Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Tue, 10 Feb 2026

Property Address: 105 Campbell Hill Rd,CHESTER HILL,NSW,2162,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.

Original Inspection Date Tue, 10 Feb 2026

Modified Date Wed, 11 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	105 Campbell Hill Rd,CHESTER HILL,NSW,2162,Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	
Company Name:	
Company Address and Postcode:	
Company Email:	
Company Contact Numbers:	

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: The inspection was subject to access limitations at the time of inspection. Restricted access was noted to sections of the roof space due to insulation coverage and framing, to the subfloor where access was limited or obstructed, and to roof drainage components where gutter guards were installed. These conditions restricted visibility of some building elements and concealed areas from inspection.

As a result of these access limitations, the inspection may not have identified all existing defects, including concealed or latent issues. The risk of undetected defects is therefore considered higher than normal. It is recommended that further inspection be undertaken once access restrictions are removed or improved, particularly prior to purchase or during future maintenance works.

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 some major and minor defects found.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Concrete, Part Slab and Part Subfloor, Strip Footings, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	5
Orientation	East
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Footpath, Pergola, Shed, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Tiles, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed), 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
- Fencing
- Interior
- Outbuildings
- Roof Exterior - First Floor Only
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site

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.
- Roof Exterior - Part
- 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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Chimney vents and flues
- Debris in gutters
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Gutter Guards
- Insulation
- Lack of clearance - subfloor
- Sarking

- Solar Panels
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings
- Webbing of roof trusses - not trafficable

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 is 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: Dining Room

Finding: Exposed Electrical Cabling to Internal Wall and Architrave

Information: An electrical cable was observed running externally along the internal wall surface and into the window architrave, rather than being concealed within the wall cavity or suitably enclosed in compliant conduit. The cabling was surface-mounted and partially exposed within the habitable area.

Surface-mounted and exposed electrical cabling of this nature is vulnerable to accidental damage and may not comply with current electrical safety standards. Penetrations into wall linings and architraves can also compromise the integrity of finishes and increase the risk of deterioration over time. While the installation may have been functional at the time of inspection, its condition and method of installation raise concerns regarding safety and workmanship.

It is recommended that a suitably qualified licensed electrician be engaged to assess the installation, confirm compliance with current standards, and carry out rectification works as required. This assessment should be undertaken in the short term.

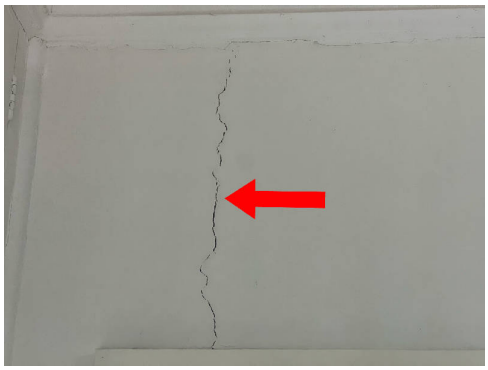
Defects 1.02

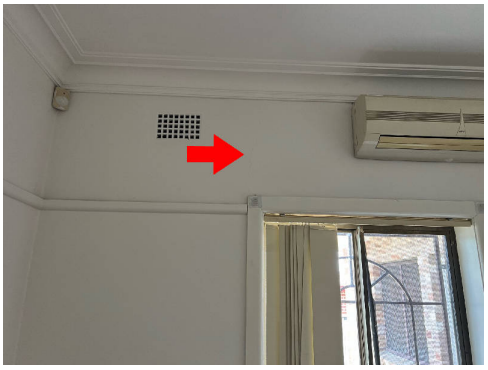
Building:	Main Building
Location:	All Areas
Finding:	Electrical Cables – Poorly Secured in Roof Void
Information:	Electrical wiring was observed within the roof space that was not adequately secured or supported, with loose cables resting on ceiling joists and insulation. The wiring did not appear to be clipped, supported, or protected in a consistent manner in the accessible areas inspected. Unsecured wiring may be subject to mechanical damage, movement, or deterioration over time, particularly where it comes into contact with insulation or structural members. This condition may increase the risk of electrical faults or damage to the wiring system. It is recommended that a suitably qualified licensed electrician assess the roof space wiring and secure or rectify it as required to ensure it is adequately supported and compliant. Rectification should be carried out in the short term.

