



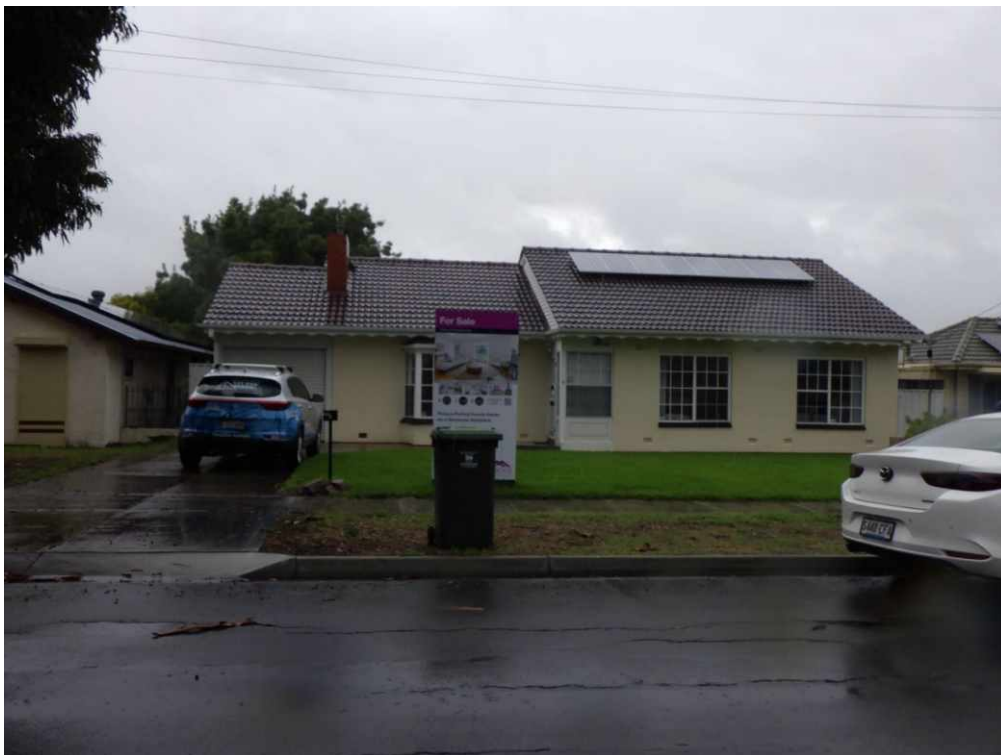
**BEFORE YOU BUY**

**BEFORE YOU BUILD**

## Building Inspection Report

Inspection Date: Thu, 9 Apr 2026

Property Address: 6 Elijah St, Morphett Vale SA 5162,  
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, 9 Apr 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 Elijah St, Morphett Vale SA 5162, 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@jimbuildinginspections.com.au

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BLD 231406  
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MMS

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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@jimbuildinginspections.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

|                            |  |
|----------------------------|--|
| Building Type              | Residential  |
| Company or Strata title    | No   |
| Floor                      | Suspended Timber Frame, Concrete   |
| Furnished                  | Furnished  |
| No. of bedrooms            | 4  |
| Occupied                   | Unoccupied   |
| Orientation                | North  |
| Other Building Elements    | Fence - Post and Rail Construction, Footpath, Pergola, Garage, Driveway, Shed  |
| Other Timber Bldg Elements | Door Frames, Doors, External Joinery, Fascias, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stumps, Weatherboards, Floorboards, Timber Wall Panelling |
| Roof                       | Tiled, Pitched, Timber Framed  |
| Storeys                    | Single   |
| Walls                      | Brick Veneer, Weatherboards  |
| 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
- 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:

- Appliances and equipment
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Debris in gutters
- Duct work

- External concrete or paving
- Insulation
- Furniture
- Landscaping
- Overhanging vegetation
- Old disused HWS in roof cavity incl associated plumbing
- Porch
- Solar Panels
- Stored items
- Pipework
- Vegetation
- Wallpaper or Wall Coverings

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

### Undetected defect risk

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

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

When the risk of undetected defects 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:     | Electrical Backing Board - Broken/ Loose from its original fixing  |
| Information: | The electrical backing board in this area was found to be broken/ loose from its original fixing 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 1.02

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | All Internal Areas  |
| Finding:     | Smoke Detectors and Alarms - Loose from its original fixing   |
| Information: | At the time of inspection it was noticed that Smoke Detectors and Alarms - Loose from its original fixing and creating a potential safety hazards for the persons coming in contact in this area. |

Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



## Major Defect

### Defects 2.01

Building: Building 1  
Location: All Internal Areas  
Finding: Internal walls - Damp  
Information: At the time of inspection it was noticed that high moisture reading to few sections of internal walls around the property.

