



Building Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 2/548 Pennant Hills Rd, West Pennant Hills
NSW 2125, Australia



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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.

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Original Inspection Date Wed, 18 Feb 2026

Modified Date Thu, 19 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 2/548 Pennant Hills Rd, West Pennant Hills NSW 2125, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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:

- Scope of Inspection (Visual Only): The inspection was a visual, non-invasive assessment of readily accessible areas only. No destructive testing, dismantling, or removal of fixtures/finishes was carried out.

- **Accessible Areas Only:** The inspection and any comments are based on areas that were reasonably accessible at the time of inspection. Areas concealed by linings, furniture, stored items, floor coverings, insulation/sarking, or fixed services could not be fully assessed.
- **Services & Equipment Not Fully Tested:** Services and equipment (including electrical, plumbing, gas, heating/cooling, hot water, appliances, intercoms, smoke alarms, garage doors, and similar items) were not comprehensively tested/operated unless specifically stated.
- **Roof / Subfloor / Ceiling Spaces:** Access to roof voids, ceiling spaces and subfloor areas may be restricted or not available. Where access was limited, assessment is confined to visible components only.
- **Moisture & Waterproofing Limitations:** Moisture ingress and waterproofing performance (bathrooms, balconies, planter boxes, podium slabs, roofs, and external walls) cannot be confirmed by visual inspection alone. Where staining, cracking, mould, or deterioration is observed, further investigation by a suitably qualified contractor may be required.
- **Strata / Common Property:** Common property areas were inspected as far as was reasonably accessible. However, responsibility for reviewing strata history, maintenance, capital works, defects, disputes/claims, and levies rests with the Owners Corporation/strata manager, and the buyer should obtain and review the strata report/records. This inspection summary should be read in conjunction with those documents.
- **No Compliance Certification:** This inspection is not a building compliance audit and does not certify compliance with the NCC, Australian Standards, approvals, or manufacturer specifications. Any compliance concerns should be referred to the relevant certifier/PCA or appropriately licensed specialist.
- **Concealed Defects:** The inspection may not identify hidden defects, intermittent faults, or defects that were not evident at the time. Building conditions can change with weather, occupancy, maintenance, and time.
- **Pests & Timber Issues:** Unless a separate timber pest inspection was commissioned, this inspection does not constitute a timber pest inspection to AS 4349.3. If timber pest risk is suspected or damage is observed, a licensed pest inspector should be engaged.
- **Safety & Urgent Items:** Any safety-related concerns identified should be addressed as a priority by a suitably qualified and licensed contractor. Until rectified, caution is advised.
- **Further Specialist Advice:** Where concerns are noted (e.g., cracking/movement, dampness, waterproofing, drainage, structural elements, electrical/plumbing defects), further assessment by an appropriately qualified specialist is recommended.
- **Report Validity:** The findings reflect conditions at the time of inspection only. Due to the potential for change, this report is generally valid for 90 days from the inspection date.

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 excellent condition.

Section B General

General description of the property

Building Type	Apartment, Residential, Unit
Company or Strata title	Yes
Floor	Slab - Suspended Slab
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	2
Orientation	North East
Other Building Elements	Garage, Party Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Not Applicable
Storeys	Multi-Storey with basement
Walls	Light Weight Wall Clad, Structural Masonry
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

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 skillion or flat roof - no access
- Ceiling Cavity.
- Roof Exterior.
- Site - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment
- Ceiling linings
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Patio
- Pipework
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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 is 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: Entry

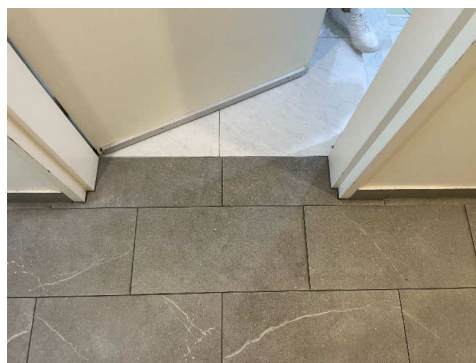
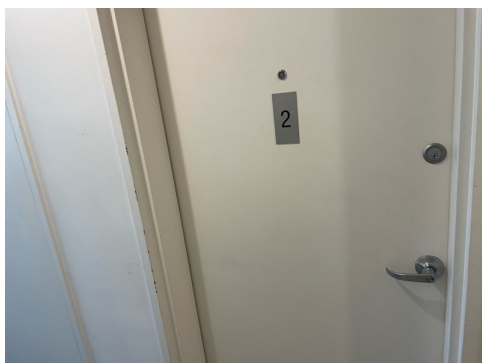
Finding: Door - Binding/jamming

