



Building Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 18 Flemington Pkwy, Box Hill NSW 2765,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Wed, 8 Apr 2026

Modified Date: Thu, 9 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 18 Flemington Pkwy, Box Hill NSW 2765, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Leon Vinci Ph: 0450 018 846
Email: Rootyhill@jimbuildinginspections.com.au

Company Name: Jim's Building Inspections (Rooty Hill)

Company Address and Postcode: Blaxland 2774

Company Email: Rootyhill@jimbuildinginspections.com.au

Company Contact Numbers: 0450 018 846

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: - The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

- This report is only valid for 30 days from the date of the inspection, any defects found or incurred after the date of inspection cannot be guaranteed.

To help protect against financial loss, it is essential that the building owner immediately control or rectify

any defects found in this report.

Please read all defect statements and pictures in full to understand this report completely.

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 some major and minor defects found.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Pergola, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames
Roof	Timber Framed, Flat, 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.

- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- 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:

- Ceiling Cavity - Part.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

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

- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- 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: **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

Defects 1.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Electrical fittings: Deteriorated damage.
Information:	The electrical fitting in this area was found to be showing signs of deterioration at the time of inspection.

Left unmanaged, the fitting is unlikely to cause further damage to surrounding building elements. However, the broken fitting may create a safety hazard if there is potential contact with persons in the area.

Repair and/or replacement of the broken fitting is advised. A Licensed electrician should be appointed to repair/replace the fitting immediately.



Major Defect

Defects 2.01

Building:	Main Building
Location:	Exterior walls - rear > Rear Left
Finding:	Perimeter Paving - Insufficient weather proofing.
Information:	The perimeter paving or ground levels were found to have an inadequate weather proofing from the adjoining building structure, creating potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.



Defects 2.02

Building:	Main Building
Location:	Living Room > Rear Left
Finding:	Damp
Information:	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. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

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. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.





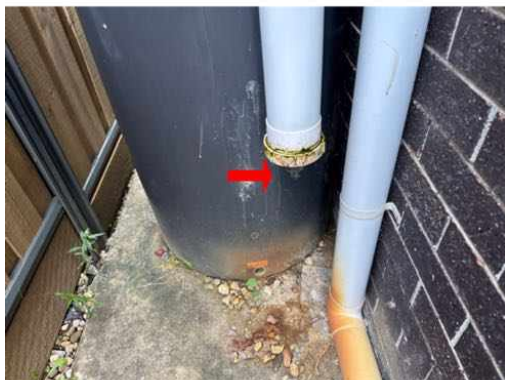
Minor Defect

Defects 3.01

Building:	Main Building
Location:	Exterior walls - left side > Front Left
Finding:	Rain Water Tank: first flush not connected.
Information:	The first flush overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the first flush overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

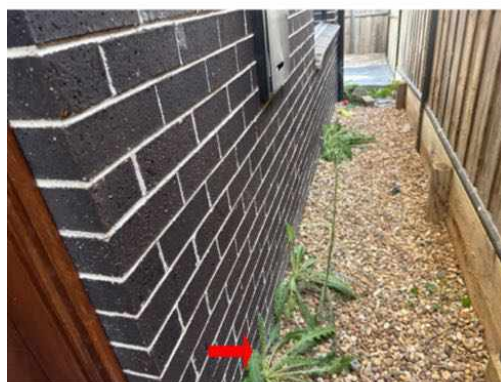


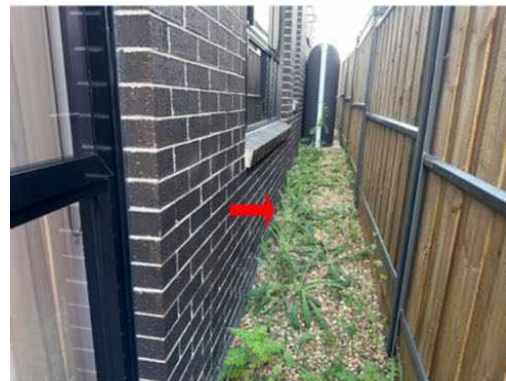
Defects 3.02

Building: Main Building
 Location: All Areas > All Areas
 Finding: Bridging - Vegetation
 Information: Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.





Defects 3.03

Building:	Main Building
Location:	All Areas > Level 2, Veranda
Finding:	Roof plumbing - Missing
Information:	Some sections of the roof are not adequately drained via gutters and downpipes. Gutters and downpipes that are not installed adequately are likely to result in excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Excessive moisture creates an environment which accelerates the deterioration of building elements in the area, as well as being conducive to termite and pest infestation. Such an environment is likely to necessitate repair and/or replacement of building elements, which are prone to sustaining wood rot, rust or corrosion.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials. Depending on the extent of the damage, repair and/or replacement of damaged building elements may be required.



Defects 3.04

Building:	Main Building
Location:	Roof Void > Centre Left
Finding:	Air conditioning condensation pipework.
Information:	<p>At the time of inspection the air condition condensation pipework appeared not to be installed correctly to the sewer vent pipework. The condensation and drip tray pipe have been installed directly into the vent pipe by drilling holes into the sewer vent pipe and poked into the vent pipe with no sealer. This may allow odour or gases from the sewer pipe to escape into the roof void via the unsealed joints or travel up the condensation pipe to the HVAC condenser.</p> <p>There should be a "S" trap or "P" trap installed to the vent pipe to create a water barrier to prevent this from occurring.</p> <p>A licensed plumber should be engaged immediately to perform rectification works to prevent any potential damage to the property or HVAC.</p>



Section D Significant Items

D4 Further Inspections

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

- Registered/Licensed Builder
- Licensed Plumber
- Licensed Electrician
- 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

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BUILDING SUMMARY

The building appears to be in a fair condition compared to buildings of similar age and construction which have been well maintained. Minor defects were found at the time of the inspection.

