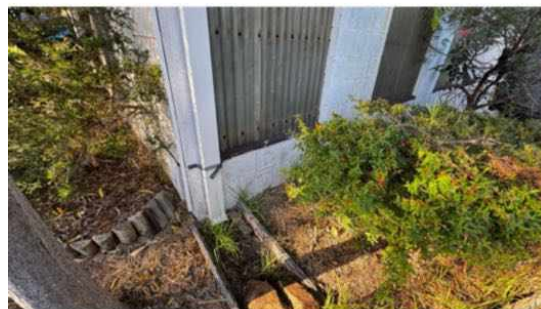
When practical, a registered builder should assess and repair the cracking, which may include sealing and repainting. The area should be monitored, and any increase in cracking or signs of movement should be further investigated immediately by a Structural Engineer.











### Defects 3.13

Building:	Main Building
Location:	Fencing All Areas
Finding:	Fencing - Deteriated
Information:	Timber fencing was inspected and deterioration was observed in this area. Deteriorated fencing can compromise structural stability, reduce privacy, and may allow pest ingress or accelerated decay if left unaddressed.

Possible causes include age-related timber decay, prolonged exposure to moisture or sunlight, poor maintenance, or impact damage.

When practical, a qualified carpenter or fencing specialist should be engaged to repair or replace affected sections, and a qualified painter should be engaged to restore protective finishes. Prompt rectification will maintain structural performance, improve appearance, and extend the lifespan of the fencing.







**Defects 3.14**

Building: Main Building  
Location: All External Areas >  
Finding: Paving - Minor Cracking  
Information:

The external paved areas were visually inspected. Minor cracking, uneven surfaces, and general wear were observed in this area. These defects do not currently affect structural safety but may reduce durability, appearance, and safe pedestrian access.

This may be caused by age-related deterioration of concrete, pavers, or other materials, soil movement or settlement beneath paved surfaces, tree root intrusion or erosion, or inadequate original installation or sub-base compaction.

A qualified landscaper should be engaged as soon as possible to repair or resurface sections as required. Rectification will restore even surfaces, reduce trip hazards, and improve the serviceability and appearance of the paved areas.









**Defects 3.15**

Building: Main Building  
 Location: Subfloor  
 Finding: Sub - Floor - Stored Items, Rubbish & Debris  
 Information: The subfloor was observed to contain stored items, rubbish, and debris. The issue is present where clutter restricts access and covers surfaces beneath the building.

This has likely occurred due to accumulation of materials over time or inadequate cleaning. Excess items can conceal defects, restrict inspections and maintenance, increase pest activity, and create fire or safety hazards.

This observation is provided for information only. When practical, a competent

handyman should be engaged to remove all rubbish and clear access to ensure safe inspection, maintenance, and ongoing monitoring of the subfloor.





**Defects 3.16**

Building: Main Building  
Location: Roof Exterior  
Finding: Roof Plumbing - Roof Tiles Mortar Cracked  
Information: Cracking was observed to the mortar bedding and/or pointing to roof tiles in this area. Cracked mortar can allow water penetration, reduce the stability of ridge or hip tiles, and increase the risk of tile displacement during high winds.

The condition is commonly caused by age-related deterioration, thermal movement, and shrinkage of traditional sand and cement mortar.

A qualified roof tiler should be engaged as soon as possible to repair or re-bed and re-point the affected roof tiles using appropriate materials. Rectification will reduce the risk of water ingress, tile movement, and further deterioration of the roofing system.



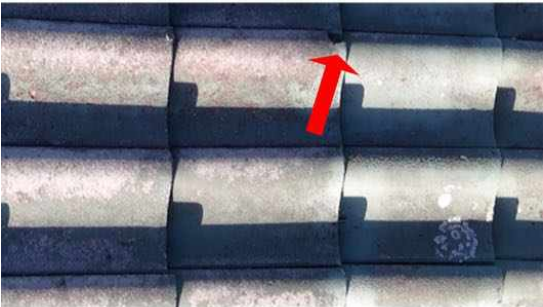
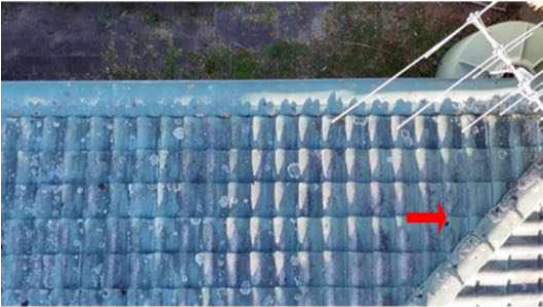


