



## Building Inspection Report

Inspection Date: Thu, 5 Mar 2026

Property Address: 6 Bellevue Ave, Old Reynella SA 5161,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 5 Mar 2026

## 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: 6 Bellevue Ave, Old Reynella SA 5161, Australia

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Client's Email Address:

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Client's Phone Number:

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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)

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Company Address and Postcode: Warradale 5046

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Company Email: Marion@jimsbuildinginspections.com.au

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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
<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

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Building Type	Residential
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Company or Strata title	Unknown
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Floor	Concrete
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Furnished	Furnished
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No. of bedrooms	4
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Occupied	Unoccupied
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Orientation	North
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Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Pergola, Garage
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Other Timber Bldg Elements	Door Frames, Doors, External Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Fascias, Internal Joinery, Floorboards
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Roof	Tiled, Pitched, Timber Framed
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Storeys	Single
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Walls	Brick Veneer
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Weather	Fine
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## 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
- Roof Exterior
- Interior
- Roof Void

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.

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:

- Debris in gutters
- Appliances and equipment
- Duct work
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture

- Insulation
- External concrete or paving
- Pipework
- Landscaping
- Stored items
- Patio
- 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

No evidence was found

### Major Defect

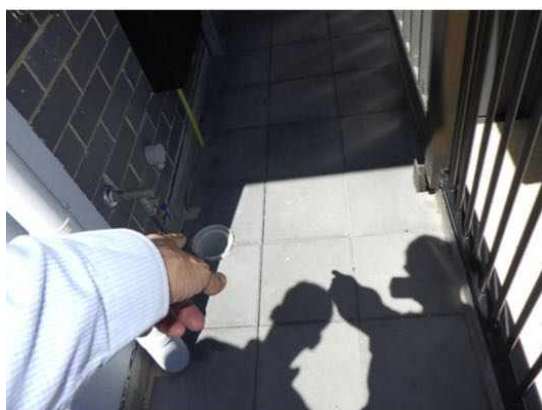
#### Defects 2.01

Building: Building 1  
Location: All External Areas  
Finding: Stormwater Drainage – Plumbing Pipe Not Covered  
Information: At the time of inspection, it was observed that the stormwater drainage plumbing pipe near the electrical and gas meter box was not properly covered or sealed. Unprotected stormwater pipes may allow the entry of debris, soil, pests, or other foreign materials, which can lead to blockages and reduced efficiency of the stormwater drainage system over time.

In addition, the exposed pipework in close proximity to service meter boxes may increase the likelihood of accidental damage if left unprotected.

This condition is considered a defect and maintenance concern that requires attention.

It is recommended that a suitably qualified and licensed plumber or relevant tradesperson be engaged as soon as practicable to properly cover and seal the stormwater pipe in accordance with relevant plumbing standards and accepted building practices. Rectification works should be undertaken to prevent potential blockages, damage, and the development of secondary defects.





## Minor Defect

### Defects 3.01

Building:	Building 1
Location:	All External Areas
Finding:	Gutters - Blocked
Information:	At the time of inspection it was noticed that gutters were blocked in few sections around the property. Gutters have to be cleaned in regular intervals.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



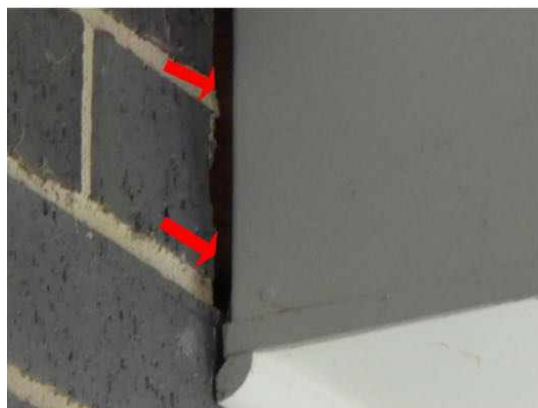
### Defects 3.02

Building:	Building 1
Location:	All External Areas
Finding:	Alfresco Area - External Walls & Timber Beam - Significant Gaps Observed
Information:	At the time of inspection, it was noted that significant gaps are present between the external wall cladding and timber beam in this alfresco area. These gaps indicate poor detailing, movement, deterioration of materials, or inadequate installation and sealing.

Such conditions may arise due to age-related degradation, environmental exposure, or physical damage. If left unrectified, these gaps may allow water and air ingress, potentially leading to secondary defects, including moisture damage, deterioration of adjacent building elements, and reduced thermal and weatherproof performance.

Repair and/or replacement of the affected components is recommended to reinstate the integrity and performance of the building envelope. All building elements play an essential role in the operation and overall performance of the structure, and defects of this nature may adversely impact durability and habitability.

It is advised that a suitably qualified and licensed tradesperson be engaged to assess and rectify the affected areas to prevent further deterioration or consequential damage.

