Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Thu, 6 Oct 2022

Property Address: 7 Trigalana Pl, Frenchs Forest NSW 2086, Australia

Contents

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:	Thu, 6 Oct 2022
Modified Date:	Fri, 7 Oct 2022

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	7 Trigalana Pl, Frenchs Forest NSW 2086, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Grant Tremlett Ph: 0468 594 034 Email: Collaroy@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Collaroy)
Company Address and Postcode:	Freshwater 2096
Company Email:	Collaroy@jimsbuildinginspections.com.au
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
Safety Hazard	✔	
Major Defect		✔
Minor Defect	✔	

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	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Pool
Other Timber Bldg Elements	Eaves, External Joinery, Fascias, Skirting Boards, Veranda Posts, Window Frames
Roof	Tiled, Timber Framed
Storeys	Single
Walls	Timber Framed and Clad
Weather	Raining

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.

- Obstructed parts of pool fence.

- Roof Exterior.

- Subfloor.

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:

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Landscaping

- No safe point from which to access roof exterior

- Lack of clearance - subfloor

- Mould - Health Hazard

- 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

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.

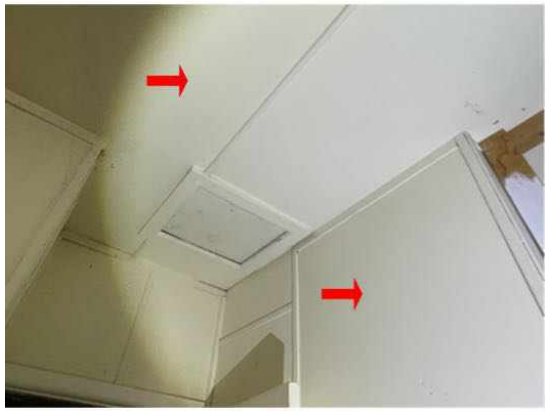
Where mould is excessive, further inspection by an Environmental Health inspector is advisable.

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.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

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 disgorge 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 3.02

Building:	Building 1
Location:	Basement
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 3.03

Building:	Building 1
Location:	Subfloor
Finding:	Site drainage - suspected Inadequate
Information:	The site drainage in this area was found to be 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 disgorge 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 3.04

Building:	Building 1
Location:	Subfloor
Finding:	Water pooling - subfloor
Information:	Water appears to be pooling in the subfloor. It is suspected that this is a result of poor site drainage but may also be due to excessive moisture from an unidentified source. Where water is pooling in the subfloor water damage to the external wall cladding is imminent. Such water pooling also increases the risk of termite activity and the development of fungal decay in the area. Consult a Plumber regarding the cost of potential site drainage rectification works.

Defects 3.05

Building:	Building 1
Location:	All Areas
Finding:	Paving - Uneven
Information:	Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property. Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area. Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.

Defects 3.06

Building:	Building 1
Location:	All Areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and

finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Defects 3.07

Building:	Building 1
Location:	All Areas
Finding:	Brickwork - Efflorescence
Information:	Efflorescence appears to be affecting the brickwork, concrete or tiles in this area. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.

Defects 3.08

Building:	Building 1
Location:	Roof Exterior
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required. Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures. Consultation with a roofing contractor is advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

Defects 3.09

Building:	Building 1
Location:	Roof Void
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance. Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required. Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

Defects 3.10

Building:	Building 1
Location:	Bathroom
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 and grout is highly recommended to the wet areas, as this is a regular wear and tear defect.

Sealant and grouting 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 3.11

Building:	Building 1
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 3.12

Building:	Building 1
Location:	All External Areas
Finding:	External painting deteriorated
Information:	Much of the external paintwork including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

Defects 3.13

Building:	Building 1
Location:	All Internal Areas > Basement
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 highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.

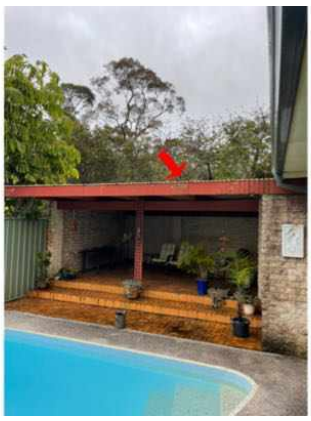
Defects 3.14

Building:	Building 1
Location:	Yard - Back
Finding:	Roof plumbing - Flashing inadequate
Information:	Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.



