



SAFE LIVING INSPECTIONS

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PROPERTY INSPECTION REPORT

1234 Main Street
Adelaide, SA

Buyer Name

18/09/2026 9:00AM

Inspector

Rupinder Singh

B.Eng. Sc. (Civil); PG Dip. in Building
Surveying

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Agent

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ITEMS INSPECTED



GENERAL ADVICE



RECOMMENDATION

SUMMARY

- ⊖ 2.1.1 Inspection Details - Termite Management : Termite Management - Notice not found
- ⊖ 3.2.1 Services - Services Connected: Gas Metre location
- ⊖ 4.2.1 Exterior - Siding, Flashing & Trim: Articulation Joints not Sealed
- ⊖ 4.2.2 Exterior - Siding, Flashing & Trim: Penetration holes
- ⊖ 4.2.3 Exterior - Siding, Flashing & Trim: Distance from opening - Articulation Joint
- ⊖ 4.3.1 Exterior - Exterior Doors: Main door seal
- ⊖ 4.3.2 Exterior - Exterior Doors: Main door
- ⊖ 4.3.3 Exterior - Exterior Doors: Laundry Door
- ⊖ 4.9.1 Exterior - Downpipes : Flexi Joints - Down Pipes
- ⊖ 4.9.2 Exterior - Downpipes : Down Pipes - Poor Workmanship
- ⊖ 5.1.1 Roof - Coverings: Roof Covering
- ⊖ 5.1.2 Roof - Coverings: Improper laying of sheeting
- ⊖ 5.2.1 Roof - Roof Drainage Systems, Gutters: Down pipe Direction
- ⊖ 5.2.2 Roof - Roof Drainage Systems, Gutters: Balcony Drain
- ⊖ 5.3.1 Roof - Flashings: Flashing not sealed
- ⊖ 6.2.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Hot water system not as per contract
- 🔧 7.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 7.5.1 Attic, Insulation & Ventilation - Man hole: Man hole Frame
- ⊖ 7.5.2 Attic, Insulation & Ventilation - Man hole: Manhole Lid
- ⊖ 8.2.1 Doors, Windows & Interior - Windows: Improper Installation
- ⊖ 8.2.2 Doors, Windows & Interior - Windows: Poor Workmanship
- ⊖ 8.4.1 Doors, Windows & Interior - Walls: Poor Patching
- ⊖ 8.5.1 Doors, Windows & Interior - Ceilings: Bulk Head
- ⊖ 8.5.2 Doors, Windows & Interior - Ceilings: Missing Components
- ⊖ 8.8.1 Doors, Windows & Interior - Wet Areas: Drain flange
- ⊖ 8.8.2 Doors, Windows & Interior - Wet Areas: Water Accumulation
- ⊖ 8.8.3 Doors, Windows & Interior - Wet Areas: Water penetration

- 8.8.4 Doors, Windows & Interior - Wet Areas: Tilling
- 8.9.1 Doors, Windows & Interior - Build In robes : Gaps
- 8.9.2 Doors, Windows & Interior - Build In robes : Poor Workmanship

1: DISCLAIMER & TERMS OF USE

Information

Disclaimer & Terms of Use

Disclaimer

This report represents the professional opinion of Safe Living Inspections and is based upon a visual inspection of the residential dwelling at the specified address, a review of provided documentation, and the application of the inspector's knowledge, training, and experience.

1. Nature of Opinion

The opinions and findings contained within this report are provided in good faith and with all reasonable care. However, this document is an opinion and not a guarantee or warranty, either expressed or implied, regarding the present or future condition of the property. Latent or concealed defects may not be identified in a visual inspection.

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2: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner, Walk thru - Given

Occupancy
Occupied

Temperature
21 Celsius (C)

House Direction
West

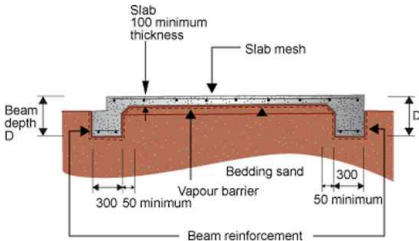
Weather Conditions
Clear

Style
Modern

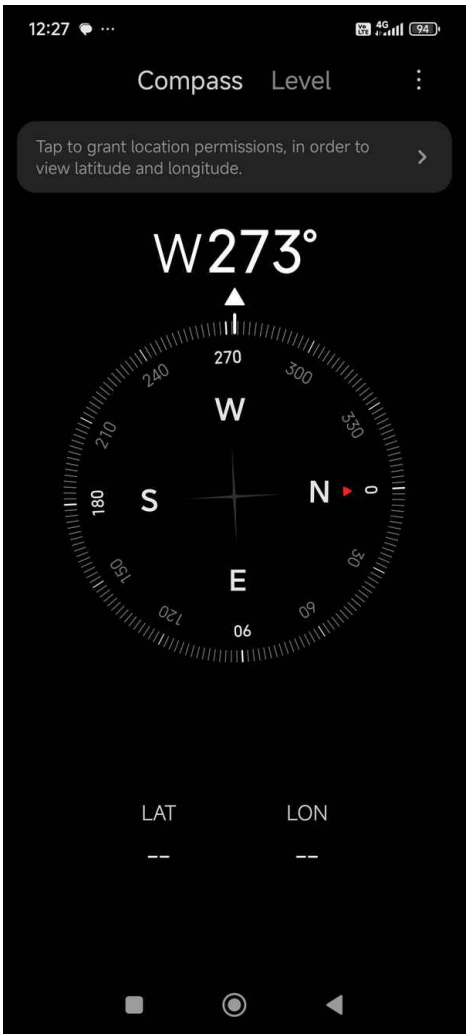
Type of Building
Detached, Double Storey

