



## Building Inspection Report

Inspection Date: Thu, 15 Jan 2026

Property Address: 65 Maraket Ave, Blaxland NSW 2774,  
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: Thu, 15 Jan 2026

Modified Date: Sat, 17 Jan 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: 65 Maraket Ave, Blaxland NSW 2774, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Tom Simovic Ph: 0404 857 099  
Email: Luddenham@jimbuildinginspections.com.au

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Company Name: Jim's building Inspections Luddenham

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Company Address and Postcode: Luddenham 2745

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Company Email: Luddenham@jimbuildinginspections.com.au

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Company Contact Numbers: 0404 857 099

## 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 Good condition with some minor defects.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Masonry Piers, Part Slab and Part Subfloor, Suspended Timber Frame, Strip Footings
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Pergola, Footpath, Fence - Fabricated Metal Fence, Driveway, Porch
Other Timber Bldg Elements	Door Frames, Doors, Eaves, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Architraves, Weatherboards, Stair Railing, Fascias, Internal Joinery, Floorboards, Staircase
Roof	Tiled
Storeys	High-Set
Walls	Brick Veneer (Timber Framed), Hardi-plank
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.

- Trees
- Interior
- Posts
- Roof Void
- Exterior
- Landscaping Timbers
- Gardens
- Fencing
- The Site
- Roof Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

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:

- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection

- Appliances and equipment
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Debris in gutters
- Duct work
- Floor coverings
- Insulation
- 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:	Garage Door
Finding:	Garage door - Superficial markings
Information:	The garage roller door has a dent likely to have resulted from impact damage be it accidental or deliberate impact at sometime.

Garage roller doors can fail when the building materials have aged but may be indicative of impact damage (accidental or deliberate). While superficial markings detract from the aesthetics of the building element, the functionality has not been hindered in any way.

Repair and/or replacement of the garage door would improve the condition of the garage but certainly not an urgent item

A qualified roller door installer or supplier should be engaged to check out the operation and overall condition of the doors to determine if repair is an option otherwise replacement may need to be considered.



#### Defects 3.02

Building: Main Building  
 Location: Bedroom window ext  
 Finding: Window seal  
 Information: The window seal on this window has been pushed behind the brick sill.

This can lead to water ingress potentially causing further damage to other building elements.

I recommend a general handy man be appointed rectify this at the owners discretion.



### Defects 3.03

Building: Main Building  
 Location: Living Room  
 Finding: Pergola - Unsealed  
 Information: The rear pergola was found to be deteriorating as it has no seal/paint finish. Whilst it is built from treated pine it should still be painted to prevent deterioration.

At the moment the structure is sound but I highly recommend a protective coating be applied asap.

Also I recommend the roof sheeting be replaced as it is not in a good condition and doesn't extend past the end of the rafters.

This is causing accelerated decay of the timber structure.

Recommend a carpenter be appointed to rectify this asap.



### Defects 3.04

Building:	Main Building
Location:	All Areas
Finding:	Gutters - Blocked
Information:	At the time of inspection it was found that this gutter was completely blocked with debris, leaves and silt.

It does look as though this has caused water ingress to the window previously.

The area was checked for high readings of moisture in the area and no high levels were recorded.

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.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



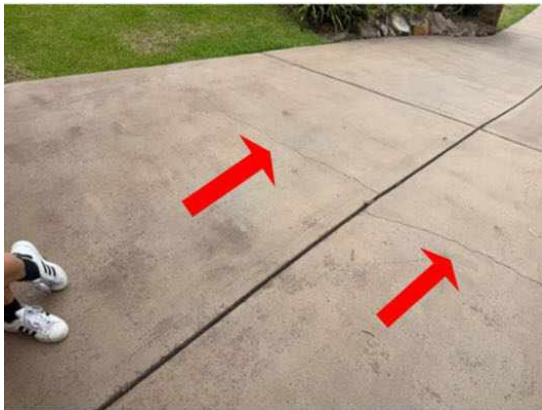
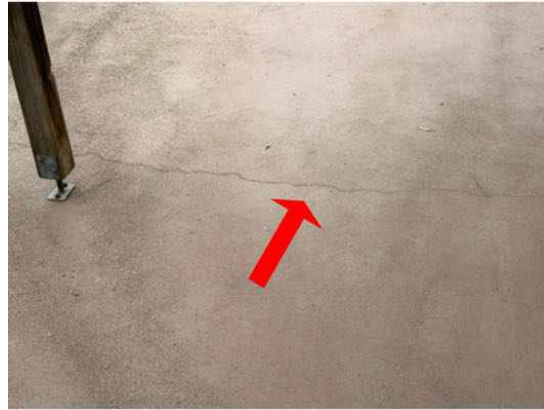


### Defects 3.05

Building:	Main Building
Location:	All External Areas
Finding:	Crack in concrete slab - Category 1
Information:	A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



### Defects 3.06

Building: Main Building  
 Location: Showers  
 Finding: Shower seal repairs required  
 Information: The shower recess was flood tested and no visible leaks were noted at time of inspection.

