



## Building Inspection Report

Inspection Date: Fri, 13 Feb 2026

Property Address: 20/213 Normanby Rd, Notting Hill VIC  
3168, 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: Fri, 13 Feb 2026

Modified Date: Wed, 18 Feb 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: 20/213 Normanby Rd, Notting Hill VIC 3168, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Mohamed Khattab Ph: 0477 660 118  
Email: Berwick@jimbuildinginspections.com.au

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Engineers Australia 10472010

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Company Name: Jim's Building Inspections (Berwick)

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Company Address and Postcode: Pakenham 3187

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Company Email: Berwick@jimbuildinginspections.com.au

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Company Contact Numbers: 0477 660 118

## 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:

The inspection was limited to the internal and external areas of the apartment. The scope of the inspection included the interior of the apartment, as well as the exterior walls and other accessible external elements. However, the roof exterior was not accessible at the time of inspection and was therefore excluded from the assessment. Any common areas, that are part of a body corporate is not part of this assessment.

## 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 fair condition with maintenance items required.

## Section B General

### General description of the property

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Building Type	Apartment, Residential
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	South
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Doors, External Joinery, Internal Joinery, Skirting Boards, Window Frames
Roof	Not Applicable
Storeys	Multi-Storey with basement
Walls	Timber Framed and Clad, Rendered
Weather	Fine

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## 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
- 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:

- Roof Exterior.
- Site - Part.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Ceiling Cavity.
- Areas of skillion or flat roof - no access

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access

- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Rugs
- Stored items
- Wallpaper or Wall 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: **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

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Defects 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



### Defects 3.02

Building:	Main Building
Location:	Entry
Finding:	Detached Floor Trim to Entrance Area
Information:	The floor trim at the entry area was observed to be detached from its fixing. Temporary adhesive tape appears to have been used to hold the trim in place at the time of inspection.

This condition is considered poor workmanship and may present a minor trip hazard if left unsecured. Temporary fixing methods are not considered an acceptable permanent solution.

The client is to arrange for a qualified flooring specialist or suitably skilled handyman to properly re-fix or replace the floor trim using appropriate mechanical fixings or approved adhesive to ensure it is securely installed and finished to an acceptable standard.



**Defects 3.03**

Building: Main Building  
Location: Bathroom  
Finding: Toilet roll holder - Loose  
Information: The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A general handyperson may be required to perform these works.



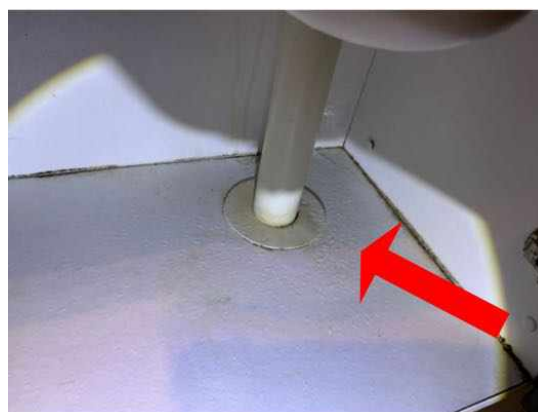
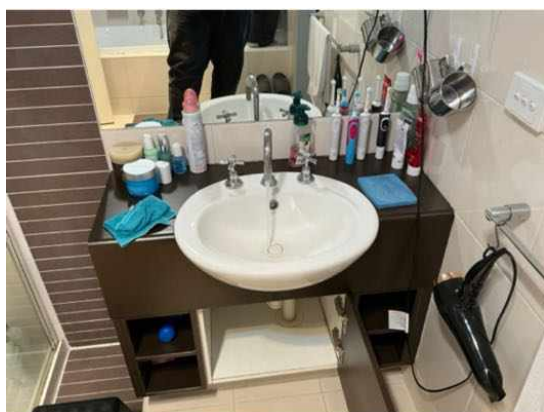
## Defects 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Sink plumbing pipe - Leaking
Information:	The plumbing pipes in the bathroom were found to be leaking at the time of inspection.

This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements



## Defects 3.05

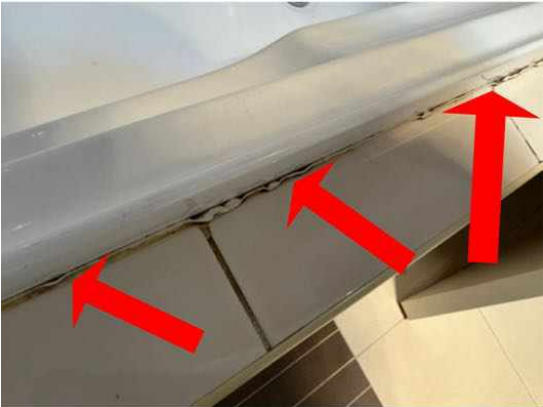
Building:	Main Building
Location:	Bathroom
Finding:	Sealant and grouting - Deteriorated
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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.