Builder Clean
N/A

Foundation
Slab on the ground



Year Built
Sept-2023 - As per Client

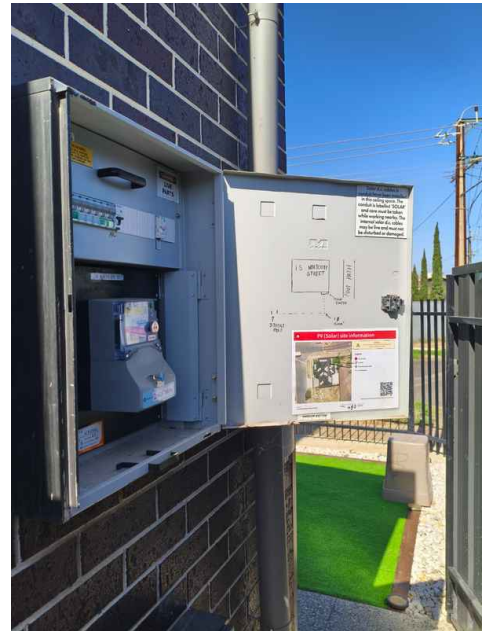


Deficiencies

2.1.1 Termite Management
TERMITE MANAGEMENT - NOTICE NOT FOUND

 Recommendation

During the inspection, the termite management notice was not located within the meter box. National Construction Codes (NCC) - 3.1.4.4 Durable Notice: A durable notice must be affixed permanently to the structure in a conspicuous location, such as within a meter box or an equivalent site, indicating: (a) the termite management system employed; and (b) the date of the system's installation; and (c) when a chemical is utilized, its foreseeable lifespan as documented on the appropriate authority's registration label; and (d) the recommendations provided by the installer or manufacturer regarding the scope and frequency of subsequent inspections for termite activity.



3: SERVICES

Information

General: Inspection Method
Visual

Services Connected: Electricity
Connected

Services Connected: Gas
Connected



Services Connected: Water
Connected

Services Connected: Solar
Installed

**Services Connected: NBN
Connection/ Internet**
Connected



Services Connected: TV Antenna
Installed

Deficiencies

3.2.1 Services Connected

GAS METRE LOCATION

Not as per plan

 Recommendation



4: EXTERIOR

Information

General: Inspection Method Visual	Siding, Flashing & Trim: Siding Material Brick Veneer, Brick	Exterior Doors: Exterior Entry Door Wood
Decks, Balconies, Porches & Steps: Appurtenance Front Porch	Decks, Balconies, Porches & Steps: Material Concrete	Walkways, Patios & Driveways: Driveway Material Concrete
Fence, Retaining Walls: Fence Installed	Fence, Retaining Walls: Retaining Walls Installed	

Deficiencies

4.2.1 Siding, Flashing & Trim

ARTICULATION JOINTS NOT SEALED

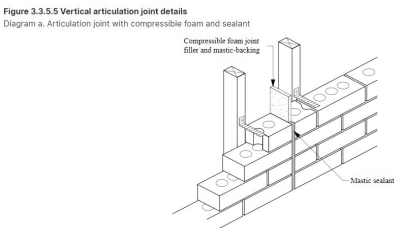
 Recommendation

ALL ARTICULATION JOINTS NEED TO BE SEALED ON TOP OF FOAM- AS PER NCC

Observation: The articulation joints currently remain unsealed.

Requirement: In accordance with the National Construction Code (NCC), all articulation joints must be properly sealed with a suitable mastic sealant.

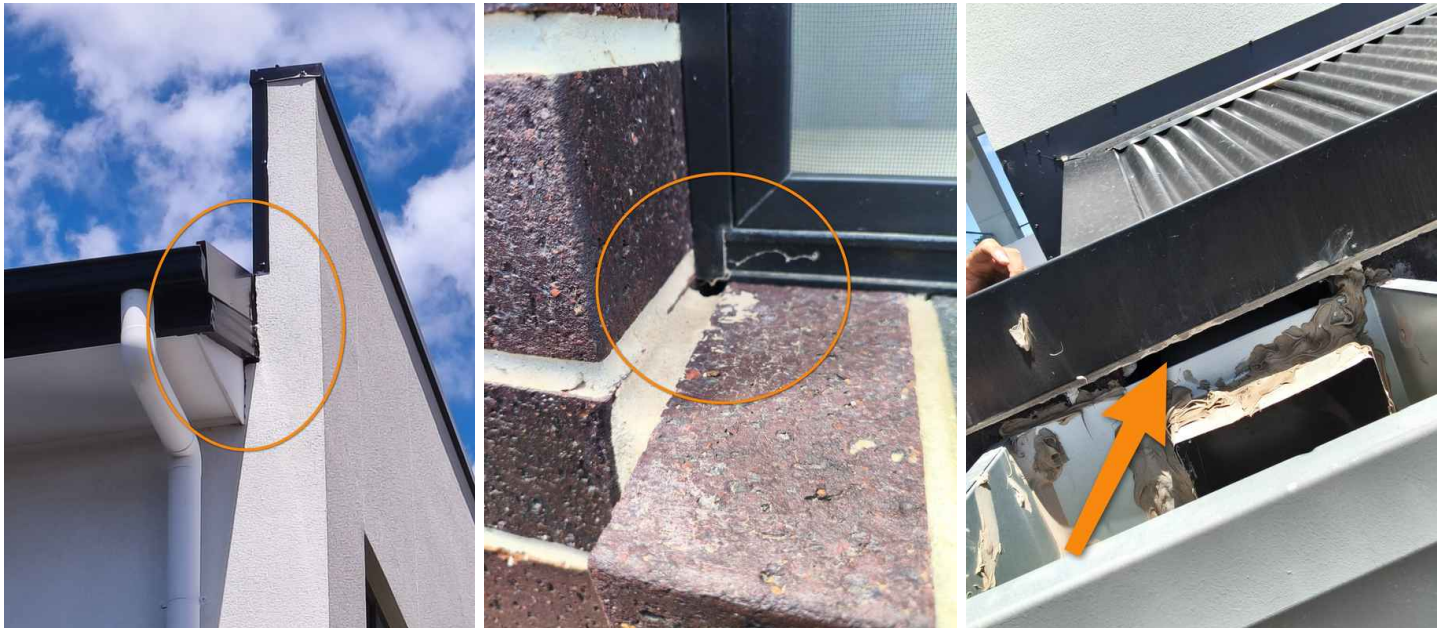
Recommendation: Seal all articulation joints with a high-quality, flexible mastic sealant compliant with NCC standards to allow for material movement while preventing water ingress.





