



Building Inspection Report

Inspection Date: Wed, 25 Feb 2026

Property Address: 15 Merlot Rd, Pakenham VIC 3810,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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, 25 Feb 2026

Modified Date: Fri, 27 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 15 Merlot Rd, Pakenham VIC 3810, Australia

Client's Email Address:

Client's Phone Number:

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

Engineers Australia 10472010

Company Name: Jim's Building Inspections (Berwick)

Company Address and Postcode: Pakenham 3187

Company Email: Berwick@jimbuildinginspections.com.au

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: This report has been prepared in accordance with Australian Standard AS 4349.1-2007 for pre-purchase building inspections and is based on a visual, non-invasive assessment of the accessible areas of the property.

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Driveway, Pergola, Fence - Post and Rail Construction
Other Timber Bldg Elements	Skirting Boards, Window Frames, Internal Joinery, Floorboards, External Joinery, Doors, Landscaping Timbers and Construction
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

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

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:

- Ceiling linings
- Appliances and equipment

- Above safe working height
- Duct work
- External concrete or paving
- Debris in gutters
- External finished ground level
- Decking
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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:	Damp and Grout Deterioration in Shower Alcove
Information:	During the inspection of the master ensuite shower, damp was detected to the lower 300mm of wall within the tiled alcove using a non-invasive moisture meter. This is a common defect in wet areas and is likely the result of moisture permeating through deteriorated grout and degraded sealant. Excessive mould growth was observed on both the grout lines and sealant, particularly in areas that appear to retain frequent moisture.

Grout and sealant in wet areas naturally deteriorate over time due to regular movement between materials and the constant presence of water. If left unmanaged, these conditions allow moisture to penetrate surfaces, promoting the growth of mould and fungi, which can lead to decay of building materials and potential health risks. The World Health Organisation has identified that excess indoor moisture facilitates microbial growth, releasing airborne spores and allergens associated with various respiratory and health issues.

It is recommended that all affected grout and sealant be removed and replaced using flexible, mould-resistant materials to accommodate movement and maintain a water-tight seal. Regular maintenance of these materials is essential to prolong the integrity of wet area finishes and prevent moisture-related damage. A qualified sealant specialist, tiler, or bathroom maintenance contractor should be engaged to carry out the necessary remedial works as soon as possible. Further investigation by a plumber may also be warranted to rule out any internal leaks contributing to the damp condition.



Defects 3.02

Building:	Main Building
Location:	Ensuite - Master
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 3.03

Building:	Main Building
Location:	Ensuite - Master
Finding:	Defective Shower Head in Master Ensuite Bathroom
Information:	Upon visual inspection, it was observed that the shower head in the master ensuite bathroom is defective. This damage prevents the proper operation of the shower, hindering its functionality.

It is recommended that a licensed plumber be engaged as soon as possible to assess and repair or replace the shower head to restore proper use of the shower.



Defects 3.04

Building:	Main Building
Location:	Bedroom 2
Finding:	Door handle - Not latching
Information:	It was noted that the door in bedroom 2 was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated

hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.05

Building:	Main Building
Location:	Bathroom 2
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 3.06

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 handyman may be required to perform these works.



Defects 3.07

Building:	Main Building
Location:	Laundry
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Defects 3.08

Building:	Main Building
Location:	Laundry
Finding:	Tap - Loose
Information:	The tap in the laundry sink 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.



Defects 3.09

Building: Main Building

Location: Yard - Side

Finding: AC Overflows - Not plumbed to suitable drainage

Information: Upon inspection, it was found that the AC overflow is not plumbed or connected to suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may exacerbate the issue, potentially attracting termite activity to the area.

We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.



Defects 3.10

Building: Main Building

Location: All External Areas

Finding: Gaps Around External Window Frames

Information: Multiple gaps were identified between the external window frames and the adjoining brickwork across several elevations. These gaps appear to be the result of either poor or inconsistent sealant application during installation, or deterioration of the original sealant over time.

Unsealed or poorly sealed gaps can allow moisture ingress, wind-driven rain, draughts, and provide potential entry points for pests. Ongoing exposure to moisture may also contribute to internal dampness and premature deterioration of surrounding building elements.

A qualified handyman or registered builder should apply a consistent, waterproof, flexible exterior-grade sealant around all affected windows to ensure adequate weatherproofing and protection against moisture and pest entry.





Defects 3.11

Building: Main Building
Location: Pergola
Finding: Decking Edge Board Damage and Localised Ponding
Information:

The external deck perimeter edge board (fascia/trim) was observed to have a longitudinal split with localised material separation. Surface water ponding was also noted in isolated areas of the deck, indicating minor low points and limited surface drainage.