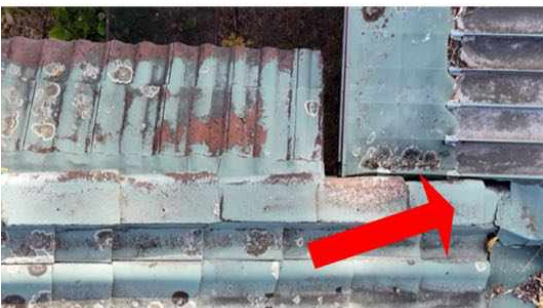
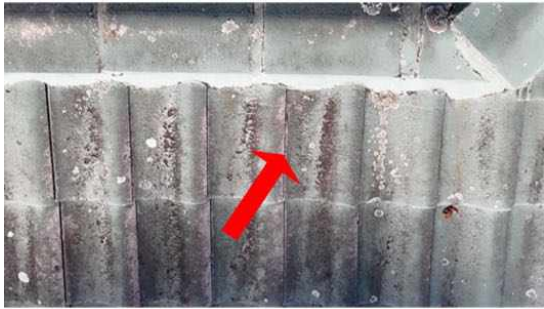
Defects 3.17

Building: Main Building  
Location: Roof Exterior  
Finding: Roof Plumbing - Roof Tiles Deteriorated  
Information: Roof tiles are weathered, deteriorated, and show moss, algae, lichen growth, and discolouration. The edges and corners of some tiles are also eroded, and the tiles are more porous and prone to water absorption.

This has likely occurred due to long-term exposure to sunlight, rain, wind, frost, and environmental conditions. These combined issues increase the risk of water penetration, leaks, damage to the roof structure, and further deterioration of surrounding tiles.

A licensed roof plumber is required to inspect and repair or replace the affected tiles in this area. This should be rectified immediately, which may include removing moss, algae, and lichen, realigning or replacing damaged tiles, treating deteriorated tiles, and ensuring the roof covering is fully watertight to prevent further damage.





Defects 3.18

Building: Main Building  
Location: Roof Exterior  
Finding: Roof Plumbing - Gutters Blocked  
Information: Gutters in this area are blocked and not allowing water to flow freely. The issue is observed along the gutter runs where leaves, debris, or other obstructions have accumulated.

This has likely occurred due to lack of maintenance or build-up of debris over time. Blocked gutters may cause water to overflow, damage the roof, walls, or foundations, and increase the risk of erosion or water ingress.

A licensed roof plumber or competent handy man is required to inspect and clear the blocked gutters in this area. This should be rectified immediately to ensure water drains correctly and to prevent potential damage to the building.







### Defects 3.19

Building: Main Building  
 Location: Roof Exterior >  
 Finding: Roof Plumbing - Downpipes Not Connected To Storm Water  
 Information: Downpipes in this area are not connected to the stormwater drainage system, allowing water to discharge directly onto surrounding ground.

This has likely occurred due to missing connections, poor installation, or design oversight. Uncontrolled water discharge may cause erosion, pooling, water ingress near the building, and potential damage to landscaping, paving, or foundations.

A licensed roof plumber is required to inspect and connect the downpipes to the

stormwater system in this area. This should be rectified immediately to ensure proper drainage and prevent potential water damage.



### Defects 3.20

Building:

Location: All External Areas

Finding: Site Drainage - Inadequate

Information: The overall site drainage was observed to be inadequate at the time of inspection. Poor drainage can cause water to pond near external walls, increasing the risk of rising damp, foundation movement, timber decay, and deterioration of associated building elements.

Ground levels should slope away from the dwelling to direct water from walls and footings. Downpipes must be properly connected to the stormwater system and should not discharge directly onto walls, paving, or plinths. Stormwater should be directed away from the property through adequately sized and maintained drains. Where ground levels are too high and cover the damp-proof course (DPC), lowering the levels may be necessary to expose the DPC and allow effective drainage.

A licensed plumber should be engaged promptly to investigate and recommend suitable remedial works, which may include the installation of an agricultural (aggie) drain or other site drainage improvements. Immediate action is strongly recommended, as inadequate drainage can lead to progressive water damage and secondary building defects over time.











## 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

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- Dear Zach and family,

THANK YOU

Thank you for engaging me to conduct your Building Inspection today. It was an absolute pleasure.

