Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 4 Feb 2026

Property Address: 541 Glynburn Rd, Hazelwood Park SA 5066, Australia

Contents

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

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

Original Inspection Date:	Wed, 4 Feb 2026
Modified Date:	Tue, 10 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	541 Glynburn Rd, Hazelwood Park SA 5066, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Daniel Duffy Ph: 0401 268 729 Email: Windsorgardens@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Windsor Gardens)
Company Address and Postcode:	Wynn Vale 5127
Company Email:	Windsorgardens@jimsbuildinginspections.com.au
Company Contact Numbers:	0401 268 729

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: N/A

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 fair condition with safety hazards and major and minor defects found.

Section B General

General description of the property

Building Type	Commercial
Company or Strata title	Unknown
Floor	Timber with concrete areas
Furnished	Unfurnished
No. of bedrooms	Not Applicable
Occupied	Unoccupied
Orientation	East
Other Building Elements	
Other Timber Bldg Elements	Internal Joinery, Doors, Door Frames, Architraves, Fascias, Skirting Boards, Floorboards, Window Frames
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Full Brick
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

- Roof Void - Part

- Roof Exterior - Part

- Interior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Interior areas due to lack of access.

- Site - Part.

- Wall exterior due to obstructions.

- Roof Exterior - Part

- Outside of the fencing.

- Subfloor - 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:

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Debris in gutters

- Above safe working height

- External concrete or paving

- External finished ground level

- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

- Stored items

- No water available for plumbing testing at the time of inspection

- Subfloor was only accessible under a portion of the building and heavily obstructed by debris and stored items.

- Exterior brick walls were painted and may conceal evidence of cracking.

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:	Main Building
Location:	All Areas
Finding:	Electrical Defects
Information:	Multiple damaged, deteriorated and or poorly installed areas of electrical equipment were identified at the time of inspection.

Several unprotected junction boxes were evident to the subfloor and roof void, uncapped cables protruding from walls where older equipment appears to have been removed, and damage to switchboards. (It was not determined at the time of inspection as to whether these switchboards are in use currently).

Damaged or poorly installed electrical equipment creates a risk for electric shock, and is thus deemed a safety hazard. Appointment of a licensed electrician is highly advised to provide additional information on the risks of the defects listed and carry out repairs. Such works should be carried out as a matter of urgency.

Defects 1.02

Building:	Main Building
Location:	Roof Void
Finding:	No Fire Wall in Place
Information:	It is suspected that no fire-rated wall was in place between this property and the adjoining tenancy at the time of inspection.

Fire walls are designed to slow or prevent the spread of fire between sections of a building. In residential properties, a fire-rated wall between the residences may be required under modern building codes.

In older properties, such measures may not have been required at the time of construction. However, the absence of a fire separation wall poses a potential safety risk in the event of a fire.

Reporting on compliance and fire compliance is generally outside the scope of this report. This suspected defect is highlighted as a caution only, however, it is recommended that a licensed builder or fire safety professional be consulted to assess the area and advise on possible upgrades to improve fire protection.

Major Defect

Defects 2.01

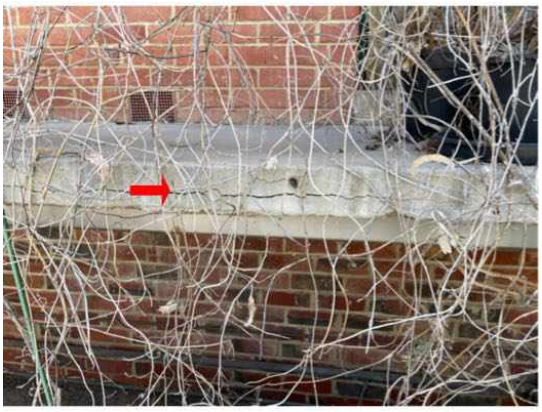
Building:	Main Building
Location:	Balcony
Finding:	Concrete Balcony - Concrete Cancer
Information:	Areas of concrete cancer were identified to the visible areas of the balcony to the rear of the building.

