



## Building Inspection Report

Inspection Date: Thu, 10 Nov 2022

Property Address: 28 Myra St, Frenchs Forest NSW 2086,  
Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
<b>Section B</b>	General
<b>Section C</b>	Accessibility
<b>Section D</b>	Significant Items
<b>Section E</b>	Additional comments
<b>Section F</b>	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions
	<p>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.</p> <p>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).</p>

Original Inspection Date: Thu, 10 Nov 2022

Modified Date: Tue, 15 Nov 2022

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 28 Myra St, Frenchs Forest NSW 2086, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Grant Tremlett Ph: 0468 594 034  
Email: Collaroy@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Collaroy)

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Company Address and Postcode: Freshwater 2096

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Company Email: Collaroy@jimbuildinginspections.com.au

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Company Contact Numbers: 0468 594 034

## 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
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	East
Other Building Elements	Driveway, Garage, Retaining Walls
Other Timber Bldg Elements	Window Frames, Staircase, Skirting Boards, Internal Joinery, Eaves, Doors, Door Frames, Deck, Architraves, Architectural Trims
Roof	Tiled, Pitched, Timber Framed
Storeys	Double
Walls	Brick Veneer, Timber Framed and Clad
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 - Part.
- Ceiling Cavity.
- Obstructed parts of pool fence.

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:

- Wall linings
- Wallpaper or Wall Coverings
- Vegetation
- Subfloor was obscured due to poor clearance and obstructions. Less than 25% of the inspectable area was accessible.
- Stored items
- Sarking

- Lack of clearance - subfloor
- Insulation
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- External finished ground level
- External concrete or paving
- Appliances and equipment

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

### Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Significant Items

### Safety Hazard

#### Defects 1.01

Building:	Building 1
Location:	Subfloor
Finding:	Visual mould inspection
Information:	A visual mould inspection of the property was conducted and identified areas of suspected mould and deterioration. Mould is a visible fungal growth, but may also be evidenced by a musty smell in the immediate area.

Mould, which poses a significant respiratory hazard, generally forms and develops as a result of dark and damp conditions over a prolonged period of time. These conditions,

While mould and dampness are present, the area is considered a health and safety hazard. Tenants with respiratory health conditions are advised to exercise great caution and care whilst in the area.

The first action should be to identify the cause of the mould in this area. Replacement of the affected carpet is required as a matter of urgency to ensure the safety of the area. Where required, remedial works should be undertaken to any associated walls and flooring showing evidence of mould.

Where mould is excessive, further inspection by an Environmental Health inspector is advisable.



#### Defects 1.02

Building:	Building 1
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site



## Information:

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



## Defects 1.03

Building:	Building 1
Location:	All Areas > Ground Level
Finding:	Visual mould inspection
Information:	A visual mould inspection of the property was conducted and identified areas of suspected mould and deterioration. Mould is a visible fungal growth, but may also be evidenced by a musty smell in the immediate area.

Mould, which poses a significant respiratory hazard, generally forms and develops as a result of dark and damp conditions over a prolonged period of time. These conditions,

While mould and dampness are present, the area is considered a health and safety hazard. Tenants with respiratory health conditions are advised to exercise great caution and care whilst in the area.

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Where mould is excessive, further inspection by an Environmental Health inspector is advisable.





## Major Defect

No evidence was found

## Minor Defect

### Defects 3.01

Building:	Building 1
Location:	All Areas
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.



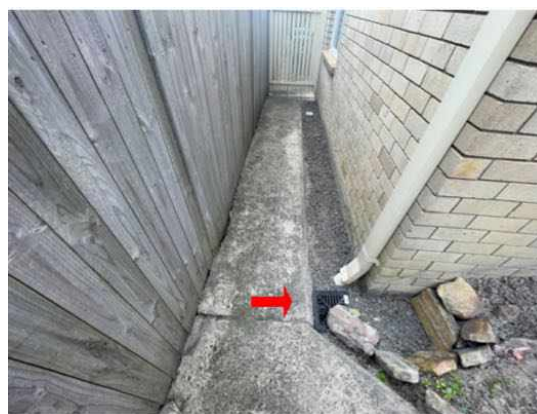


### Defects 3.02

Building:	Building 1
Location:	All External Areas
Finding:	Site drainage - suspected Inadequate
Information:	The site drainage in this area was found to be suspected inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