Buying a property is one of the biggest financial and emotional decisions you'll ever make, and I want you to feel supported every step of the way.

\*Building Inspection reports often highlight defects - sometimes major, sometimes minor. Please don't be alarmed. Instead, I encourage you to read my report in its entirety and then to contact me when convenient so we can go through my findings together, and in more detail.

My mission is simply to protect you, your family, and your investment.  
Please find my overall summary below.

Best Regards  
Jamie

Building Inspection Report Summary – This building inspection report **MUST BE READ IN FULL**.  
Reliance should not be placed on the summary alone.

Overall, compared to other buildings of similar age and construction, the property appears to be in generally **EXTREMELY POOR CONDITION**. Safety Hazards, Major Defects, Minor Defects, and maintenance issues were observed that will require immediate attention and urgent remedial works. If left unmanaged, some of these defects may worsen over time and develop into more significant and costly issues.

Please note that the inspection was subject to limitations, including areas obstructed by furniture, stored items, fixed joinery, floor coverings, blinds, curtains, soft furnishings, artwork, or ceiling linings. These obstructions may have prevented a full visual assessment of some building elements.

\*Numerous Safety Hazards Found Included;  
Observed (as per AS 4349.0-2007).

- Broken and shattered glass was observed at the time of inspection.
- The property was observed to be unsecured at the time of inspection, presenting a safety and security risk.
- It was observed at the time of inspection that multiple areas of internal flooring have been cut open and left exposed.

\*Numerous Major Defects Found Included;  
Observed (as per AS 4349.0-2007).

- The dwelling is in a severely deteriorated condition and requires a full and comprehensive renovation throughout. At the time of inspection, electrical cabling has been removed entirely, rendering the property non-functional from an electrical services perspective. The majority of hot and cold water plumbing has also been removed, leaving the dwelling without essential plumbing services. Multiple areas of internal flooring have been cut open, and plaster wall linings have been extensively vandalised and damaged.

Structural members such as rafters, trusses, or joists were also observed to have been cut or notched. The issue is present where these members have been altered, reducing their original size and strength.

In addition, a significant number of windows are in poor condition, with broken and smashed glass evident, and most windows will require full replacement. Due to the extent of damage and removal of critical building services, the property is not habitable in its current state and will require substantial rectification works prior to occupation.

\*It is recommended that the following suitably qualified trades and professionals be engaged immediately to conduct full invasive inspections on the property, provide expert advice for all required remedial works including but not limited to:

Registered Builder: To undertake a comprehensive assessment of the dwelling, coordinate the overall renovation scope, and provide an overall rectification and rebuild cost estimate.

Structural Engineer: To assess the structural integrity of the dwelling, including floor systems, walls, roof and any areas where structural elements may have been compromised.

Licensed Electrician: To design and install a complete new electrical system, including all cabling, switchboards, outlets, and compliance certification.

Licensed Plumber: To assess and replace removed or damaged hot and cold water services, drainage, and sanitary plumbing.

Roof Plumber: To inspect roof drainage systems, flashings, gutters, downpipes, and roof penetrations, and advise on required repairs or replacement.

Roof Tiler: To assess the condition of roof tiles, identify broken, displaced, or missing tiles, and provide remedial advice.

Carpenter / Flooring Contractor: To inspect damaged floor structures and provide recommendations for repair or replacement of subfloors and structural flooring.

Floor Covering Specialist: To assess internal floor finishes and provide advice for replacement of timber, laminate, vinyl, carpet, or tiled floor coverings.

Plasterer: To inspect vandalised and damaged plaster walls and ceilings and advise on repair or replacement requirements.

Painter: To assess internal and external surfaces and provide advice for full repainting once rectification works are complete.

Cabinet Maker / Joiner: To inspect existing cabinetry and provide advice for replacement or new installation of kitchen, bathroom, and storage cabinetry.

Glazier / Window Installer: To assess and make safe broken or damaged windows and provide advice for replacement of glazing and window frames.

Gardener / Landscaping Contractor: To assess external grounds, vegetation, and site drainage, and provide advice for clean-up, landscaping, and ongoing maintenance.

Security Contractor : To immediately secure the property to prevent further damage, vandalism and safety to the public.

\*All inspections and remedial works should be coordinated, and the dwelling should not be occupied until essential services, structural integrity and safety hazards have been addressed, fully reinstated and certified.