4.2.2 Siding, Flashing & Trim
PENETRATION HOLES

 Recommendation

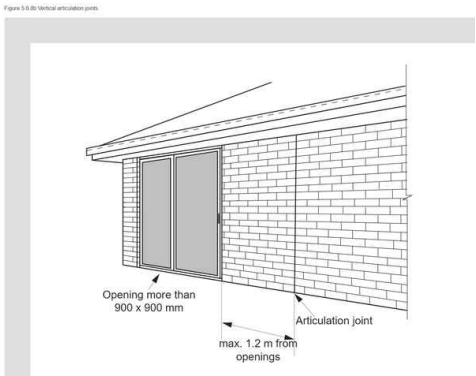


Box Gutters - Both

4.2.3 Siding, Flashing & Trim
DISTANCE FROM OPENING - ARTICULATION JOINT
FRONT OF HOUSE

 Recommendation

Distance from opening - Articulation Joint - Exceeding 1.2m



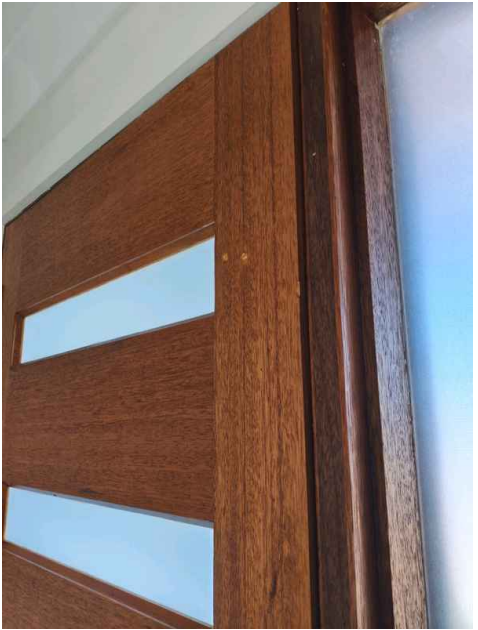
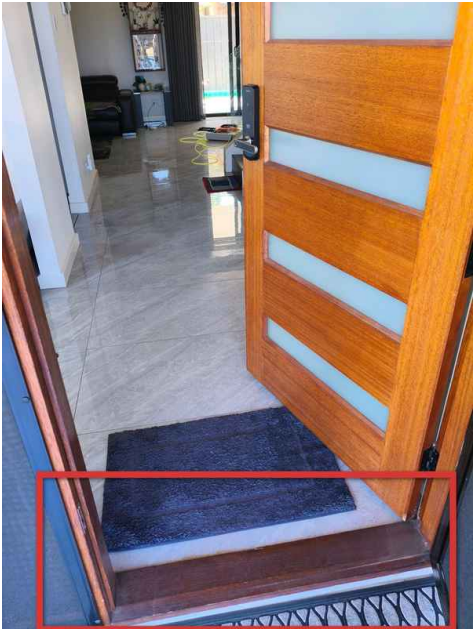
4.3.1 Exterior Doors

MAIN DOOR SEAL

MAIN DOOR - FRONT

Weather seal missing

Recommendation



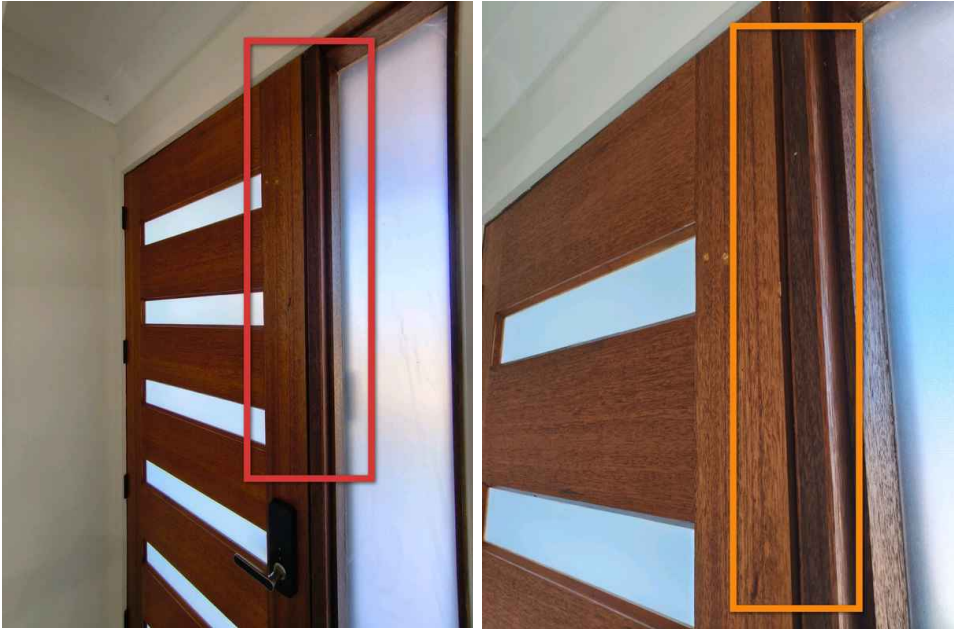
4.3.2 Exterior Doors

MAIN DOOR

MAIN FRONT DOOR

Poor Workmanship- door not aligned with door trim when closed

Recommendation



4.3.3 Exterior Doors

LAUNDRY DOOR

REAR OF PROPERTY

Not squared - Poor Workmanship

 Recommendation



4.9.1 Downpipes

FLEXI JOINTS - DOWN PIPES

 Recommendation

Deficiency Summary

The observed downpipe connection method fails to comply with the mandatory requirement of Australian Standard AS 2870-2010 for a designed flexible connection. The use of foam as a primary sealing and movement accommodation material is non-compliant and unsuitable.