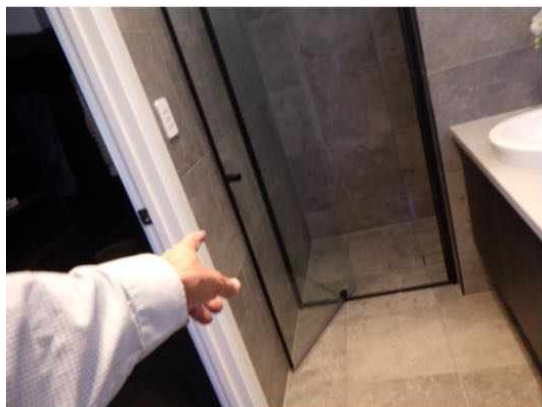


### Defects 3.03

Building:	Building 1
Location:	Bathroom - Ensuite
Finding:	Shower screen touching - Internal wall tiles during standard operation
Information:	At the time of inspection it was noticed that shower screen door is touching the internal wall tiles and creating a potential safety hazard in the bathroom -ensuite area during standard operation and creating a potential safety hazard for the persons coming contact in this area.

It advised that builder should take appropriate measures to avoid/ reduce the impact of shower screen hitting during door operations.

A qualified glazier is required to repair the shower screen as soon as possible. Please be advised that any persons coming into contact with the shower screen should do so with due caution to avoid any personal injury that may ensue.



### Defects 3.04

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 3.05

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.



## Section D Significant Items

### D4 Further Inspections

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

- Licensed Plumber specialising in Roof Plumbing
- As identified in summary and defect statements
- Licensed Bricklayer
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

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

- We have been engaged by Sohan Kamburugamuwa 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 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 : No evidence found.

Major Defects:

- Stormwater Drainage – Plumbing Pipe Not Covered

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.



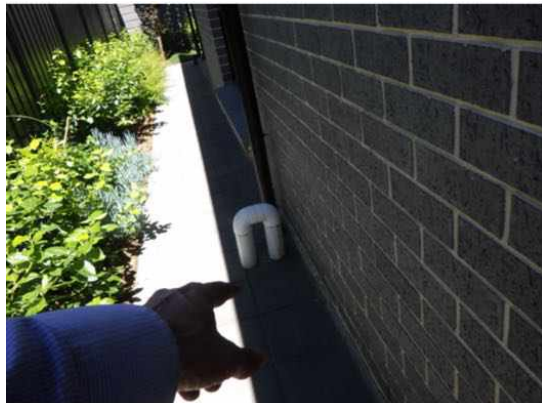
#### Noted Item

Building: Building 1  
 Location: All External Areas  
 Finding: Stormwater Tank – Not Installed  
 Information: At the time of inspection, it was noted that a stormwater tank was not installed at the property. Stormwater tanks are typically required to be installed in accordance with current council regulations, approved development plans, and relevant requirements applicable to the property.

It is recommended that confirmation be obtained regarding the requirement for a

stormwater tank installation at this property. If required, the stormwater tank should be installed in accordance with relevant council regulations and approved building plans.

For further details, it is advised that enquiries be made with the real estate agent, the builder (if applicable), or the relevant local council or appropriate authorities.



### Noted Item

Building: Building 1  
 Location: All Internal Areas  
 Finding: Garage – Internal Access Doorway Restriction  
 Information: At the time of inspection, it was observed that access through the internal doorway between the garage and the house was restricted when entering the dwelling from the garage area. The doorway clearance appears limited, which may affect safe and convenient access between these areas.

It is recommended that clarification be obtained regarding the design and intended use of this access point to ensure it complies with relevant building requirements and provides safe access for occupants.

For further details, it is advised that enquiries be made with the real estate agent, builder (if applicable), or the relevant authorities.





### Noted Item

Building: Building 1  
Location: Bathroom-Ensuite  
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: Bathroom 2  
 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 External Areas  
 Finding: Slab edge concrete - Efflorescence  
 Information: At the time of inspection it was noticed that efflorescence appears to be effecting the slab edge concrete in few sections around the property.

Efflorescence appears to be affecting the concrete in this area. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer. Slab concrete - Efflorescence

It is typically seen as white salt deposits on the surfaces of concrete pavement or