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

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

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

As the structure is a balcony, the concrete cancer may compromise the load capacity of the structure and immediately investigation by a licenced structural engineer is required to assess the area for safety and capacity. A specialist builder would then be appointed to repair the damaged area on the advice of the engineer.

Defects 2.02

Building:	Main Building
Location:	Rear corner
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to the brickwork to the rear corner of the building at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

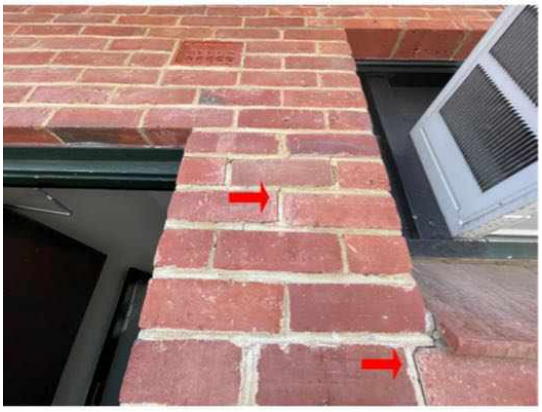
This cracking measures approximately 10mm in width and appears to spread from the corner of the building (behind the air conditioning unit) to the rear entry door frame.

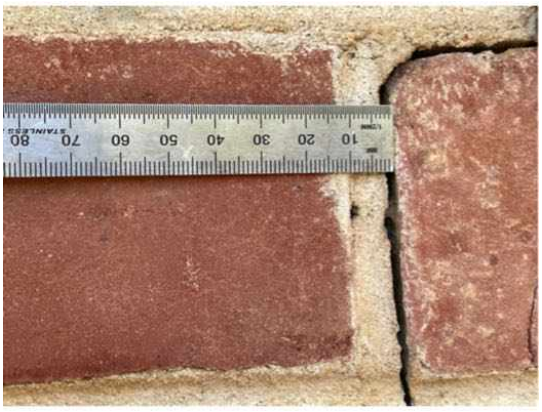
Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

The presence of large established trees nearby to the building are a likely factor in this case.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.





Defects 2.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor structure - Wood rot
Information:	The subfloor has areas of wood rot (fungal decay) to the structure towards the rear of the accessible subfloor area. It is suspected that this defect may have developed as a result of damp conditions in the subfloor over time.

Damp conditions cause the timbers to fail, resulting in the subfloor structures failing to bear the load (or weight) of the building as originally intended. Without repairs and maintenance, including potential replacement of affected elements, it is likely that serious structural faults will result, as well as an array of minor defects.

The presence of wood rot to the subfloor structure is also conducive to termite infestation. As timber stumps are in direct contact with the ground, concealed termite is made possible. Such entry is made easier if the timbers become non-durable due to even slight wood rot.

Where wood rot is present to any structural timber, rectification or replacement of the affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement of sections of the subfloor structure may be required. Consultation with a structural engineer or registered builder specialising in re-stumping is highly advised as soon as possible.

Defects 2.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Blocked
Information:	Significant degrees of debris build up was identified throughout the guttering at the time of inspection.

Roof plumbing structures, such as guttering, downpipes and ground drainage, 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.

Blocked gutters and drainage is likely to lead to flooding, as well as 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 and drainage be removed by a general handyperson as a matter of urgency.

Defects 2.05

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion, the extent of the damages could not be observed at the time of inspection due to significant debris build up throughout the guttering. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing. Age is also a likely contributing factor. Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects. It is advised to clean the gutters, assess the extent of the damages and treat the damaged areas as necessary. Should leaking develop and or further deterioration occur, repair and/or replacement of any significantly rusted elements of roof plumbing is required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages. A licensed plumber or specialist roof restoration company should be appointed to

undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Areas
Finding:	Plumbing - Aged
Information:	Ageing plumbing structures appeared to be in use at the time of inspection. With

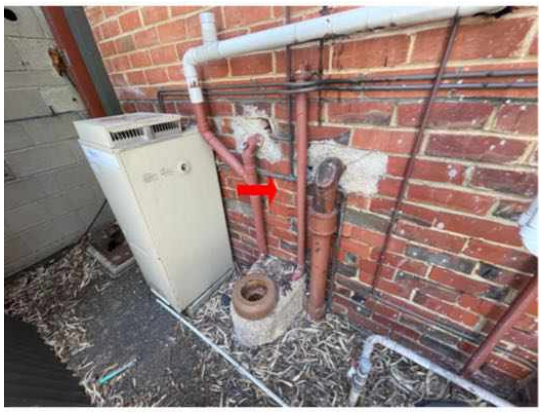
some older metal pipe work showing rust and deterioration.