\*Minor Defects Found;  
Observed (as per AS 4349.0-2007).

All minor defects and maintenance issues identified in this report should be addressed promptly to prevent escalation into major defects or potential safety hazards.

Gypsum wall linings were observed throughout the property, which have the potential to conceal underlying structural defects or water ingress. Ceilings, walls, windows, door openings, and wet areas were inspected and tested using both a Thermal Camera & a Tramex Moisture Meter. No elevated moisture levels were detected at the time of inspection, other than those defects specifically identified within the body of this report.

Regardless, these areas should still be regularly monitored, and further investigation is recommended should any signs of moisture ingress, structural movement, or other defects become evident in the future.

Based on these observations, the risk of undetected defects is assessed as HIGH.

It is strongly recommended that areas not visible during inspection be reviewed again, and further investigation conducted where practical to ensure all latent defects and risks are identified.

An additional second manhole should also be installed in an appropriate ceiling location to allow safe and regular access for inspection of the roof void.

\*Items for Your Information

- Asbestos Risks: This was not an asbestos inspection.
- Timber Pests: No termite management system was observed.
- Maintenance: Ongoing preventative maintenance (gutters, drainage, repainting, sealing cracks) is essential.

\*Inspection Limitations

This inspection was non-invasive and subject to a lot of access limitations, including but not limited to roof space access, fixed joinery, floor coverings, soft furnishings, wall coverings, stored goods, and concealed structural elements.

If you would like to discuss any part of this report in more detail, or if you need further assistance with next steps, please do not hesitate to contact me.

I'm happy to help in any way I can.

'It's sad but true - All buildings, plans & construction projects hide costly defects. Let me Inspect before you invest - It's the smartest move you'll ever make.'

Best Regards,  
Jamie Daou

Master Builder  
Licence No: DB-U 37884  
Specialist Building Consultant  
Registered Building Practitioner  
Forensic Building Defects Investigations  
VCAT Expert Witness, Building Dispute Matters

For further information, advice and clarification please contact Jamie Daou on: 0405 484 010

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: Subfloor  
Finding: Sub Floor - Limited Access  
Information: The subfloor area was observed to have restricted, limited and difficult access. The issue is present where limited space and obstacles prevent safe entry and movement beneath the building.

This has likely occurred due to inadequate access points. Poor access can impede inspections, maintenance, and timely identification of structural, pest, or service issues, increasing long-term repair costs and safety risks.

A registered builder is required to assess and improve subfloor access. This should be addressed as soon as possible to ensure safe entry, proper inspection, and maintenance of the subfloor.









### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified On Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos to areas inside and outside the property.

As Asbestos Reporting is outside the scope of this report, we STRONGLY advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution not only to the areas within the report but all areas within the property, especially 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





### Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	No Smoke Detectors - Advisory
Information:	At the time of inspection, no smoke detectors were observed within the dwelling.

The absence of smoke detectors presents a significant safety risk, as early warning in the event of a fire would be compromised, increasing the risk of injury or loss of life.

It is strongly recommended that the purchaser engage a licensed electrician as a matter of urgency to supply and install compliant smoke detectors in appropriate locations throughout the dwelling in accordance with current regulatory requirements

prior to occupation.

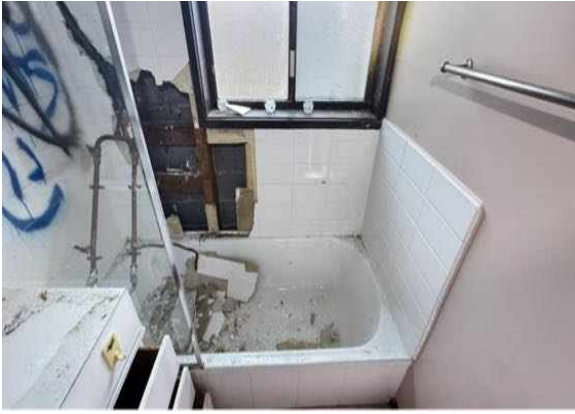
### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: No Water Supply & Drainage - Shower, Basins, Toilets, & Plumbing Fixtures  
 Information: It was observed at the time of inspection that there is no functional water supply or drainage connected to all plumbing fixtures within the dwelling, including showers, basins, and toilets. The absence of hot and cold water services and associated drainage renders these fixtures non-operational and unsuitable for use.

The condition is likely due to vandalism. Without reinstatement, the dwelling remains uninhabitable and non-compliant with basic service requirements.