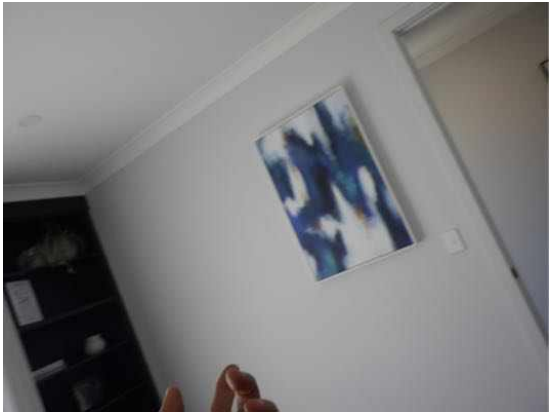
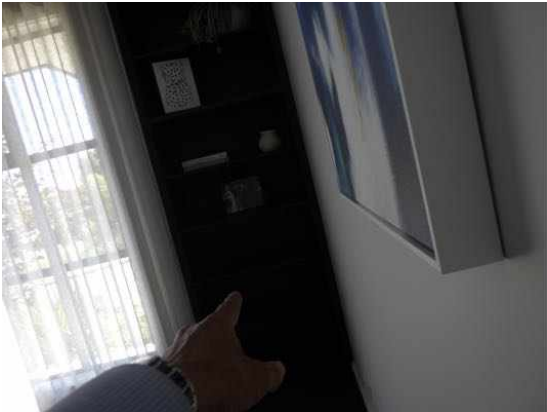
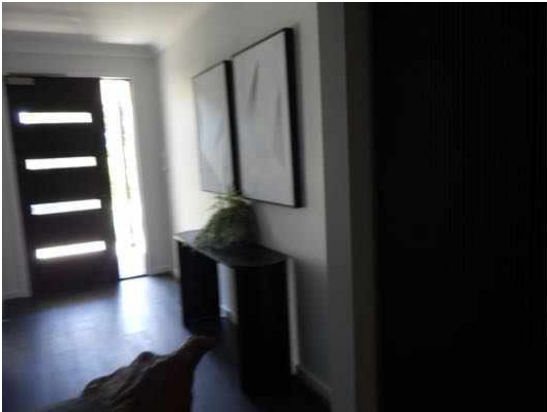
mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

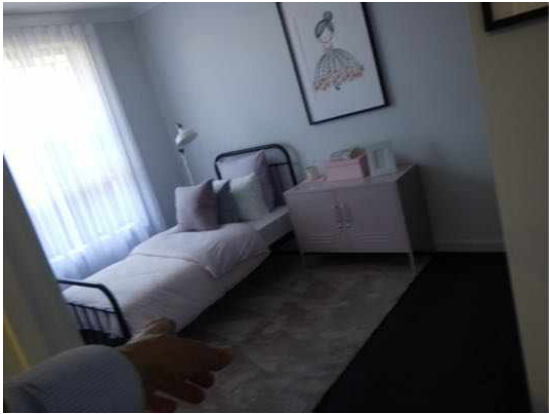
Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.



### 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**

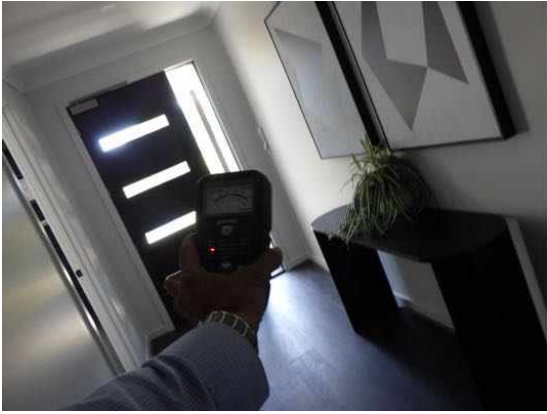
Building: Building 1  
Location: All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

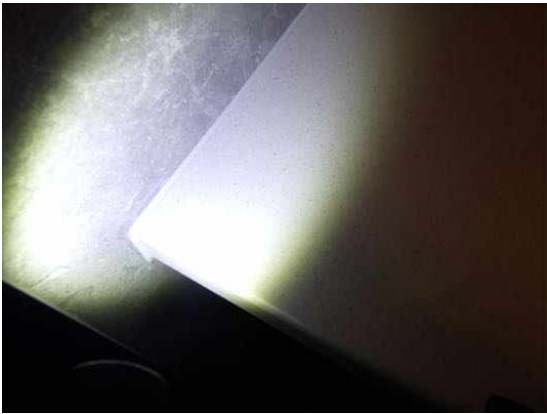








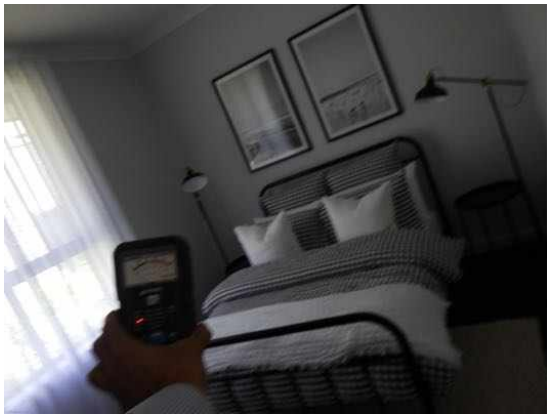






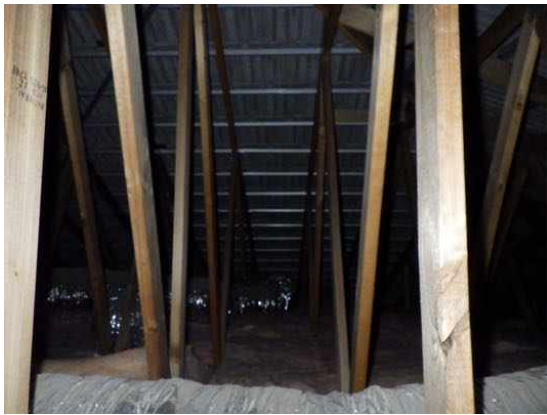














## Definitions to help you better understand this report

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 <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.