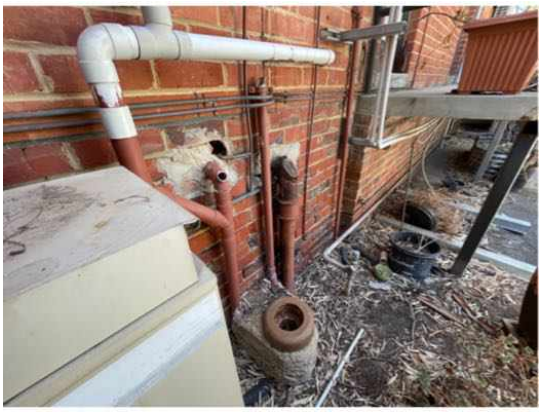
The client should be aware that older buildings may have aged or outdated plumbing systems. Aged plumbing may be more prone to break down, deterioration and defects that affect the functionality of the plumbing system.

Some older buildings may use outdated materials such as clay or terracotta pipes, asbestos cement pipes, or steel or copper pipes. Outdated methods of connections and stormwater management may also affect function.

Where aged plumbing deteriorates, this can lead to cracks, holes and leaks in the plumbing that can affect other building elements due to poor drainage of waste water or storm water. Poorly drained areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defect as well as being conducive to termites.

A licensed plumber should be appointed as soon as possible to perform further inspection to the buildings internal and underground plumbing structures to assess for damages and potential weak points.

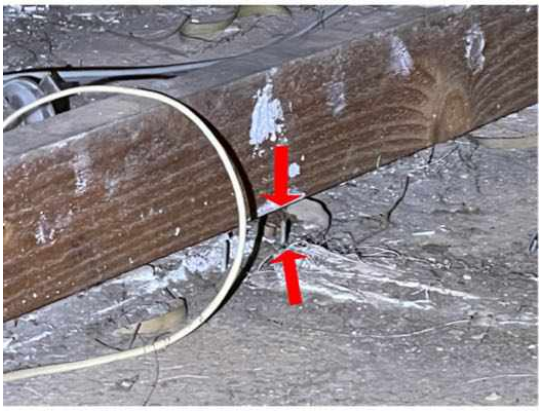




Defects 3.02

Building:	Main Building
Location:	Roof Void
Finding:	Ceiling - Sagging
Information:	Ceilings were found to be sagging throughout the building at the time of inspection. This was most notable to the main dining/bar area, however most ceilings showed some for of sagging to varying degrees. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed. In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required. The roof space could not be fully accessed due to access restrictions, further invasive inspection is recommended to assess the area. Further inspection and remedial works may reveal currently hidden defects. This level of sag requires immediate attention, to prevent further deterioration. A licenced builder should be appointed immediately to address the issue and the contributing factors.



Defects 3.03

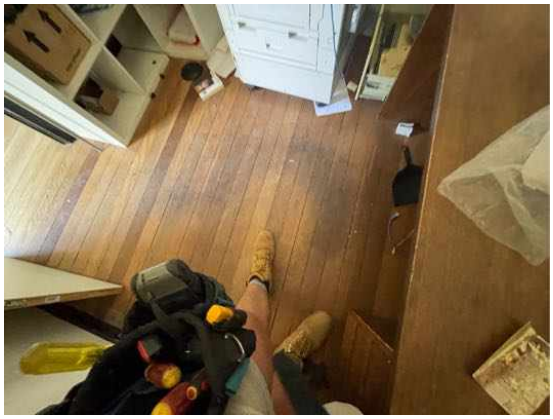
Building:	Main Building
Location:	All Internal Areas
Finding:	Floors - noisy/bouncy
Information:	The internal flooring in several areas, but particularly to the rear office area, were identified as being noisy or bouncy at the time of inspection. A noisy/bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures. Noisy/bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Noisy/bouncy flooring may

also be the result of gaps between flooring and stumps or joist structures, which require packing.

