



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

## Building Inspection Report VR

Inspection Date: Wed, 14 Jan 2026

Property Address: 14 Base St, Victoria Point QLD 4165,  
Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
<b>Section B</b>	General
<b>Section C</b>	Accessibility
<b>Section D</b>	Significant Items
<b>Section E</b>	Additional comments
<b>Section F</b>	Annexures to this report

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: Wed, 14 Jan 2026

Modified Date: Tue, 20 Jan 2026

## The Parties

---

Name of the Client:

---

Name of the Principal(if Applicable):

---

Job Address: 14 Base St, Victoria Point QLD 4165, Australia

---

Client's Email Address:

---

Client's Phone Number:

---

Consultant: Laurie Thompson Ph: 0423 365 507  
Email: Capalaba@jimbuildinginspections.com.au

---

QBCC 81848

---

Company Name: Jim's Building Inspections (Capalaba)

---

Company Address and Postcode: Capalaba 4157

---

Company Email: Capalaba@jimbuildinginspections.com.au

---

Company Contact Numbers: 0423 365 507

## 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 (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

## Section B General

### General description of the property

Floor	Steel Columns, Suspended Timber Frame, Timber with hardboard areas
Walls	Timber Framed and Clad, Weatherboards
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Timber Wall Panelling, Veranda Posts, Weatherboards, Window Frames
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Other Building Elements	Driveway, Carport, Fence - Post and Rail Construction, Footpath, Pergola, Pool, Shed, Water Tanks
Building Type	Detached, Residential
Company or Strata title	
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South East
Storeys	Double
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.

- Interior
- Interior of Pool Fencing
- Landscaping Timbers
- Ancillary Pool Equipment
- Pool Surrounds
- Posts
- Exterior of Pool Fencing
- Roof Exterior - Part
- Exterior
- Gardens
- Roof Void - Part
- Fencing
- Subfloor - Part
- Outbuildings
- The Site
- Trees
- Wall 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 or safety hazards 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.
- Areas of skillion or flat roof - no access
- Exterior Roof Surface - Second Storey.
- Outside of the fencing.
- Roof Exterior - Part
- Ceiling Cavity - Part.
- Subfloor - Part.
- Wall exterior due to obstructions.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

## **Obstructions and Limitations**

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Above safe working height
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Debris in gutters
- Decking
- Insulation

- Debris or rubbish
- Floor coverings
- Porch
- Landscaping
- No safe point from which to access roof exterior
- Overhanging vegetation
- Solar Panels
- Unsafe to Access Roof - No Fall Protection System
- Vegetation covered approximately 25% of the area for inspection.
- Vegetation obscured the majority of the area for inspection.
- 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: **High**

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

## Section D Significant Items

### Safety Hazard

#### Defects 1.01

Building: Main Building  
Location: Patio/ Deck/Stairs > All Areas  
Finding: External Handrail's/ Balustrade  
Information: The external Front patio/stairs/deck areas and rear deck and stairs handrail / Balustrades on this building are showing signs of deterioration due to environmental and moisture damage. Commonly known as wood rot , the bottom edges of the timber slats have come loose from the bottom rail, and some handrails were found to be not adequately secured to the posts in areas. Repair work or replacement is recommended as a priority to assure the personnel safety of anyone using these areas to access the building. The service of a carpenter or registered builder could be engaged to carry out this task.





## Defects 1.02

Building: Main Building  
 Location: Exterior walls - right side > Centre  
 Finding: External stairs Not Installed  
 Information: The external stairs or landing to the right side lower level living area French doors area of this building have not been installed at the time of this inspection.

There is a fall potential of approximately 500 mm from the living area French door to the Natural ground area if left open.

Installation of stairs and a landing is required for safety reasons.

The timber French doors should be permanently locked until stairs are installed.

The installation of appropriate stairs or landing is recommended as soon as possible, for safety reasons.



### Defects 1.03

Building: Main Building  
 Location: Pool Area > Rear Right  
 Finding: Electrical fitting - Broken  
 Information: The pool house electrical ceiling light and fan switch fitting in this area was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate).

Left unmanaged, the fitting is unlikely to cause further damage to surrounding building elements. However, the broken fitting does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

Repair and/or replacement of the broken fitting is advised. A Licensed electrician should be appointed to repair/replace the fitting immediately.





**Defects 1.04**

Building: Main Building  
Location: Kitchen/ Dining > Rear  
Finding: Oven Not secured correctly  
Information: The under bench oven was found to be loose in the opening and requires a couple of fixtures to secure it correctly.

At present this unit can be removed and may pose a safety hazard to anyone using this area.

The electrical contractor can complete the job.





### Major Defect

#### Defects 2.01

Building: Main Building  
Location: Bedroom 2 > Rear Left  
Finding: Shower base - Leaking  
Information: Leaking was evident to the lower level bedroom-2 ensuite shower base at the time of inspection. It is suspected that the leaking has occurred as a result of minor impact damage to the shower base or general ageing of the building elements.

Leaking from the shower base, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a plumbing contractor is required to repair or replace the shower base. Such works should be performed as soon as possible to ensure that no further damage occurs.