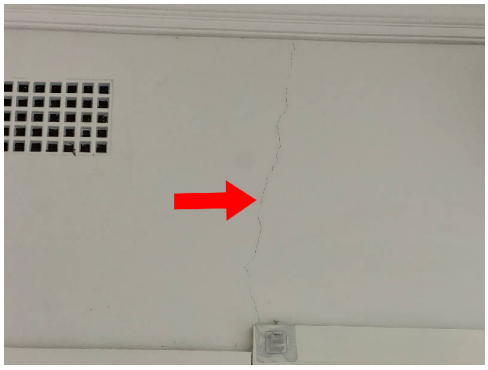
Major Defect

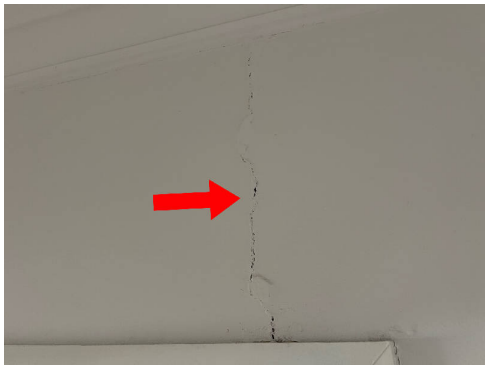
Defects 2.01

Building:	Main Building
Location:	All Areas
Finding:	Internal Wall Cracking – Multiple Locations
Information:	Multiple vertical and stepped cracks were observed to the internal masonry walls throughout the dwelling, including walls adjacent to door openings and areas near the ceiling line. The cracking appears to extend through the internal wall finishes and is consistent across several internal locations within the double brick structure. Cracking of this nature may be associated with building movement, differential settlement, or age-related deterioration of wall materials. While the dwelling is of double brick construction, internal wall cracking can indicate ongoing or past movement and may affect the long-term performance and serviceability of the structure if left unaddressed. The extent and pattern of cracking warrant further assessment to determine whether the movement is progressive or historic. It is recommended that a suitably qualified structural engineer be engaged to further assess the cracking, determine the underlying cause, and provide advice regarding any necessary rectification works. This assessment should be undertaken prior to settlement or as soon as practicable.









Defects 2.02

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Cracking and Poor Workmanship to External Brickwork Adjacent to Doorway
Information:	Cracking and separation were observed to the external brickwork adjacent to the doorway opening, including stepped and vertical cracking through the mortar joints and along the junction between the brickwork and the door frame. Evidence of patch repairs and inconsistent mortar finishes was also noted, indicating prior rectification attempts. Cracking of this nature around openings can be associated with building movement, inadequate articulation detailing, or poor workmanship during construction or subsequent repairs. Separation at the brickwork-to-frame interface may allow moisture ingress and can contribute to ongoing deterioration of masonry, internal finishes, and door framing if left unaddressed. The visible repairs suggest the issue may be recurrent rather than isolated. It is recommended that a suitably qualified structural engineer or experienced brickwork contractor be engaged to further assess the cracking, determine whether the movement is ongoing, and provide appropriate repair recommendations. Any rectification works should ensure adequate movement control and weather sealing. This matter should be addressed as a priority.

Defects 2.03

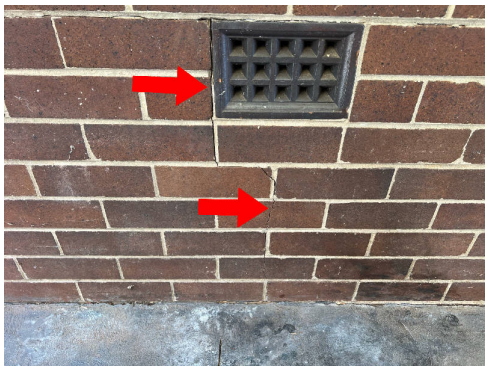
Building:	Main Building
Location:	All External Areas
Finding:	Brickwork - Step cracking