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. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

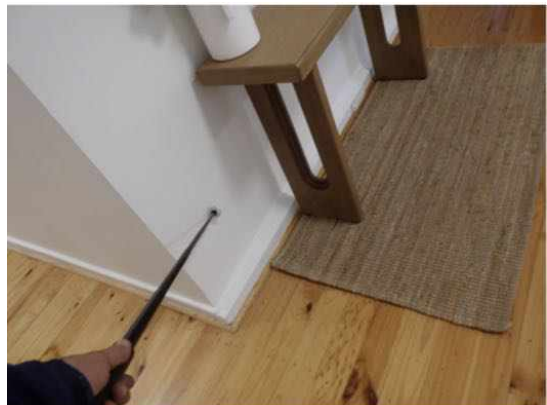
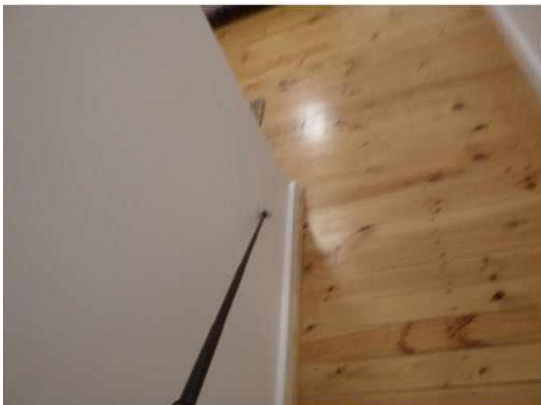
Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

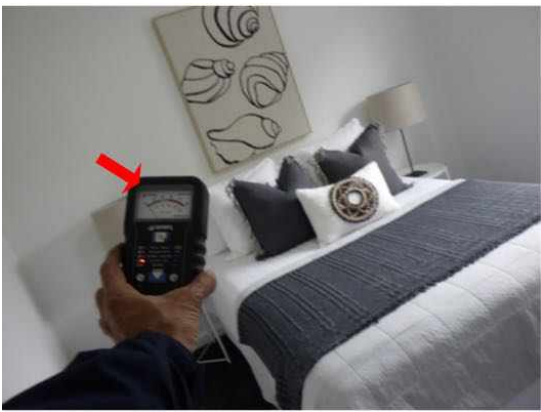
The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.















## 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:     | Gaps in perimeter pavement   |
| Information: | Gaps in the external concrete paving were identified at the time of inspection. Gaps in the slab are significant and are likely to lead to the development of secondary defects if left unmanaged, such as the creation of a trip hazard and water entry points. |

It is likely that this movement has occurred for several reasons. These could include substandard installation, reactive clay soils and stormwater issues.

With reactive clay soils, it is extremely important to ensure that all stormwater flows including roof and ground flows, contained and continually maintained. High moisture also creates an environment that is conducive to termite attack.

A licensed Plumber should be appointed immediately to ensure that the stormwater pipework is intact and adequate, and all gaps to concrete, driveways and paths should be sealed by a licensed builder or a general handy person to keep moisture from entering.

A licensed concretor may be required to replace pavements that are beyond repair.





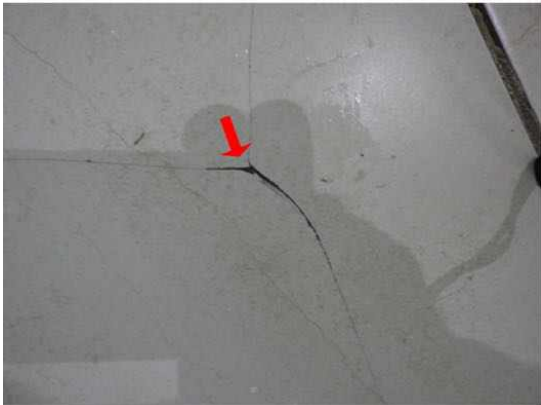
### Defects 3.03

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | All Areas   |
| Finding:     | Tiles - Cracked or damaged  |
| Information: | Cracking was evident to the tiling in this entry & kitchen area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring. |