No major Structural defects were evident at the time of inspection.

A moisture meter was used on all accessible walls during the inspection and a limited amount of excessive moisture was detected to living room wall on the lower rear left wall, possibly due to the exterior concrete height to the internal floor height with no barrier between the two.

All areas with high moisture should be investigated by way of an invasive inspection by either a plumber and/or pest controller. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity, wood decay, mould and deterioration of the building elements.

NOTE: If the Property has been vacant for a period of time or wet areas not used, 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

The following recommendations are highly advised to avoid further damage or deterioration of building elements:

- Apply sealant/grout where/when required.
- Monitor shower recess for leaks.
- Adequately Connect Air conditioning condensation drain to drainage.
- Maintenance is required to the plumbing/taps/toilet.
- Adequately connect all downpipes/roof plumbing to the stormwater drainage.
- Lower concrete paving and/or soil where above weep holes and damp proof course (DPC).

Please be aware that limitations did affect the inspection with inaccessible areas, meant a complete inspection of the roof space, and roof exterior areas could not be fully inspected.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Note: Fixed furniture and appliances may conceal or prevent moisture from being detected.

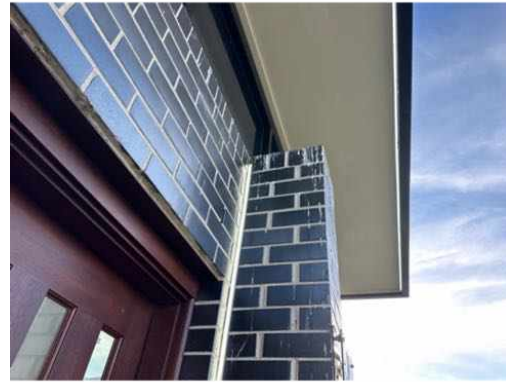
For further information, advice and clarification please contact Leon Vinci on: 0450 018 846

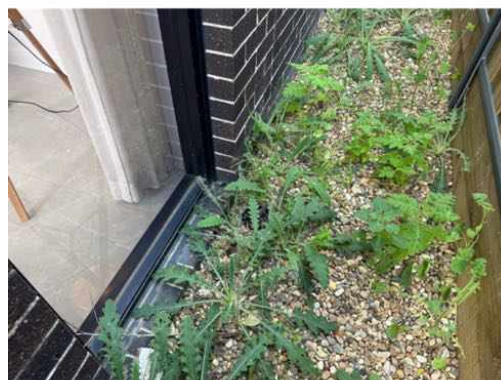
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas > 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.





Noted Item

Building: Main Building
 Location: Electrical circuit box > Front Right
 Finding: Termite Management System - no evidence of a chemical installation
 Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Noted Item

Building: Main Building
 Location: Roof Exterior > All Areas

Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Main Building
Location: All Areas > 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.





Noted Item

Building: Main Building
 Location: Ensuite - Master > Centre Left
 Finding: Moisture Meter used: No Moisture Detected.
 Information: Moisture meter was used during the inspection and no excessive moisture was detected to accessible walls inside the shower recess at the time of inspection.

The grout and tiles in this area appear to be in good condition at the time of inspection

NOTE: If the Property has been vacant or water not used 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.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.



Noted Item

Building: Main Building
 Location: Bathroom > Centre Right
 Finding: Moisture Meter used: No Moisture Detected.
 Information: Moisture meter was used during the inspection and no excessive moisture was detected to accessible walls inside the shower recess at the time of inspection.

The grout and tiles in this area appear to be in good condition at the time of inspection

NOTE: If the Property has been vacant or water not used 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.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.



Noted Item

Building: Main Building
Location: All Areas > All Areas

Finding: Moisture Meter used: No Moisture Detected.
Information: Moisture meter was used during the inspection and no excessive moisture was detected to accessible walls inside the property at the time of inspection.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber, builder, or damp proof specialist would be advised to identify the cause of damp and to perform remedial works as required

NOTE: If the Property has been vacant or water not used 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.





Noted Item

Building: Main Building
 Location: Hall > All Areas
 Finding: Smoke Detectors and Alarms
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that 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 > All Areas
Finding: Pipe: Flexible Braided pipes.
Information: Braided Stainless Steel Flexi connector hose are popular in modern home fit outs because they can be bent into shape. They started to be installed in the early two thousands and their use is now extremely widespread in contemporary construction and renovations.

Research from IAG, drawing on 15,000 escape of water claims over a 12 months suggest that they can become a ticking time bomb under the sink.

Flexible braided hoses accounted for more than one in five water damage claims lodged by Australian households according to research released by general insurer IAG.

The pipes, manufactured by a wide range of companies, appear to have a limited life span. A decade after a house is built, the risk that a pipe will burst, flooding a home increases significantly, according to IAG.

Most claims came from the owners of properties that were built between 11 and 30 years ago.

It is recommended that the Flexi pipes to be replaced at the owners discretion to avoid an “escape water incident” which may lead to water damage to other building elements in the home.

This work can be undertaken by a licensed plumber, general handy person at the owners discretion.





Noted Item

Building: Main Building
Location: Roof Void > All Areas
Finding: Roof void: limited access.
Information: Limited access to the roof void was present due to facts including but not limited to access hatch size or placement, insulation for this reason inspection to the roof void was minimal and a range of defect's from minor to major may not be visible at the time of inspection.





The following items were noted as - Fair Condition

Noted Item

Building: Main Building
 Location: All Areas > All Areas
 Finding: Thermal imaging: No excessive moisture presentation.
 Information: At the time of inspection there appeared to be no excessive moisture presentation in this area.

NOTE: If the Property has been vacant for a period of time or wet areas not used, 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.





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.