Information: Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

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



Defects 3.02

Building: Main Building

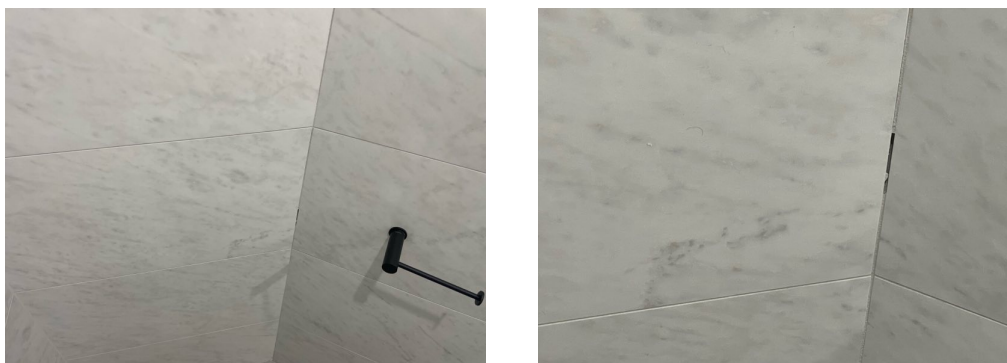
Location: Toilet (WC) Upstairs

Finding: Tiles - Missing Sealants and/or Grouts

Information: During the inspection, sections of the existing tiled surfaces were observed with missing, cracked, or deteriorated grout and/or sealant. These gaps were visible along tile joints and at junctions where tiles meet adjoining walls, skirtings, or fixtures.

The deterioration has likely occurred over time due to general wear, building movement, or ongoing moisture exposure. Missing or damaged grout and sealant allow water to penetrate behind tiles, which can lead to staining, mould growth, or damage to the substrate and surrounding finishes.

It is recommended that the affected areas be re-grouted and re-sealed by a qualified tiler or trade as a short-term priority to maintain a watertight finish and prevent further deterioration.



Defects 3.03

Building: Main Building

Location: Bathroom

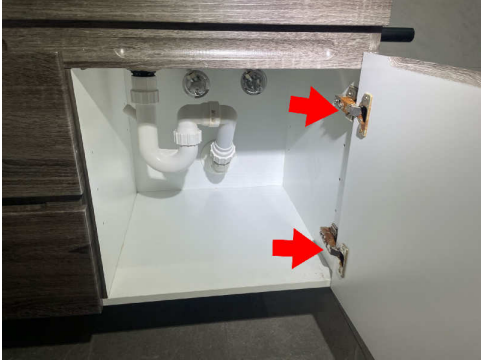
Finding: Building element - Rusted or corroded

Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Pest Controller
- The Vendors / Vendors Agent

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

Here is a 7-paragraph integrated Building Inspection Summary tailored to the unit at:

2/548 Pennant Hills Road, West Pennant Hills NSW 2125



The property inspected is a strata-titled residential unit forming part of a multi-unit complex. The inspection was carried out in accordance with a visual assessment methodology, limited to accessible areas of the unit and observable common property. Overall, the unit presents in fair condition for its apparent age; however, several defects and maintenance items were identified, including structural, moisture-related and common property concerns requiring attention.

Internally, minor defects were observed including door binding/jamming at the entry and missing or deteriorated tile sealants/grouting within the WC area. Localised corrosion was also noted to building elements within the bathroom. While these items are not considered structurally significant, they require maintenance to prevent deterioration and moisture ingress. Routine rectification by appropriately qualified trades is recommended.