However grout and silicone is missing from wall to floor tiled junctions. These areas of missing grout should be re-instated and silicone applied to all internal corners to maintain a good overall seal and to prevent water from penetrating under the tiled surface.

High moisture readings in adjacent walls was noted. Past water damage to nearby timber building elements was also present. Water is pooling around the floor-waste indicating inadequate fall.

I cannot confirm whether the membrane has been installed correctly with adequate water stops at the shower screen and door areas.

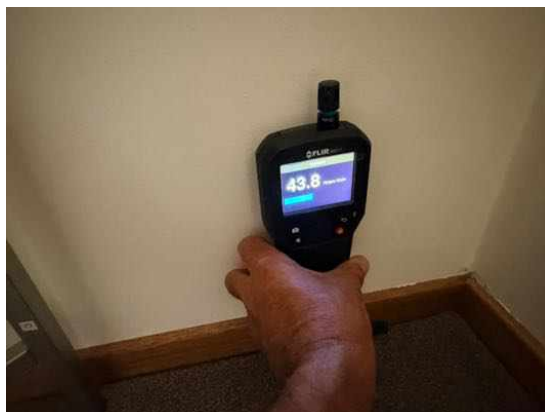
Further inspection is recommended.

**IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

The waterproofing to the shower recess was assessed by checking the walls in and around the shower recess for varying moisture content. Although a higher than normal reading was observed, there were no significant variations across the tested areas. No sign of recent water damage was evident upon a visual inspection of the surrounding walls, where the visual nature of the inspection was possible. Consequently, there is no conclusive evidence of any current shower recess leakage and it is reasonable to assume the shower waterproofing is sound. Note that if the shower is not used, or has not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a pre-purchase inspection is carried out) to categorically determine if there are leaks.

If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.





### Defects 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom defects
Information:	Some minor defects were found in this area at the time of inspection.

The floor waste in this area was not sitting flush with the floor tiles. Whilst this is cosmetic it does deter from the general appearance of the area.

The toilet pan has a crack in it. Again this does not cause any functional issues it is cosmetic but does deter from the general appearance of the bathroom. The toilet was checked for leaks and none were noted at the time of inspection.

A plumber could be appointed to replace the toilet at the owners discretion and a tiler be appointed to reinstall the floor waste at the owners discretion.



### Defects 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom defects
Information:	Some minor defects were found in this area at the time of inspection.

The vanity basin has a small crack in it. Whilst this is cosmetic it does deter from the general appearance of the area.

Floor tiles in this area are cracked. Again they function as intended but do deter from the general appearance of the bathroom and could eventually lead to water ingress into the substrate which can lead to secondary defects.

A plumber could be appointed to replace the vanity basin at the owners discretion and a tiler be appointed to replace the cracked floor tiles at the owners discretion.



### Defects 3.09

Building:	Main Building
Location:	Bathroom
Finding:	Sealant - Missing
Information:	It was noted on inspection that sealant was missing to these areas

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

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

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



### Defects 3.10

Building:	Main Building
Location:	Linen Cupboard
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door and jamb.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to minor building movement.

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



### Defects 3.11

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose and minor cracking is also present. Repointing and re-sealing these areas may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





### Defects 3.12

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof plumbing - Flashing cracked
Information:	Water leaks generally occur when a particular area of the property is not weather or water tight. Cracks were evident to the roof flashings at the time of inspection.

Regardless of the location, if left unmanaged, even minor leaks can lead to serious damage of associated building elements, potentially resulting in the need for replacement of building materials. Damage to ceilings, wood rot, mould and other hazards, such as electrical hazards, may also arise if left unmanaged.

The cause of the water leak should be identified and addressed immediately to prevent further damage. The water leak should be resolved prior to any repairs of the damaged area, which may require localised replacement of building materials and refinishing.

Further inspection by a qualified carpenter or licensed plumber is advised to adequately rectify the potential leak.



