



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

## Building Inspection Report

Inspection Date: Mon, 23 Mar 2026

Property Address: 449 Lake Albert Rd, Lake Albert NSW 2650,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 23 Mar 2026

Modified Date: Wed, 25 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 449 Lake Albert Rd, Lake Albert NSW 2650, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Steve Morton Ph: 0429 700 800  
Email: Wagga@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections Wagga Wagga

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Company Address and Postcode: Wagga Wagga 2650

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Company Email: Wagga@jimsbuildinginspections.com.au

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Company Contact Numbers: 0429 700 800

## Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

## Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Pergola, Footpath, Fence - Fabricated Metal Fence, Garage, Driveway, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Internal Joinery, Floorboards, Window Frames, Skirting Boards
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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
- Interior
- Roof Void - Part
- The Site
- Roof Exterior

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.

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:

- Duct work
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation

- Stored items
- Vegetation
- Wall linings

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

### Undetected defect risk

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

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

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

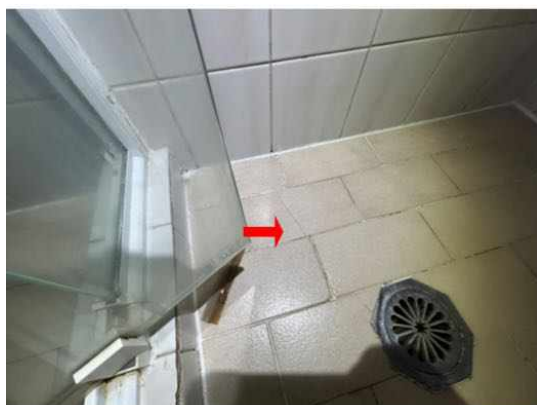
### Minor Defect

#### Defects 3.01

Building: Main Building  
 Location: Bathroom  
 Finding: Tiles Cracked or damaged  
 Information: There appears to be cracked tiles to, but not limited to, the bathroom shower floor.

If left unaddressed, cracks can allow water ingress, leading to further deterioration.

Recommend client contact a licensed builder or tiler for further evaluation as soon as possible.



#### Defects 3.02

Building: Main Building  
 Location: External  
 Finding: Wood decay  
 Information: There appears to be wood decay to, but not limited to, the front fascia corner of the house which has been patched up and painted. Wood decay, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This may lead to further decay of the materials

Recommend contacting a licenced builder for further evaluation as soon as possible.



## **Section D Significant Items**

### **D4 Further Inspections**

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

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit [www.jims.net](http://www.jims.net).

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

- Compared to other buildings of a similar age, the visual appraisal and a limited assessment of serviceability of the dwelling at the time of inspection was in a good condition.

The report includes some minor defect and general items for your review.

Should you wish to discuss any part of this report further please do not hesitate to contact me. Thank you

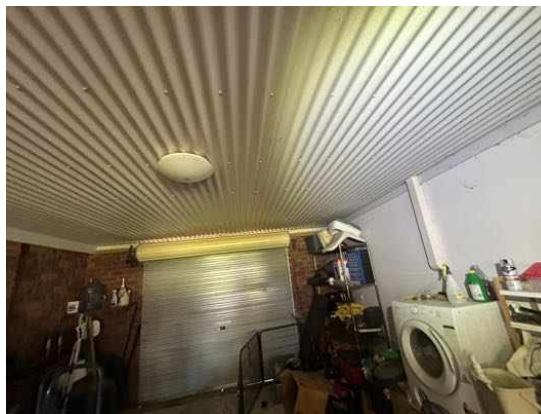
For further information, advice and clarification please contact Steve Morton on: 0429 700 800

## 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 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: Main Building  
 Location: All Areas  
 Finding: Additional Photos  
 Information: Additional photos are provided for your general reference, including, but not limited to some of the following

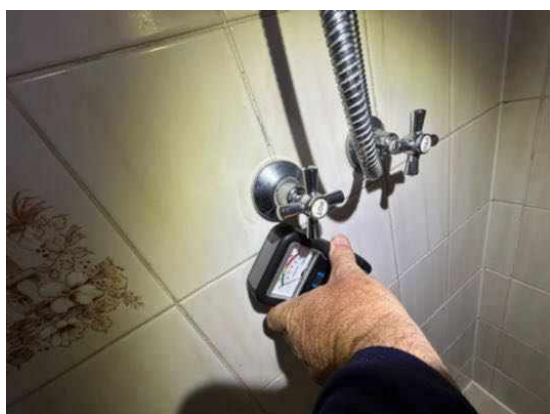
A photo of the switchboard and RCDs has been included for reference. This

inspection does not assess electrical compliance and we are not licensed electricians. We recommend engaging a qualified electrician to confirm that the installation meets current safety standards, whether the property is to be rented out or occupied by the purchaser.

A photo of the smoke alarms has been included for reference. There appeared to be one smoke alarm mixing outside the rear bedroom. We have not assessed their location, condition, or operation. We recommend engaging a qualified person to confirm that the smoke alarms meet current safety standards, whether the property is to be rented out or occupied by the purchaser.