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

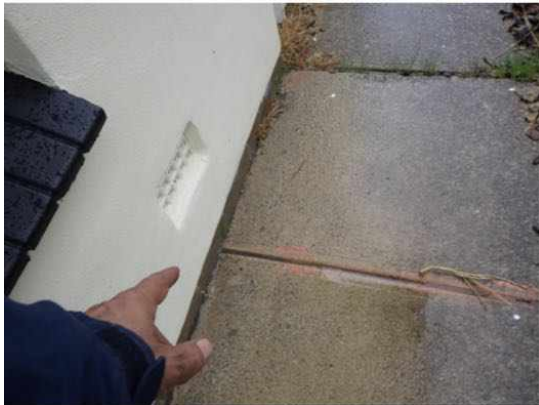


Defects 3.04

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 3.05

Building: Building 1  
 Location: All Internal Areas  
 Finding: Door - Binding/jamming  
 Information: Binding and/or jamming of this bedroom door is evident during standard operation.

This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

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

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

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





### Defects 3.06

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | All Internal Areas   |
| Finding:     | Cabinet Door handle - Not latching   |
| Information: | It was noted that the cabinet door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended. |

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



### Defects 3.07

|              |   |
|--------------|---|
| 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.

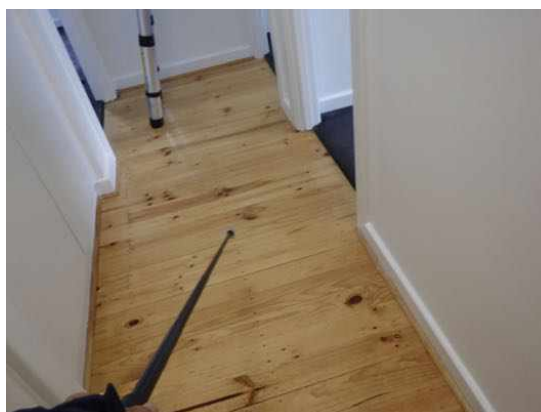


### Defects 3.08

|              |  |
|--------------|--|
| Building:    | Building 1   |
| Location:    | All Internal Areas   |
| Finding:     | Floors - bouncy  |
| Information: | The internal flooring in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures. |

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.





## 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
- Licensed Plumber
- Licensed Electrician
- Damp Proofing Specialist
- Asbestos Inspector
- As identified in summary and defect statements
- Geo-technical Engineer
- Registered/Licensed Builder
- 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](http://www.jims.net).

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

- We have been engaged by Prashant Sharma 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 :

- Electrical Backing Board - Broken/ Loose from its original fixing
- Smoke Detectors and Alarms - Loose from its original fixing

Major Defects:

- Internal walls- Damp

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

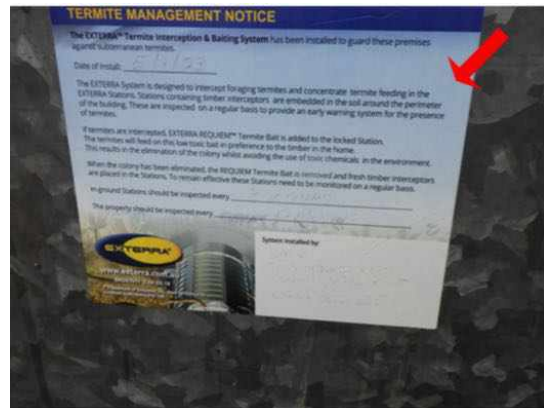
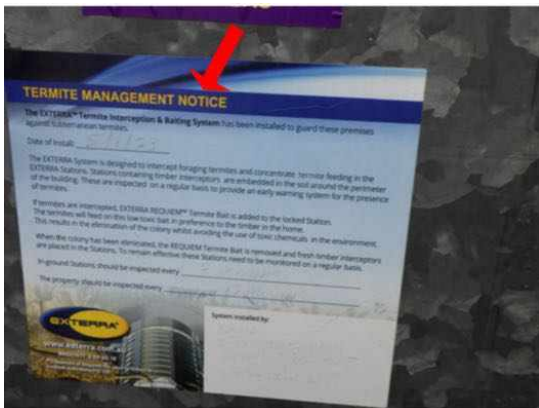
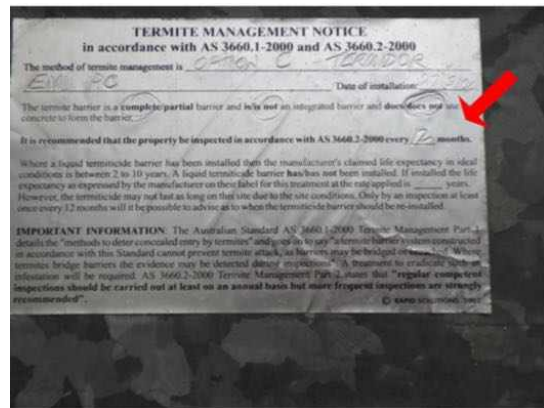
### The following items were noted as - For your information

