



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: Unit 3 1 Carlyle st, Croydon VIC 3138,
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: Wed, 1 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 3 1 Carlyle st, Croydon VIC 3138, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mark Thorpe Ph: 0456 295 434
Email: Croydon@jimsbuildinginspections.com.au

DBU-13373

Company Name: Jim's Building Inspections (Croydon)

Company Address and Postcode: Lilydale 3140

Company Email: Croydon@jimsbuildinginspections.com.au

Company Contact Numbers: 0456 295 434

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: N/A

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

Section B General

General description of the property

| | |
|---------------|-------------------|
| Building Type | Residential, Unit |
|---------------|-------------------|

| | |
|-------------------------|---------|
| Company or Strata title | Unknown |
|-------------------------|---------|

| | |
|-------|------------------------|
| Floor | Suspended Timber Frame |
|-------|------------------------|

| | |
|-----------|-----------|
| Furnished | Furnished |
|-----------|-----------|

| | |
|-----------------|---|
| No. of bedrooms | 3 |
|-----------------|---|

| | |
|----------|----------|
| Occupied | Occupied |
|----------|----------|

| | |
|-------------|-------|
| Orientation | South |
|-------------|-------|

| | |
|-------------------------|-----------------------------------|
| Other Building Elements | Garage, Driveway, Retaining Walls |
|-------------------------|-----------------------------------|

| | |
|----------------------------|--|
| Other Timber Bldg Elements | Door Frames, Doors, Deck, Architraves, Skirting Boards |
|----------------------------|--|

| | |
|------|-------|
| Roof | Tiled |
|------|-------|

| | |
|---------|--------|
| Storeys | Double |
|---------|--------|

| | |
|-------|------------------------|
| Walls | Brick Veneer, 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.

- Exterior
- Interior

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

Inaccessible Areas

The following areas were inaccessible:

- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- 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:

- Decking
- Above safe working height
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Furniture

- Debris in gutters
- Insulation
- Stored items
- Unsafe to Access Roof - No Fall Protection System

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

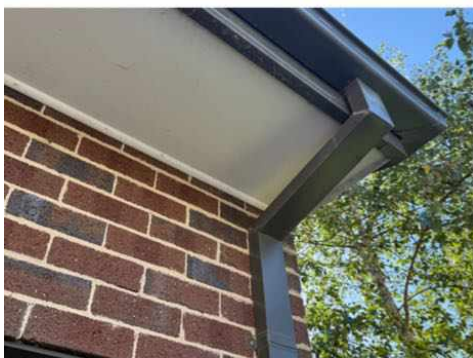
Minor Defect

Defects 3.01

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | All Areas > All Areas |
| Finding: | Gutters - minor blockages |
| Information: | Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls and entering internal areas. |

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

It is recommended that blocked gutters be cleaned and leaf matter and debris be removed by a relevant tradespersons as a priority.

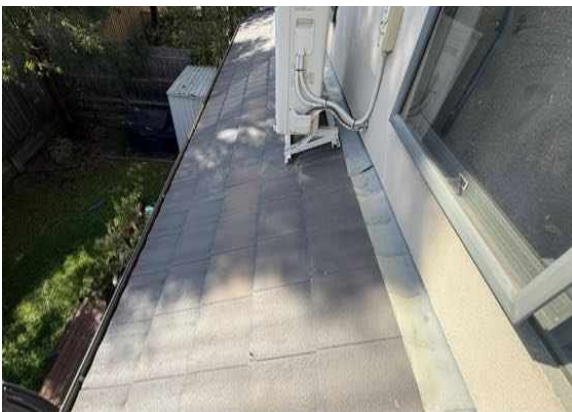




Defects 3.02

Building: Building 1
Location: All Areas > All Areas
Finding: Roof tiles - some broken edges or chipped
Information: Upon inspection of the exterior roof covering, a few of the roof tiles showed some small broken off or chipped roofing tiles were observed. Broken and friable roof tiles are generally the result of getting a bit brittle overtime, plus normal weathering of what is essentially a concrete porous material.

Over time the roof tiles can get brittle, will further deteriorate and are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Where broken or chipped roof tiles are left unmanaged they are also likely to lead the roof not being watertight, creating the potential for secondary damage. Replacement of any broken or chipped roof tiles is required and should be performed by a roofing contractor as soon as possible. This can be carried out by a roof tiling company or a qualified roof tiler.





