



Building Inspection Report

Inspection Date: Thu, 5 Mar 2026

Property Address: 4 Keane Ct, Old Reynella SA 5161, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Thu, 5 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4 Keane Ct, Old Reynella SA 5161, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Birendra J (BJ) Bhandari Ph: 0400 110 719
Email: Marion@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Marion)

Company Address and Postcode: Warradale 5046

Company Email: Marion@jimsbuildinginspections.com.au

Company Contact Numbers: 0400 110 719

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
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Footpath, Pergola, Garage, Driveway, Shed, Retaining Walls
Other Timber Bldg Elements	Doors, External Joinery, Fascias, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stumps, Door Frames, Floorboards, Stair Railing, Staircase
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer
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
- Roof Exterior
- Roof Void
- Roof Exterior - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Outside of the fencing.
- Roof Exterior - Part

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

Obstructions and Limitations

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

- Appliances and equipment
- Ceiling linings
- Above safe working height
- Debris or rubbish
- Duct work
- Debris in gutters

- Fixed ceilings
- Furniture
- External concrete or paving
- Insulation
- Floor coverings
- Landscaping
- Fixed Furniture - Built-in Cabinetry
- Pipework
- Porch
- Solar Panels
- Stored items
- Sarking
- Vegetation
- Wallpaper or Wall Coverings
- Wall linings

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

Undetected defect risk

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

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

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:	All External Areas
Finding:	Pool fencing - Do not to comply with Australian Standards
Information:	It is suspected that areas of the pool fencing do not to comply with Australian Standards and do not appear to be safe. Assessment of the pool area is required.

Please note that this inspection does not cover pool fencing and other pool fittings and fixtures. It is highly advised that a specialist be appointed to inspect the pool and surrounding area and provide advice on rectification works that may be required.





Defects 1.02

Building:	Building 1
Location:	All Internal Areas
Finding:	Electrical fitting - Broken
Information:	The electrical fitting in this ground floor and upper floor bedroom area was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate).

Left unmanaged, the fitting is unlikely to cause further damage to surrounding building elements. However, the broken fitting does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

Repair and/or replacement of the broken fitting is advised. A Licensed electrician should be appointed to repair/replace the fitting immediately.

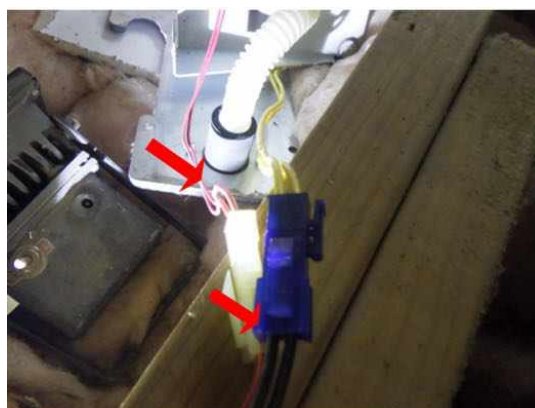




Defects 1.03

Building: Building 1
 Location: All Internal Areas
 Finding: Roof space area - Electrical wires exposed
 Information: At the time of inspection of this roof space area it was noticed that exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact.

Contact a licensed electrician urgently for further inspection investigation and rectification.



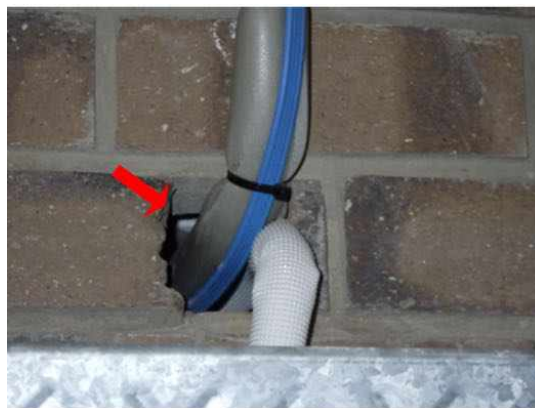
Major Defect

Defects 2.01

Building:	Building 1
Location:	All External Areas
Finding:	External walls - Holes
Information:	Significant holes were identified around pipe penetrations in this wall section. It is suspected that the installation of this pipework was completed to a substandard level of workmanship or is incomplete.