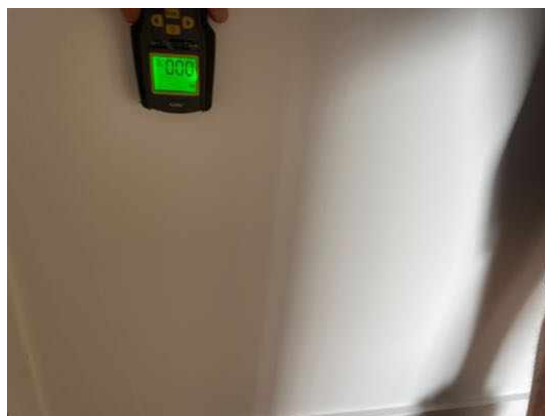


### Defects 3.03

Building:	Building 1
Location:	All Areas
Finding:	Moisture meter readings - low
Information:	The moisture meter result for the areas inspected.

The moisture reading of 0-15% is quite normal and gives no cause for concern. However, moisture readings in excess of 15% indicate the need for further inspection.

Levels between 25-30% indicate that there may be water ingress, meaning that remedial work could be required.



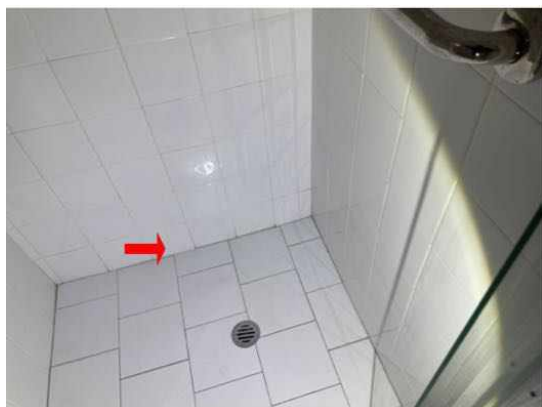
### Defects 3.04

Building:	Building 1
Location:	All Areas
Finding:	Sealant - missing/ deteriorated
Information:	Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant is highly recommended to the wet areas, as this is a regular wear and tear defect.

Sealant in areas that come into regular contact with water should be maintained for the long term care of your property. A sealant specialist or tiling contractor should be



appointed to complete these works as soon as possible



### Defects 3.05

Building:	Building 1
Location:	Roof Void
Finding:	Sarking - Damaged
Information:	Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



### Defects 3.06

Building:	Building 1
Location:	Subfloor > Ground Level
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.



### Defects 3.07

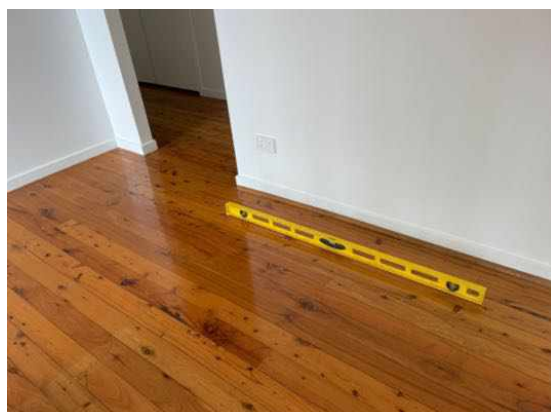
Building:	Building 1
Location:	All Areas
Finding:	Flooring - suspected Uneven
Information:	The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the



property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures in this area is required. In this case, works to repair are likely to be required, and would be carried out by a qualified builder.



### Defects 3.08

Building:	Building 1
Location:	Roof Exterior
Finding:	Roof flashing - non-standard
Information:	The roof flashing that has been installed does not appear to comply with current building practice. However the flashing appears to be in an acceptable condition and is fulfilling its purpose in ensuring the roof covering is weather-tight.

Whilst retrospective fixing is not required if flashing begins to come loose from its fixing or deteriorates as evidenced by roof leaks a roofing plumber should be appointed immediately to replace the building element.



### Defects 3.09

Building:	Building 1
Location:	All External Areas
Finding:	Brickwork - Deteriorated mortar
Information:	Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.



### Defects 3.10

Building:	Building 1
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Location: Subfloor  
 Finding: Formwork timber and corrugated iron - removal  
 Information: Sometime formwork material is not removed during construction which increases the risk of termite activity, wood rot and corrosion being present.