Some areas of the internal flooring also shows a minor discrepancy in level. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

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

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.



Defects 3.04

Building:	Main Building
Location:	All External Areas

Finding: Lintels - missing (suspected)

Information: It was suspected at the time of inspection that a lintel is missing over the rear windows. Lintels are generally used to support brickwork over openings in the wall. Without a steel lintel in place the brickwork may be relying on the window frames for support, which is likely not within the design use of the timber frame.

Secondary damage can develop to associated building elements as a result of missing lintels, which may impede on the integrity and strength of the structure.

A registered builder should be appointed to assess the area and where necessary, install a lintel and perform any necessary repair works in the short term.

Defects 3.05

Building: Main Building

Location: All Areas >

Finding: Wood Rot

Information: Several building elements around the property show evidence varying levels of wood rot, including to Fascias, veranda posts and timber trimmings.

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

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.






Defects 3.06

Building:	Main Building
Location:	Front elevation
Finding:	Damage Consistent With Termite / Timber Pest Activity
Information:	Damage consistent with that of termite / timber pest activity was present on the property.

Mud buildup consistent with termite activity was evident to the front of the brick wall beside the driveway at the time of inspection. It is suspected that termite damaged timber may have been remove removed from this area and left the mud in place.

Damage from termites or timber pests can be more serious and extensive than what may be visible to the naked eye. It should be noted that where termite activity occurs in close proximity to the building the risk of termite activity within the main building becomes greatly increased, particularly where inspection is obstructed, or in inaccessible areas such as the subfloor and parts of the roof. Further inspection of external and internal areas is required in order to fully identify the extent of termite / timber pest activity and will likely require works of an intrusive nature.

Reporting on termite activity is outside the scope of this report and it is strongly recommended that further inspection be conducted as soon as possible by a qualified pest inspector in order to prevent any further damage that may ensue. The installation of a proper termite protection system is recomended to prevent termite infestation and possible damage to the property.

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Plumber

- Licensed Electrician

- Structural Engineer

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

- Please read this report in its entirety and follow recommendations to ensure the longevity of the dwelling.

When compared to properties of similar age that have been reasonably well maintained, this property is deemed to be in a fair condition with safety hazards and major and minor defects found.

SAFETY HAZARDS TO ATTEND IMMEDIATELY;
- Multiple electrical safety hazards found.
- No firewall appears to be in place between tenancies.

BUILDING DEFECTS TO ADDRESS IMMEDIATELY;
- Evidence of wood rot found in the subfloor structure.
- Step cracking evidence to the rear corner of the building further inspection required by a licensed structural engineer.
- Gutters blocked and areas of rust evident to roof plumbing.
- Areas of concrete cancer present to the rear balcony, further inspection by a licensed structural engineer is required.

Unless otherwise stated, minor defects can be resolved at the client’s discretion, however work should not be neglected as further deterioration may occur.

Rectification works may reveal currently hidden defects.

For further clarification on the above defects please refer to the relative sections of the report.

A drone was used to inspect inaccessible areas of the roof exterior. The client should note this area was not accessed physically. Drone inspection is not truly an “eyes on” inspection and can only give a general impression as to the condition of the exterior roof and may not be able to fully identify any deterioration in this area.

It is highly advised to have all drainage internally inspected upon taking over the property, especially the underground stormwater system. A licenced plumber with specialist equipment can perform this task. All gas appliances need to be serviced and maintained in good order. Similarly, the electrical system should be assessed for safety, compliance and function by a licenced electrician.

Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person. Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

* Several limitations and obstructions impeded the inspection and if it all feasible should be removed so further inspection may be performed. Indicative photos below depict some of the obstructions that we encountered.

