

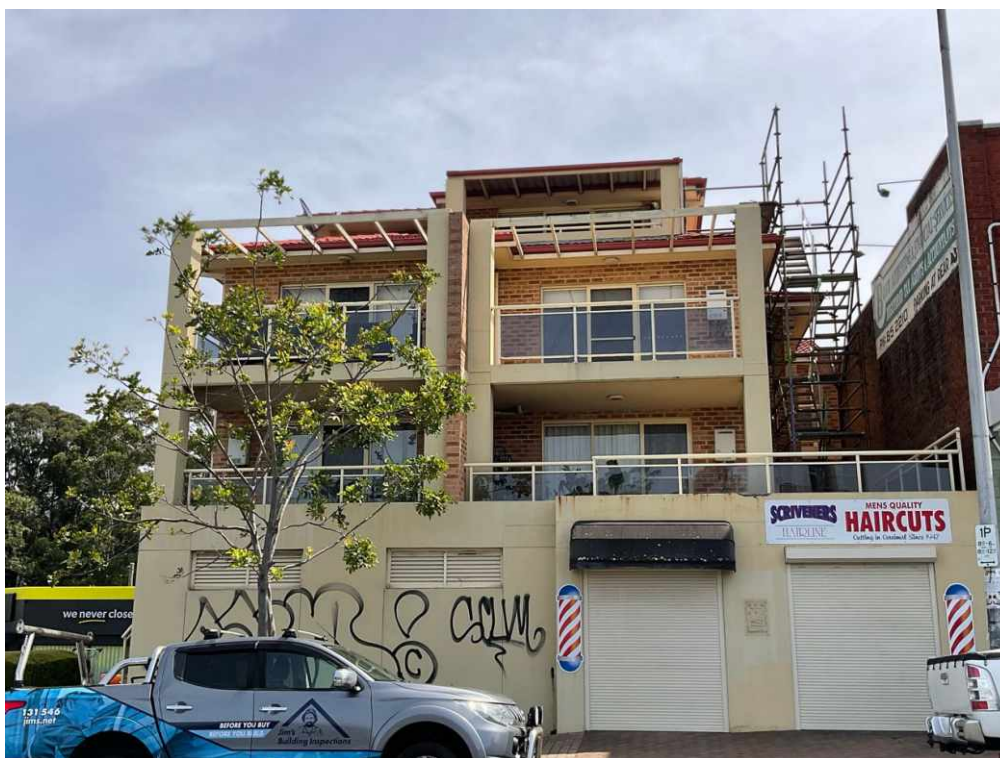


BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: 7/267 Princes Hwy, Corrimal NSW 2518,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 16 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 7/267 Princes Hwy, Corrimal NSW 2518, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Justin Blake Ph: 0435 182 122
Email: Shellharbour@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Shellharbour)

Company Address and Postcode: Shellharbour 2529

Company Email: Shellharbour@jimsbuildinginspections.com.au

Company Contact Numbers: 0435 182 122

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:

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 fair condition with safety defects and numerous minor defects requiring repair.

Section B General

General description of the property

| | |
|---------------|---|
| Building Type | Residential, Multi Unit Property, Apartment |
|---------------|---|

| | |
|-------------------------|-----|
| Company or Strata title | Yes |
|-------------------------|-----|

| | |
|-------|----------|
| Floor | Concrete |
|-------|----------|

| | |
|-----------|-------------|
| Furnished | Unfurnished |
|-----------|-------------|

| | |
|-----------------|---|
| No. of bedrooms | 2 |
|-----------------|---|

| | |
|----------|------------|
| Occupied | Unoccupied |
|----------|------------|

| | |
|-------------|------|
| Orientation | East |
|-------------|------|

| | |
|-------------------------|-----------------------|
| Other Building Elements | Party Walls, Driveway |
|-------------------------|-----------------------|

| | |
|----------------------------|-------------------------|
| Other Timber Bldg Elements | Doors, Internal Joinery |
|----------------------------|-------------------------|

| | |
|------|-------------------------------|
| Roof | Timber Framed, Tiled, Pitched |
|------|-------------------------------|

| | |
|---------|----------------------------|
| Storeys | Multi-Storey with basement |
|---------|----------------------------|

| | |
|-------|------------------------|
| Walls | Cavity Brick, Rendered |
|-------|------------------------|

| | |
|---------|------|
| 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.