Gaps and holes around pipework makes the area susceptible to insect and vermin ingress, as well as allowing water penetration to the cavity wall. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if holes around the pipework are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or licensed plumber.



Minor Defect

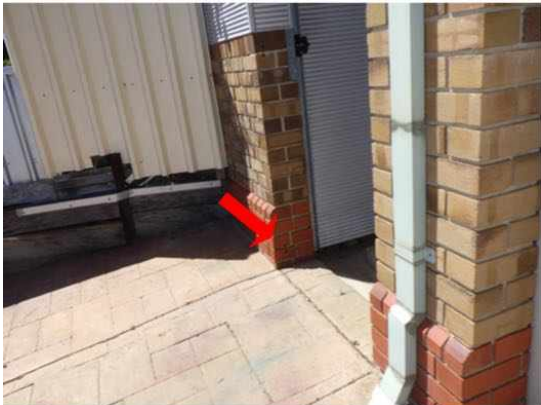
Defects 3.01

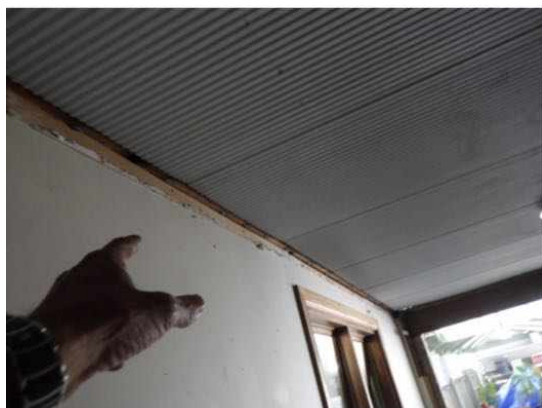
Building:	Building 1
Location:	All External Areas
Finding:	Building element - Damaged
Information:	At the time of inspection it was noticed few building elements are damaged / loose from its original fixing around the property.

Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.





Defects 3.02

Building:	Building 1
Location:	All External Areas
Finding:	Retaining Walls – Timber Sleepers – Deterioration / Damaged
Information:	At the time of inspection, several sections of timber sleepers forming part of the retaining walls around the property were observed to be deteriorated and damaged. The deterioration appears consistent with ageing, decay, and/or possible impact damage.

Timber retaining wall elements that have decayed or broken may compromise the structural integrity and load-bearing capacity of the retaining wall system. If left unrectified, this condition may result in progressive movement, soil displacement, loss

of support, drainage issues, and potential structural failure of the retaining wall.

This condition is considered a defect and warrants further assessment.

It is recommended that a suitably qualified structural engineer be engaged to assess the retaining walls and provide advice regarding structural adequacy and required remedial measures. Following assessment, an appropriately licensed and experienced contractor should be appointed to repair or replace the affected timber sleepers in accordance with the engineer's recommendations and accepted building practices.

Rectification works should be undertaken in a timely manner to prevent further deterioration and the development of secondary defects.



Defects 3.03

Building:	Building 1
Location:	All External Areas
Finding:	Slab Edge - Exposure Compromised
Information:	At the time of inspection it was noticed that slab edge exposure has been compromised in few sections around the property.

An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Defects 3.04

Building:	Building 1
Location:	All Areas
Finding:	Building element - Swollen
Information:	Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The formation and development of mould/fungi or mildew is also a likely consequence of excessive moisture, which may pose major respiratory issues for occupants, particularly the elderly, the very young and those with existing illnesses and could be potential health safety hazards. In these cases an appropriately qualified

inspector/tester should also be contacted for advice and/or technical assistance.

The structural integrity of swollen building elements can not be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major reparation works if prolonged.

