



Building Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 5 Hazlewood St, New Norfolk TAS 7140,
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: Tue, 27 Jan 2026

Modified Date: Wed, 28 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 5 Hazlewood St, New Norfolk TAS 7140, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Ash Ruscoe Ph: 0493 985 075
Email: Sandybay@jimsbuildinginspections.com.au

Builders Licence CC6482

Company Name: Jim's Building Inspections (Sandy Bay)

Company Address and Postcode: Tolmans Hill 7007

Company Email: Sandybay@jimsbuildinginspections.com.au

Company Contact Numbers: 0493 985 075

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: Not Applicable

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 Very good conditions with some minor defects.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	
Other Building Elements	
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Veranda Posts, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed, Pitched
Storeys	Single
Walls	Cement Sheet Cladding on timber frame
Weather	Fine

Section C Accessibility

Areas Inspected

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

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

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

Inaccessible Areas

The following areas were inaccessible:

- Roof Exterior - Part
- Areas of low roof pitch preventing full inspection.
- 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 low roof pitch preventing full inspection
- Appliances and equipment
- Ceiling linings
- Floor coverings
- Insulation

- Fixed Furniture - Built-in Cabinetry
- Sarking
- Unsafe to Access Roof - No Fall Protection System
- 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: **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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building

Location: Kitchen

Finding: Height adjustable bench

Information: In the kitchen the height adjustable bench is not level. It cannot be made flush with the surrounding bench. It is out of level by approximately 8mm. The gaps are even, however the levels are out. The screws in the brackets may be able to be adjusted or slotted to rectify. I think the best persons to rectify this issue would be the original kitchen installers.

Recommend client request if the agent can liaise with the builder to identify the kitchen installers. They may have greater experience with this system as it is not common.

If kitchen installers decline, recommend client engage a Handy Person to rectify as soon as possible.

Failure to rectify could lead to damage to the adjustable bench and surrounding bench top.