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



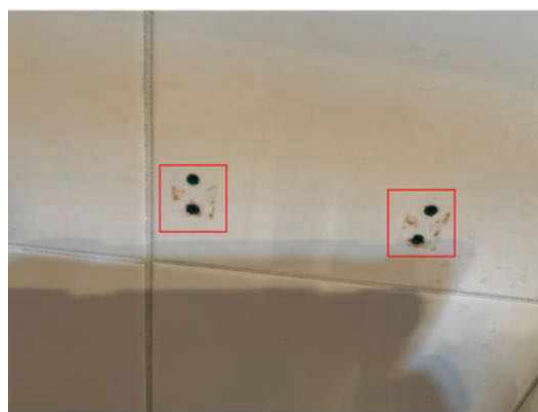
**Defects 3.06**

Building: Main Building  
Location: Bathroom

**Finding:** Wall Tile Penetrations with Remaining Plugs  
**Information:** Wall tiles were observed to contain previous screw penetrations, likely from removed fixtures such as hooks or hangers. Plastic wall plugs remain embedded within the tiled surface at the time of inspection.

These penetrations compromise the integrity of the tiled finish and may allow moisture ingress behind the tiles, potentially leading to substrate deterioration, loss of adhesion, or water damage if located within a wet area.

The client is to arrange for a qualified tiler to remove the affected tiles and replace them with new tiles, ensuring the wall surface is properly sealed and finished to maintain the waterproof integrity of the area.



### Defects 3.07

**Building:** Main Building  
**Location:** Bathroom  
**Finding:** Shower screen - Leaking  
**Information:** Leaking was evident to the bathroom's shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of deteriorated or missing caulking to the shower or general ageing of the building elements.

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 caulking contractor is required to repair or replace the caulking to the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.



### Defects 3.08

Building: Main Building

Location: Bathroom

Finding: Noisy Exhaust Fan in bathroom

Information: The exhaust fan in the bathroom is producing loud noise during operation, which indicates a potential issue with its motor or overall mechanism. The unusual noise disrupts the intended function of the fan and may suggest that it is either clogged, in need of maintenance, or nearing the end of its operational lifespan.

This issue may reduce the efficiency of the exhaust fan, leading to inadequate ventilation in the en-suite, which could contribute to moisture buildup and potential issues such as mold or mildew growth. A noisy fan is also generally less effective at expelling humid air, which could affect the overall air quality and comfort of the space.

It is recommended that a qualified technician inspect and service the exhaust fan to determine the cause of the noise. If necessary, the fan should be repaired or replaced to restore proper ventilation and ensure the en-suite remains well-ventilated and free of excess moisture.



### Defects 3.09

Building: Main Building

Location: Bathroom

Finding: Loose Door Handle – bathroom door  
 Information: Upon visual inspection, we found that the bathroom door handle was slightly loose and exhibited some movement when operated from both the interior and exterior sides. This condition may worsen over time with continued use, potentially leading to difficulty in operating the door or further mechanical failure. We recommend that a licensed carpenter or handyman be engaged to tighten or adjust the door handle to ensure secure and reliable operation.



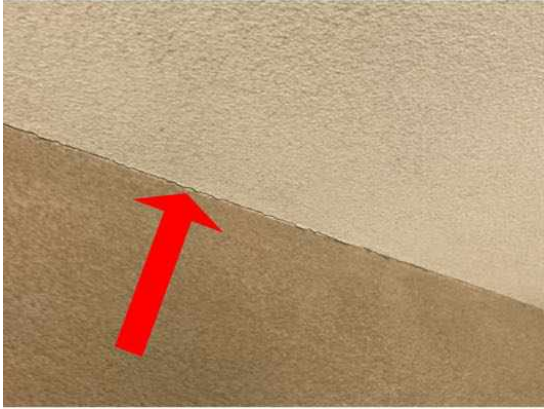
### Defects 3.10

Building: Main Building  
 Location: Balcony  
 Finding: Cracks to internal render - Category 2  
 Information: It has been observed that cracking to internal rendered surfaces in the balcony 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.