Of greater significance, a Category 4 crack was identified within the concrete slab (strata/common structural area). Category 4 cracking exceeds allowable tolerances under the Guide to Standards and Tolerances and is classified as a major defect due to the level of movement involved. Although remedial filling has been undertaken, the presence of this level of cracking indicates historical structural movement beyond acceptable limits. Confirmation should be obtained from the Owners Corporation or responsible party that the underlying cause has been properly assessed and rectified, supported by engineering documentation where applicable.

Externally, cracking to common area concrete paving (Category 2 – distinct, less than 3mm) was observed. This level of cracking is typically associated with shrinkage or minor movement and is considered serviceability-related rather than structural. Ongoing monitoring and maintenance are recommended to prevent further deterioration and potential trip hazards.

As this is a strata property, responsibility for common and structural elements generally falls under the

Owners Corporation. Structural components, external walls, slabs, and certain service elements may not be the responsibility of the individual lot owner. Purchasers are advised to review strata records, maintenance history, and any engineering reports relating to structural cracking or previous rectification works.

Access limitations were present at the time of inspection. Certain internal areas were obstructed by furniture and stored items. Portions of external common property, slab edges, and potential termite inspection zones were partially restricted. Roof void and subfloor areas (where applicable) were subject to limited access due to clearance, insulation, and safety constraints. Accordingly, concealed defects may exist in areas not fully visible at the time of inspection.

In summary, the property is generally serviceable; however, the identified major slab cracking (Category 4) is the most significant finding and requires formal confirmation of adequacy of remedial works. Minor maintenance items were also identified and should be addressed to maintain the property in a reasonable standard of condition. Further specialist advice and review of strata documentation is recommended prior to purchase commitment.

For further information, advice and clarification please contact Kamal Biucky on 0415 454 444

The following items were noted as -For your information

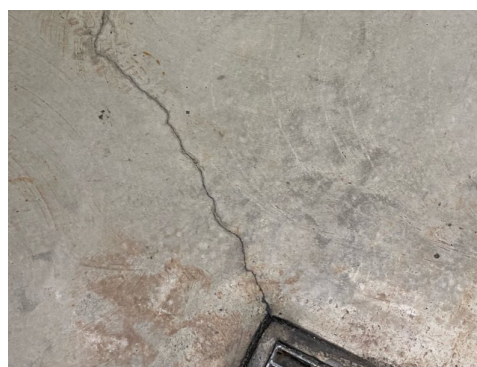
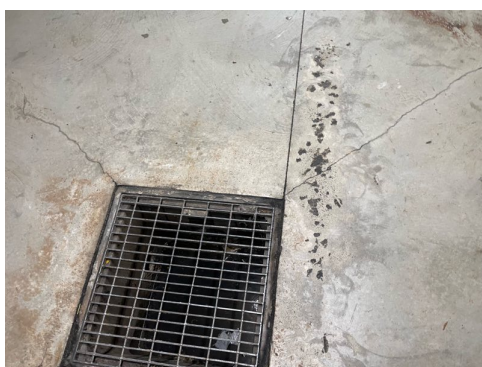
Noted Item

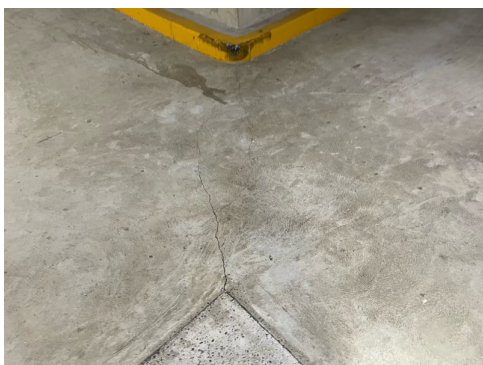
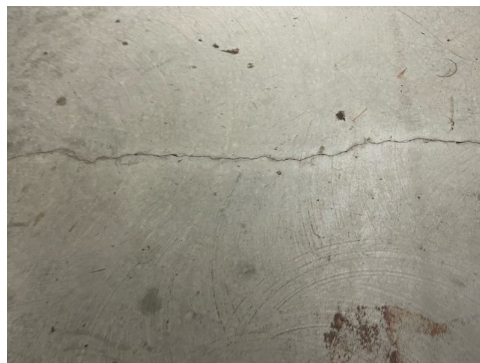
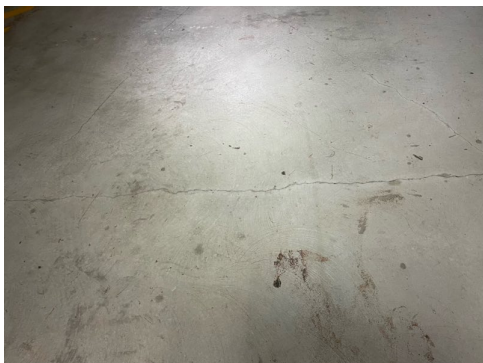
Building:	Main Building
Location:	Strata / Common Area Basement
Finding:	Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.