The split to the edge board may allow moisture ingress and could worsen over time if not secured, potentially leading to further separation or localised deterioration. Ongoing ponding can contribute to premature surface wear and increased slip risk, particularly if drainage is not improved.

It is recommended that a qualified carpenter or decking installer attend to secure and repair the split edge board by re-fixing and sealing the affected section in accordance with the manufacturer’s installation requirements. The installer should also assess the deck surface levels and drainage performance and make minor adjustments where necessary to reduce standing water and improve runoff.



Defects 3.12

Building: Main Building

Location: Roof Void
 Finding: Bathroom Exhaust Fans Not Ducted to External Atmosphere
 Information: The exhaust fans installed in the bathrooms were observed to be discharging directly into the roof cavity rather than being ducted to the external atmosphere. This configuration does not comply with best practice ventilation standards, as it allows moist air to accumulate within the roof space.

Prolonged moisture build-up in the roof cavity can lead to elevated humidity levels, which may contribute to mould growth, timber decay, and potential damage to insulation or other roof components over time.

It is recommended that a licensed ventilation specialist or electrician be engaged to install compliant ducting that vents the exhaust air to the outside of the building, in accordance with current building regulations and ventilation standards.



Defects 3.13

Building: Main Building
 Location: Pergola
 Finding: Gutters - Water pooling
 Information: Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.



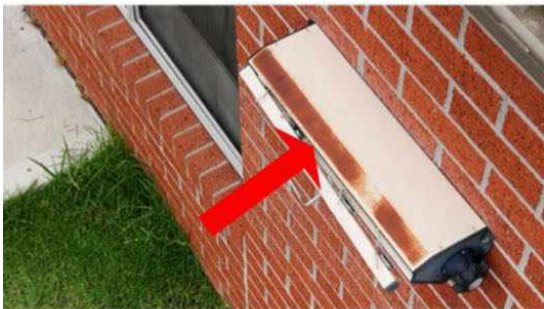
Defects 3.14

Building: Main Building
Location: Yard - Back
Finding: Rusting to Wall-Mounted Clothesline
Information:

The external wall-mounted fold-down clothesline was observed to have surface corrosion to the upper metal casing/lid. Rust staining is visible across the top surface, consistent with weather exposure and deterioration of the protective coating.

Surface corrosion, if left untreated, may progress and lead to further material deterioration, potential perforation of the metal casing, and reduced structural integrity of the clothesline over time. Continued exposure to moisture will accelerate the corrosion process.

It is recommended that a qualified handyman or maintenance contractor clean back the affected areas to sound metal, treat the surface with an appropriate rust inhibitor/primer, and apply protective exterior-grade coating. The unit should also be assessed to ensure fixings remain secure and structurally sound.



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.

D5 Conclusion - Assessment of overall condition of property

- Upon inspection, the 3-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require urgent attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed promptly to maintain the overall condition of the property.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the defect statements, to carry out the necessary repairs and maintenance as soon as possible.

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

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.



Noted Item

Building: Main Building

Location: Roof Void

Finding: Obstructions and Limitations - roof cavity

Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area 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

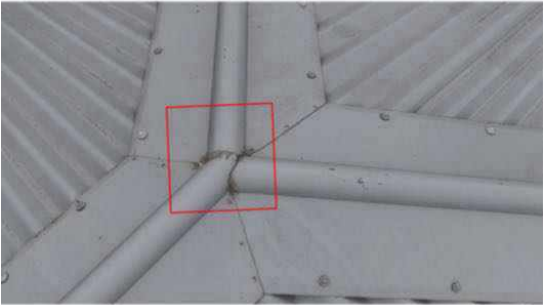
Building: Main Building
 Location: Roof Exterior
 Finding: Roof Flashing Junction Sealing
 Information:

The roof capping and barge flashing junctions were observed to have standard lapped metal connections without visible sealant at certain joints. Minor surface staining was noted at some junction points; however, fixings appear present and the laps appear mechanically secured.

In typical Colorbond roofing installations, lapped flashings are not always required to be sealed provided adequate overlap, correct fall, and appropriate fixing has been achieved in accordance with manufacturer specifications and relevant Australian Standards. Based on a visual inspection only, no obvious open gaps or displacement were observed.

As a precautionary measure, it is recommended that the roof be monitored for any signs of water ingress, particularly following heavy or wind-driven rain. Should leakage be identified, a licensed roof plumber should assess the affected junctions and apply appropriate weatherproof sealing where required.





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.