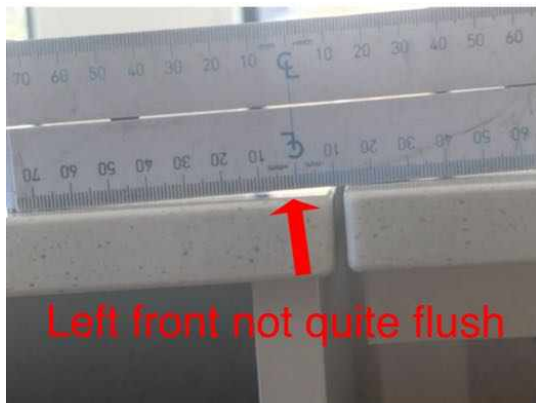
Controls



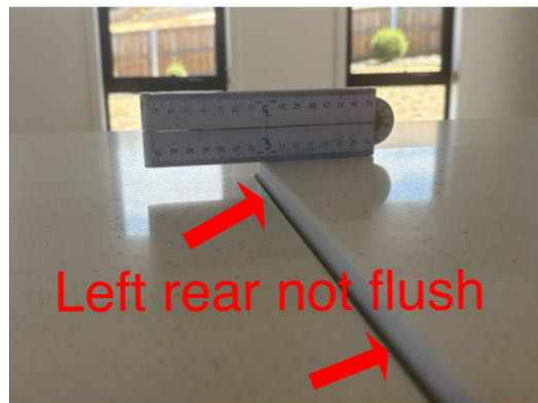
Right front flush



Right rear not flush



Left front not quite flush



Left rear not flush



Main bench



Moveable section
8mm/m out of level

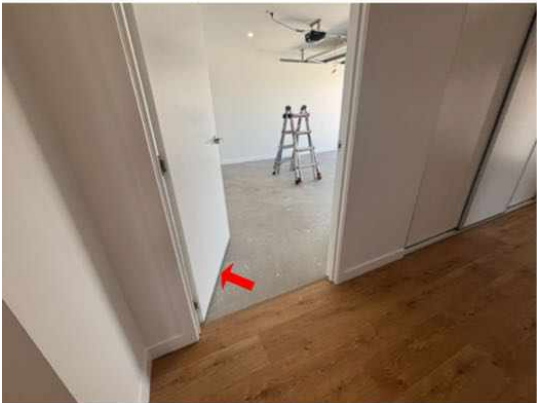
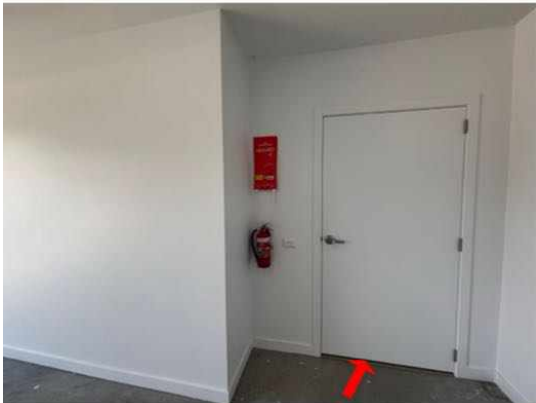


Defects 3.02

Building: Main Building
Location: Garage
Finding: Weather Seals
Information: The garage door to the hallway is missing the weather seals.

Recommend client engage Handy Person to rectify as soon as practicable.

If not rectified the heating/cooling will be less efficient.





Defects 3.03

Building: Main Building
Location: Ensuite
Finding: Toilet seat loose
Information: The toilet seat in the ensuite is loose.

Recommend client engage Lic Plumber to rectify when attending for other plumbing items.

If not rectified it could be a safety hazard for persons using the toilet if it tips sideways.



Defects 3.04

Building: Main Building

Location: Ensuite

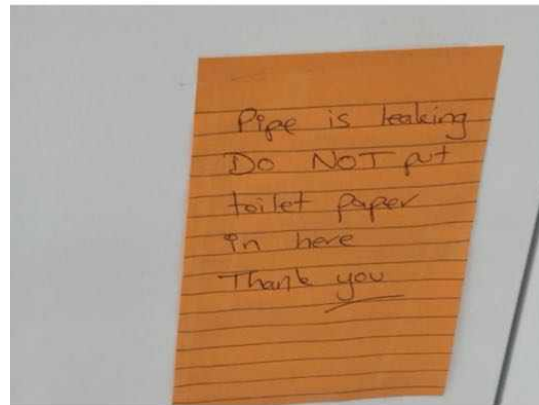
Finding: Water leak

Information: In the ensuite the vanity hot water would not operate as it has been turned off at the stop cock. There is also a notice on the door regarding a leak.

I ran the tap briefly and did not observe a leak, however this may be related to the hot water which was turned off.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Internal water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are potential outcomes where a water leak is left unattended. In extreme cases, structural damage/subsidence may develop due to a prolonged water leak.





Defects 3.05

Building: Main Building

Location: Ensuite

Finding: Drain obstructed

Information: The drain to the ensuite shower has debris in it. I ran the shower for a few minutes and the water was draining. However this partial obstruction may make it easier to become clogged and overflow.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Blockages prevent building elements from operating as intended. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects such as flooding and water damage to surrounding building materials.





Defects 3.06

Building: Main Building

Location: Ensuite

Finding: Shower door binding

Information: The bathroom shower door is slightly binding on the bottom of the door. This defect inhibits the functionality of the affected door. If left as is, it will likely cause some wear marks and/or damage to the door frame.

Recommend client engage a Handy Person to rectify as soon as practicable.

Failure to rectify will lead to further deterioration to the building elements.



Defects 3.07

Building: Main Building
Location: Kitchen
Finding: Dishwasher packaging
Information: The dishwasher in the kitchen still has packaging/tape inside of it. This will need to be removed prior to use. This impedes the function of the dishwasher.

Also the power point has not been switched on.

Recommend client engage a Handy Person to rectify as prior to occupation.



Defects 3.08

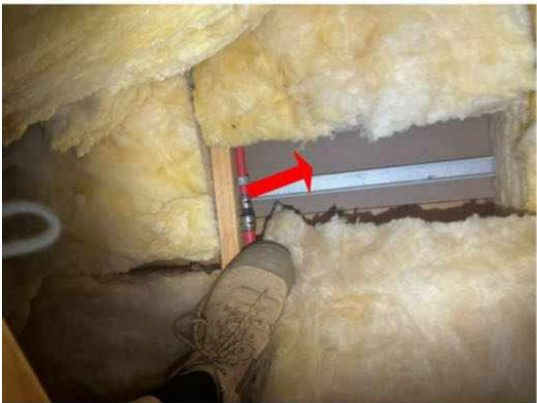
Building: Main Building
Location: Roof void
Finding: Insulation displaced
Information: In the roof void, a small amount of insulation batts have been displaced. Most likely they were moved by trades persons carrying out various jobs in the roof void.