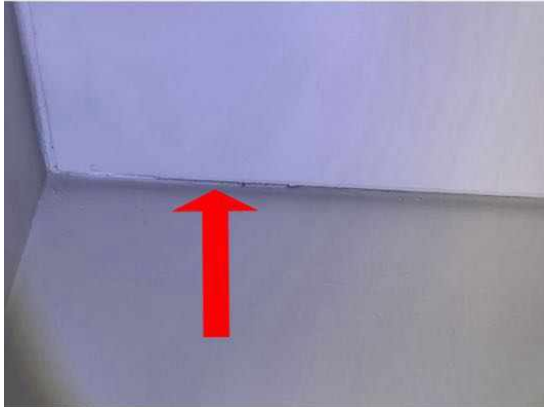
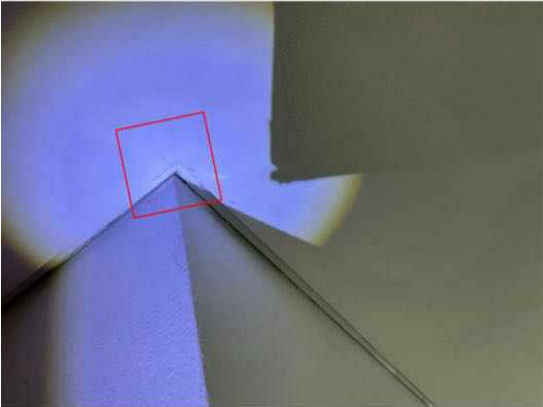
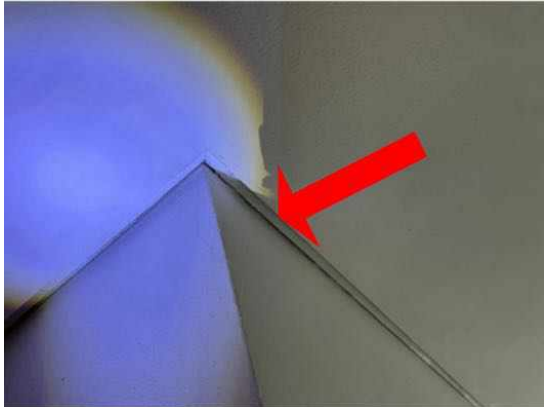
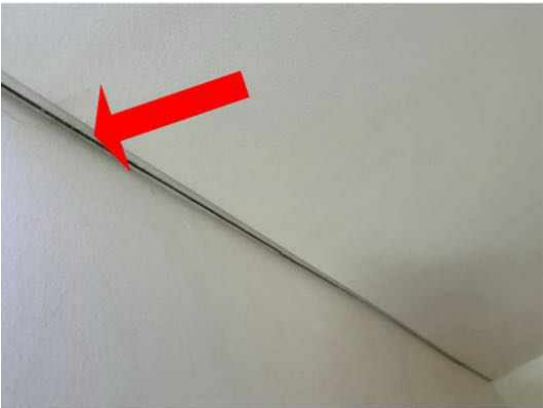
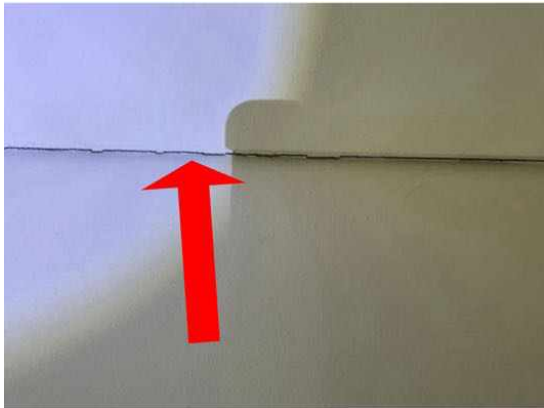
**Defects 3.11**

Building: Main Building  
Location: Bedroom  
Finding: Ceiling Cracking – Bedrooms  
Information:

Noticeable cracking was observed to the ceiling linings in multiple bedroom areas. The cracks appear consistent with minor movement and normal settlement, and no significant separation or structural distortion was evident at the time of inspection.

Although the cracking is considered minor in nature, untreated ceiling cracks may worsen over time due to continued movement and may allow joint compound deterioration, resulting in further surface defects and cosmetic decline.

The client is to arrange for a qualified plasterer to properly prepare the affected areas, including opening and cleaning the cracks as required, applying suitable jointing compound, sanding smooth, and repainting to achieve a uniform finish consistent with surrounding ceiling surfaces.



**Defects 3.12**

Building: Main Building

Location: Bedrooms  
Finding: Water Damage to Timber Window Sills – Bedrooms  
Information:

The timber window sills within the master bedroom and second bedroom were observed to exhibit water staining and signs consistent with previous moisture exposure. Localised surface deterioration and possible minor timber decay were noted; however, moisture meter testing at the time of inspection did not detect elevated moisture levels, indicating the damage appears historic rather than active.

If left unaddressed, deteriorated timber may progressively decay and compromise the integrity of the sill, and failure to maintain adequate external sealing may result in future moisture ingress and recurrence of damage.