Defects 3.03

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | All Areas > All Areas |
| Finding: | Roof flashings above the rear living room |
| Information: | The roof flashing above the rear lining room were observed to be showed cracks in the wall to roof flashings, these are not currently sealed adequately. The flashing in this section of the roofing appears to be good expect for these cracks, these are suspected to have been caused at the time of installation and construction of the unit. This roof flashing needs to be sealed immediately or rectified as soon as possible in the short term future to ensure it is weather proof and water tightness remains in this area. |

Metal and other material flashings are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins. Left unmanaged moisture damage in this area may be eminent, failure to perform these works may result in water damage and accelerated deterioration of other associated roof and building elements. A roofing plumber should be appointed immediately or as soon as possible to restore these flashings to a fully operational state.



Defects 3.04

Building: Building 1
Location: All Areas > All Areas

Finding: Cracks to exterior rendered surfaces

Information: It has been observed that numerous cracks to the rendered surfaces has occurred throughout the external areas. The degree of damage is described as numerous minor cracks which are generally less than 1- 3mm in width. In the future the client may consider some repair and remedial works to seal these areas to ensure water and moisture cannot enter into the internal areas behind the rendered surfaces.

This type of cracking is considered to be from normal movement from expansion and contraction at the many stress points throughout the exterior of the home. However they will still required the client to monitor to ensure they do not become larger and deteriorate, if these cracks and or defects were to further deteriorate, it is considered a defect that requires rectification in the short term future. Always contact your relevant building or tradesperson should cracks widen, lengthen, or become more numerous.







Defects 3.05

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | All Areas > All Areas |
| Finding: | Insulation - poorly installed - missing or moved |
| Information: | Some areas of the roof insulation in the roof space is suspected to have been poorly installed, missing or have been moved from their original position. Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer. |

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape. Caution should always be exercised when accessing the roof void. Do not attempt to stand on the framework and especially be aware that there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.





Defects 3.06

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | Laundry > All Areas |
| Finding: | Laundry trough flick-mixer tap is loose |
| Information: | The laundry trough flick-mixer tap was observed not to be loose at the time of inspection. It appeared to be operating correctly, however it is recommended that the client appoint a licensed plumber 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. |

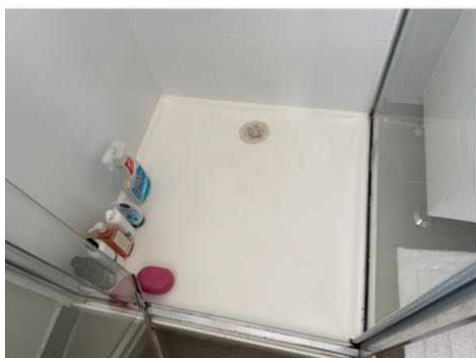


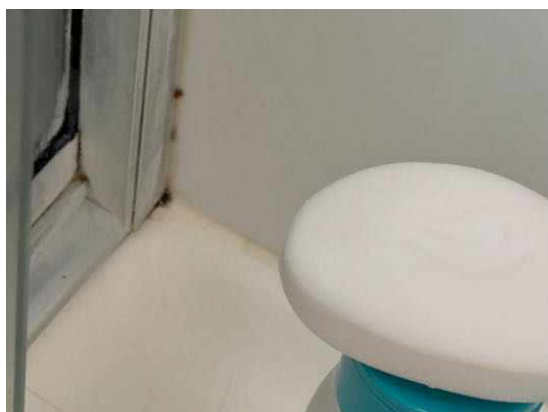
Defects 3.07

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | Bathroom > All Areas |
| Finding: | Sealant and grout in en-suites and bathrooms |
| Information: | It was observed on inspection that shower cubicles showed some mould in the sealant or grout in the en-suite or bathrooms. There appears to be some mould to the sealant and or grout which will likely require scraping out and replacement. |

Different materials on the walls 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 any 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: | Toilet (WC) > All Areas |
| Finding: | Toilet roll holders - Loose |
| Information: | The toilet roll holders and towel rail were 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 recommended that some remedial works to rectify the loose toilet roll holders and towel rails to its original fixing. If these cannot be be rectified to function as intended, client is recommended to renew. A qualified carpenter may be required to perform these works. |



Defects 3.09

| | |
|--------------|---|
| Building: | Building 1 |
| Location: | All Areas > All Areas |
| Finding: | Gaps between the bottom of the aluminium window frames and sills |
| Information: | <p>At the time of the inspection some aluminium windows were showing gaps to the bottom of the windows between aluminium window frames and sills. All windows with gaps to the exterior perimeter should be filled with a good quality sealant, aluminium angle or flat. It is recommended that for the large gaps, firstly you may need a backing rod (Cylindrical foam) in the gap to take up the bulk of the space, this should prevent the sealant from falling through any gaps. If a colour matched colourbond aluminium angle is used, the tradesperson must ensure that this will match the exterior window colour as close as possible, then apply a sealant to ensure a good, wind and weather tight seal and rivet to the window frame. The installer or tradespersons must be capable and competent to ensure a good quality sealant finish. A good quality sealant, should be used, for the small gaps. The installer must ensure that the sealant used is mildew and mould resistant and fit for purpose.</p> |





Defects 3.10

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | All Areas > All Areas |
| Finding: | Post and rail fences |
| Information: | Post and rail fences showed damage and deterioration at the time of the inspection. This deterioration is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition. |

Left unmanaged, further deterioration is likely to develop further, necessitating in extensive repair or replacement areas of the timber fences, this will depend on the age and deterioration and or wood rot, further damage is suspected of occur.