### Defects 3.13

Building:	Main Building
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Location:	All External Areas
Finding:	External painting deteriorated/weathered
Information:	Much of the external paintwork including but not limited to eaves, fascias and cladding have been neglected and require attention to prepare and re-paint.

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

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

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



### Defects 3.14

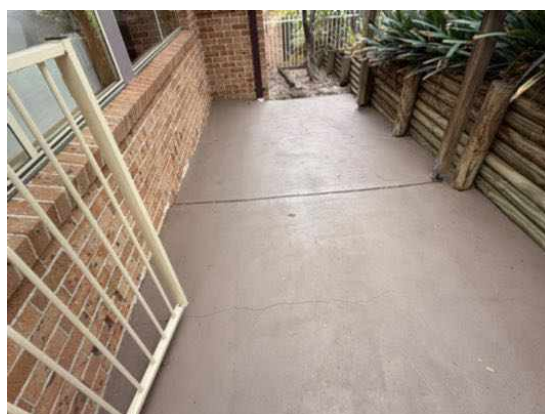
Building:	Main Building
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Location: Site Drainage  
Finding: Site Drainage  
Information: Site drainage appears to be acceptable at the time of inspection, however the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required.

There were some areas at the northern side of the property that do require attention. Additional drainage should be installed to this area and external ground levels be directed away from the building. Currently water flows may enter the sub-floor of the building which is not acceptable.

The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain may be found to be inadequate.

Any comments made in this section are relevant only in light of the conditions present at the time of inspection.





## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber specialising in Roof Plumbing
- Registered Roofing Contractor
- Licensed Plumber

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

### D5 Conclusion - Assessment of overall condition of property

- The house is in good condition when compared to houses of a similar age.

In general all wall and ceiling linings were in good condition with expected wear and tear. The bathrooms and kitchen are in good condition overall.

All external brickwork is in good condition with no discernible cracking.

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. No water hammer was noted when taps were turned on and off fast.

The HWS appeared to be in good condition at the time of inspection.

Further inspection of electrical appliances, plumbing and the air conditioner is advised as reporting on these items is outside the scope of this report.

There was no Safety issues or Major defects found, some minor defects were noted at the time of inspection.

The report must be read as a whole to fully appreciate the scope of works required to rectify and ensure the long term structural stability and longevity of the building.

Access into the roof space was limited due to excessive timbers, stored items, insulation, ducting and low roof pitch in areas. The installation of an additional manhole in a more centralised location is recommended. This will allow for a more thorough inspection of this area in the future.

Many minor defects can be rectified and then maintained in the future.

General ongoing maintenance is key in reducing further minor issues which if left to deteriorate further can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional as these areas are outside the scope of this report.

A Pre Purchase inspection report by its very nature may be negative, as its role is to identify the defects in the property. The reader should consider the positive aspects of the property in their final decision making. Not all the positive aspects will be highlighted in this report.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance, or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

Estimating the cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'Special-Purpose Building Report'.

We do not report on door stops either missing or broken.

Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be reflected in the selling price.

For further information, advice and clarification please contact Tom Simovic on: 0404 857 099

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
Location: All Internal Areas  
Finding: For your information-Thermal camera  
Information: AS 3660.2:2017 is the recommendation for the carrying out of 'Additional Tests' using specialist non-destructive tools:

A thermal imaging inspection was carried out throughout the interior of the house using a Flir MR277 thermal camera. No thermal anomalies were noted that would be consistent with any current termite activity, however various factors must be taken into effect which may hamper or impede the reading obtainable by the imager. These factors include obstructions, ambient temperature, wall material and thickness etc. If any surface is restricted visually or otherwise, a proper thermal reading is not possible and is not within the scope of this inspection. Any findings or otherwise is reported on at the time of the inspection only.





### Noted Item

Building: Main Building  
 Location: Cabinetry Plumbing  
 Finding: FYI-Cabinetry Plumbing  
 Information: All cupboards where sinks and basins with drainage plumbing were inspected no evidence of leaks were present at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.



### Noted Item

Building:	Main Building
Location:	Plumbing/electrical/gas/aircon/pool equipment etc
Finding:	FYI-Plumbing and Electrical
Information:	Plumbing and Electrical inspections are outside the scope of the building inspection and must be conducted by a licensed and registered trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electricians and plumbers respectively to ensure they are functioning correctly.





**Noted Item**

Building: Main Building  
Location: Smoke Detectors  
Finding: FYI-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 is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

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

Please refer to AS3786 and state based legislation, which may also apply.



**Noted Item**

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