Recommend client engage a Handy Person to rectify at clients convenience.

FYI there are batts fitted and a roof blanket.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property. Insulation works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

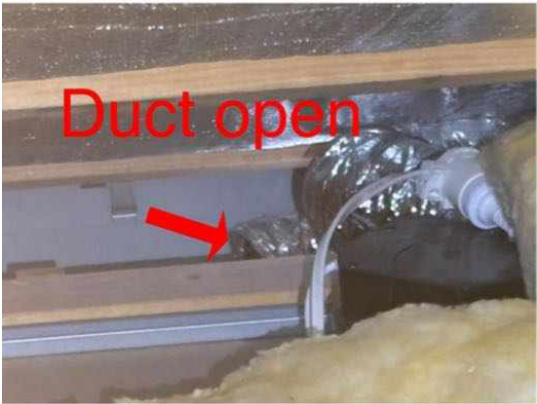




Defects 3.09

Building: Main Building
 Location: Roof void
 Finding: Exhaust fan not ducted to the exterior
 Information: In the roof void, (possibly the small exhaust fan to the ensuite) is not ducted to the eave outlet. Without ducting evaporative moisture can cause mould in the roof void.

Recommend client engage a Handy Person to rectify as soon as practicable.



Defects 3.10

Building: Main Building
 Location: Hot Water System
 Finding: Hot Water System - corrosion to fitting
 Information: On the hot water system there is some corrosion to a fitting.

Recommend client engage a Lic Plumber to inspect and rectify if necessary as when attending for other items.

Failure to rectify could lead to further deterioration.



Defects 3.11

Building: Main Building
 Location: Left hand side of house
 Finding: Heat Pump - not plumbed for drainage
 Information: The heat pump outside the front bedroom, has not been plumbed to drainage. It has the hose buried in the mulch. Over time, this could lead to blockage of house by debris or insects and cause the water to overflow into the dwelling.

Recommend client engage Lic Plumber to rectify as soon as practicable.

If the heat pump is not plumbed it may result in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay or mould and has the potential to create slip hazards. These works will ensure that the area remains dry and free of any secondary defects.



Defects 3.12

Building: Main Building
 Location: Left hand side of house
 Finding: Heat pumps
 Information: Two of the heat pump drains on the gate side are not connecting to the water connection (drain). Also one heat pump outdoor unit is not connected to drainage and is spilling onto the concrete.

Recommend client engage Lic Plumber to rectify as soon as practicable.

If the heat pump is not plumbed it may result in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay or mould and has the potential to create slip hazards. These works will ensure that the area remains dry and free of any secondary defects.

For your information I ran the 5 heat pumps for approx 30 min whilst inspecting, they all worked.





Defects 3.13

Building:	Main Building
Location:	Front of house
Finding:	Cladding in ground contact
Information:	The decorative wall to the front of the house is light weight cement sheet cladding, that has been rendered. When I tapped it, it sounded like it is timber framed. Other similar houses that I have inspected that have these decorative walls have a timber frame. However this wall is embedded into the landscaping fairly deeply. These materials are not designed for in ground use. Failure to rectify could lead to water damage, due to the result capillary action getting into the wall cavity. This can cause damage over the long term to the timber framing. I used a moisture meter, however there were no elevated moisture levels were detected at this time.

This wall appears primarily to be a decorative element, but there may be some structural support provided by the wall.

This style of cement sheet cladding over timber framed, creates the appearance of a masonry wall, without the durability of a masonry wall.

Recommend client engage a Lic Builder to inspect and rectify, as soon as practicable, to prevent long term damage to the wall framing.

Failure to rectify could lead to the accelerated decay of these building materials.





Defects 3.14

Building:	Main Building
Location:	Multiple locations
Finding:	Gutters - debris
Information:	There is some debris in the gutters.