To maintain the condition of the external timber building elements, any affected areas should be substituted as soon as possible with pre-treated replacements. A qualified fencing contractor should be appointed to repair and replace post and rail fencing where deemed to be necessary.



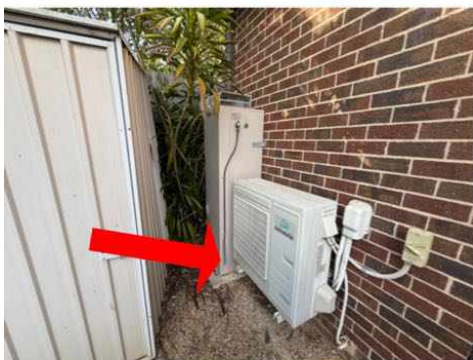




Defects 3.11

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | All Areas > All Areas |
| Finding: | HWS and air-conditioning overflows not connected |
| Information: | The Hot Water System (HWS) and external air-conditioning units showed that the overflow pipes not to be connected to any form of storm water drainage system and may in the future create excessive moisture in the surrounding area, as these units as they get aged, deteriorated and particularly during their use. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated and adjoining building elements, as well as the formation of fungal decay and even the creation of potential slip hazards for occupants. When coupled with poor site |

drainage, pooling of water may also attract termite activity to these areas. It is highly recommended that a licensed plumber be appointed to connect the HWS and air-conditioning overflows in order to prevent such an environment from being created. These remedial works should be carried out as soon as possible.



Defects 3.12

Building: Building 1
 Location: All Areas > All Areas
 Finding: Subfloor moisture travelling around the subfloor foundations
 Information: At the time of the inspection to the subfloor areas, moisture was observed to be travelling around the subfloor foundations in some of the rear areas in the subfloor. It is

recommended that the client appoint a Registered drainage plumber to provide adequate drainage to alleviate as much moisture from entering the subfloor as possible. A plumbing contractor should be instructed to add the necessary site drainage such as agriculture drainage and rectify any drainage not adequately working or connected to stormwater drainage on the site. Any disconnection or drainage problems can negatively impact the functional capacity of the site drainage system.

Where roof plumbing doesn't drain adequately, the exterior areas at the base perimeter can become excessively moist and damp, moving through and under the home creating an environment that is making the foundations susceptible to heaving and other building elements and materials to moisture damage, wood rot, rust and corrosion, as well as attracting termites and other pests to these areas. It is highly recommended that a plumber be appointed to further inspect the exterior and subfloor areas and to install adequate drainage and equipment where deemed to be necessary.





Defects 3.13

| | |
|--------------|--|
| Building: | Building 1 |
| Location: | All Areas > All Areas |
| Finding: | Subfloor - Long grass growing |
| Information: | An excessive amount of long grass was found in the subfloor area at the time of inspection. The grass in this area creates potential for concealed pest entry and may also make the area susceptible to termite activity. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of this grass is considered important in minimising the risk of unwanted insect and pest activity. |

This grass is recommended to be removed and killed off as soon as possible. Depending on the location and amount, the homeowner may elect to undertake this task. Alternatively there are a large number of subcontractors that could undertake these works.





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
- Licensed Plumber
- Registered/Licensed Builder

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

D5 Conclusion - Assessment of overall condition of property

- In summary the home compared to others of a similar age the home appeared to be in a mostly good condition with some minor defects and numerous maintenance items for the client to consider.

For the full summary of defects please refer to defects and pictures held within this Building Inspection report.