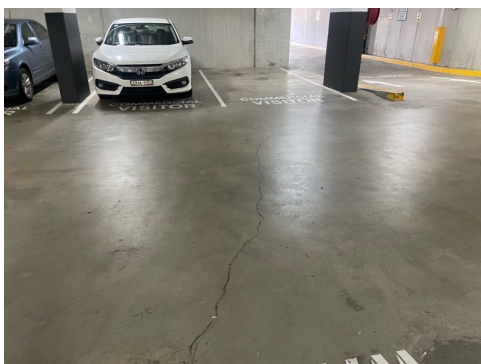
Noted Item

Building: Main Building
Location: Strata / Common Area Ground Level
Finding: Crack in concrete slab - Category 4

Information: During the inspection, a crack previously classified as Category 4 was identified within the concrete slab. A Category 4 crack is defined as a crack presenting as an open gap within the slab, typically accompanied by noticeable curvature, differential movement, or a change in level across the affected area. Such cracking is generally characterised by a crack width in the order of approximately 4–10 mm, or a vertical offset exceeding 25 mm when assessed using a 3-metre straight edge.

At the time of this inspection, the crack had been filled and surface remedial works had been undertaken. While the applied repair appears to have addressed the visible opening, the presence of a previously Category 4 crack indicates that the slab experienced movement beyond the acceptable limits prescribed under the Guide to Standards and Tolerances and relevant performance requirements of the National Construction Code (NCC).

Category 4 cracking to slabs exceeds allowable tolerances and is classified as a major defect due to the extent of movement involved. Accordingly, confirmation should be obtained from the responsible builder or a suitably qualified structural engineer that the underlying cause of movement has been adequately assessed and rectified, and that the slab now performs in accordance with the relevant structural performance requirements. Supporting documentation for the remedial works should be requested and retained for records.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Strata Title Property – Common and Structural Elements Under Owners Corporation Responsibility

Information: This unit forms part of a strata-titled complex, where ownership is generally limited to the internal areas of the lot. All external and structural elements, along with common property, are maintained by the owners corporation (strata management) in accordance with the strata scheme's by-laws and statutory maintenance obligations.

Common property typically includes, but is not limited to, the building structure (walls, roof, subfloor, foundations, columns, and beams), as well as external finishes, balconies, windows and doors (subject to by-laws), gutters, downpipes, pathways, driveways, retaining walls, boundary and dividing fences, landscaping, lighting, stairways, and shared service lines such as plumbing, stormwater, electrical, and communication conduits.

Any defects or deterioration relating to these external or structural elements are generally the responsibility of the owners corporation rather than the individual lot owner. These items should be referred to the strata inspection report or discussed directly with the strata manager for further clarification, assessment, and rectification as part of the ongoing maintenance program.