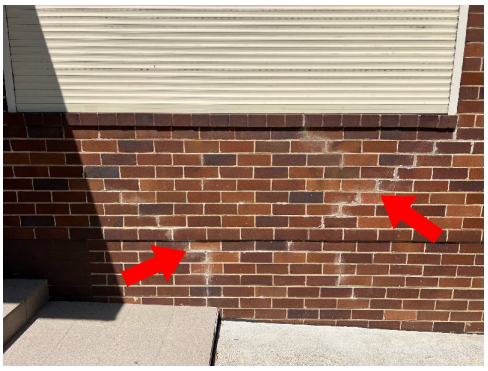
Information:

Step cracking was identified to the brickwork in this area 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.

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.





Minor Defect

Defects 3.01

Building:	Main Building
Location:	Kitchen
Finding:	Exposed Rangehood Exhaust Ducting

Information: The kitchen rangehood exhaust ducting was observed to be exposed above the overhead cupboards, rather than being concealed within cabinetry, ceiling space, or a purpose-built bulkhead. The flexible metal ducting was visible along its length within the kitchen area.

Exposed ducting of this nature detracts from the finish of the kitchen and may be more susceptible to grease accumulation, damage, or dislodgement over time. In addition, flexible ducting that is not adequately supported or concealed may be less effective in maintaining airflow efficiency and can contribute to increased noise or reduced performance of the rangehood system.

It is recommended that a suitably qualified contractor be engaged to assess the ducting installation and consider enclosing or rerouting the ducting to improve durability, performance, and overall presentation. This should be addressed as part of general maintenance or during future kitchen upgrades.

Defects 3.02

Building: Main Building

Location: Kitchen

Finding: Minor Cracking to Kitchen Splashback Grout

Information: Minor cracking was observed to the grout line at the internal corner junction of the tiled kitchen splashback. The cracking was localised and limited to the grout, with no loose tiles noted at the time of inspection.

Minor cracking in tiled grout at internal corners can occur due to normal building movement, age-related shrinkage, or thermal expansion of materials. While not considered structurally significant, cracked grout can allow moisture penetration over time if left unsealed.

It is recommended that the affected grout be monitored and resealed or repaired as part of routine maintenance to maintain the integrity and appearance of the splashback.

Defects 3.03

Building: Main Building

Location: All Areas

Finding: Absence of Sarking to Roof Covering

Information:

Within the roof space, the underside of the roof covering was observed to be installed without sarking (roof underlay). The roof tiles were directly fixed to the battens, with no moisture barrier present between the roof covering and the roof framing.

The absence of sarking may increase the risk of wind-driven rain, dust, and debris entering the roof space. This can contribute to moisture exposure of roof timbers, insulation contamination, and potential long-term deterioration of building materials. Sarking also assists with condensation control and thermal performance, which may be reduced where it is not installed.

While this configuration may reflect the construction practices at the time of installation, it does not align with current building standards and performance expectations. It is recommended that this condition be noted for future consideration, with advice sought from a suitably qualified roofing contractor should roof works or upgrades be undertaken.

Defects 3.04

Building: Main Building

Location: Exterior walls - rear

Finding: Damaged Downpipe

Information: The external downpipe was observed to be damaged and incomplete, with an open section and missing connection preventing effective conveyance of roof water to the stormwater drainage system. The downpipe was not fully functional at the time of inspection.

A damaged or incomplete downpipe can result in uncontrolled discharge of roof water at the base of the dwelling. This can contribute to moisture issues, erosion, and potential foundation movement over time, particularly in reactive soil conditions. Ineffective roof drainage also increases the risk of dampness to adjacent walls and footings.

It is recommended that the downpipe be repaired or replaced and properly connected to an appropriate stormwater discharge point by a suitably qualified contractor. This should be addressed in the short term to ensure effective roof water management.

Defects 3.05

Building: Main Building

Location: Exterior walls - Sides

Finding: Fascia wood rot

Information: Sections of the fascia board were noted to be affected by timber rot and deterioration. The damage appears to be associated with prolonged exposure to moisture, likely from roof or gutter overflows in this area. Rotting timber can weaken structural integrity, compromise the support for gutters, and provide entry points for pests.