- Interior
- Exterior
- Roof Exterior - Part
- 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:

- Ceiling Cavity.
- Roof Exterior - Part
- Wall exterior due to obstructions.

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:

- Appliances and equipment
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- 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

Defects 1.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Internal Stairs Areas |
| Finding: | Window opening restrictors missing. |
| Information: | The Building Code of Australia rules require all openable windows (where the internal floor is more than 2m above the ground outside) in residential rooms to be fitted with a suitable screen or restrictor. Windows located 1.7m above the floor level do not require protection. |

Window restrictors are required where people who are vulnerable to the risk of falling have access to windows. This means all windows above ground level which do not have another fall prevention safety measure in place, such as a balcony or balustrade should have a restrictor.

These need to be added urgently for the safety of all persons.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | Bedroom, fridge area behind bath, kitchen, lounge room |
| Finding: | Evidence of excessive moisture was present at the time of inspection |
| Information: | Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. |

The following medium to high readings were found -

Bedroom 2 70.1

Kitchen Fridge alcove 53.4

Kitchen Sink area. 41.8

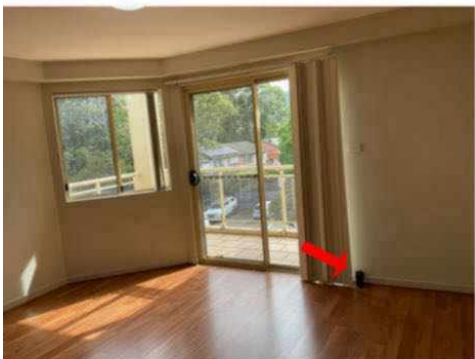
Lounge room. 62.8

Two dozen other readings were taken for reference of between 2.9 and 12.4.

The kitchen fridge area is thought to be caused by a leak from the bathroom. In other areas the moisture ingress appears to be from the external wall areas.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the internal property.





Defects 3.02

Building: Main Building
 Location: Many balconies
 Finding: Concrete spalling
 Information: These verandahs has suffered Concrete Spalling. This is the breakdown of concrete via natural weathering and/or chemical reaction that results in sections of cement chipping off the main body – often resulting in fractured, compromised concrete. Spalling looks like pitted acne scarring and breaks off in flecks which can expose rebar.

A concreting contractor can provide advice on repairs of this damaged concrete when convenient. Due to the number of balconies this appears to affect, the repairs appear to be very costly.



Defects 3.03

Building: Main Building
 Location: Exterior verandahs & vanity
 Finding: Areas rusted or corroded
 Information: These balconies and vanity area shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

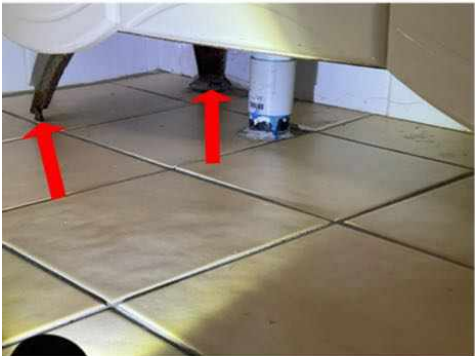
As surface rust provides no protection to the underlying iron, the deteriorating

condition is likely to worsen if not addressed in the short-term future.

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

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. Many of these balcony areas will be, or may already be affected by concrete spalling like in unit 7 if these balcony areas are not sealed in the very near future.

