



# Building Inspection Report

Inspection Date: Fri, 14 Nov 2025

Property Address: 2 Native Rdge, Pakenham VIC 3810,  
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, 14 Nov 2025

Modified Date: Tue, 10 Mar 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: 2 Native Rdge, Pakenham VIC 3810, 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  
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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:

## 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	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South East
Other Building Elements	Garage, Fence - Post and Rail Construction, Driveway
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Window Frames
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed), 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.

- Exterior
- Interior
- Roof Exterior - Part
- Wall Exterior
- The Site

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

### Inaccessible Areas

The following areas were inaccessible:

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

- Above safe working height
- Appliances and equipment
- Ceiling linings

- Duct work
- Evidence of recently painted walls or ceilings
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- External finished ground level
- External concrete or paving
- Insulation
- Landscaping
- 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: Ensuite - Master  
 Finding: Shower screen - Leaking  
 Information: Leaking was evident to the master ensuite'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 3.02

Building: Main Building  
 Location: Ensuite - Master

Finding: Inadequate Shower Water Pressure and Malfunctioning Shower Head

Information:

At the time of inspection, the water pressure in the ensuite shower was observed to be weak. Additionally, the main shower head was not operating effectively, as water was not discharging uniformly through all of the spray holes in the shower head.

This condition may indicate a blockage, internal fault within the shower head, sediment build-up, or a possible issue with the plumbing fixture or water pressure supply. Poor water distribution through the shower head reduces the functionality of the fixture and affects the normal operation of the shower.

A licensed plumber should be engaged to inspect the shower head and associated plumbing components, clean or replace the shower head if required, and rectify the water pressure issue to ensure the shower operates effectively. If the property is under builder's warranty, the builder should arrange for the necessary plumbing rectification works to be carried out.



### Defects 3.03

Building: Main Building  
 Location: Ensuite - Master  
 Finding: Defective Caulking to Ensuite Shower  
 Information:

The caulking application around the external perimeter of the ensuite shower was

observed to be poorly applied and inconsistent in finish. The sealant appears uneven and inadequately finished in several sections.

It is recommended that the existing caulking be completely removed and the affected areas properly cleaned and prepared. A professional caulking specialist should then reapply a suitable wet-area grade silicone sealant to achieve a neat, continuous, and effective seal.



### Defects 3.04

Building:	Main Building
Location:	Ensuite - Master
Finding:	Towel holder - Loose
Information:	Upon visual inspection, we found that the towel holder in the master en-suite is loose. This condition may affect its functionality and could lead to further damage if not addressed.

Re-tightening or replacement of these fixtures is advised to ensure proper use and prevent any subsequent issues. A relevant tradesperson may be appointed to perform these works at the client's discretion.



### Defects 3.05

Building: Main Building  
 Location: Garage  
 Finding: Incomplete Electrical/Data Provision and Unfinished Wall Opening in Garage  
 Information:

At the time of inspection, an unfinished wall opening was observed in the garage wall adjacent to the installed data/NVR outlet plate. The opening exposes loose low-voltage cables and the internal cavity of the wall. The wall penetration has not been properly finished, sealed, or fitted with a suitable mounting box or cover plate.

Leaving wiring exposed and wall penetrations unfinished presents a poor workmanship outcome and may allow dust, pests, or debris to enter the wall cavity. It also does not represent a completed or properly finished installation for electrical or communication services.

The builder should arrange for a licensed electrician to properly terminate the cables, install the appropriate wall box and cover plate, and repair and patch the surrounding plasterboard to provide a neat and fully finished installation. The wall surface should then be made good and repainted to match the surrounding finish.



### Defects 3.06

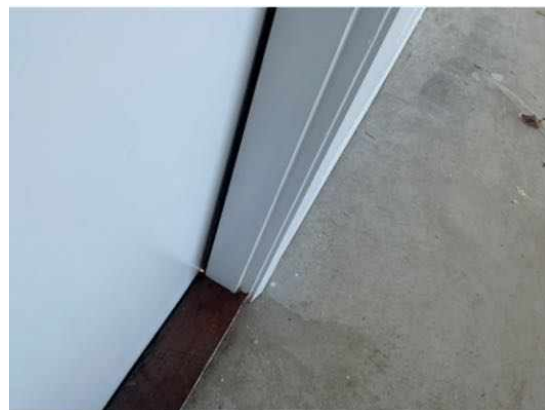
Building: Main Building

Location: Garage  
Finding: Rear Garage Access Door Misalignment  
Information:

At the time of inspection, the rear access door to the garage was found not to close properly and does not shut tightly against the door frame. The door appears to be misaligned, preventing it from sitting flush within the frame when closed.

A door that does not close or latch properly may compromise security, weather tightness, and normal operation of the door assembly. Proper alignment is required to ensure the door functions as intended and provides an effective seal when closed.