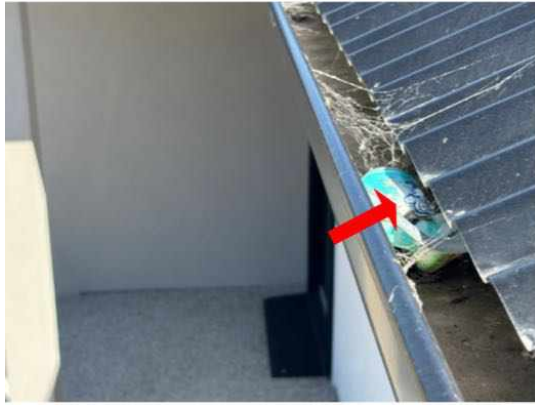
Recommend client engage a Handy Person to clean the gutters as soon as possible.

Recommend client ensure that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.





Defects 3.15

Building:	Main Building
Location:	Multiple locations
Finding:	Bird nesting materials
Information:	There are bird nesting materials in the gutters on the front right hand corner and rear left hand corner. I did not see or hear any birds in the roof void, however they tend to be out in the eaves where there is restricted visibility. Also the activity is usually seasonal.

Recommend client engage a Handy Person as soon as possible, to remove nesting material and the block any entry ways to prevent birds re-entering.

Failure to exclude the birds may cause secondary damage via their waste, and potential damage to building elements and disruption to occupants due to the noise.



Defects 3.16

Building: Main Building
 Location: Left hand side of the decorative wall
 Finding: Rendering
 Information: On the left hand side of the decorative wall on the roof, the render has dropped down onto the flashing. This will restrict water flow. The rear of the wall looked a little messy as well.

Recommend client engage a Handy Person to inspect and rectify as soon as practicable.

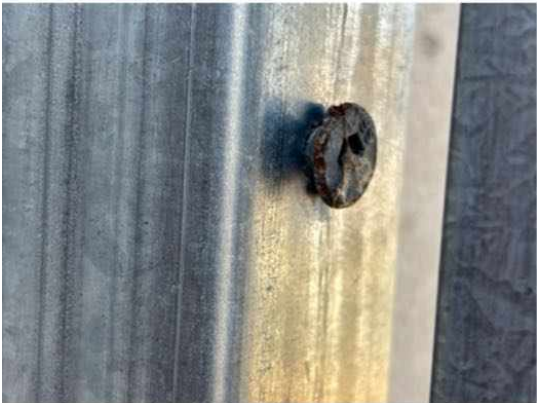


Defects 3.17

Building: Main Building
 Location: Left hand side of house
 Finding: Gate
 Information: The gate post on the left hand side of the house, has been screwed to the cladding. There appears to be no supporting timber behind the post and it is loose.

Recommend client engage a Handy Person to rectify as soon as practicable.

Failure to rectify could cause the gate post to dislodge and damage the cladding.



Section D Significant Items

D4 Further Inspections

D5 Conclusion - Assessment of overall condition of property

- This 4 bedroom, 2 bath property is in very good condition overall, when compared to other properties of similar age and construction style that have been well maintained. As you would expect for a recently built property. There were no major structural defects or safety hazards identified.

This is not considered a new construction inspection, this is pre purchase of an existing home. We do not have contracts/plans or specifications which would be part of new construction inspection.

The items identified are relatively minor. The building is approx 2 years old by my estimation, but appears to have never been occupied. It was vacant at the time of inspection.

Addressing these minor issues early in the buildings lifecycle, will save hassle and costs later.

The following was identified:

Safety Hazards: Nil

Major Defects: Nil

Minor Defects: Summary of MAIN minor defects are listed below

(Important: Client must refer to the main body of the report to view ALL minor defects with detailed information and photos). Only the main minor defects are listed below).

Recommend client engage a Lic Builder to rectify:

- * Decorative wall to front of house imbedded into the ground.

Recommend client engage a Lic Plumber to rectify as soon as possible:

- * Toilet seat loose in ensuite.
- * Ensuite vanity sink hot water would not operate, as the stop cocks were turned off and there was a note about a leak.
- * Ensuite shower has debris in the drain.
- * Laundry stop cocks not capped.
- * Corrosion to a Hot Water System fitting.
- * Heat pump drain to the front bedroom not plumbed to drainage.
- * Heat pump drains - 2 not connected to waste and 1 outdoor unit not connected to drainage and spilling onto concrete.