Detailed Deficiencies

Non-Compliant Material: The installation utilizes foam, which is not a recognized or certified flexible pipe connector. Foam lacks the inherent durability, waterproof integrity, and engineered movement capacity required for a permanent subsurface stormwater connection.

Inadequate Movement Accommodation: AS 2870-2010 mandates flexible connections to accommodate differential ground movement between the building and the drainage system. The foam wrap will compress unevenly, degrade over time, and will not reliably accommodate this movement, creating a point of stress and potential failure.

High Risk of Water Intrusion: Foam is not a waterproof sealant. This installation creates a direct path for subsurface water to enter the building foundation zone, which can lead to soil erosion, moisture damage, and compromise the structural integrity of the footings.

Recommendations

Remediation: The non-compliant foam wrap must be completely removed from all downpipe connections to the subsurface stormwater system.

Install Compliant Flexible Connections: Each downpipe must be connected using a proprietary, manufactured flexible junction connector, specifically designed and certified for underground stormwater applications. These connectors are typically made from durable, flexible plastics or rubbers and are designed to accommodate the required movement.



Connection failure observed as a result of movement in the concrete.



Connection failure observed as a result of movement in the concrete.



Connection failure observed as a result of movement in the concrete.

4.9.2 Downpipes

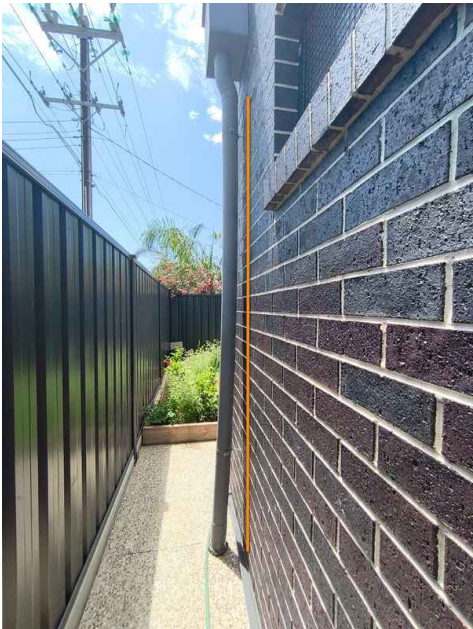
DOWN PIPES - POOR WORKMANSHIP

DOWN PIPE TOWARDS - NORTHCOTE ST

Downpipe is not square with the wall and deviates away from the wall toward the bottom.



