



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Tue, 10 Feb 2026

Property Address: U6 341 Princes Hwy, Albion Park Rail NSW
2527, 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, 10 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: U6 341 Princes Hwy, Albion Park Rail NSW 2527, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Justin Blake Ph: 0435 182 122
Email: Shellharbour@jimbuildinginspections.com.au

Company Name: Jim's Building Inspections (Shellharbour)

Company Address and Postcode: Shellharbour 2529

Company Email: Shellharbour@jimbuildinginspections.com.au

Company Contact Numbers: 0435 182 122

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 PreInspection 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 as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully

accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering and downpipes should remain free of all debris and possible blockages. Debris was found at the time of the inspection. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

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 and has a number of damaged, non-compliant and incomplete defects requiring rectification by the builder

Section B General

General description of the property

Building Type	Residential, Semi-Detached
Company or Strata title	Yes
Floor	Suspended Timber Frame, Concrete
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Garage, , Retaining Walls, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Landscaping Timbers and Construction, Stair Railing, Staircase
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Steel Framed, Timber Framed
Storeys	Double
Walls	Brick Veneer (Timber Framed), Weatherboards
Weather	Overcast

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
- Fencing
- Exterior
- Landscaping Timbers
- Roof Void - Part
- Slab Edge
- Wall Exterior
- Roof Exterior - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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
- Duct work
- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Roof framing - not trafficable
- Sarking
- Wall linings
- Webbing of roof trusses - not trafficable

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

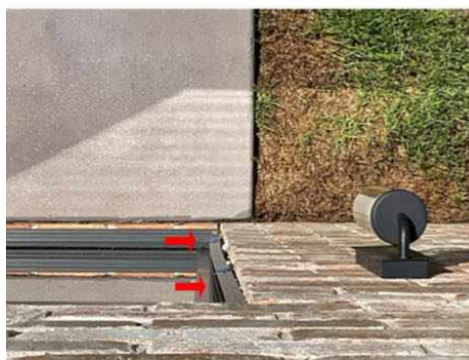
Defects 3.01

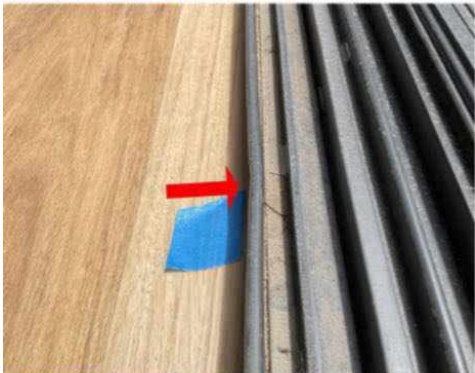
Building: Building 1
Location: Lounge Room door
Finding: Sliding door and track damaged
Information: These pictured large rear door is bent 20mm over 2 metres and the internal track is also bent.

There is now a gap between the glass and the frame which will allow rain and insects into the house and affect the heating and cooling of internal rooms.

This door appears to require replacement prior to purchase with effective sealing to all external perimeter areas due to the damage found.

This should be brought to the attention of the builder.





Defects 3.02

Building: Building 1
 Location: Pictured fences and small retaining wall
 Finding: Fences and retaining wall damaged and leaning
 Information: Evidence of damage to the pictured fences and lower rear retaining wall was identified at the time of the inspection. The likely cause of the leaning retaining wall and fence is not enough concrete used in the post footings. If left unmanaged this fence and wall will deteriorate further.

It is suggest a fencing contractor be engaged for rectification. This should be brought to the attention of the builder for rectification.





Defects 3.03

Building:	Building 1
Location:	Rear Flashing
Finding:	Additional fixings required - colorbond installation guide 11.2.1
Information:	Evidence of insufficient fixings were evident on the rear flashing and downpipe.

The rear flashing has no fixings to most of its length and the rear downpipe bracket is loose.

The colorbond installation Figure 11.2.1 guide states flashing fixings must occur at 500mm centres.

The flashing and downpipe need additional fixings to ensure their longevity. This flashing may be dislodged in large winds resulting in flooding internal areas.

This needs to be brought to the attention of the builder.





11.0 Flashings

Flashings and cappings are strips of metal formed to weatherproof the edges of roofing and ceiling.

For the purposes of this chapter, only the term flashing is used. The following sections should be considered as a guide only.

