



Building Inspection Report

Inspection Date: Tue, 17 Feb 2026

Property Address: 13/54-55 Park Avenue, Kingswood NSW
2747



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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: Tue, 17 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 13/54-55 Park Avenue, Kingswood NSW 2747

Client's Email Address:

Client's Phone Number:

Consultant: David Piva Ph: 0466 136 675
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2743C

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Company Address and Postcode: Horsley Park 2175

Company Email: David.piva@jimsbuildinginspections.com.au

Company Contact Numbers: 0466 136 675

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: Important Pre-Report Requirements

- The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
- This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
- The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Safety & Compliance

- Where Major defects and safety hazards are found should be addressed immediately.
- Other defects should be rectified promptly to avoid escalation.
- It is highly recommended that:
 - A licensed electrician reviews all electrical components.
 - A licensed plumber reviews plumbing systems and provides maintenance guidance.
- These reviews help ensure safe usage and longevity of essential systems and protect your investment.

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition generally, major and minor defects were found

Section B General

General description of the property

Building Type	Residential, Apartment
Company or Strata title	Unknown
Floor	Concrete, Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	South
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled
Storeys	Four Storey
Walls	Full Brick
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

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:

- Appliances and equipment
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Rugs
- Stored items

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: **Medium**

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

Defects 1.01

Building: Main Building
 Location: All Areas
 Finding: Safety Hazard – Missing / Non-Compliant Window Restriction Devices (Apartment Building)

Information:

Observation:

It was noted at the time of inspection that window restriction devices were either missing, inoperative, or not installed to the affected windows within the apartment. This comment is raised as a cautionary safety item.

The windows in question are located at a height where the internal floor level is significantly above external ground level. In bedrooms and other habitable rooms where the openable portion of a window is more than 2 metres above the surface beneath, permanent window restrictors or compliant security screens are required to limit the opening to a maximum of 125mm, unless other compliant protective measures are in place.

Implications:

In the absence of compliant restriction devices, there is an increased risk of accidental falls, particularly involving young children. Falls from height in multi-residential buildings can result in serious injury or fatality.

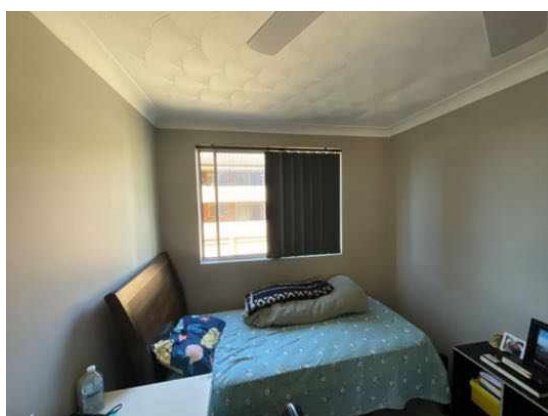
Given that this is an apartment building, responsibility for installation and compliance may fall under strata management depending on whether the windows are classified as common property or part of the lot. Failure to address this issue may expose the owners corporation and/or lot owner to safety and liability risks.

Recommendation:

It is strongly recommended that compliant window restriction devices or approved safety screens be installed to affected windows in accordance with the National Construction Code and relevant state-based safety requirements for openable windows in residential buildings.

A qualified window specialist or licensed contractor should be engaged to assess all applicable windows and install compliant restrictors as required. The strata manager or owners corporation should be consulted to clarify responsibility and coordinate rectification where the windows form part of common property.

Prompt action is advised to mitigate the identified fall risk and ensure occupant safety.



Major Defect

Defects 2.01

Building: Main Building
 Location: Bathroom
 Finding: Major Defect – Moisture Ingress and Associated Damage (Bathroom / Laundry / Adjoining Areas)
 Information: Observation:

Evidence of previous patching and render damage was noted to the masonry wall behind the hallway shower, visible under directional lighting. Elevated moisture readings were recorded at the base of this wall at the time of inspection.

Additional elevated moisture readings were obtained behind the shower wall in the adjoining laundry area, particularly around the hot water system (HWS) and associated plumbing penetrations. The timber floating floor to the adjoining bedroom exhibited minor visual indicators consistent with past or present water penetration.

Corrosion and rust perforation were observed to the lower sections of the bathroom

metal door frame, with early-stage corrosion forming to the laundry door frame. These conditions are consistent with prolonged exposure to moisture.

No abnormal moisture readings were detected to the internal shower wall surfaces around tap fittings or lower wall sections at the time of inspection.

Implications:

The combination of elevated moisture readings, render deterioration, corrosion to metal door frames, and water-related impact to adjoining finishes indicates an ongoing or recurrent moisture source. Likely causes include failure or deterioration of the shower waterproofing membrane and/or minor concealed plumbing leaks within wall cavities servicing the bathroom and laundry areas.