If left untreated, the decay may spread to adjoining timber elements and result in more extensive repairs being required. It is recommended that the affected sections be removed and replaced with new, treated timber, and that the source of moisture ingress (such as leaking or overflowing gutters) be identified and rectified.

Repairs should be carried out by a licensed carpenter or builder, with further inspection of roof plumbing by a roof plumber if leaks are contributing to the issue.

Defects 3.06

Building: Main Building

Location: All External Areas

Finding: Corroded Valley Flashing

Information: At the time of inspection, corrosion was observed along the metal valley flashing, indicating prolonged moisture exposure and inadequate protective coating. The rust has begun to compromise the flashing's durability and may lead to water ingress during heavy rainfall, particularly where debris accumulation is also present.

It is recommended that a licensed roofing contractor remove debris, assess the extent of corrosion, and repair or replace the affected valley flashing to restore proper water management and prevent further deterioration.

Defects 3.07

Building: Main Building

Location: All External Areas

Finding: Roof tiles - Weathered

Information:

The exterior tiled roof covering was generally observed to be in fair condition for its apparent age; however, isolated deterioration was noted to the mortar bedding and pointing, particularly within valley areas. Minor cracking and areas of loose or degraded mortar were evident at the time of inspection, indicating that previous pointing materials have begun to break down due to age and weather exposure.

Deteriorated or cracked mortar within roof valleys can compromise the weatherproofing performance of the roof covering and may allow water ingress during heavy rainfall. If left unaddressed, this condition may lead to secondary defects such as minor roof leaks and moisture exposure to internal roofing components. Re-pointing and re-sealing of affected areas may be considered as an interim maintenance measure to assist in preserving and extending the service life of the existing roof tiles. It is recommended that a suitably qualified roofing contractor assess the roof and provide advice regarding appropriate remedial works required in the short to medium term.

Defects 3.08

Building: Main Building

Location:

Finding: Subfloor dampness

Information: Dampness to localised sections of the subfloor area was identified. While no active leaks were observed at the time of inspection, the pattern of moisture suggests that leaking pipes in this area may have been the source, potentially worsened by poor site drainage and inadequate subfloor ventilation.

This level of dampness is likely to lead to wood rot and general deterioration of structural elements within the subfloor space. Elevated moisture also creates conditions conducive to termite activity and other pest infestation.

A licensed plumber should be appointed immediately to assess and repair any pipes that may be leaking. Addressing plumbing issues promptly will help ensure a dry subfloor environment and improve the overall water efficiency of the property.

Defects 3.09

Building: Granny-Flat

Location: Roof Void

Finding: Inadequate Fixing to Roof Framing Member

Information: A roof framing member was observed to be fixed by face-nailing only, with limited bearing and no visible structural support or connector at the junction. The fixing method appeared minimal and not consistent with best practice for roof framing connections.

Inadequate fixing and limited bearing at framing junctions can reduce the load-carrying capacity of the roof structure and may lead to movement or loosening of the connection over time. While the member was fixed at the time of inspection, the adequacy of the connection could not be confirmed and may not meet current structural standards.

It is recommended that a suitably qualified structural engineer or experienced carpenter be engaged to assess the connection and provide advice regarding strengthening or rectification if required. This should be addressed as part of ongoing maintenance or prior to future roof works.

Defects 3.10

Building: Granny-Flat

Location: Roof Void

Finding: Bathroom Exhaust Fan Discharging Into Roof Space

Information: The bathroom exhaust fan unit was observed installed within the roof space. No clear evidence was observed of the fan being ducted to discharge externally from the dwelling, and insulation was noted surrounding the fan housing.

Bathroom exhaust fans are intended to vent moist air to the exterior of the building. Where moist air is discharged into the roof space, it can contribute to increased humidity, condensation, and moisture accumulation. Over time, this may lead to deterioration of roof timbers, insulation, and ceiling linings, and can increase the risk of mould growth within the roof space.