For further information, advice and clarification please contact Mark Thorpe on: 0456 295 434

Section D Significant Items

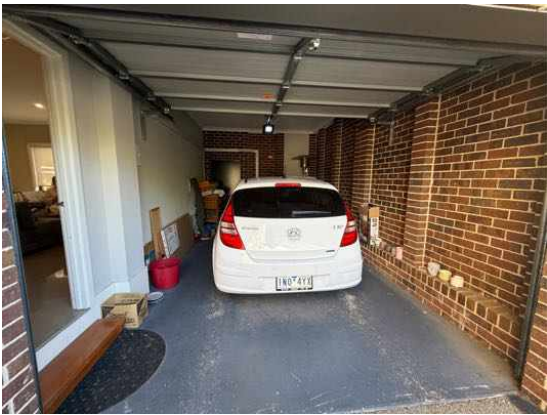
The following items were noted as - For your information

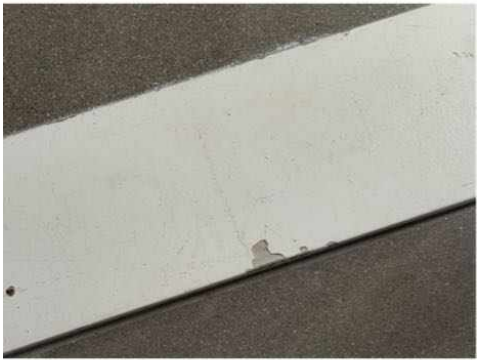
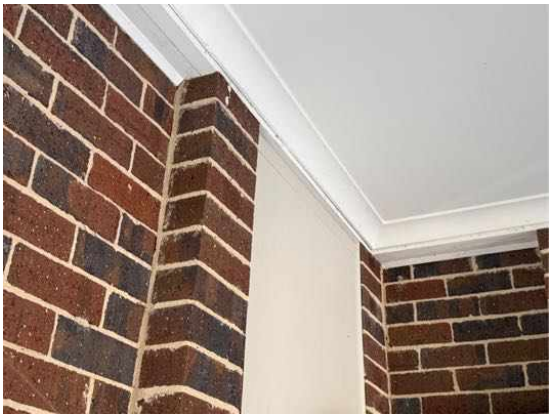
Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.

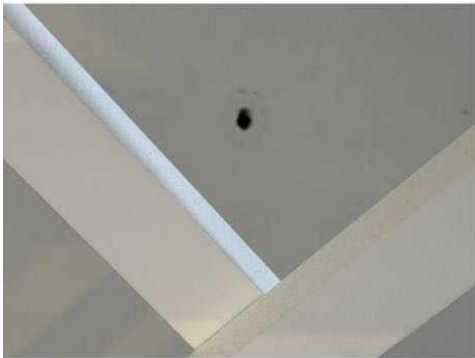


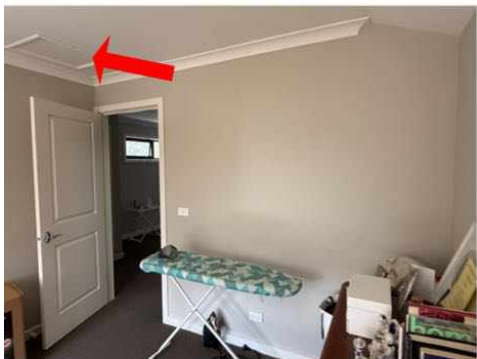












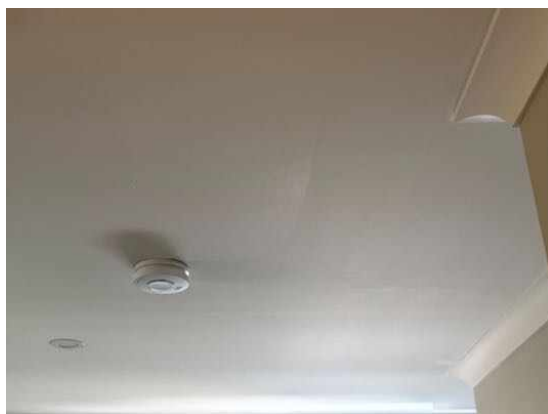


Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Smoke detectors and alarms
Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that smoke detectors are sometimes get overlooked, or they may be in a poor condition, so we recommend that they always should be addressed prior to occupation to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.





Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Trees - close trees
 Information: Overhanging trees often result in excessive amounts of leaf matter and debris accumulating in gutters. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Blocked gutters are likely to lead to high levels of water and moisture sitting in the gutters, which can cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should be clean and kept clean at all times to ensure dry conditions are maintained.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements. A gutter guard can be beneficial in these situations to reduce the regular maintenance that will be required. But the client will still have to periodically provide maintenance and cleaning of gutter guard of any debris which may rest on top of the filter or the finer material through the top.

It is therefore highly recommended that any overhanging trees and branches be removed as soon as possible to prevent any future damage. Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required and highly recommended.



Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Rear timber exposed to harsh weather conditions
Information: Rear external deck timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition and protection. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the future. Adequate treatment of these timbers is a must and required if these deck timbers are to remain in a good condition. In the future client may elect to appoint a painting contractor to ensure deck are remains in a good condition.



Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Termite Management System - no evidence of a chemical installation or durable notice
Information: At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



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.