The builder should arrange for a qualified carpenter to return to site to adjust and realign the door, including the hinges, striker plate, and latch mechanism as required, to ensure the door closes smoothly and sits flush within the frame for proper operation and safety.





### Defects 3.07

Building: Main Building  
 Location: Garage  
 Finding: Loose and Defective Door Handle – Rear Garage Access Door  
 Information:

At the time of inspection, the door handle to the rear access door of the garage was found to be loose and not operating properly. The handle mechanism does not return smoothly and does not engage or disengage the latch consistently, indicating a possible defect in the handle assembly or improper installation.

A loose or malfunctioning door handle can affect the proper operation and security of the door and may lead to premature failure of the hardware if left unaddressed.

The builder should arrange for a qualified carpenter to return to site to properly secure the door handle assembly and adjust the latch mechanism as required. If the handle unit is found to be defective, it should be replaced with a suitable new door handle set to ensure the door operates smoothly and latches securely.



### Defects 3.08

Building: Main Building  
 Location: Laundry  
 Finding: Poor Finishing and Sealant Application – Laundry Door Frame Area

## Information:

At the time of inspection, the internal corner adjacent to the laundry door frame was observed to have a poor and untidy finish. The sealant applied at the base of the wall was non-uniform and inconsistently applied, resulting in an unsatisfactory visual outcome. The surrounding painted surfaces also appear to have been finished poorly.

Substandard finishing and inconsistent sealant application detract from the overall workmanship and presentation of the dwelling and are not considered an acceptable standard for a newly completed property at handover.

The builder should arrange for a qualified painter/decorator to return to site to properly prepare the affected area, including sanding and smoothing the surfaces as required. The sealant should be removed and reapplied neatly and uniformly, and the wall surfaces should then be repainted to achieve a consistent and professional finish.



### Defects 3.09

Building: Main Building  
 Location: Bathroom 2  
 Finding: Defective Shower Door Weather Seal – Main Bathroom  
 Information:

At the time of inspection, the weather trim (bottom seal) to the shower screen door in the main bathroom was found to be improperly installed. The trim was observed to move and flip when the shower door is opened and closed, indicating that it has not been securely fitted or correctly installed.

An improperly installed shower door seal may compromise the effectiveness of the shower screen in containing water within the shower area and represents poor workmanship for a newly completed installation.

The builder should arrange for a qualified shower screen installer to remove the existing weather trim and replace it with a suitable new shower door seal. The new trim should be properly fitted and secured to ensure it remains stable during operation of the shower door and functions effectively to prevent water escape.



### Defects 3.10

Building: Main Building  
 Location: Bathroom 2  
 Finding: Defective Sealant Application – Main Bathroom Shower Perimeter  
 Information:

At the time of inspection, the sealant application around the external perimeter of the shower in the main bathroom was observed to be poorly executed. The silicone sealant was applied inconsistently, resulting in a non-uniform and untidy finish that does not reflect an acceptable standard of workmanship for a newly completed dwelling.

The builder should arrange for a professional caulking specialist to return to site to completely remove the existing sealant, properly prepare the surfaces, and reapply a suitable wet-area grade silicone sealant in a neat, continuous, and uniform manner.



### Defects 3.11

Building:	Main Building
Location:	Toilet (WC)
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 3.12

Building:	Main Building
Location:	Ensuite - Master
Finding:	Drummy Floor Tile – Master Ensuite
Information:	

As per the photo below, a floor tile located adjacent to the vanity unit in the master ensuite was found to be drummy when tapped during the inspection. This condition indicates that the tile has not been adequately bonded to the substrate beneath, suggesting insufficient adhesive coverage or poor adhesion to the concrete slab.

Drummy tiles are at an increased risk of loosening, cracking, or detaching over time,

particularly in wet areas that experience regular foot traffic and moisture exposure.

The builder should arrange for a qualified tiler to return to site to carefully remove the affected tile, inspect and prepare the substrate as required, and reinstall the tile using an appropriate tile adhesive to ensure full and proper bonding to the slab. The tile should then be re-grouted and finished to match the surrounding tiles.



### Defects 3.13

Building: Main Building  
 Location: Front Elevation  
 Finding: Missing Mailbox Installation  
 Information:

At the time of inspection, no mailbox was observed to be installed at the property.

A mailbox is a required external fixture to allow for the delivery of mail and should be installed as part of the completion works of a residential dwelling.

The builder should arrange for the installation of a suitable mailbox at the front boundary of the property in an appropriate and accessible location for postal delivery. The mailbox should be securely installed and compliant with relevant postal service guidelines.