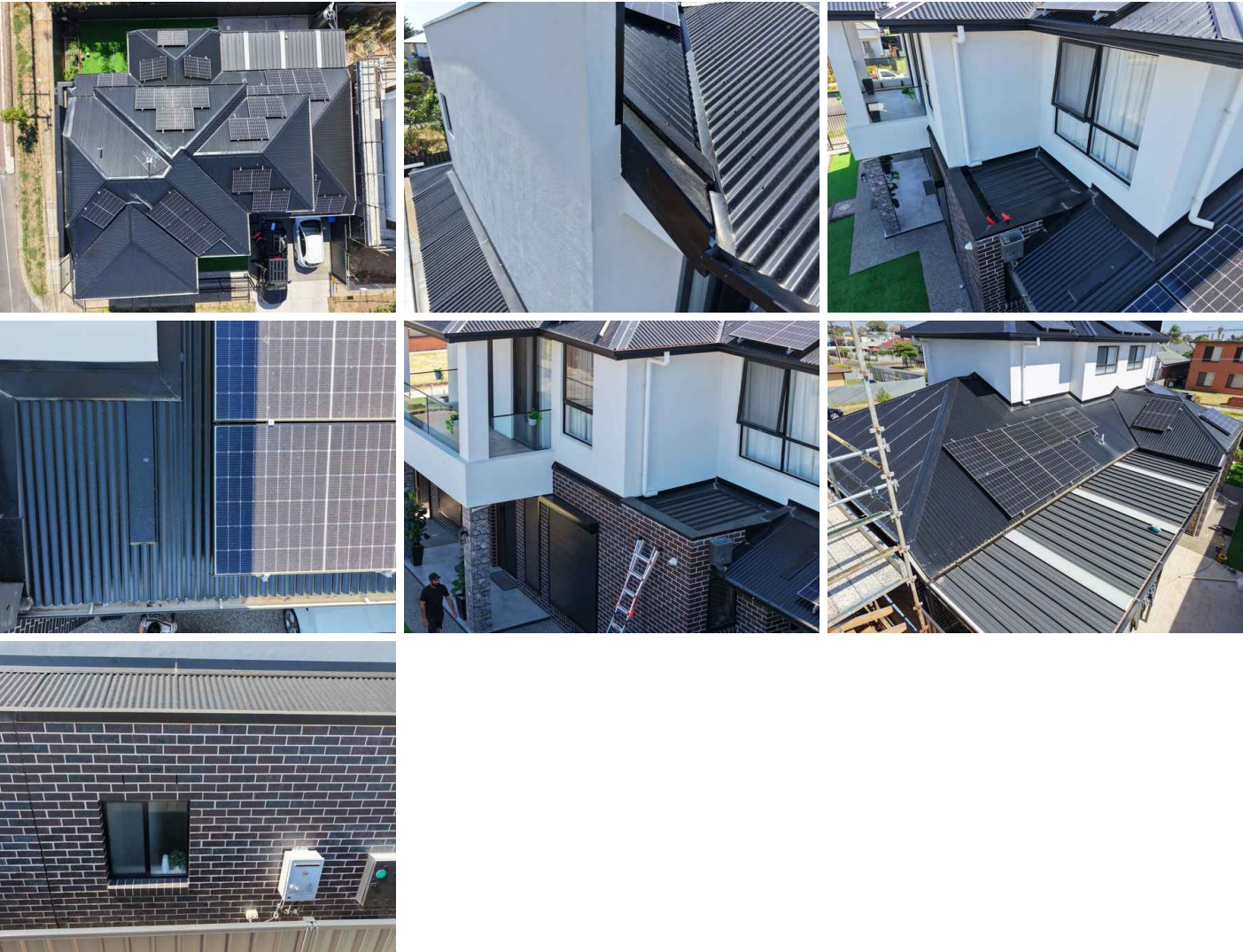
Recommendation



5: ROOF

Information

Inspection Method
Drone



Roof Type/Style
Hip

Coverings: Material
Solar, Metal

Roof Drainage Systems, Gutters:
Gutter Material
Steel

Flashings: Material
Metal

Deficiencies

5.1.1 Coverings
ROOF COVERING

 Recommendation

Patch work - Poor workmanship



5.1.2 Coverings
IMPROPER LAYING OF SHEETING
TOWARDS NORTHCOTE ST
Uneven Roof Covering

 Recommendation



5.2.1 Roof Drainage Systems, Gutters
DOWN PIPE DIRECTION
Wrong downpipe direction

 Recommendation

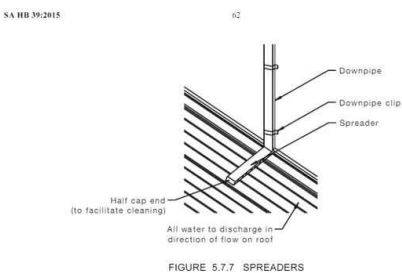


FIGURE 5.7.7 SPREADERS

5.2.2 Roof Drainage Systems, Gutters

BALCONY DRAIN

Exposed drain discharging water from a height onto the house perimeter. Poor workmanship.



Recommendation



5.3.1 Flashings

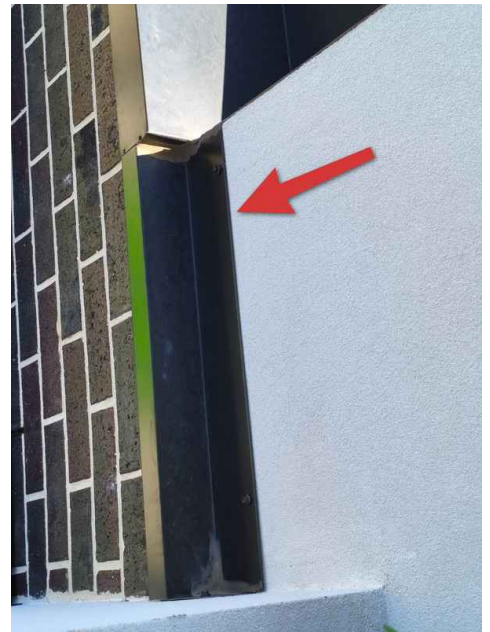
FLASHING NOT SEALED

FRONT OF HOUSE

can cause water intrusion



Recommendation



6: PLUMBING

Information

Filters None	Water Source Public	Main Water Shut-off Device: Location West
Hot Water Systems, Controls, Flues & Vents: Manufacturer Rheem	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric, Gas	

Deficiencies

6.2.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

HOT WATER SYSTEM NOT AS PER CONTRACT

Builder committed for Rinnai 26L hot water system in Building contract point 17.16, It was observed Client is been supplied different brand hot water system.



7: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type
Batt

Exhaust Systems: Exhaust Fans
Fan with Light

Limitations

General

LIMITED ACCESS TO ATTIC AREA

Deficiencies

7.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Opening duct to environment not found.

 General Advice



7.5.1 Man hole

MAN HOLE FRAME

 Recommendation

Use of old timber- Potentially untreated - for manhole Frame

Old timber may have:

- Internal decay
- Cracks or splits
- Reduced load-bearing capacity



7.5.2 Man hole

MANHOLE LID

Gaps in Manhole Lid when closed.



8: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type Aluminum frame awning windows	Floors: Floor Coverings Engineered Wood, Tile	Walls: Wall Material Drywall
Ceilings: Ceiling Material Gypsum Board		



Countertops & Cabinets: Cabinetry Laminate	Countertops & Cabinets: Countertop Material Stone
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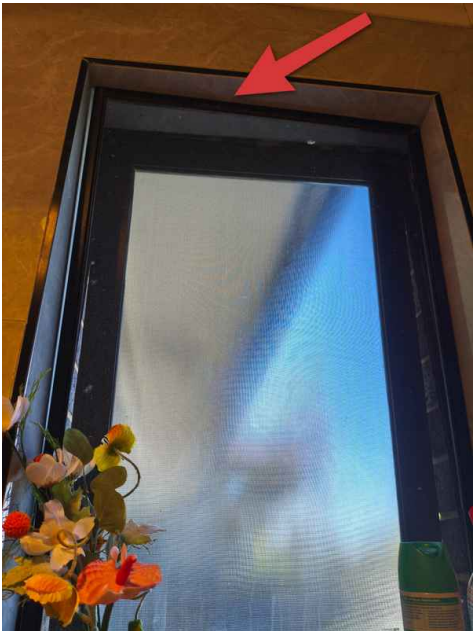
Deficiencies

8.2.1 Windows

 Recommendation

IMPROPER INSTALLATION

Windows appear to not be operating properly due to substandard installation. Recommend window specialist evaluate.