It is recommended that a licensed plumber be engaged as a matter of urgency to inspect the plumbing system, determine the extent of removed or damaged services, and provide a scope of works and cost estimate for full reinstatement of water supply and drainage to all plumbing fixtures.







### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Cleanliness & Hygiene - Internal Property Requires Commercial Cleaning  
 Information: The internal areas of the property, including bedrooms, bathrooms, laundry, floors, carpets, tiles, kitchen surfaces, cupboards, walls, and windows, were observed to require a thorough commercial clean. Accumulated dust, dirt, and general soiling may affect hygiene, indoor air quality, and the overall presentation of the property.

This condition is likely due to routine use, insufficient maintenance, or delayed professional cleaning.

When practical, a professional commercial cleaning service should be engaged to clean all internal surfaces, including bedrooms, bathrooms, laundry, floors, carpets, tiles, kitchen surfaces, cupboards, walls, and windows. Regular cleaning is recommended to maintain hygiene, presentation, and overall amenity of the property.

### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Odours & Smell - For Your Information

Information: During the inspection, unpleasant odours and smells were detected within the property. Persistent odours can affect occupant comfort and indicate hygiene issues.

Recommendation: A professional cleaning service should be engaged to investigate and remediate the source of the odour as soon as possible. Measures may include cleaning or improved ventilation. Prompt action will restore indoor air quality, improve hygiene, and prevent further property deterioration.

(AS 4349.1–2007: inspection of odours & smell is not included in standard pre-purchase building inspections; this statement is for your information only.)

## Noted Item

Building: Main Building

Location: All Areas, Interior & Exterior

Finding: Appliances, Heating & Cooling Systems, Mechanical Systems, Plumbing, Electrical, Fireplaces - Advisory

Information: The inspection did not include testing, operation, safety, or assessment of any installed or portable appliances or mechanical systems. This includes, but is not limited to, ovens, cooktops, microwaves, rangehoods, dishwashers, ducted vacuum systems, air-conditioning units, heating systems, hot water services, ceiling fans, exhaust fans, intercoms, security systems, fireplaces, and solid fuel heaters.

Any observations or images relating to appliances are provided for your information only and cannot be relied upon as part of this building inspection.

Where appliances are beyond their warranty period, the owner should be prepared for potential costs of repair or replacement at any time. The operation of these appliances cannot be guaranteed, and further inspection by a licensed tradesperson may be required. Many appliances are only covered by limited manufacturer or installer warranties. Confirming warranty status is strongly recommended prior to purchase, as out-of-warranty items may require servicing, replacement, or certification by a qualified technician.

In accordance with AS 4349.1–2007 (Pre-Purchase Building Inspections – Residential), appliances and mechanical systems are excluded from the scope of a standard building inspection. These systems may present electrical, gas, or fire safety risks if not properly maintained, serviced, or installed.

Do not rely on this inspection to confirm that all appliances or mechanical systems are functioning.

Appliances may be worn, damaged, or malfunctioning. Electrical or gas appliances can pose serious safety hazards if incorrectly installed or maintained.

A licensed electrician, plumber, gasfitter, or HVAC technician should be engaged at

the building owners discretion to:

Test the operation of all appliances and mechanical systems.

Assess safety, compliance, and certification requirements.

Service, repair, or replace equipment as necessary, particularly where service history or warranty coverage is unknown.

Inspect any water, gas, or electrical connections associated with appliances to ensure safety and compliance.

Observations and images of appliances are for informational purposes only and do not form part of the formal building inspection.





### Noted Item

Building: Main Building  
 Location: >  
 Finding: Electrical - Switch Board Location  
 Information: For your information, the main electrical switchboard was visually inspected. No intrusive testing or detailed electrical assessment was performed as part of this inspection.

For full compliance and safety verification, a licensed electrician should be engaged to inspect the switchboard, test all circuits, and ensure all components are functioning correctly. This will help maintain electrical safety and prevent potential hazards.

(AS 4349.1-2007: Electrical Switchboard & meter inspections are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



## Noted Item

Building:

Location:

Finding:

Information:

Council Assets - Footpaths, Crossovers, & Adjacent Infrastructure

For your information, council-owned assets located on or adjacent to the property, including footpaths, vehicle crossovers, kerbs, drainage pits, street signage, and other infrastructure, were visually inspected where accessible.