A qualified carpenter is to assess the affected window sills and remove any decayed timber, repair or splice affected sections as required, and make good. A qualified painter is to prepare, fill, sand, prime, and repaint the surfaces. Additionally, a suitably qualified tradesperson is to inspect and re-seal the external window perimeters as necessary to ensure the openings are properly weatherproofed and protected against future water ingress.





### Defects 3.13

Building: Main Building

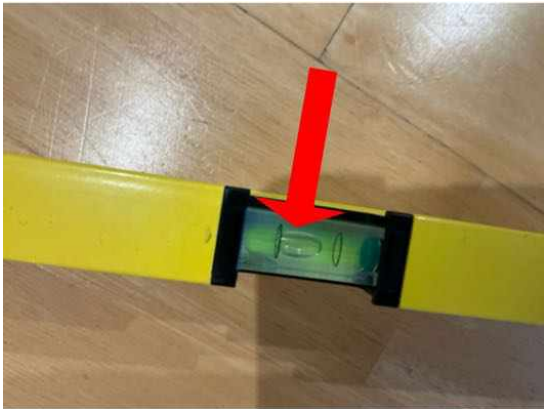
Location: Entry

Finding: Flooring - Uneven

Information: The internal flooring in the entry area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate poor workmanship during initial floor installation.

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

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



**Defects 3.14**

Building: Main Building  
Location: Bathroom  
Finding: Tap - Loose  
Information: The tap in the bathroom has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.



## 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

- Upon inspection, the two-bedroom apartment was found to be in a fair condition when compared with other apartments of similar age and construction type. Multiple maintenance items and defects were identified and are detailed within the body of this report.

If left unattended, these defects and maintenance matters may deteriorate further over time and potentially develop into more significant or costly issues. Timely intervention is important to prevent accelerated wear, secondary damage, or avoidable repair expenses.

It is recommended that all defects outlined in this report be rectified in a timely manner. The client is advised to engage appropriately qualified and licensed trades as specified under each defect to ensure repairs are carried out professionally, safely, and in accordance with relevant standards.

Several obstructions and access limitations were present at the time of inspection, restricting visibility in certain areas and affecting the ability to conduct a fully comprehensive assessment. The client is advised to remove these obstructions and arrange a follow-up inspection to ensure all areas are thoroughly assessed.

## Disclaimer

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. As a visual inspection, this assessment is limited to the conditions observed during the inspection period, and as such, cannot account for potential changes or developments occurring after the inspection date. Once the inspection is complete and the report is issued, it should be noted that it represents the status of the property at that moment in time and may not reflect any subsequent changes.

Particularly regarding external elements such as concrete paving and outdoor drainage systems, evaluations are inherently limited when conducted in dry conditions, and it may not be possible to assess the complete drainage performance or identify water pooling issues that could become evident in periods of rainfall. Although a spirit level was used to check multiple areas of the paving for slope, this method cannot account for each and every point across the paving, nor can it replicate the effects of heavy rain. Thus, without rainfall during the inspection, any potential drainage issues or water pooling along the perimeter cannot be fully anticipated.

Furthermore, this report notes that various wet areas, such as showers, may not have been used for extended periods. While moisture testing was conducted at accessible locations, prolonged inactivity can obscure potential leaks or hidden defects, as some issues may only manifest after sustained use. Therefore, issues related to inactive wet areas may require ongoing observation over time to ensure that any potential problems can be identified and addressed.

Any recommendations provided herein are made to the best of professional judgment, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is recommended that clients undertake regular inspections and proactive maintenance, particularly of exterior elements and areas exposed to environmental factors, to support the ongoing integrity of the property and to address potential issues that may arise under varying conditions. Regular professional evaluations can help ensure that the property's condition is maintained over time, especially as weather and usage patterns fluctuate.

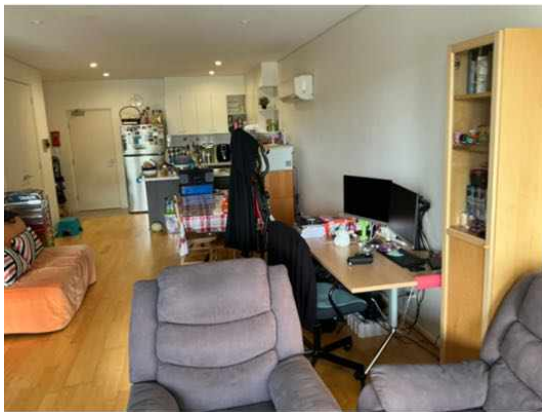
For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

## Section D Significant Items

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

#### Noted Item

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





**Noted Item**

Building: Main Building  
Location: Roof Void  
Finding: Obstructions and Limitations - Roof Cavity No access  
Information: The roof cavity was inaccessible at the time of the inspection due to no appropriate access which impeded the inspection of the roof cavity of the main building 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.



## 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.