For a comprehensive account of flashing guidelines, refer to HB30 1997 and associated trade practices. Our (SACM) publication Architectural Detailing Guide - which is available at www.sacm.com provides more guidelines.

Similar methods of flashing are used for different cladding profiles. You can select the profiles to suit your application.

In all cases it is important to have an angle cover provided by the flashing and proper turn-up of the cladding underneath.

The fixing of flashings should follow the minimum industry accepted practices (some practices shown in these guides). Actual fixing consideration should be considered in situations of higher exposure to wind. The quantity and position of fasteners should consider the following:

- Located to minimise the length of unsecured overhangs.
- Located along both long edges of the flashing.
- Where an edge cannot be secured by fasteners, then some other method of securing must be considered (e.g. clips, interlocking flashing strips, other suitable means).

Be careful when mowing between supports. Do not walk on the pan immediately adjacent to flashings or translucent sheeting. WSA at least one pan away.

(SACM) has a range of standard flashings. We can also supply custom flashings to your requirements - ask your local service centre for details.

As stated in the introduction, this book refers to non-cyclonic conditions. For cyclonic conditions we recommend you get professional advice to ensure particular needs are satisfactorily met.

FLASHING COVER

The minimum recommended cover of longitudinal flashings over cladding should be as follows. (As taken from HB30 1997).

Minimum cover	Minimum over
Non-ferrous metal	100mm min.
Corrosion-resistant steel	150mm min. (20mm over)

Figure 11.2.1

Typical longitudinal flashings

Defects 3.04

Building: Building 1
 Location: Front gutter
 Finding: Roof plumbing - Insufficient fall
 Information: There is an insufficient fall in the roof gutter, which means that the angle is inadequate to facilitate movement of rainwater. This is resulting in pooling of water in the area, creating the potential for water damage to associated building elements.

Without adequate roof drainage, premature rust and decay of the roof plumbing structures is imminent. The development of such deterioration is likely to lead to the formation of secondary defects to adjoining wall sections and roofing elements.

Adjustment by a roofing plumber is required.



Defects 3.05

Building: Building 1
 Location: Rear wall corner area
 Finding: Masonry overhanging concrete slabs
 Information: The rear wall corner overhangs the slab by 30mm.

The Aust. Guide to standards and tolerances 3.16 states

‘ A masonry course is defective if it is laid on a concrete slab or strip footing so as to project over the edge of the slab or footing by more than 15mm ‘

This needs to be brought to the attention of the builder for rectification.



Defects 3.06

Building: Building 1
 Location: Rear wall areas
 Finding: Expansion strip - Missing (AS1720)
 Information: Parts of the expansion strips have not been installed in the control joints in these areas. Although some building elements may seem, irrelevant or unnecessary, all elements play a key role in the operation and function of the overall structure and its performance.

Where expansion strips are missing, an entry point for vermin, termites and other pests is created. Excessive moisture is also likely to accumulate in this area, making the control joint susceptible to water damage.

Expansion strips should be installed prior to purchase. Failure to install these building elements is non-compliant with AS1720 Timber Structures.



Defects 3.07

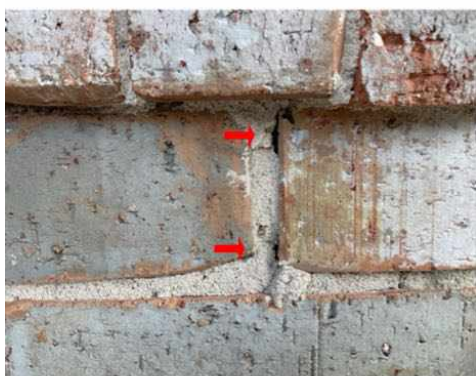
Building: Building 1
 Location: Entry
 Finding: Mortar Joints
 Information: Small areas of missing and damaged mortar joints were evident at the time of the inspection.

The NSW Standards and Tolerances state - 3.9 Voids and holes in mortar

Voids and holes in mortar in masonry walls, with the exception of weepholes and vents,

are defective if they are visible from normal viewing position, which is 1.5 metres

These areas need to be brought to the attention of the builder.



Defects 3.08

Building:	Building 1
Location:	Porch
Finding:	Weep holes - Blocked
Information:	It was noted during the time of inspection that some of the weep holes to the brickwork were blocked. Weep holes are designed to allow water from leaks or seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clean and free of debris or blockages.

Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems.

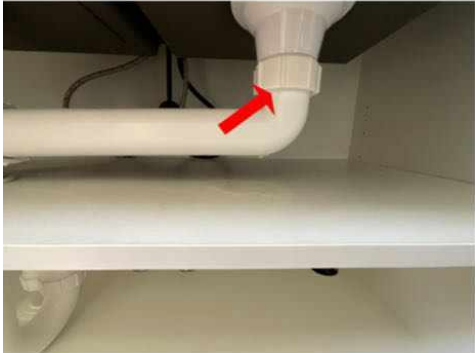
This should be brought to the attention of the builder.



Defects 3.09

Building: Building 1
Location: Kitchen sink
Finding: Water leaks - Active
Information: Water leaks were found in the kitchen sink. Regardless of the location, even minor leaks that are left unmanaged can lead to serious damage of associated building elements and result in the need for replacement of building materials.

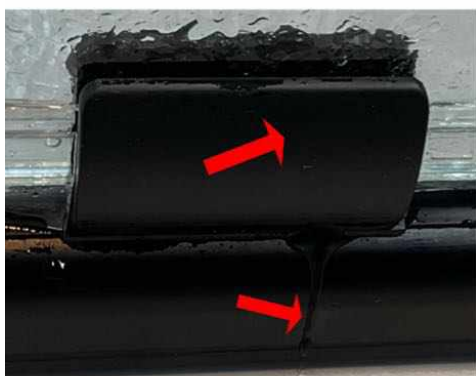
This should be brought to the attention of the builder.



Defects 3.10

Building: Building 1
 Location: Upstairs bathroom
 Finding: Shower screen - Leaking
 Information: Leaking was evident to the ensuite shower screen through the hinge at the time of inspection. Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a sealant expert is required by the builder.



Defects 3.11

Building: Building 1
 Location: Kitchen window
 Finding: Window weather seals
 Information: Upon inspection of the kitchen window, it was noted that weather seals have become detached or moved from the window frames.

Without adequate sealing, rainwater is likely to seep into these areas and create moisture problems and other secondary defects.

These seals need to be repaired as soon as possible. This needs to be brought to the

attention of the builder.



Defects 3.12

Building: Building 1
Location: Entry
Finding: Sealant and grouting - Missing
Information: It was noted on inspection that sealant or grout is missing to the pictured areas of the house entry.

A flexible sealant or grout is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

These areas need to be brought to the attention of the builder.





Defects 3.13

Building:	Building 1
Location:	Garage, laundry, window areas, tank pipes
Finding:	Sealant in External areas - The NSW Standards and Tolerances 2017 - 12.7
Information:	It was noted on inspection that sealant is missing or damaged to the entry, garage, front balcony, and other areas on the external walls. The right side of the main entry door and the area between the front driveway and porch are of substandard construction and require rectification works to fill gaps. The left side wall has gaps in architraves and cladding.

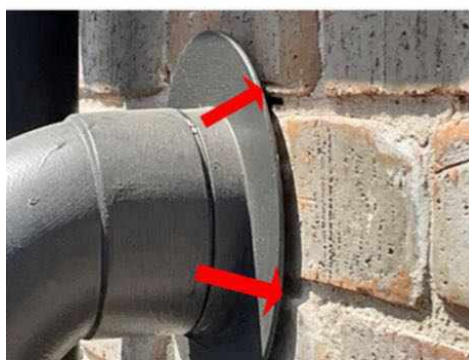
The NSW Standard states - 12.7 Flexible sealants to junctions states -

Flexible or waterproof sealants to junctions are defective if they are not installed

when required by the BCA and AS 3958.1.

All holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any water damage that may occur.