8.2.2 Windows

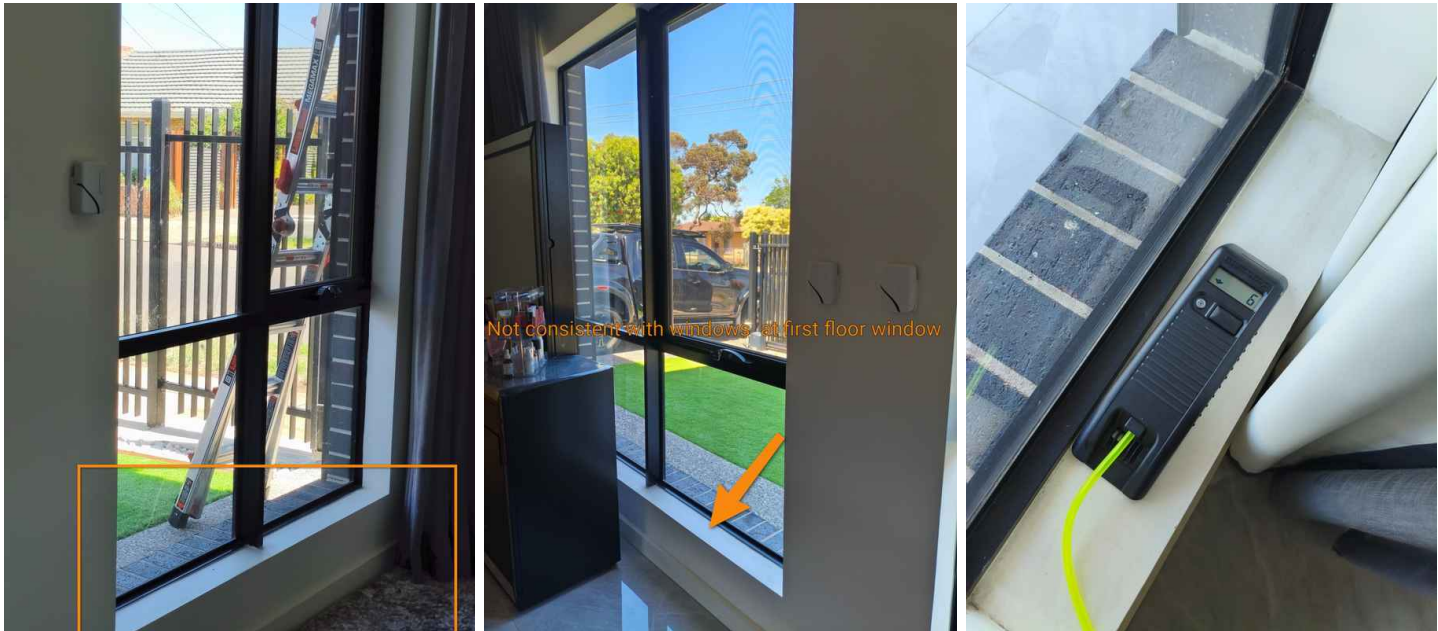
 Recommendation

POOR WORKMANSHIP

MASTER BEDROOM, FORMAL LOUNGE, GROUND LEVEL, LEVEL 1

Gyprock Reveal Work - Need rectification
Poor workmanship observed in all windows - across house - Uneven and inconsistent work





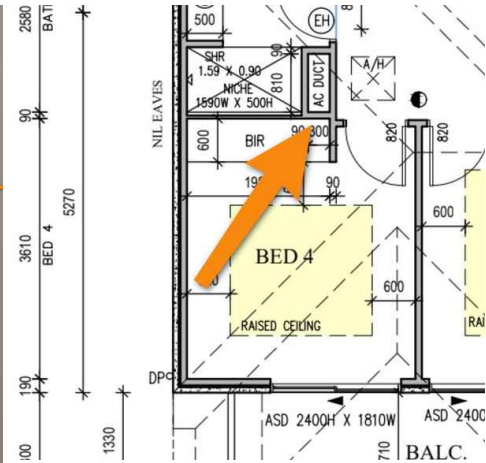
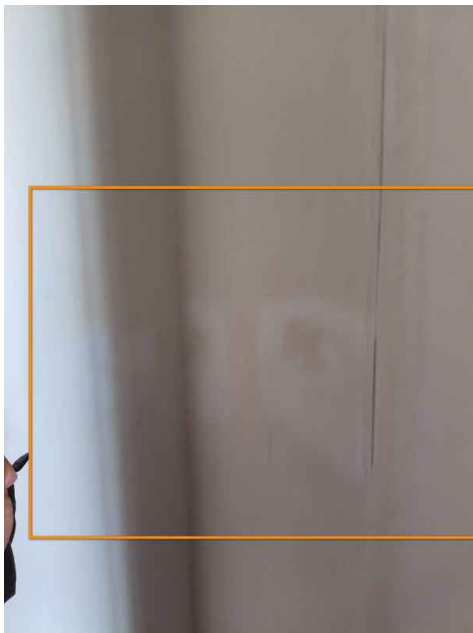
8.4.1 Walls

POOR PATCHING

BEDROOM 4

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation



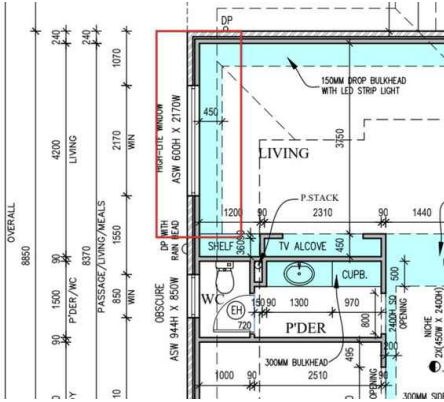
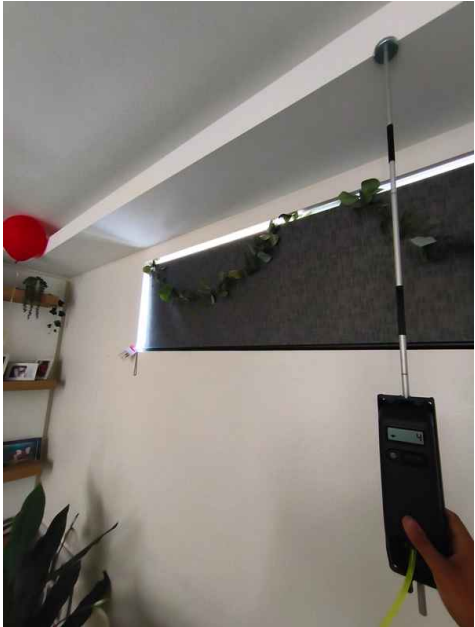
8.5.1 Ceilings