Recommend client engage Handy Person to rectify:

- * Adjustable kitchen bench not level.
- * Exterior garage personal access door has tape residue.
- * Garage door to hallway has no weather seals.
- * Shower screen door binding on the bottom.
- * Dishwasher has packaging inside of it and power point is not turned on.
- * Minor insulation displacement.
- * Exhaust fan not ducted to eaves outlet.
- * Access cover to roof void still has protective film on it.
- * Smoke alarm cover still in place.
- * Tape on the intercom.
- * Gutters have some debris and require cleaning.
- * Bird nesting materials in gutter.
- * Render on decorative wall has dropped down on to the flashing.

FYI:

- * UPS uninterruptible power supply located in garage.
- * Mulch has a large gap.

For further information, advice and clarification please contact Ash Ruscoe on: 0493 985 075

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location:
 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:
 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:	
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

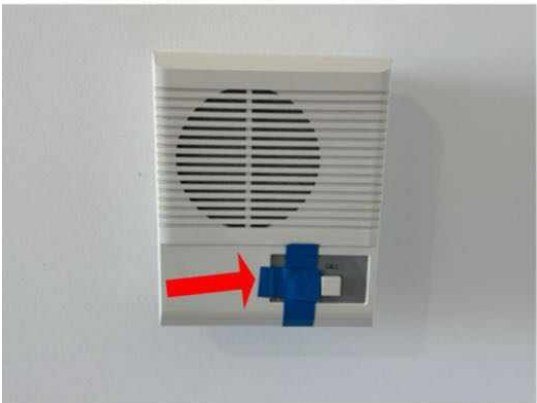
Building: Main Building
Location: Front bedroom
Finding: Smoke Alarm
Information: FYI In the front bedroom, the smoke alarm still has the cover fitted over it. Recommend client engage a Handy Person to rectify as soon as practicable.



Noted Item

Building: Main Building
Location: Front bedroom

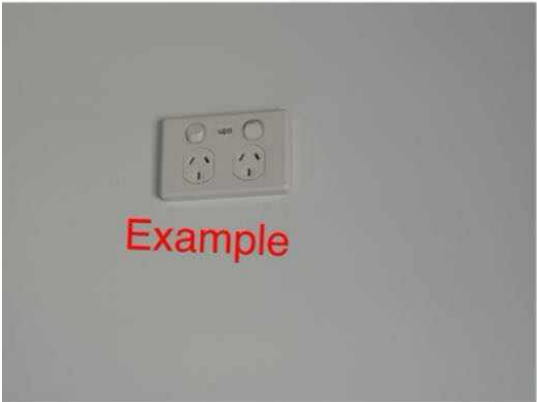
Finding: Intercom taped
Information: FYI there is tape on the intercom. Recommend engage a Handy Person to rectify as soon as practicable.



Noted Item

Building: Main Building
Location: Garage
Finding: Uninterruptible Power Supply
Information: FYI there is an Uninterruptible Power Supply (UPS) fitted in the garage. My understanding is that some power points are fed from this and are typically labelled.





Noted Item

Building: Main Building
 Location: Garage
 Finding: Personal access door
 Information: FYI the exterior personal access door to the garage has some tape residue on it, most likely from having a notice taped to it. Recommend client engage a Handy Person to rectify as soon as practicable.



Noted Item

Building: Main Building

Location: Laundry
Finding: Laundry stop cocks not capped
Information: FYI in the laundry the stop cocks under the sink were not capped.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Recommend client do not turn on the stop cocks unless they are connected to a washing machine or have been capped by a Lic Plumber.

Failure to do so could lead to water damage to the surrounding building elements.



Noted Item

Building: Main Building
Location: Garage
Finding: Access cover
Information: FYI In the garage the access cover to the roof void, still has protective film on it.

Recommend client engage a Handy Person to rectify as soon as practicable.



Noted Item

Building: Main Building

Location: Right hand side of house
Finding: Mulch
Information: FYI on the right hand side of the house, the mulch to the retaining wall has a large gap.

Recommend client engage a Handy Person to rectify at clients convenience.



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.