Moisture readings below taps where possible and walls adjacent to showers where possible. Where there didn't appear to be any high moisture readings at the time of the inspection

The air conditioning system was operated via the wall-mounted control panel at the time of inspection. The control appeared to respond to input and air was discharged from the associated ceiling vents. The overall cooling or heating performance, efficiency, and internal mechanical condition of the unit could not be fully assessed during a brief visual inspection.





**Noted Item**

Building: Main Building  
Location: Kitchen  
Finding: Oven, Cooktop & Rangehood  
Information: Oven appeared to be working  
  
Cooktops appeared to be working  
  
Rangehood appeared to be working





## Noted Item

Building:	Main Building
Location:	External
Finding:	Cracking (small) to External brickwork
Information:	There appears to be small cracking to the external brickwork to, but not limited to the western elevation to the boot might of the window. These cracks are classed as number 2 below which is typically not structural but should be monitored

Client may wish to contact a licensed builder for further assessment if desired.

Crack Classification (AS 2870-2011)

1. Hairline Cracks ( $\leq 1\text{mm}$ ) – Negligible

- Fine cracks in mortar or bricks that are common due to minor shrinkage or settlement. No structural concern.

2. Small Cracks (1mm – 5mm) – Minor

- Slight cracks that may require cosmetic repairs (e.g., repointing). Typically not structural but should be monitored.

3. Moderate Cracks (5mm – 15mm) – Possible Structural Concern

- These cracks may indicate foundation movement or subsidence. Further evaluation by a structural engineer is recommended.

4. Large Cracks (15mm – 25mm) – Structural Defect

- Cracks of this size generally indicate significant movement, requiring urgent assessment and possible structural repairs.

5. Severe Cracks ( $\geq 25\text{mm}$ ) – Major Structural Defect

- These cracks typically indicate serious structural failure and may require underpinning or major remedial works.

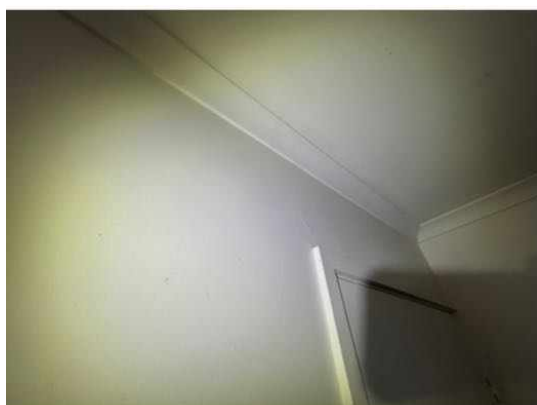


### Noted Item

Building: Main Building  
 Location: Interior  
 Finding: Cracking to interior wall  
 Information: There appears to be minor cracking to, but not limited to, the bathroom. Although cracks are noticeable, they are often only considered to be an appearance defect.

If desired, a painter or home maintenance professional could be contacted to repair the cracks when desired.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector or licensed builder should cracks widen, lengthen, or become more numerous.



### Noted Item

Building: Main Building  
 Location: Interior  
 Finding: Moisture to Ceiling  
 Information: There appears to be moisture to, but not limited to, the ceiling near the missing smoke alarm. Inspection of the roof void showed a possible past water stain, which is

possible the ceiling may be drying out

Recommend contacting a roof plumber or licensed builder for further evaluation if the mark in the ceiling remains.



### Noted Item

Building: Main Building  
 Location: External  
 Finding: Footpath Cracking  
 Information: There is minor cracking to footpaths in various locations.

This is not uncommon in buildings of similar age and can be caused by a number of different factors including ground movement in clay soils

Suggest homeowners keep an eye on this crack for further movement, should the crack widen, we suggest the homeowner contacts a builder for further evaluation.



### Noted Item

Building:	Main Building
Location:	External
Finding:	Air conditioner condensation drains
Information:	The air conditioner condensate drains didn't appear connected to the stormwater system and currently discharge to the ground, which can lead to damp soil conditions that may attract termites or cause minor surface pooling. While there is no specific requirement for these drains to be connected, it is recommended they be directed to suitable drainage or the stormwater system where practical to reduce ongoing moisture near the structure.

Client may wish to contact a plumber for further evaluation at clients discretion



### Noted Item

Building:	Main Building
Location:	External
Finding:	Driveway Cracking
Information:	There is cracking to the driveway.

This is not uncommon in buildings of similar age and can be caused by a number of different factors including tree roots, water pooling and vehicle traffic

Suggest homeowners keep an eye on this crack for further movement, should the crack widen, we suggest the homeowner contacts a structural engineer or licensed builder for further evaluation.



**Noted Item**

Building: Main Building  
Location: External  
Finding: Gutter  
Information: The guttering to the front elevation above the garage appears to have some localised impact damage at the time of inspection.

Client may wish to contact a roof plumber for further evaluation at clients discretion



## Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).

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

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not a pest report.** As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

**NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

**RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.