BULK HEAD

LIVING AREA

Out of level - Living area - 13 mm difference across 1.5m

Recommendation



8.5.2 Ceilings

MISSING COMPONENTS

BEDROOM 3

At the time of inspection

 Recommendation



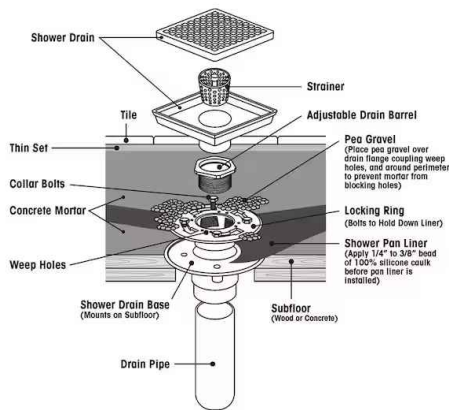
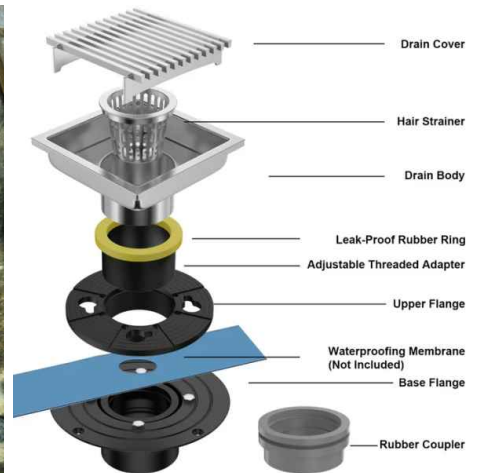
8.8.1 Wet Areas

DRAIN FLANGE

 Recommendation

Observation- Drain flange seems not installed - Allowing water to travel beneath tiles