It is recommended that a suitably qualified contractor be engaged to assess the installation and ensure the exhaust fan is correctly ducted to an appropriate external discharge point. This should be addressed in the short term to reduce the risk of moisture-related issues.

Defects 3.11

Building: Granny-Flat

Location: Living rooms 1 & 2

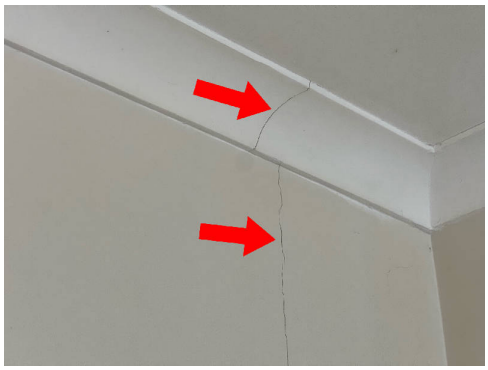
Finding: Cracking to Internal Walls and Ceiling Junctions – Living Room

Information:

Cracking was observed to the internal wall and ceiling junctions within the living room, including fine vertical cracking extending down the wall and cracking through cornice lines and ceiling joints. The cracking was present in multiple areas within the room and was not isolated to a single location.

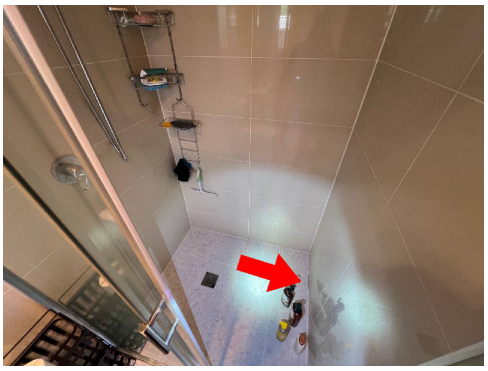
Cracking of this nature may be associated with building movement, differential settlement, or age-related movement of materials. While some minor cracking can be common in older dwellings, the repeated pattern and distribution of cracking within the living area indicate movement that may affect internal finishes over time if ongoing. Cracking at cornice and ceiling junctions may also reoccur following cosmetic repairs if the underlying cause is not addressed.

It is recommended that the cracking be monitored for any signs of progression and that a suitably qualified structural engineer or building professional be engaged to assess whether the movement is ongoing and to provide advice regarding appropriate rectification. This should be considered prior to undertaking cosmetic repairs.



Defects 3.12

Building:	Granny-Flat
Location:	Bathroom 1 & 2
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom. Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials. There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement. Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property. A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



Defects 3.13

Building:	Granny-Flat
Location:	Kitchen
Finding:	Moisture Damage and Timber Deterioration to Kitchen Kickboard

Information:

Damage and deterioration were observed to the kitchen kickboard and lower cabinetry, including swelling, staining, and timber breakdown consistent with moisture exposure. The affected area was located at floor level beneath the kitchen cabinetry.

Timber materials exposed to ongoing or repeated moisture can deteriorate over time, leading to loss of material integrity and reduced serviceability of cabinetry components. Moisture damage at kickboard level may be associated with spills, cleaning practices, or leaks from nearby plumbing fixtures or appliances. If moisture exposure continues, further deterioration and concealed damage may occur.

It is recommended that the affected kickboard and any damaged cabinetry components be repaired or replaced and that the source of moisture be identified and rectified to prevent recurrence. This should be addressed in the short term. Where plumbing is suspected, further assessment by a suitably qualified tradesperson is recommended.

Defects 3.14

Building: Granny-Flat

Location: Roof Exterior

Finding: Debris Accumulation to Gutters Despite Gutter Guard Installation

Information: Debris, including leaves and organic material, was observed accumulating along the gutters, despite the presence of gutter guard. The accumulation was evident along sections of the roof edge, with material collecting on top of the guard and at gutter inlets.

Where debris accumulates, gutters may not function effectively, potentially leading to restricted water flow, overflow during rainfall, and increased moisture exposure to fascia boards, eaves, and external walls. Gutter guards do not eliminate the need for ongoing maintenance and can still allow debris build-up, particularly in areas with overhanging vegetation.