During the inspection, minor cracking, surface wear, or uneven sections were observed on footpaths or crossovers. Some accessible metal components, such as street signage or grates, showed signs of rust or deterioration. Debris accumulation and vegetation encroachment were also noted around council infrastructure. Access or visibility was limited to certain council-owned assets.

These areas should be monitored, and for detailed assessment, maintenance, or compliance verification, the relevant local council authority should be contacted immediately. Regular monitoring of adjacent council assets is recommended to ensure ongoing safety and proper maintenance.

(AS 4349.1–2007: inspection of council-owned infrastructure is not included in standard pre-purchase building inspections; this statement is for your information only.)





## Noted Item

Building:

Location: All Areas

Finding: Additional Photos - Obstructions & Limitations

Information: These photographs provide evidence of obstructions and restrictions that prevented full access to certain areas of the property at the time of inspection. Such obstructions may include stored goods, furniture, floor coverings, stored building materials, dense vegetation, vehicles, or fixed finishes.

It is important to note that these restrictions can conceal a wide range of building defects, including but not limited to:

Structural damage such as cracking or movement in walls, floors, or ceilings.

Water ingress, rising damp, or drainage issues.

Pest activity such as termites or timber decay.

Electrical, plumbing, or safety hazards.

Because these areas could not be visually assessed, no comment can be made on their condition within this report.

Recommendation:

It is strongly recommended that obstructions be removed and concealed areas made fully accessible immediately. A re-inspection should then be carried out to allow a complete assessment of the property's condition. This is particularly important prior to purchase, as defects in concealed areas can carry significant rectification costs.













## Noted Item

Building:

Location:

Finding:

Information:

Client Testimony - Rebel & Richard Hungerford

"After recently engaging Jamie to undertake a pre-purchase building and pest inspection on a prospective property to purchase in Melbourne; I am confident to highly recommend Jamie for all building inspection purposes. After utilising other building consultants for various property purchases and having seen many reports I have disappointingly arrived at the conclusion that most provide little value add information to the purchasing process. Information that a buyer necessarily draws on to make a significant financial decision. Jamie prioritises this value add, in his work, stating repeatedly that a major focus of his effort is the protection of his clients. This is a rare demonstration of his professional ethics within an industry that suffers from a lack of integrity in general. The attention to detail, detailed explanations and photographic evidence provided in his reports are pivotal examples of this work ethic and subsequent value add to the purchaser's decision making process. Jamie allocates more actual time onsite than most, thoroughly assessing and providing expert advice based on his many years of experience in the building industry. As an example, Jamie took extra time to assess our building which had some major defects present to ensure he covered all bases. The follow up was great and he generously answered all questions in respect to the report. I plan to engage Jamie exclusively in future for all my building consultation needs.

I am 100% happy to recommend Jamie due to his integrity, reliability, and expertise."

Rebel & Richard Hungerford"



**Noted Item**

Building:

Location:

Finding: Client Testimony - Kim & Family

Information: "Jamie is an outstanding Registered Builder and Building Inspector and an absolute professional to deal with. He has a deep understanding of high-end luxury residential properties, and it's clear his expertise comes from decades of hands-on experience building beautiful homes in Bayside.

He has an exceptional ability to identify hidden defects, construction shortcuts, and potential risks that could easily turn a dream home purchase into a costly mistake. Jamie also takes the time to explain everything in a clear, honest, and easy-to-understand way. There's no pressure and no confusion and he delivers practical advice you can trust.

What I appreciated most was Jamie's personal approach. He genuinely cares about his clients and treats every inspection as if it were his own personal home or investment.

Thank you again Jamie

Kim & family :)"



## Noted Item

Building:

Location:

Finding: Client Testimony - Chris & Family

Information: "Jamie was extremely helpful. He explained everything I needed to know before and during the process, communicating very well. Additionally, his attention to detail and extensive knowledge provided myself an excellent report.

Highly recommend!"



## Noted Item

Building:

Location:

Finding: Client Testimony - Bianca & Family

Information: "We had a great experience from start to finish. Jamie was professional, punctual, and extremely thorough. His detailed inspection report saved us money by clearly identifying issues we could address during negotiations, giving us real peace of mind before purchasing. The report was easy to understand and delivered promptly.

Highly recommend Jamie to anyone looking for a reliable and honest building inspection."



**Noted Item**

Building:

Location:

Finding: Clients Testimony - Henry & Family

Information: “ Jamie is super passionate about his role in the industry, makes being a client easy and care free.

Thanks Jamie!”



## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.