Structural damp refers to the presence of unwanted moisture within building fabric, commonly resulting from plumbing leaks, failed waterproofing systems, or persistent water intrusion. Where unmanaged, excessive moisture can lead to:

- Progressive deterioration of masonry render
- Lifting, bubbling, and peeling of painted finishes
- Corrosion of embedded or adjacent metal components
- Damage to timber flooring and adjacent elements
- Increased risk of concealed mould growth

Although no moisture was detected at shower fittings during the inspection, moisture migration within wall cavities can occur independently of visible surface leaks. The extent of concealed damage cannot be fully determined without invasive investigation.

Given the presence of confirmed elevated moisture readings and associated material deterioration, this condition is considered a major defect due to the risk of ongoing structural and material damage if left unresolved.

Recommendation:

A licensed plumber should be engaged as a matter of priority to undertake pressure testing of water supply lines, inspection of waste pipes, and assessment of the hot water system and associated plumbing penetrations.

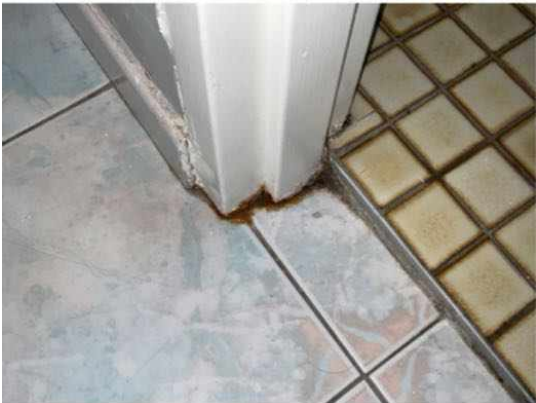
If plumbing defects are ruled out, a licensed waterproofing specialist should assess the integrity of the shower waterproofing membrane in accordance with the requirements of the National Construction Code (including AS 3740 – Waterproofing of Domestic Wet Areas).

Rectification works may involve plumbing repairs, repairs of failed waterproofing

membranes.

Failure to identify and rectify the moisture source is likely to result in continued damp conditions, further material deterioration, and escalation of repair costs.





Minor Defect

Defects 3.01

Building: Main Building
Location: Laundry
Finding: Door - Binding on floor or carpet (insufficient clearance)...
Information: During standard operation, it was observed that one or more doors are binding or rubbing against the floor covering due to insufficient clearance between the bottom edge of the door and the finished floor level. This condition impedes smooth operation of the door and is classified as a defect.

Implications:

- **Functionality:** The affected door(s) do not open or close freely, which compromises intended use and occupant convenience.
- **Wear and Damage:** Continued rubbing may cause damage to the floor covering, such as scuffing, tearing, or indentation (particularly on carpet, vinyl, or timber surfaces).
- **Door Damage:** The bottom edge of the door may also suffer wear, swelling (if unsealed), or delamination over time.
- **Compliance:** Doors are expected to operate without obstruction in accordance with good building practice and the tolerances outlined in Guide to Standards and Tolerances.

Recommendation:

The bottom edge of the affected door(s) should be planed or trimmed to provide sufficient and uniform clearance above the floor surface. Following adjustment, the exposed edge must be appropriately sealed to prevent future moisture ingress or material degradation. All works should be carried out by a qualified tradesperson in accordance with manufacturer recommendations and industry standards.



Defects 3.02

Building:	Main Building
Location:	External Wall
Finding:	Brickwork - Cracking Moderate.
Information:	Observation:

Cracking was noted in the external brickwork and appeared to be moderate at the time of inspection.

Such cracking is a common occurrence in brickwork, particularly in buildings of this age and construction type, and is often associated with:

- Expected building movement over time
- Thermal expansion and contraction due to weather changes
- Material ageing or general settlement of footings

Vertical cracking may indicate thermal movement, while other patterns could suggest more localised stress within the wall.

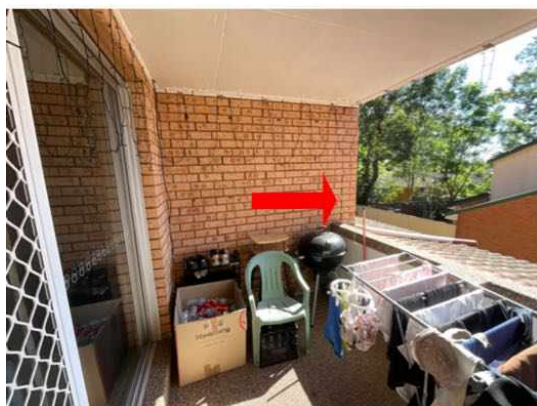
Implications:

- Cracks of this nature may progress or widen if underlying movement continues
- There is potential for remedial works or brickwork replacement in the future
- Moisture ingress may also occur through open cracks, leading to deterioration of internal elements if not addressed

Recommendation:

- Although cracking appears moderate and non-structural at this stage, it is recommended that the area be monitored
- For a more detailed assessment, consultation with a qualified Structural Engineer is advised to determine if movement is ongoing and whether any remedial action is necessary

Note: This assessment is based on a visual inspection only. We are not Structural Engineers and cannot determine the structural implications of cracking without further specialist evaluation.