Rectification of the cause of the water leak should be addressed prior to any remedial works to the swollen building elements. A licensed plumber should be appointed immediately to identify the cause of the leak and provide advice on remedial works as necessary, Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.

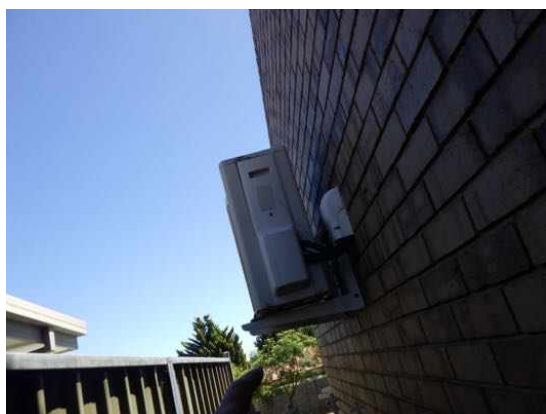


Defects 3.05

Building:	Building 1
Location:	All External Areas
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Defects 3.06

Building:	Building 1
Location:	All External 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 3.07

Building:	Building 1
Location:	All Internal Areas
Finding:	Cracked floor tiles
Information:	Cracking in the floor tiles was evident in this ground floor area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab.

Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

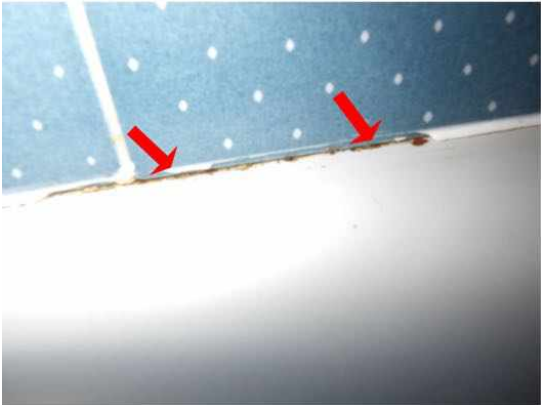
While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

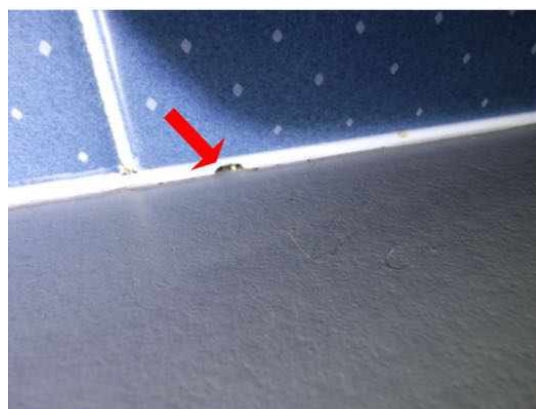
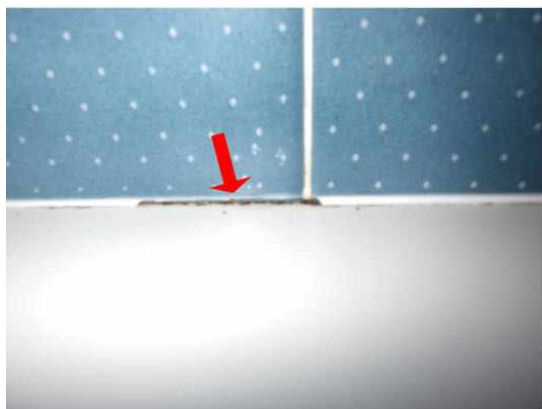


Defects 3.08

Building: Building 1
 Location: All Internal Areas
 Finding: Grout - Missing/ Deteriorated
 Information: Grout is missing/ deteriorated in this kitchen area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.





Defects 3.09

Building:	Building 1
Location:	All Internal Areas
Finding:	Few Globes - Not operating
Information:	At the time of inspection it was noticed that few globes were not operational around property .

Non-operational items should be addressed to ensure that the full function of the building structure is available. Where some building elements are not operating as intended, it is possible that secondary building defects could arise due to their non-operation.