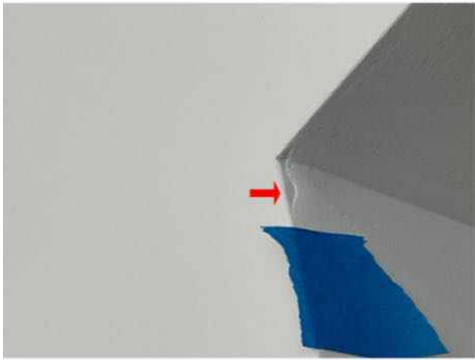
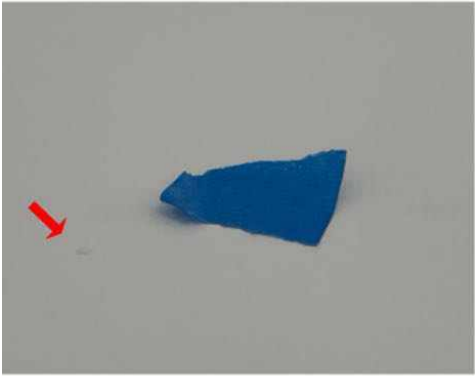
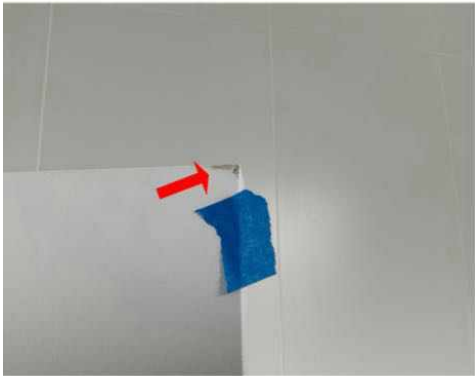
Defects 3.14

Building: Building 1
 Location: Marked up internal areas
 Finding: Paintwork defective - NSW Guide to standards and tolerances part 13.2
 Information: Several areas of substandard paint finishes were identified on the building at the time of the inspection.

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. Paintwork is defective if the application results in excessive over-painting of

fittings, trims, skirtings, architraves, glazing and other finished edges.

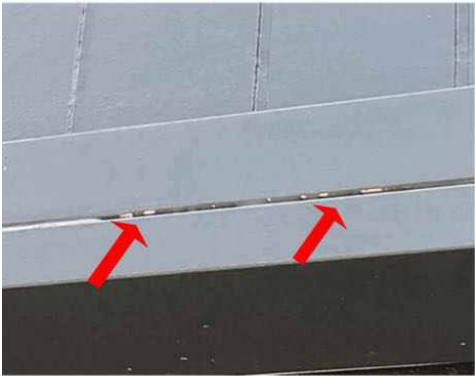
These areas need to be brought to the attention of the builder.



Defects 3.15

Building:	Building 1
Location:	Pictured external areas
Finding:	Paintwork defective - NSW Guide to standards and tolerances part 13.2
Information:	Several areas of substandard external paint finishes were identified on the building at the time of the inspection.

These areas need to be brought to the attention of the builder.



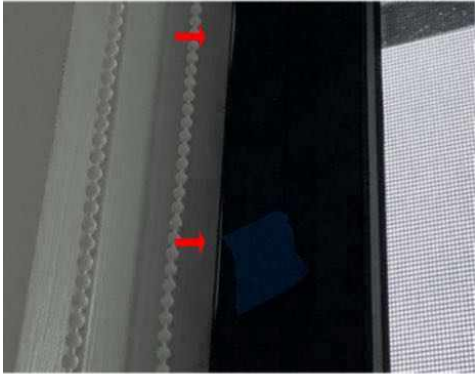
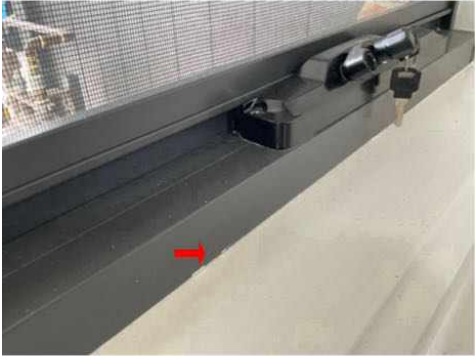
Defects 3.16

Building: Building 1
Location: Many external and internal areas marked by tape at the time of the inspection
Finding: Cleaning of building elements - NSW Standards and Tolerance 2017 - 3.11
Information: It was observed that many building elements including most windows, door hinges, floor wastes and other areas are not cleaned and ready for use.

The NSW Standards and Tolerances 2017 - 3.11 state - Cleaning, mortar smears and stains

“Stains, mortar smears and damage caused by cleaning are defective if they are visible from a normal viewing position.”

These areas need to be cleaned and ready for use.