Noted Item

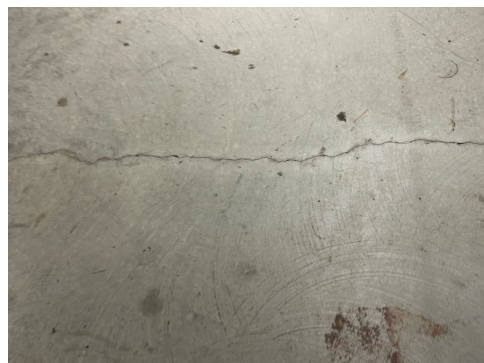
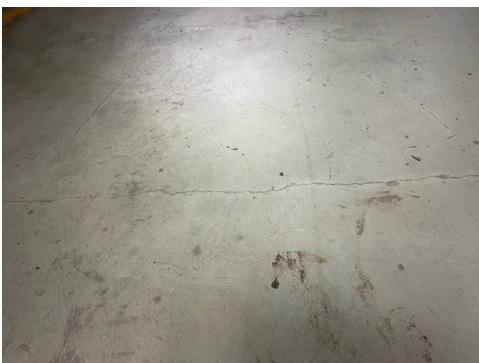
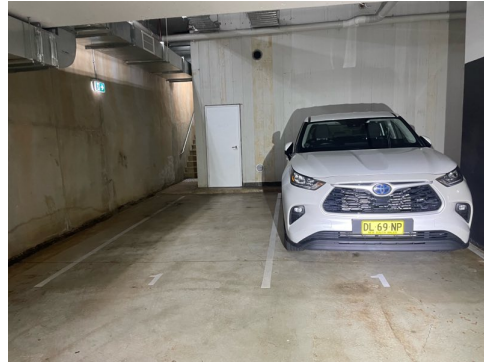
Building: Main Building

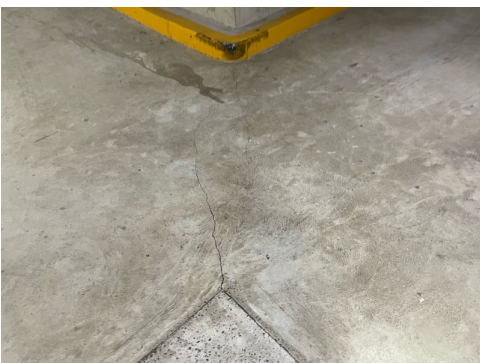
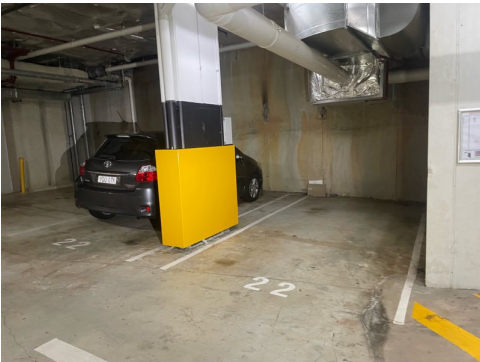
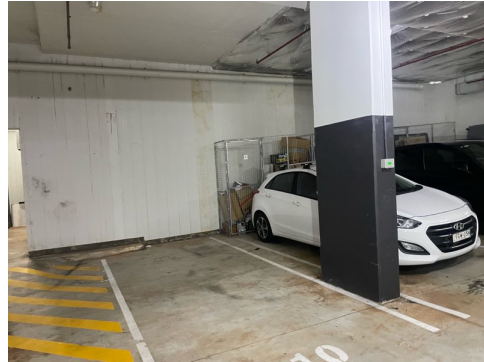
Location: All External Areas

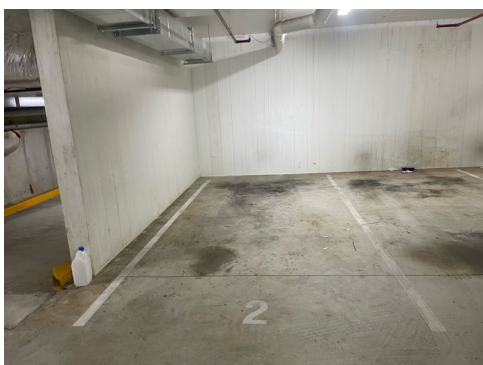
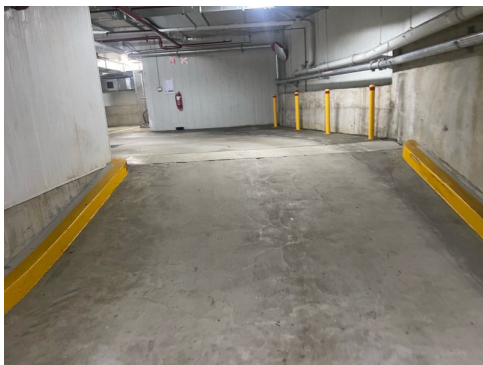
Finding: Additional Photographs for Common Property (Strata Areas)