It is recommended that formwork to be removed from these areas.



### Defects 3.11

Building: Building 1  
 Location: Kitchen  
 Finding: Cabinetry- Evidence of deterioration  
 Information: Rectification works may include replacement of cabinetry depending on the extent of the damage.





### Defects 3.12

Building:	Building 1
Location:	All Areas > Ground Level
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.



### Defects 3.13

Building: Building 1  
 Location: All Areas > Ground Level  
 Finding: Moisture meter readings - high  
 Information: The moisture meter result for the areas inspected.

The moisture reading of 0-15% is quite normal and gives no cause for concern. However, moisture readings in excess of 15% indicate the need for further inspection.

Levels between 25-30% indicate that there may be water ingress, meaning that remedial work could be required.





### Defects 3.14

Building: Building 1  
 Location: Bathroom  
 Finding: Installation - incomplete  
 Information: The installation of this building element appears to be incomplete.

Where installation is incomplete, the client should contact the responsible trade to undertake rectification.



### Defects 3.15



Building: Building 1  
 Location: Deck  
 Finding: Deck - bouncy  
 Information: The deck was identified as being bouncy at the time of inspection. A bouncy deck surface generally presents as a discernible change in level as they are walked across.

A Bouncy deck generally indicate that the deck or the subfloor structures are coming loose or are not been installed correctly.

The client is advised to seek quotations for required repairs from a Builder. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors timbers and refixing of deck.



### Defects 3.16

Building: Building 1  
 Location: All Areas  
 Finding: Painted surface - Bubbling  
 Information: Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated

building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is advised that the affected paint be cleaned to allow a further, more invasive inspection. Failure to act on this defect may necessitate major works in the future.





## 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 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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- The building when compared to others of similar age and construction at the time was in the condition of this reports.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

The current site drainage should be assessed by a qualified plumber.

Some of the area inspected have been visually identified as containing materials identified as Asbestos.

Non-friable asbestos-containing materials are commonly found in both domestic and non-domestic buildings. They are not dangerous if they are in good condition (i.e. undamaged) and remain undisturbed.

Samples for lab analysis should be taken to confirm the presence of asbestos.

For further information, advice and clarification please contact Grant Tremlett on: 0468 594 034

Section D Significant Items

The following items were noted as - For your information

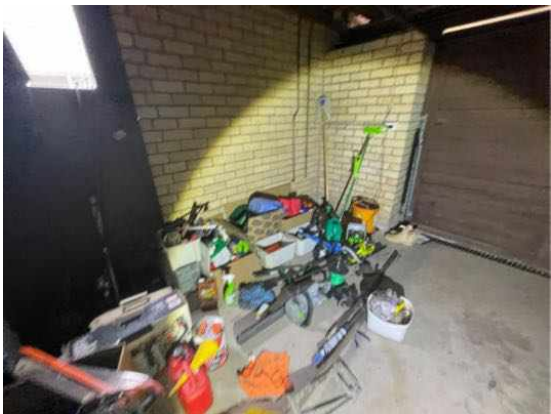
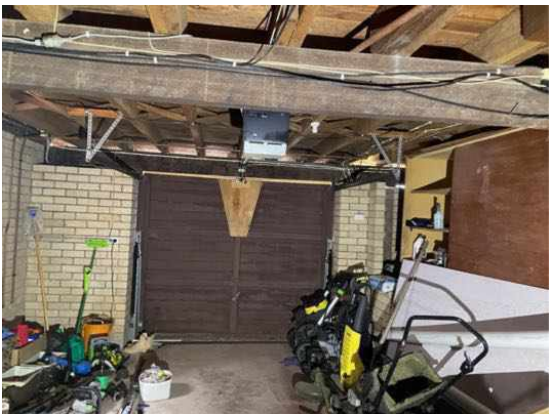
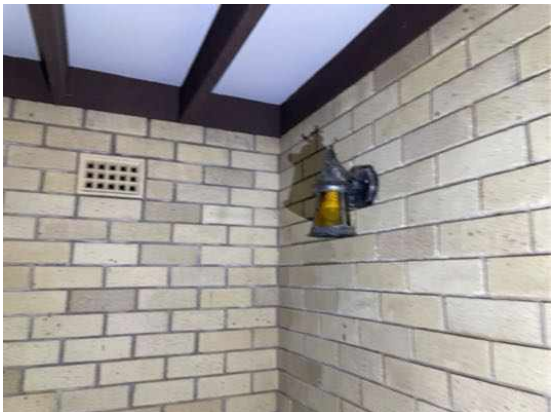
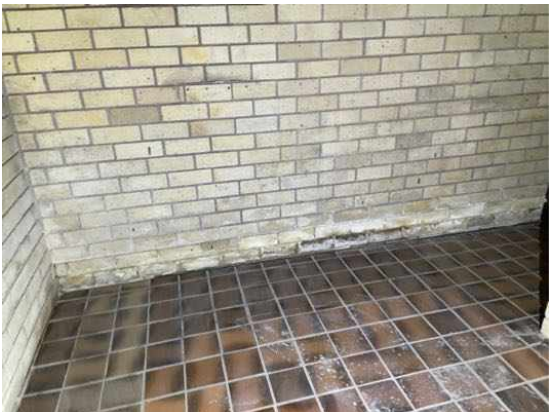
Noted Item