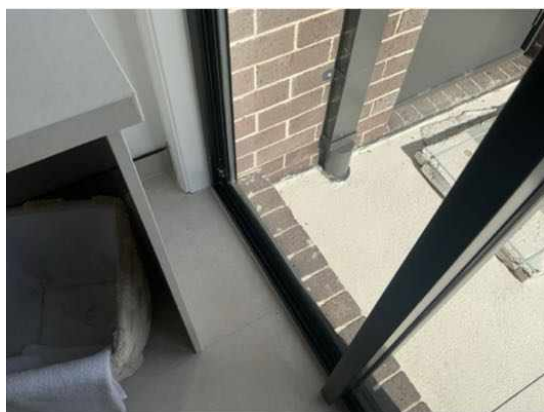
### Defects 3.14

Building: Main Building  
 Location: All Internal Areas  
 Finding: Missing Fly Screens to Windows  
 Information:

At the time of inspection, no fly screens were observed to be installed to the windows throughout the dwelling.

Fly screens are typically included as part of the standard fixtures for a newly completed dwelling and are important to allow occupants to ventilate the home while preventing insects and pests from entering the property.

The builder should arrange for suitable fly screens to be supplied and installed to all applicable openable windows in accordance with the project specifications and standard residential building practice. The fly screens should be securely fitted and operate properly with the window frames.



### Defects 3.15

Building: Main Building  
 Location: All Internal Areas  
 Finding: Missing Window Furnishings / Blinds

Information: At the time of inspection, no window furnishings or blinds were observed to be installed to any of the windows throughout the dwelling.

The absence of window coverings affects privacy, light control, and the overall completion of the dwelling at handover. Where window furnishings form part of the building contract or specification, they should be installed prior to practical completion.

The builder should arrange for suitable window furnishings or blinds to be supplied and installed to all applicable windows in accordance with the building contract or project specifications. The installations should be securely fitted and operate smoothly.



### Defects 3.16

Building: Main Building  
 Location: All Internal Areas  
 Finding: Multiple Paint Finish Defects  
 Information:

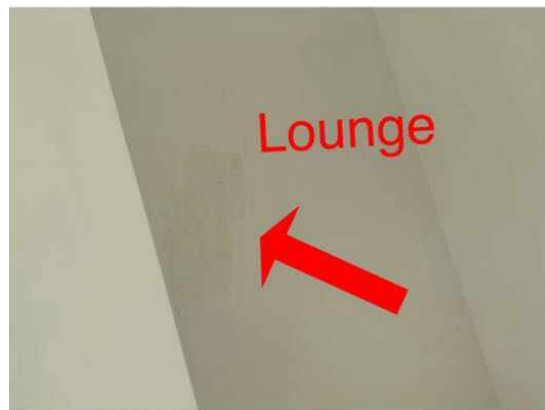
At the time of inspection, several paint finish defects were observed in different areas of the dwelling. These included a section above the garage access door where the paint colour appears inconsistent with the surrounding surface, noticeable paint discolouration to the wall in the lounge room, and poor paint finish near the skirting

boards in the WC. In addition, certain areas showed inconsistent paint application and finish, indicating inadequate surface preparation prior to painting.

Such defects detract from the overall presentation and workmanship of the property and are not consistent with the expected finish of a newly completed dwelling.

Although painting is generally considered a cosmetic finish and is outside the primary scope of a structural building assessment, these defects were noted at the time of inspection as part of the overall workmanship observed.

The builder should arrange for a qualified painter/decorator to return to site to inspect the affected areas, properly prepare the surfaces where required, including sanding and surface preparation, and repaint the areas to achieve a consistent colour and uniform finish matching the surrounding surfaces.





### Defects 3.17

Building:	Main Building
Location:	Bathroom 2
Finding:	Shower screen - Leaking
Information:	Leaking was evident to the general 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.



## 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

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A final handover inspection of the property was completed, during which multiple maintenance and workmanship items were identified. These items have been clearly documented and detailed in the body of this report.

While many of the observed issues are considered maintenance or finishing defects, they nonetheless affect the overall completeness and presentation of the dwelling at the time of handover.

The builder should return to the property and rectify all items listed in this report. All works should be completed in a timely manner to ensure the dwelling is brought to an acceptable standard and is fully suitable for final handover to the owner.

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.

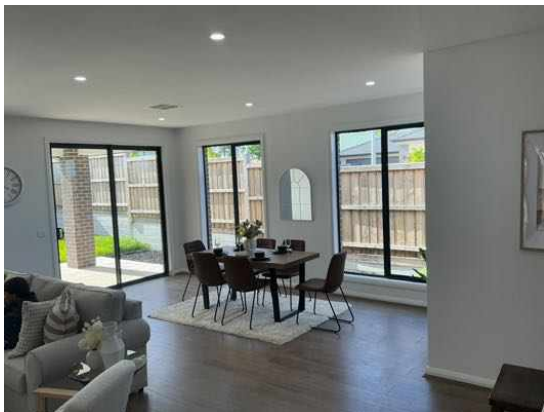
For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
 Location: All 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: All External Areas  
 Finding: Obstructions and Limitations - Exterior  
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the external 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.



## 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.