Repair and/or replacement of the faulty building element is recommended. It is highly recommended that the relevant tradesperson be engaged to perform any necessary works.



Defects 3.10

Building:	Building 1
Location:	All Internal Areas
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



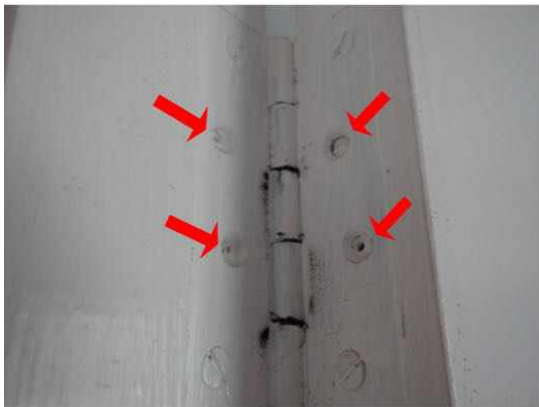
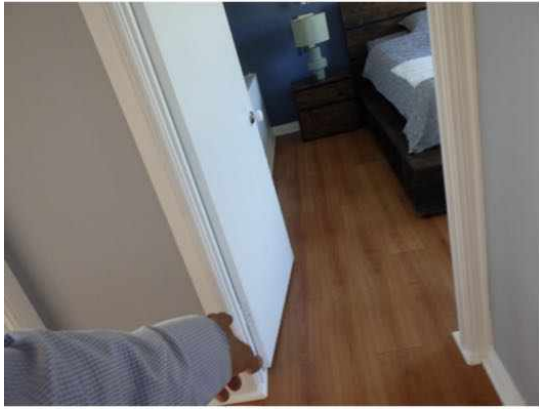
Defects 3.11

Building:	Building 1
Location:	All Internal Areas
Finding:	Door hinges - Screws - Missing
Information:	At the time of inspection it was noticed that few screws were missing from door hinges around the property.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.



Defects 3.12

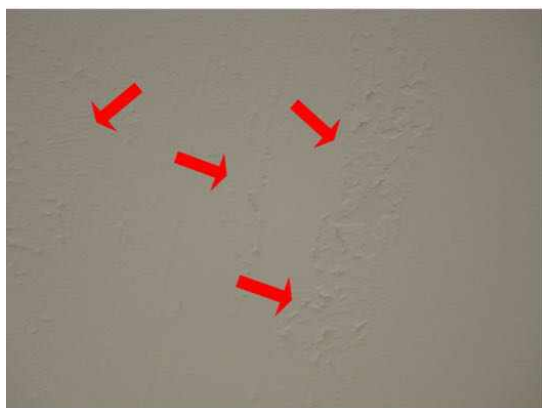
Building:	Building 1
Location:	Bathroom
Finding:	Ceilings - Scuffed
Information:	At the time of inspection it was noticed that evidence of ceilings scuffed in this bathroom area.

Scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear and minor impact damage, normally accumulated over a number of years.

Marked surfaces may be left as is at the discretion of the client; no repairs or replacement are necessarily required, as this is an appearance defect. However, the client may wish to seek quotations for the cost to refurbish or replace the identified building element.

A general handyman or plasterer may be appointed to rectify marked surfaces if considered necessary by the client.





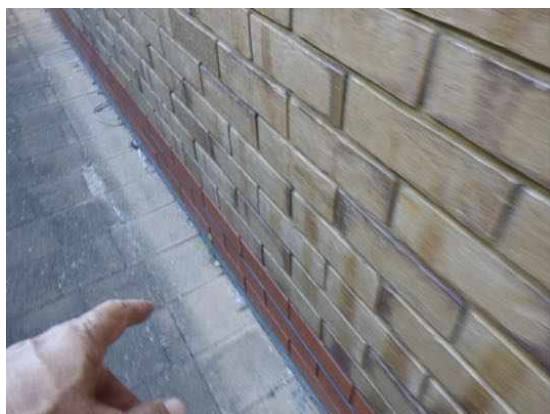
Defects 3.13

Building:	Building 1
Location:	All External Areas
Finding:	Bridging - Vegetation
Information:	Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.