Defects 3.03

Building:	Main Building
Location:	Balcony
Finding:	Observation – Substandard Balcony Drainage
Information:	During the inspection, the floor drainage to the enclosed balcony area was assessed and found to be substandard. The balcony is fully enclosed, effectively creating a vessel-like space in which water cannot freely escape. No primary floor waste was visible to facilitate effective water removal. It is possible that stored items, mats etc. may be concealing a floor waste, and further investigation is advised to confirm whether one exists.

Additionally, no overflow pipes or alternative drainage provisions were observed along the masonry external balustrade walls. In the absence of adequate drainage, water may accumulate and pool on the balcony floor. This can present a slip hazard and due to current floor level differences, may also increase the risk of moisture ingress into adjoining internal living areas.

Effective drainage is critical to preventing water buildup, protecting structural elements, and maintaining the long-term integrity of internal finishes.

Recommendation:

- Floor waste may be covered by mats, recommend further investigation to confirm

appropriate drainage to the balcony area in accordance with relevant building codes and waterproofing standards.

- At the client's discretion, this matter may be referred to the Owners Corporation should issues arise, as balcony drainage design and performance may fall under strata responsibility depending on the registered strata plan.

Ensuring compliant and functional balcony drainage will assist in mitigating future water-related defects and maintaining the property's overall condition.



Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- As identified in summary and defect statements
- Registered/Licensed Builder
- Structural Engineer

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

- BUILDING SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained.

Major and minor defects were found.

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MAJOR DEFECTS

- Moisture Ingress (Bathroom / Laundry Area)

Elevated moisture readings were recorded to the masonry wall behind the shower and within the adjoining laundry wall around the hot water system and plumbing services. Evidence of previous patching, render deterioration, corrosion to metal door frames, and minor water impact to the adjoining bedroom floating floor were also noted.

The pattern of moisture and associated damage is indicative of a likely waterproofing failure and/or concealed plumbing leak. If not rectified, ongoing damp conditions may result in further deterioration to wall linings, finishes, metal components and potentially concealed structural elements.

Prompt investigation by a licensed plumber and further assessment of the waterproofing system in accordance with the National Construction Code is recommended to determine the source and extent of rectification required.

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SAFETY HAZARDS

- Window Restriction Devices (Apartment)

Window restriction devices were noted as missing or not installed to affected windows within the apartment. Given the height above ground level, this presents a fall risk, particularly to children, where window openings are not adequately limited.

Installation of compliant restrictors or approved safety screens is recommended in accordance with the National Construction Code. Responsibility for rectification may rest with the lot owner or strata, subject to common property classification.

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BUILDING REPORT SUMMARY

External Walls

- External masonry walls appeared generally sound.
- Moderate cracking observed.
- Monitoring advisable, further information from strata or structural engineer recommended

Taps, and Plumbing

- Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
- No significant leaks or water hammer noted.
- Recommend further testing after regular usage resumes.
- Moisture readings found around HWS plumbing, further investigation required.

Interior Linings

- Walls and ceilings were generally in good condition with minor wear and tear.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors

- All accessible windows and doors were operational.
- Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom

- Overall condition average
- Elevated moisture readings were found behind the shower at the time of inspection.
- Further investigation is advised.
- Recommend sealing tiles and grout to prevent moisture ingress.

Kitchen

- The kitchen was in good condition overall with no visible defects.
- Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)

- This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
- Water pressure and tapware condition were not fully assessed.
- A licensed plumber is required to provide an accurate assessment.

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KEY RECOMMENDATIONS

- Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
- Defects found should be rectified promptly to avoid escalation.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Kitchen
Finding: Kitchen Sink – Overall Condition & Recommendations.
Information: Observations:

- The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.
- No significant water damage was observed to the cabinetry/unit
- Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

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Recommendations:

- Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.
- For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained.
- It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.



Noted Item

Building: Main Building
Location: Bathroom
Finding: Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information: Overall Condition & Recommendations

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SHOWER:

- Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.
- Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.
- Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.
- No elevated moisture readings were detected around the tap fittings
- Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.
- Moisture readings (as documented in the report) suggest some retained moisture in the shower walls. Further investigation by a qualified plumber or waterproofing specialist is advised to confirm any underlying issues.
- The condition of grout average with some areas potentially requiring maintenance or replacement.
- Grout in wall and/or floor junctions may crack and deteriorate over time. It is recommended to remove any rigid grout from junctions and replace with flexible, mould-resistant sealant in accordance with best building practices.
- Mould growth was noted in some areas of grout/sealant. Cleaning or, if necessary, replacing affected grout or sealant is recommended to maintain hygiene and waterproofing integrity.

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TOILET:

- No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

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VANITY UNIT:

- Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.
- Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.
- No visible water damage was observed to the vanity cabinetry at the time of inspection.
- Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

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IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.





Noted Item

Building: Main Building
 Location: All Areas
 Finding: Plumbing, Electrical & Gas Installations – Scope and Recommendations.
 Information: Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

- Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.
- We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet

current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

- All smoke detectors be tested monthly by the homeowner.
- All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.



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.