It is recommended that the gutters and gutter guards be cleaned and maintained regularly and that the suitability and effectiveness of the existing gutter guard system be reviewed. This should be addressed as part of routine property maintenance to reduce the risk of water-related issues.

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 Bricklayer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Registered Roofing Contractor
- Structural Engineer
- Sub Floor Ventilation Specialist

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

Based on the inspection conducted at the property, the dwelling was assessed to be in fair condition for its age and construction type, with a combination of safety hazards, major defects, and minor defects identified. The findings indicate that while the property remains serviceable, a number of issues require attention to address safety, structural performance, and ongoing maintenance concerns.

A safety hazard was identified in relation to exposed and poorly secured electrical cabling within internal areas and the roof space. These conditions increase the risk of damage and potential electrical faults and should be assessed and rectified by a licensed electrician as a priority.

Major defects were identified, most notably widespread internal wall cracking and cracking to external brickwork in multiple locations. The pattern, extent, and repetition of cracking raise concerns regarding potential building movement or differential settlement. Further assessment by a suitably qualified structural engineer is strongly recommended to determine whether the movement is ongoing and to provide advice on any necessary rectification prior to settlement or major cosmetic repairs.

A number of minor defects and maintenance-related issues were also identified, including moisture-related deterioration to fascia boards, damaged roof plumbing components, corroded valley flashing, weathered roof tiles, subfloor dampness, inadequate ventilation of bathroom exhaust systems, and moisture damage to kitchen cabinetry kickboards. While some of these issues may be consistent with age and wear, several have the potential to worsen if left unaddressed and may contribute to further deterioration over time.

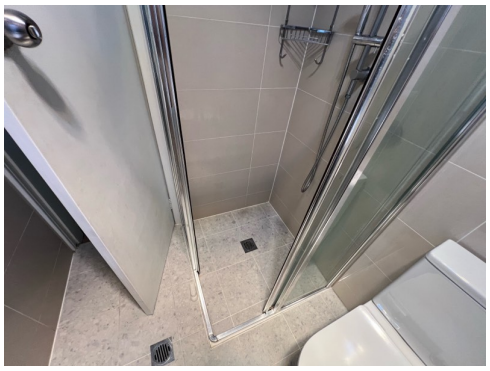
Overall, the property presents with a moderate to high level of defect risk, particularly in relation to structural movement, moisture management, and electrical safety. Prospective purchasers should carefully consider the findings of this report and obtain specialist advice where recommended prior to making a final purchasing decision.

For further information, advice and clarification please contact Greg Hallal on 0418 240 401

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 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.



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Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos

Information: Additional photos are provided for your general reference

Noted Item

Building:	Main Building
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Finding:	Additional Photos
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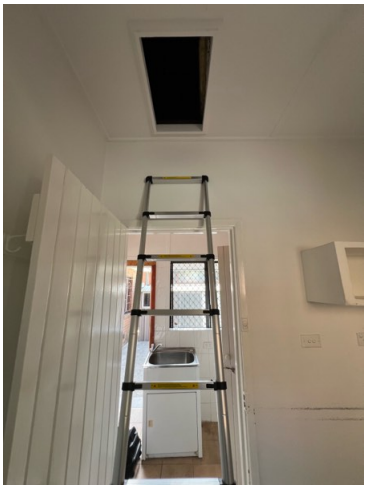


Noted Item

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

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Moisture Meter Readings - For Information Only
Information:	Moisture testing was undertaken to selected accessible internal surfaces using a noninvasive moisture meter at the time of inspection. Readings obtained provide an indicative assessment only and are intended as a guide to assist in identifying areas that may warrant further investigation. No invasive testing was carried out, and moisture readings can be influenced by a range of factors including material type, surface finishes, environmental conditions, and recent use of wet areas. As such, the results are provided for information purposes only and do not constitute a definitive assessment of concealed moisture conditions. Concealed defects may exist that were not evident at the time of inspection.