Defects 3.15

Building:	Building 1
Location:	Eaves
Finding:	Eaves - Sagging
Information:	Sagging to the eaves was evident in this area at the time of inspection. This type of defect is generally consistent with older properties, where the eave sheeting has worn over time.

Eaves are important in preventing water ingress to associated walls by promoting adequate water run-off from roofing structures. Their secondary function is to prevent shelter to adjoining structures from excessive moisture and hence prevent water damage to these areas.

Sagging eaves are susceptible to the attraction of excessive moisture, and are therefore considered non-functional. This defect also detracts from the overall appearance and condition of the roofing structure and any associated structures.

A roofing plumbing or general handyman is recommended to perform rectification works as soon as possible. Subsequent water damage is likely to result over time if left unattended.

Defects 3.16

Building: Building 1
Location: All Areas
Finding: Carpet - Deteriorated
Information: Sections of the carpet floor covering in this area appeared to be deteriorated .

Replacement of the affected carpet is required.

Defects 3.17

Building: Building 1
Location: Subfloor
Finding: Concrete - Cancer
Information: Concrete cancer is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Alternatively, if the cement component is too alkaline, reactions with the general atmosphere occurs and star-shaped cracks appear which allow rainwater to penetrate. Concrete cancer may also originate from poor original water proofing.

In some instances, repairs are possible; however, repair works will generally involve extensive works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage.

Ultimately, the cause of the concrete cancer (e.g. poor water proofing) must also be addressed, otherwise the problem is likely to recur. Treatment of concrete cancer can be expensive and, left unmanaged, the problem is likely to worsen over time, potentially leading to the development of major structural defects or safety hazards.

The client is advised to exercise caution and to prepare for the potential cost of remedial and / or replacement works. A structural engineer should be appointed to provide estimates on the required works.

Defects 3.18

Building:	Building 1
Location:	All Areas
Finding:	painting deteriorated
Information:	Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Defects 3.19

Building:	Building 1
Location:	All Areas
Finding:	Cracking - Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage. Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Defects 3.20

Building:	Building 1
Location:	All External Areas
Finding:	Cracked pavers
Information:	Cracking in the pavers was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement . Cracked pavers detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects. While not considered a matter of urgency, replacement of pavers is recommended at the clients discretion.

Defects 3.21

Building:	Building 1
Location:	Subfloor
Finding:	Timber supports need to be made permanent
Information:	These Timbers are suspected to be failing in their structural purpose, which is likely to lead to a range of major and minor defects. Further (potentially major) damage to the stumps and structure may be imminent if left unattended.

Section D Significant Items

D4 Further Inspections

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

- Registered/Licensed Builder

- Sub Floor Ventilation Specialist

- Asbestos Inspector

- As identified in summary and defect statements

- Mould Remediation Specialist

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

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 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.

Concrete cancer is the common term used to describe a number of factors which cause concrete

construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away).

In some instances, repairs are possible; however, repair works will generally involve extensive works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage.

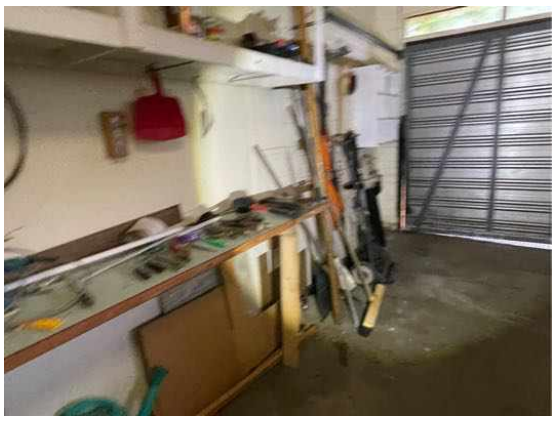
For further information, advice and clarification please contact Grant Tremlett on: 0468 594 034

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:	Roof Void
Finding:	Insulation- installed
Information:	Insulation is under the roof sheeting.Insulation acts as an insulator that helps with heat reduction.

Noted Item

Building:	Building 1
Location:	Yard - Side
Finding:	Electrical switchboard - Old ceramic fuses
Information:	The electrical switchboard while appearing to have adequate safety switches installed has old ceramic fuses in place.
	While this on its own on is not considered a defect it is noted for the clients consideration that a switchboard upgrade may be required in the short to mid term to improve the functionality of the electrical system. A licensed electrician could be appointed to provide quotation for the works at the client's discretion which may in turn expose other required works to bring the system up to a compliant state.

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.

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 cm2 (Residential) or 10 micrograms/100 cm2 (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 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.