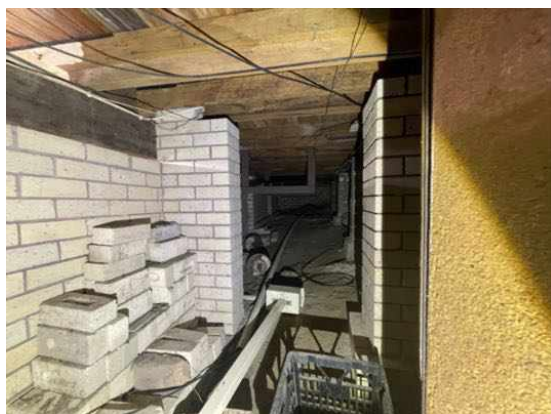
Building: Building 1  
Location: All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.











### Noted Item

Building: Building 1

Location: Subfloor

Finding: Subfloor - Debris

Information: An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.



Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.



### Noted Item

Building:	Building 1
Location:	Roof Void
Finding:	Gravity-Fed HWS - Disconnected
Information:	It was noted at the time of inspection that a disconnected gravity-fed hot water system (HWS) remains in this area.

Despite this plumbing structure being unused, it is likely to be storing residual water, and is therefore susceptible to rust and corrosion. If allowed to continue, rust and corrosion is likely to lead to damage to adjoining building elements, and may also make the area susceptible to termite or timber pest activity.

While it is a costly exercise to remove the disused gravity-fed HWS, it is advisable in the short-term future to prevent any further damage to the area. Further consultation with a licensed plumber is required to gain further advice on removal of the structure.



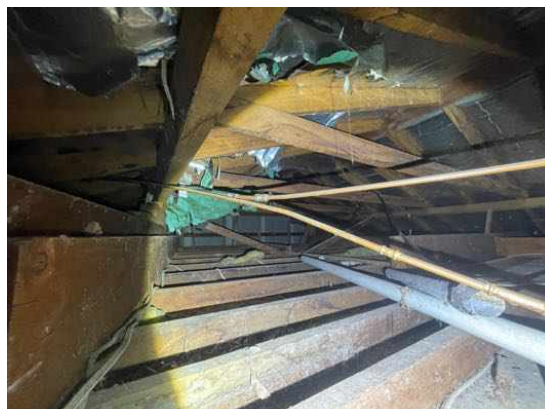
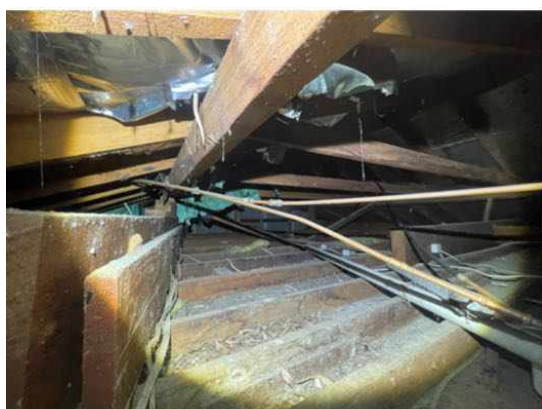
### Noted Item

Building: Building 1  
 Location: Roof Void  
 Finding: Insulation - not present  
 Information: Upon inspection of the roof void it was noted that there is was no insulation.

No insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which 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.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.







## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.