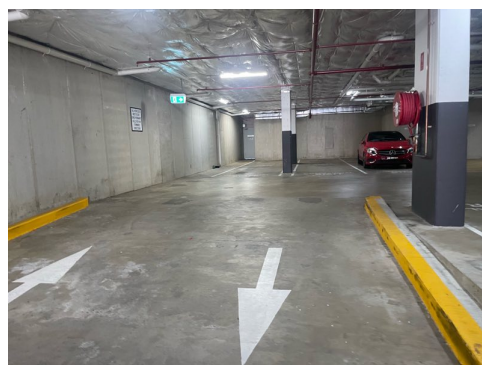
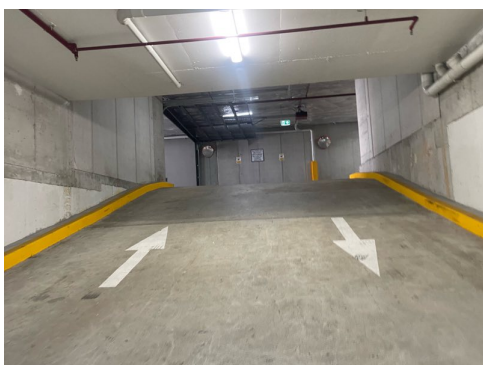
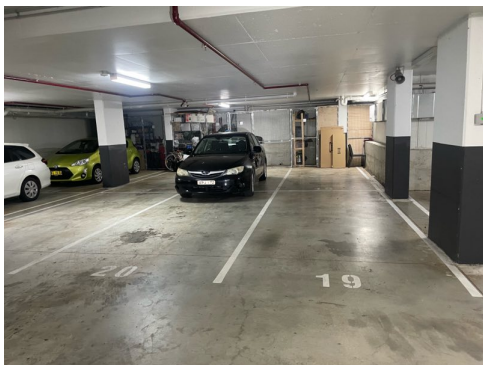
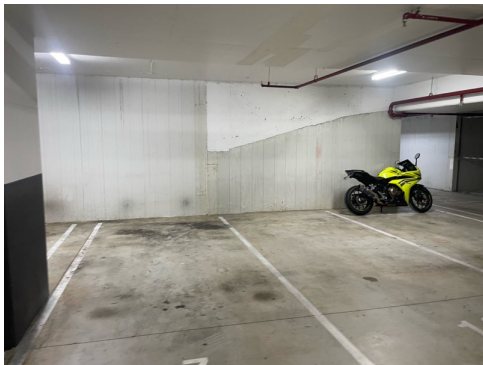
Information: Additional photographs have been provided for general reference. The common property areas were inspected as far as was reasonably accessible at the time of inspection. These images relate to common property areas that fall under the responsibility of the Owners Corporation/strata management. They are included for visual documentation only and do not form part of the private lot assessment.

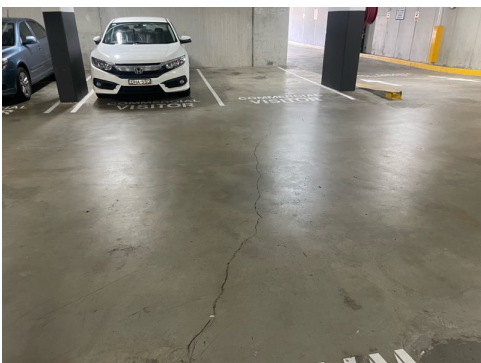
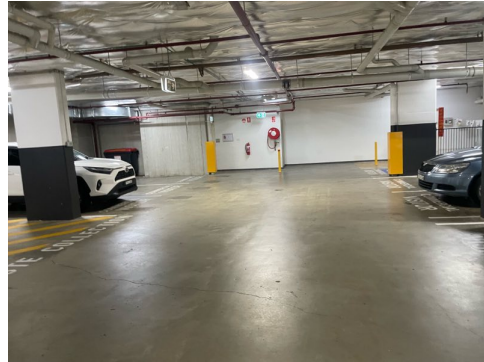
These photographs should be read in conjunction with this inspection report and the strata report/records provided by the strata manager. Accordingly, the images are provided as supporting information only, to assist in identifying the location and general nature of the common areas observed at the time of inspection.