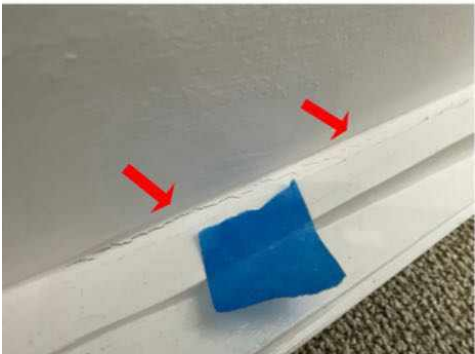
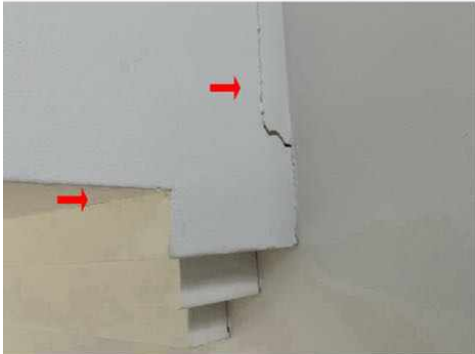
Defects 3.17

Building:	Building 1
Location:	Pictured areas
Finding:	Gaps or cracks in mouldings
Information:	Gaps were found in the mouldings in these areas.

The NSW Standards and Tolerances 2017 - 11.1 state -

Unless documented otherwise, gaps between mouldings or between mouldings and other fixtures, at mitre or butt joints, or at junctions with a wall or other surfaces, are defective if they exist at handover, or exceed 1 mm in width within the first 12 months of completion and are visible from a normal viewing position.

This should be brought to the attention of the builder.





Defects 3.18

Building: Building 1
Location: Garage & rear laundry
Finding: Unfinished construction
Information: The construction in the laundry area appears to be incomplete. The plumbing is not connected and the outdoor tiling is not finished.

The Builder should complete this construction process.

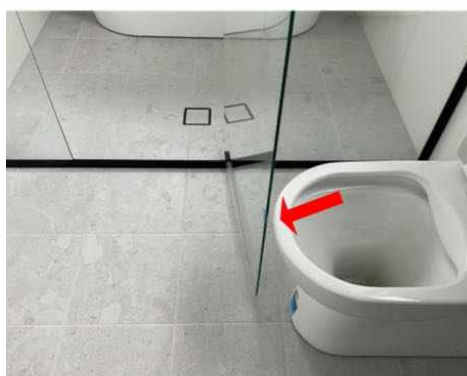


Defects 3.19

Building: Building 1
Location: Internal Areas
Finding: Door stops - Missing
Information: These areas are missing door stops. These areas required to stop the doors from damaging the wall/ toilet. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Installation of the door stops is advised as soon as possible to prevent any subsequent damage.

This should be brought to the attention of the builder.



Defects 3.20

Building: Building 1
Location: Upper bedrooms
Finding: Doors not latching - NSW guide to standards and tolerances 9.3
Information: These two bedroom doors were found to be not latching at the time of the inspection.

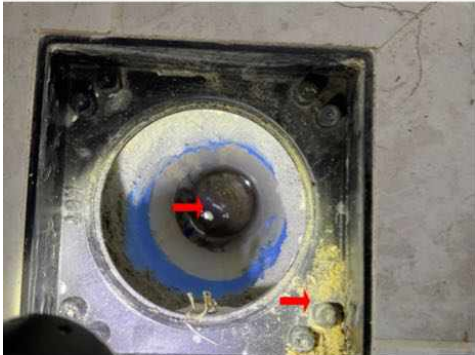
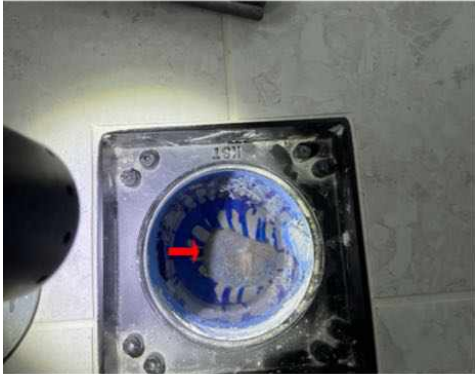
The NSW guides to standards and tolerances 9.3 states that handles, locks and latches are defective if they do not operate as intended by the manufacturer.

This should be brought to the attention of the builder.