Defects 3.14

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.



Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Licensed Bricklayer
- As identified in summary and defect statements
- Refrigeration Mechanic
- Licensed Electrician
- Registered/Licensed Builder
- Licensed Plumber specialising in Roof Plumbing
- Swimming Pool Fence Inspector
- Termite and Timber Pest Technician / Licensed Pest Controller
- Tree surgeon (arborist)

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

- We have been engaged by Anisha Thapa & Sunil Burlakoti to carry out pre-purchase building inspection for above said site.

Following recommendations of the report to ensure the longevity of dwelling.

Overall Conclusion of the inspection:

In the summary the dwelling is in acceptable condition with safety hazards , major and minor defects when compared to other properties of a similar age that have been reasonably well maintained.

Issues to address immediately include:

Safety Hazard :

- Pool fencing - Do not to comply with Australian Standards
- Electrical Fittings - Damaged

- Roof space area - Electrical wires exposed

Major Defects:

- External walls - Hole

When it comes to minor defects it advised to keep regular checks and repairs to be carried out over period of time as per site conditions.

Please note: Reporting on plumbing , electrical appliances & fitting, gas plumbing is out of scope of this report.

Several other observations are also included for the Clients general awareness and information. Whilst not classified a defects under the Standard, these items are noted to assist the Clients understanding of other potential risks.

For further information, advice and clarification please contact Birendra J (BJ) Bhandari on: 0400 110 719

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
 Location: All External Areas >
 Finding: Termite Management System - No evidence of a chemical installation
 Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Noted Item

Building: Building 1
 Location: Bathroom
 Finding: Shower Alcove - No Damp
 Information: At the time of inspection it was noticed that damp is not evident to the shower alcove.

Precautionary Information:

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation

from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.





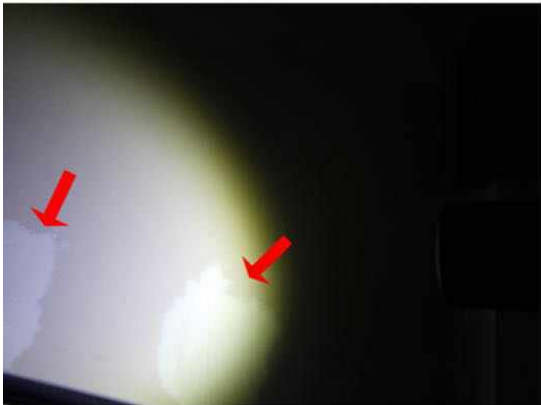
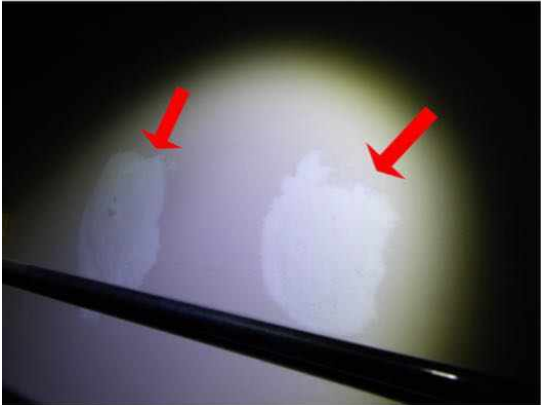


Noted Item

Building: Building 1
 Location: All Internal Areas
 Finding: Evidence of Previous Repairs
 Information: At the time of inspection, evidence of previous repairs to several building elements around the property was observed. The extent, quality, and compliance of these repairs could not be fully determined during the visual inspection.

While such repairs may be part of normal property maintenance, further information regarding the nature and scope of these works was not available at the time of inspection.

For further clarification, it is recommended that enquiries be made with the real estate agent, current owner, or appropriate authorities regarding the details of the repairs, including whether the works were carried out by suitably qualified trades and in accordance with relevant requirements.