Noted Item

Building: Main Building

Location: All wet areas

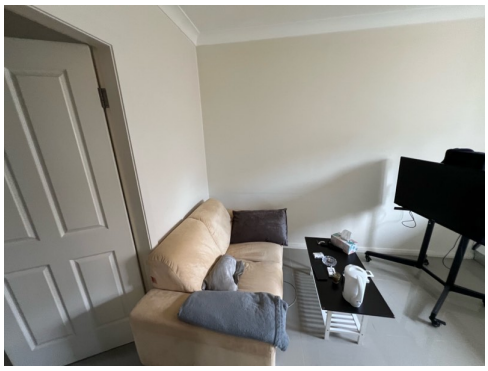
Finding: All wet areas

Information: All taps, mixers, and toilets were tested for correct operation, except where access was restricted. The shower recess waterproofing was assessed by conducting noninvasive moisture readings to the walls in and around the shower recess. No abnormal or significant moisture variations were detected within the areas tested. In addition, a visual inspection of the surrounding wall surfaces did not reveal any visible signs of recent or ongoing water damage where inspection was possible.

Based on the above observations, there is no conclusive evidence to suggest the presence of an active shower recess leak at the time of inspection, other than any issues already identified elsewhere in this report. It is therefore reasonable to assume that the shower waterproofing is currently performing as intended. However, it should be noted that if the shower has not been used for an extended period prior to the inspection, moisture readings may not accurately reflect underlying conditions and may result in misleading outcomes. As this inspection is limited to visual and noninvasive methods in accordance with pre-purchase inspection standards, it is not possible to definitively confirm the absence of leaks. If a higher level of certainty is required, a specialist invasive inspection is recommended

Noted Item

Building:	Granny-Flat
Location:	All Internal 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.

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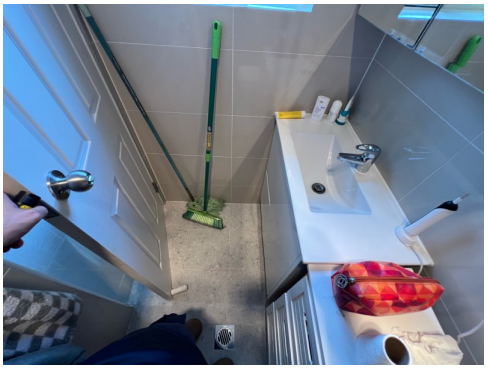


AJAX

Noted Item

Building:	Granny-Flat
Location:	All External 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: Granny-Flat

Location: Roof Exterior

Finding: Additional Photos

Information: Additional photos are provided for your general reference

Noted Item

Building:	Granny-Flat
Location:	Bathrooms
Finding:	Moisture Meter Readings - For Information Only
Information:	Moisture testing was undertaken to selected accessible internal surfaces using a noninvasive moisture meter at the time of inspection. Readings obtained provide an indicative assessment only and are intended as a guide to assist in identifying areas that may warrant further investigation. No invasive testing was carried out, and moisture readings can be influenced by a range of factors including material type, surface finishes, environmental conditions, and recent use of wet areas. As such, the results are provided for information purposes only and do not constitute a definitive assessment of concealed moisture conditions. Concealed defects may exist that were not evident at the time of inspection.

Noted Item

Building:	Granny-Flat
Location:	Bathrooms
Finding:	All wet areas
Information:	All taps, mixers, and toilets were tested for correct operation, except where access was restricted. The shower recess waterproofing was assessed by conducting noninvasive moisture readings to the walls in and around the shower recess. No abnormal or significant moisture variations were detected within the areas tested. In addition, a visual inspection of the surrounding wall surfaces did not reveal any visible signs of recent or ongoing water damage where inspection was possible. Based on the above observations, there is no conclusive evidence to suggest the presence of an active shower recess leak at the time of inspection, other than any issues already identified elsewhere in this report. It is therefore reasonable to assume that the shower waterproofing is currently performing as intended. However, it should be noted that if the shower has not been used for an extended period prior to the inspection, moisture readings may not accurately reflect underlying conditions and may result in misleading outcomes. As this inspection is limited to visual and noninvasive methods in accordance with pre-purchase inspection standards, it is not possible to definitively confirm the absence of leaks. If a higher level of certainty is required, a specialist invasive inspection is recommended


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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.