Defects 3.21

Building: Building 1
Location: Bathroom, laundry, front gutters
Finding: Building waste in drains and gutters
Information: Builders waste was found inside floor wastes and gutters at the time of the inspection. Builders waste left in these areas has the potential to interrupt the normal function of these drains and may lead to blockages and flooding of surrounding areas. These areas need to be brought to the attention of the builder.





Defects 3.22

Building: Main Building
Location: Internal Areas
Finding: Shower screen - Leaking
Information:

Leaking was evident to the shower screening at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a sealant expert is required to repair or replace this missing sealant. These areas need to be brought to the attention of the builder.





Defects 3.23

Building: Building 1
Location: Toilet (WC) - 2 and porch gas cover
Finding: Door handle loose & may not latch & gas cover loose
Information: The door handle and gas covers in these areas was found to be loose at the time of the inspection. Repair then testing of this door latch is advised to improve the operational state of the associated door. Fixing the gas covers to the wall is also required.

These areas need to be brought to the attention of the builder.



Defects 3.24

Building:	Building 1
Location:	Porch
Finding:	Swarfing stains
Information:	This pictured areas shows evidence of rusting and corrosion, which is a result of swarfing.

Swarf is the term given to the steel debris arising from cutting or piercing operations when using friction saws, abrasive discs, drills,

etc., on steel products. Whilst comprising mostly fine steel particles mixed with abrasive media, in this context swarf may also be taken

to include any other discarded steel objects such as rivet shanks, nails, screws and nuts.

Fresh swarf stains are characterised by small red-brown coloured areas with a central dark spot (the remains of the steel particles).

The surface will feel like sandpaper, and the particle may be lifted with a fingernail. An old swarf stain will appear as a localised red-

brown stain, the steel particle having corroded away, and the surface will be smoother.

Prevention of swarf staining is the responsibility of the installer. This needs to be removed.

This needs to be brought to the attention of the builder.



Defects 3.25

Building:	Building 1
Location:	Rear wall area
Finding:	Air conditioner - Loose

Information: The air conditioner and AC rear cover are loose, moving and require additional fixings to ensure their longevity.

If left unmanaged, the unit may further deteriorate and the cover may break off, causing potential for the development of other minor secondary defects.

These areas need to be brought to the attention of the builder.



Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber

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

- The brick veneer townhouse has a number of damaged, non-compliant and incomplete defects that need to be finished and rectified respectively.

Rectification works were noted for completion and these are detailed in the Inspection report.

Please be aware that limitation's did affect the inspection with no second floor roof access. Also limited access in the roof void due to air conditioner ducting, insulation and other obstructions blocked access.

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: Roof Exterior
Finding: Additional Photos
Information: Additional photos are provided for your general reference



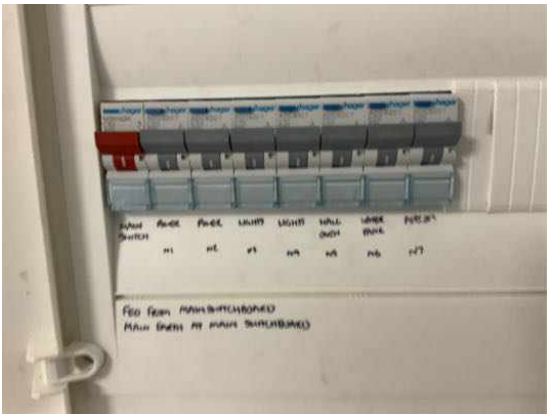


Noted Item

Building: Building 1
Location: All Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference



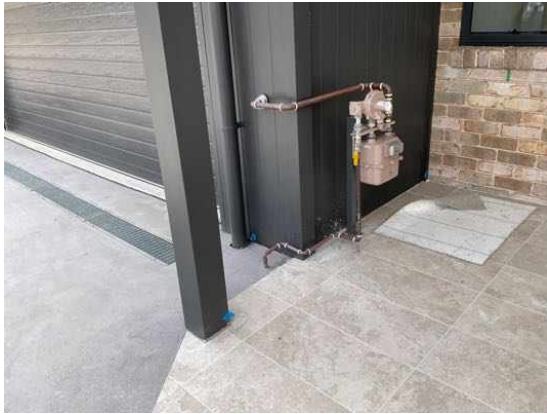




Noted Item

Building: Building 1
Location: External Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
 Location: Roof Void
 Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas 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 if applicable. A re-inspection is recommended once the areas are made accessible.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm 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.