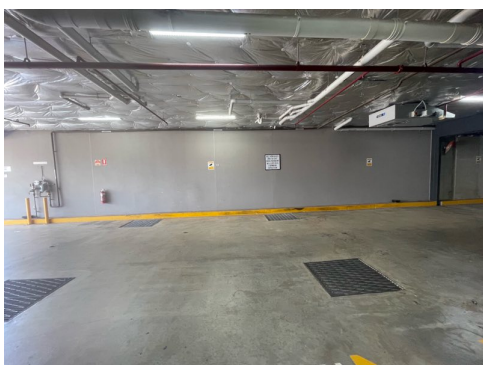
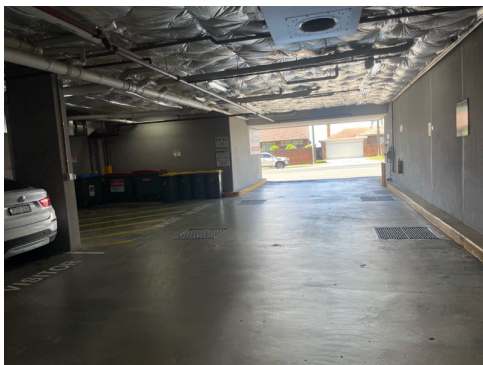
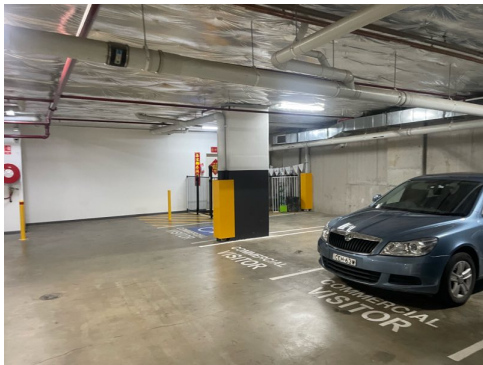


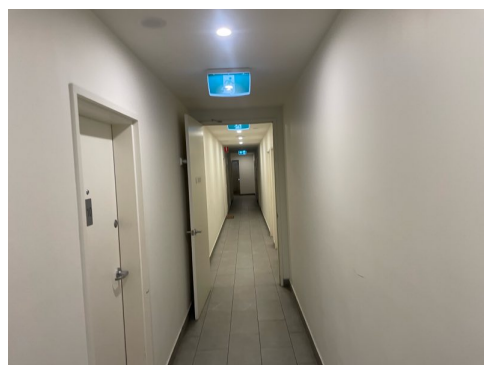
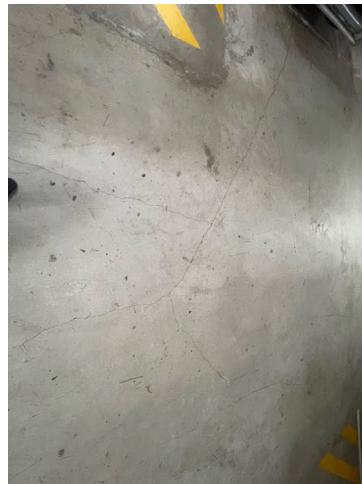
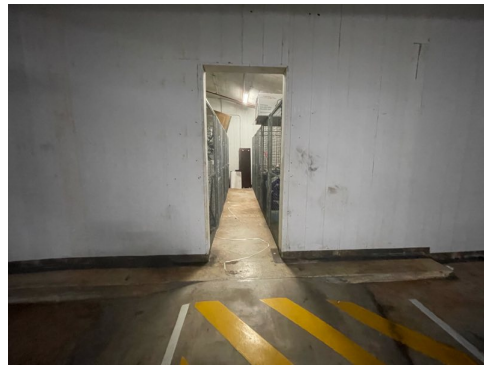