The rusted vanity legs will also require replacement .





Defects 3.04

| | |
|--------------|--|
| Building: | Main Building |
| Location: | External Rear Right Corner |
| Finding: | Brickwork - Step cracking (appears up to 3mm) |
| Information: | Step cracking of 2-3mm was identified to the brickwork 2 floors high in this northwest corner area at the time of inspection. Step 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. |

Step 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.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. This minor step 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.





Defects 3.05

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Internal Stairs, kitchen & bathroom areas |
| Finding: | Cracked tiles |
| Information: | Cracking in many tiles was evident in these pictured unit and common areas at the time of inspection. It is suspected that this cracking has occurred as a result of settlement and impact damage. Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects. |

Replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works.





Defects 3.06

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Shower screen - Leaking |
| Information: | Leaking was evident to the shower screening at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould. |
| | Appointment of a sealant expert is required to repair or replace this missing sealant. Such works should be performed as soon as possible to ensure that no further damage occurs. |



Defects 3.07

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | Bathroom & kitchen |
| Finding: | Sealant and grouting - Missing or damaged |
| Information: | It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom. |

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. 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.

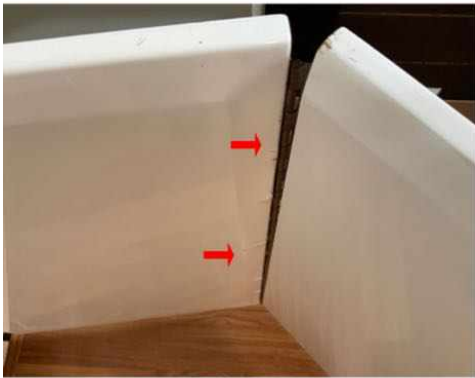
A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible





Defects 3.08

Building: Building 1
Location: Bathroom & kitchen cupboards
Finding: Vanity - Swollen and cupboards damaged
Information: Swollen and damaged building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The structural integrity of this vanity cannot be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major reparation works if left unmanaged. Repair and/or replacement of this vanity and cupboard should be conducted by a cabinetmaker.



Defects 3.09

Building: Building 1
 Location: Kitchen
 Finding: Rangehood - pull out binding
 Information: While the range hood appears to be working at a satisfactory level, the pull out operation binds on the cupboard and has dents evident.

A electrician can replace rangehood this is required.



Defects 3.10

Building: Main Building
 Location: External Rear Corner Areas
 Finding: Expansion strip - Missing
 Information: No expansion strips have been installed in the control joints in this area. Although some building elements may seem, irrelevant or unnecessary, all elements play a key role in the operation and function of the overall structure and its performance.

Where expansion strips are missing, an entry point for vermin, termites and other pests is created. Excessive moisture is also likely to accumulate in this area, making the control joint susceptible to water damage.

Expansion strips should be installed prior to final handover to meet requirements. Failure to install these building elements is non-compliant with AS1720 Timber Structures.

One gutter bracket is also loose in this area.



Defects 3.11

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Mortar - Deterioration |
| Information: | Mortar, or 'bedding', is the material which fills joints and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys. Upon inspection of the exterior roof, it was noted that many sections of the mortar show varying levels of deterioration. |

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness.

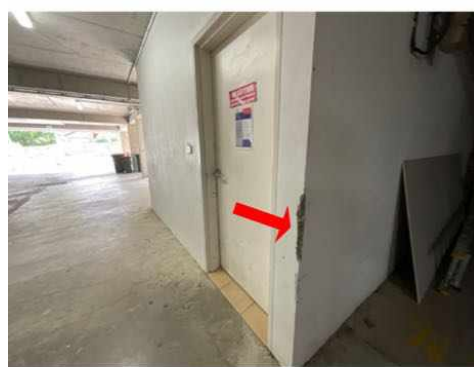
A roofing contractor is required to repair these areas before internal water damage occurs.