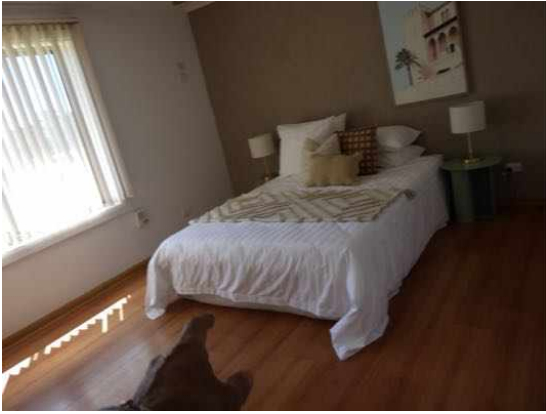
Noted Item

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. A re-inspection is recommended once the areas are made accessible.









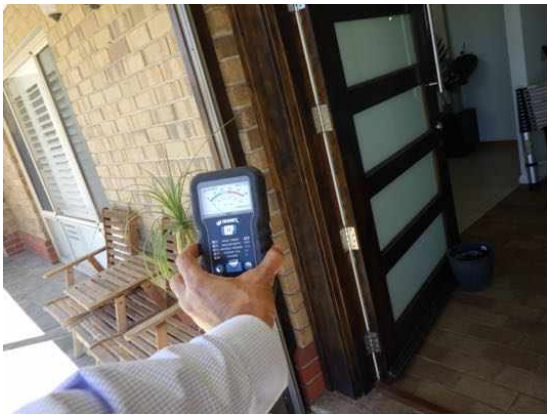




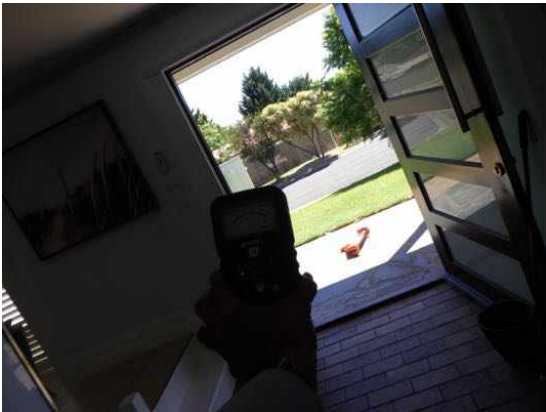
Noted Item

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

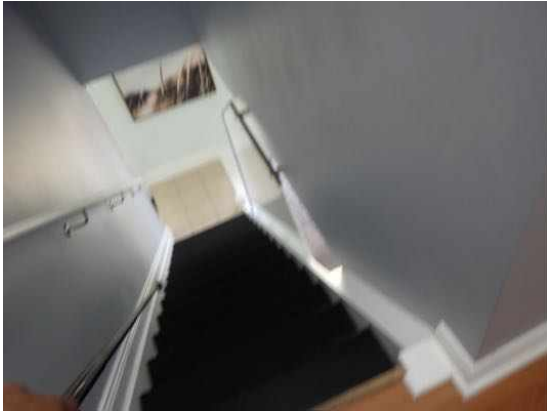
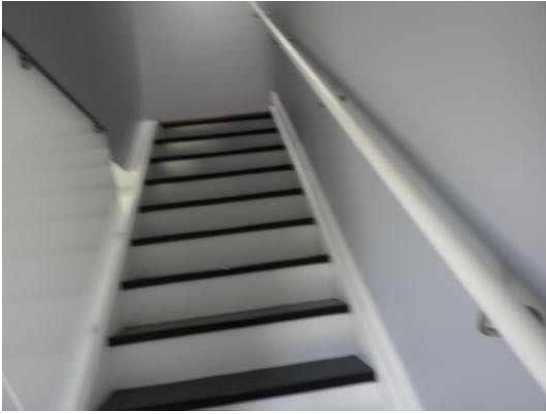


















Definitions to help you better understand this report

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.