Observed - High moisture levels with moisture meter due to flange not installed



8.8.2 Wet Areas

WATER ACCUMULATION

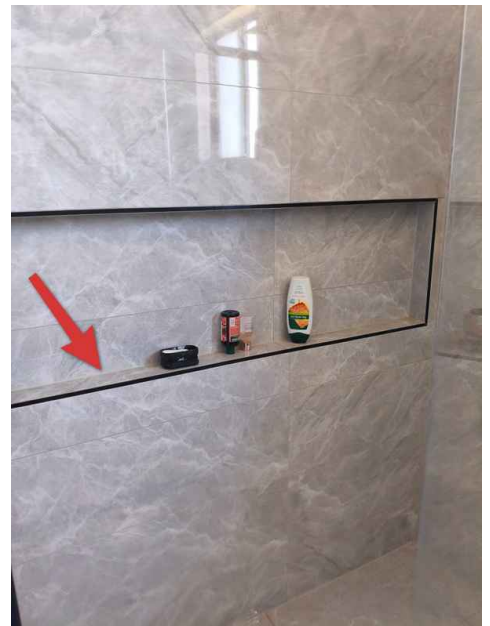
LEVEL -1 BATH - NICHE

Water accumulation observed in niche of Level 1 bath - improper slope

Slope towards wall



Recommendation



8.8.3 Wet Areas

WATER PENETRATION

GROUND LEVEL - MASTER ENSUITE SHOWER

Observed - Water penetration trough shower screen

Recommendation



8.8.4 Wet Areas

TILLING

GROUND LEVEL - MASTER ENSUITE

Poor Workmanship

Recommendation



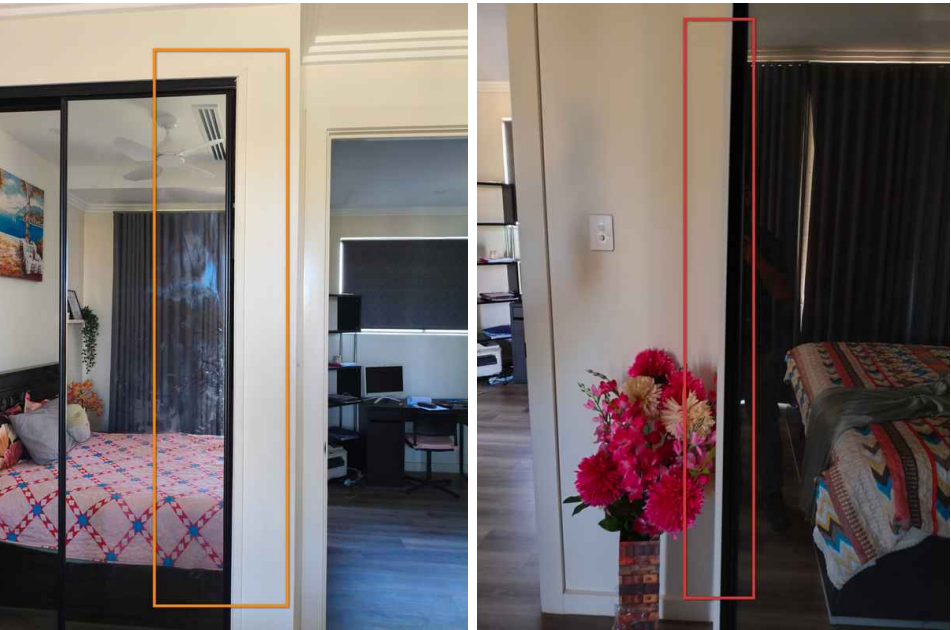
8.9.1 Build In robes

GAPS

BEDROOM 4 AND BEDROOM 3

Gap in panels of built in robe when closed

 Recommendation



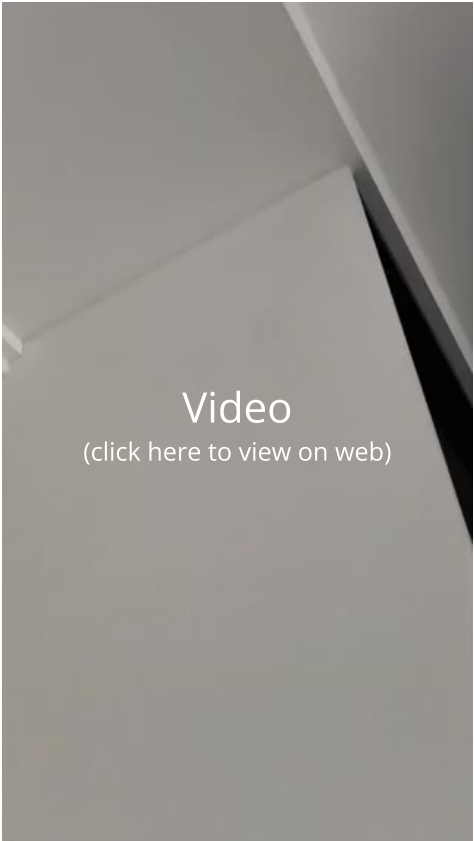
8.9.2 Build In robes

POOR WORKMANSHIP

BEDROOM 3

Side panel not fixed properly

 Recommendation



9: GARAGE

Information

Garage Door: Material	Garage Door: Type
Metal	Up-and-Over

STANDARDS OF PRACTICE

Disclaimer & Terms of Use

Figure 3.3.5.5 Vertical articulation joint details

Diagram a. Articulation joint with compressible foam and sealant

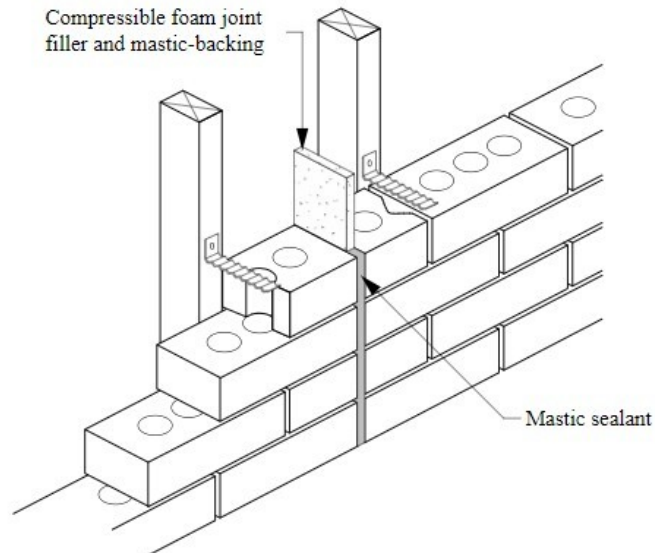
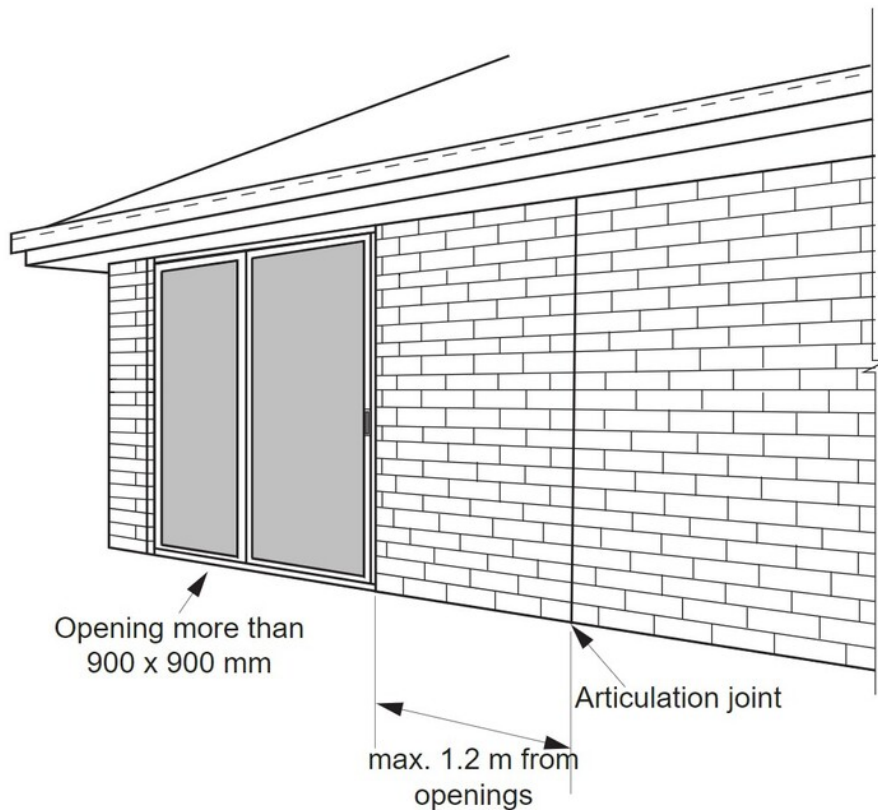


Figure 5.6.8b Vertical articulation joints



Inspection Details

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for

proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S.

inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.