Defects 3.12

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Exterior & carpark walls |
| Finding: | Render (external) cracking. |
| Information: | It has been observed that cracking to some external rendered surfaces. The degree of damage is described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width. |

Always contact your building inspector should cracks widen, lengthen, or become more numerous.

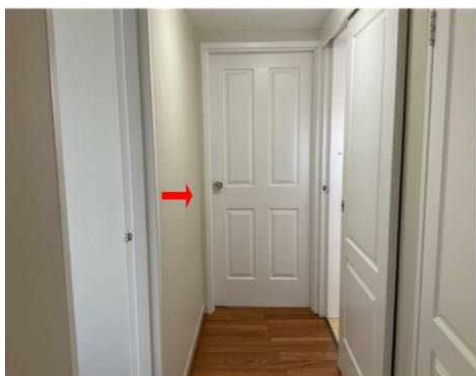


Defects 3.13

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | Left rear bedroom |
| Finding: | Door - Binding/jamming |
| Information: | Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering. |

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures. This door has a slight bow and requires sanding.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Defects 3.14

Building: Main Building
 Location: Roof pergola
 Finding: External painting deteriorated
 Information: Much of the external paintwork had never been painted or has been neglected and require attention to prepare and paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.





Defects 3.15

Building: Main Building
Location: Roof Exterior
Finding: Sealant (external) - Missing.
Information: It was noted on inspection that areas of external sealant was missing to small areas of the external roof areas.

A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

A sealant specialist or skilled handy person should be appointed to complete these works as soon as possible





Defects 3.16

Building: Main Building

Location: Stairs Areas

Finding: Cracks to internal render - Category 2

Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

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

D5 Conclusion - Assessment of overall condition of property

- The two bedroom unit has the safety issues of the missing window restrictors that may have been removed for repair works.

Excessive moisture was found in three rooms of the internal unit. Two areas are in external walls. It is suspected the bathroom has a water leak and a damaged waterproofing membrane. This is evidenced by high moisture and bubbling paint in the kitchen fridge alcove. Numerous damaged tiles were also found.

Please be aware that limitation's did affect the inspection with areas of floor coverings and cupboards were blocked from inspection.

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

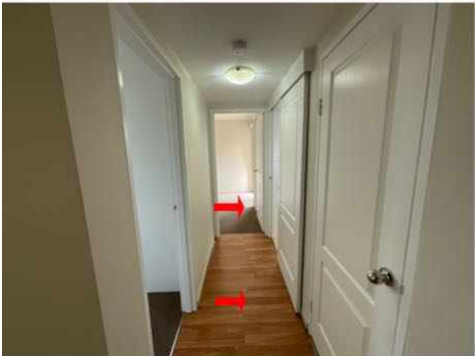
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Additional Photos - Obstructions and Limitations of Internal areas
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas 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

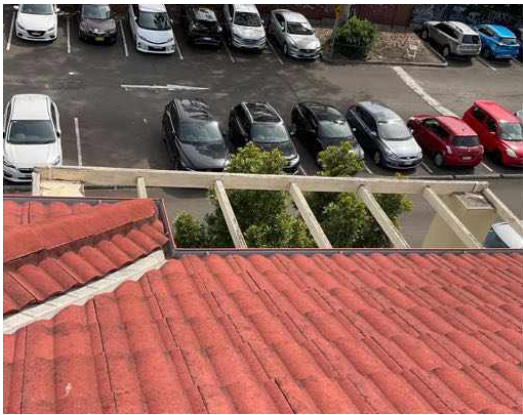
Building: Yard
Location: All External Areas
Finding: Additional Photos - Obstructions and Limitations of External areas
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas at the time of inspection. These obstructions can 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: Building 1
Location: All External Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
 Location: Garage
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference



Noted Item

Building: Building 1
 Location: All Internal Areas
 Finding: Additional Photos

Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
Location: Common areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





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.