#### Noted Item

Building: Building 1  
 Location: All External Areas  
 Finding: Evidence of a previous termite management system was identified  
 Information: There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.





### 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

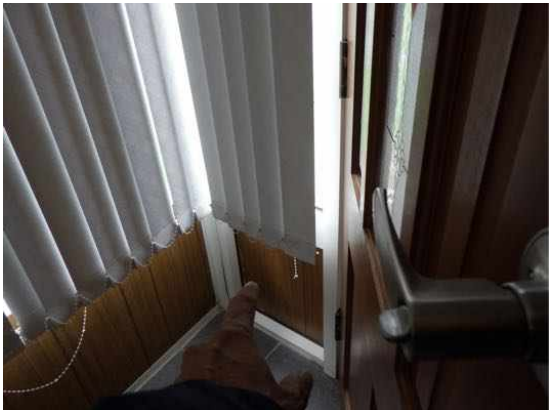
Building: Building 1  
Location: All External Areas  
Finding: Roof space area - Old hot water tank installed  
Information: At the time of inspection of this roof space area , it was noticed that old hot water tank is installed in this roof space area.

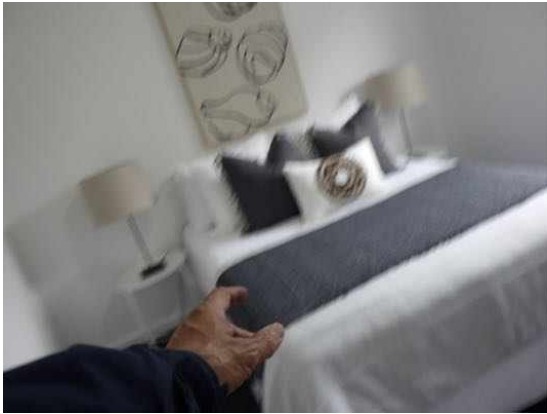
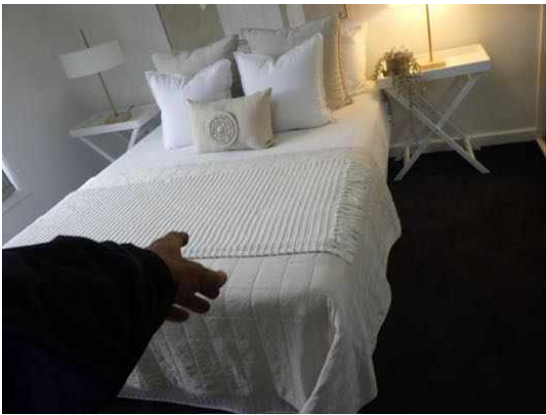
For further details please discuss with your realestate agent or appropriate authorities.

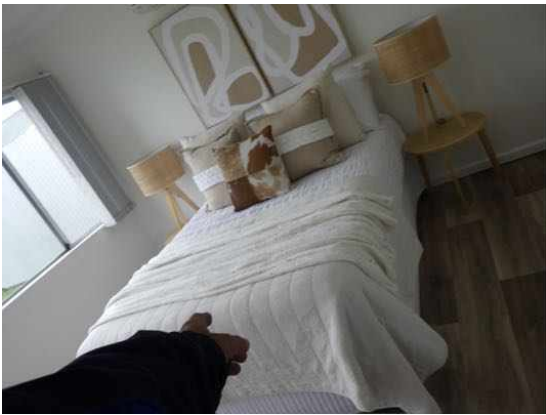


### Noted Item

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













Noted Item

Building: Building 1  
Location: All External 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.



## 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.