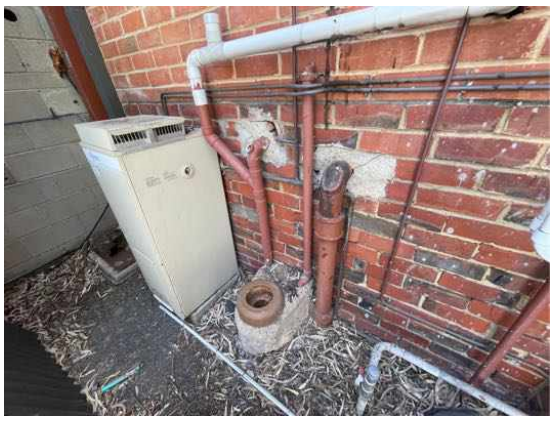
For further information, advice and clarification please contact Daniel Duffy on: 0401 268 729

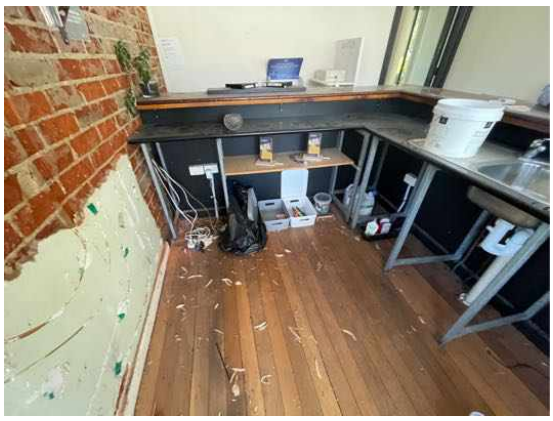
Section D Significant Items

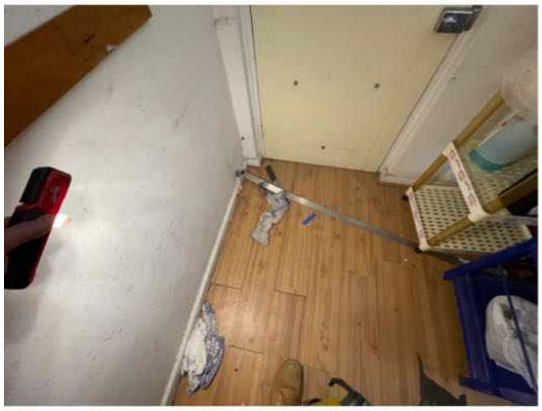
The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas >
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are provided for your general reference, but are also 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.

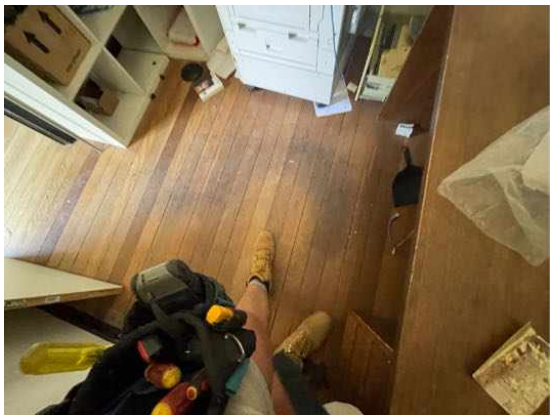


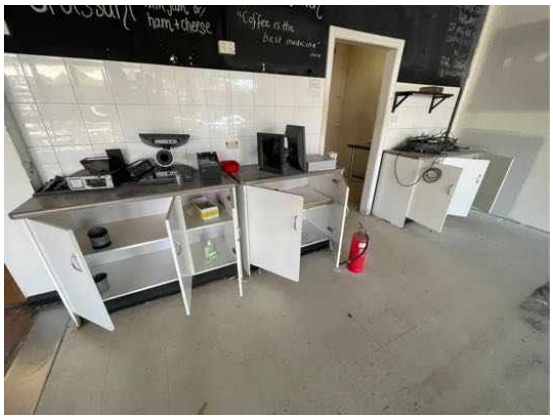





TerryWhite Chemmart
Base Camp


PRIVATE




ham,+cheese
"Coffee is the best medicine"

Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report 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.