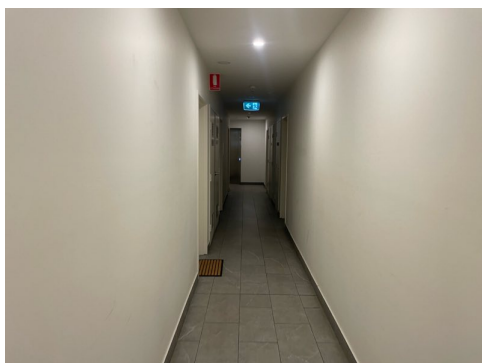
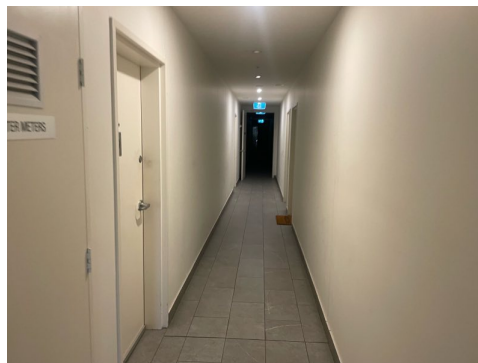












Noted Item

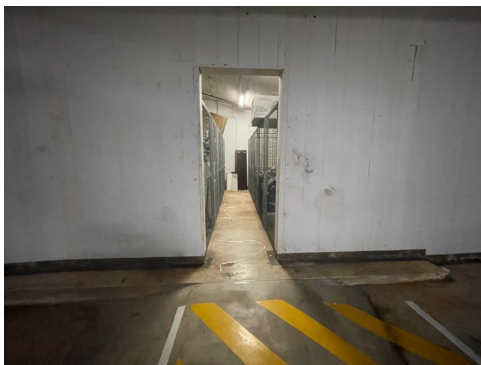
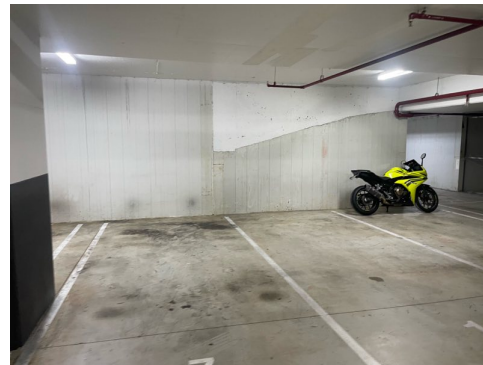
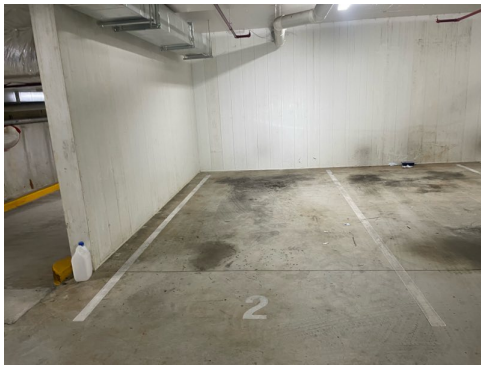
Building: Main Building

Location: Garage/Storage

Finding: Unit Parking Area Photo Reference

Information: The attached photograph illustrates the unit parking storage areas. This image is provided for reference purposes only to show the general location and condition of these areas at the time of inspection.

No assessment or comment regarding defects has been made in relation to this section. The photograph is included solely for the client's information and visual record.



Noted Item

Building: Main Building

Location: All Areas

Finding: Termite Management Recommendation – Strata Responsibility

Information:

A proposal should be implemented in accordance with Australian Standard AS 3660.2 – Termite Management – In and Around Existing Buildings and Structures to assist in managing the risk of future subterranean termite entry.

This recommendation applies particularly to properties within this strata complex, where conditions may be conducive to termite or timber pest activity. Preventing termite infestations through proactive management is significantly more effective and cost-efficient than addressing live infestations after they occur.

It is therefore recommended that the Owners Corporation (strata management) arrange for a licensed pest management contractor to review and, where appropriate, implement preventative termite management measures on behalf of all lot owners. These may include the installation of a post-construction chemical barrier and the control of excess moisture or vegetation around building perimeters and common areas.

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.