## Defects 2.02

Building:	Main Building
Location:	Bedroom - Master/ Ensuite > Rear
Finding:	moisture meter readings
Information:	There was a high moisture meter reading of 30 % in the master bedroom shower wall area at the time of this inspection. This can be caused by water ingress into the wall cavity from external sources or a possible plumbing leak . Wet areas can also have a potential failure to the water proofing membrane causing potential water issues. A licensed plumbing contractor or waterproofing contractor should inspect this area and report .

As the bedroom -2 shower that backs onto this wall was found to be leaking in the subfloor area, this MAY be the cause of the high moisture in this area.





## Defects 2.03

Building: Main Building  
 Location: Bedroom 2/ Ensuite > Front Left  
 Finding: Bathroom in a deteriorated condition  
 Information: The bedroom -2 bathroom was found to be in a minor state of deterioration, with a glass panel missing in the shower screen and the shower unit detached of the rear wall.

This unit was found to be leaking into the subfloor area at the time of this inspection, and will require repairs.

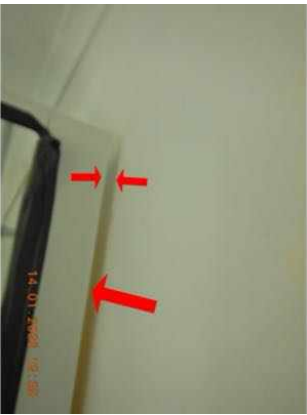
Waterproofing membrane was not sighted around this waste, and it is suspected this bathroom may not meet current waterproofing standards.

The vanity unit top is not secured adequately to the unit and can be lifted up, this will require repairs secured.

There is minor movement cracking to the floor tiles in the centre of this room ,and repairs may be required if the movement cracking continues.

There appears to have been repairs to the ceiling area, and have been completed to a poor standard, and repairs will be required.







## Defects 2.04

Building: Main Building  
 Location: Bedroom 3/ Ensuite > All Areas  
 Finding: Waterproofing not installed  
 Information: The bedroom-3 ensuite floor area is suspected to not have a waterproof membrane installed as per Australian building code standards at the time of this inspection , no water stop angle or waterproofing was sighted at the door front to this room or other wet area.

There is a noticeable gap behind this ensuite doorway , and NO waterproof membrane was sighted, and may allow water into the floor cavity or ceilings below.

Monitoring of this area for any moisture deterioration occurring is recommended.



**Minor Defect**

**Defects 3.01**

Building:  
Location: Bedroom 2 > Rear  
Finding: Hole in front eaves  
Information: There was a hole located in the front left side eaves that appears to have an electrical wire above this area.

This will require patched and repaired to reduce the risk of any contact with the

electrical wires above .

There were signs of suspected possum activity in this roof cavity.

handyman could complete the job.



## Defects 3.02

Building:	Main Building
Location:	Stairs - External > Centre
Finding:	External stairs
Information:	main front stairs were found to have a bottom riser of 220 mm from the concrete to the first step and should not be greater than 190 mm.

The other steps in this stair construction were measured at 170 mm.

The difference of 50 mm at the bottom step can cause some people to be unbalanced and there is a potential for a fall.

The installation of a 50 mm paver secured to the concrete should be considered.



### Defects 3.03

Building:	Main Building
Location:	Exterior walls - front > Front Right
Finding:	Timber wall Framing ( As- 1684.2 )
Information:	The front right side external balcony wall and timber stop were noticeably leaning out off plumb.

As the original house is suspected to be 80 years old and has been lifted and built in underneath, this defect is considered a cosmetic defect only at this time.

New construction Timber wall framing is considered defective if it deviates from plane ( horizontal or vertical bow ) by more than 4 mm in any 2 meter length of wall framing.

Areas of wall framing in this area were found to be bowed / bent or out of horizontal or vertical tolerances by up to \_ mm over a 2 meter level.

This will require correction at the client's discretion.

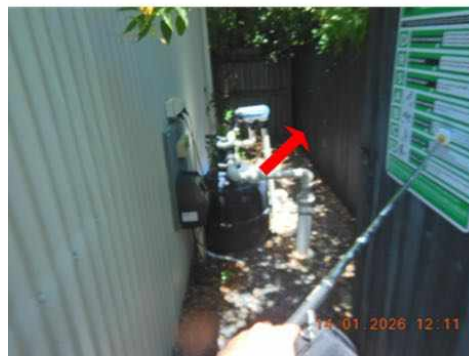


### Defects 3.04

Building:	Main Building
Location:	Yard > All Areas
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the boundary timber fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



### Defects 3.05

Building: Main Building

Location: Deck > Rear

Finding: Wood rot

Information: The rear deck stairs landing timber posts shows evidence of minor wood rot at the base of the posts. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or

registered builder may also be required to replace affected building materials.



### Defects 3.06

Building:	Main Building
Location:	Deck > Rear
Finding:	External stairs handrails
Information:	The rear deck external timber stairs handrails were noted to have gaps of 180 mm between the timber bottom rails and decking, and do not meet current Australian standards.

Current Australian building code standard require no more than 110 mm gaps in any handrail system.

This has created a safety hazard, for potential falls through the current handrail in place.

Due to the age of the building this standard possibly does not apply to this handrail, but as the building has had recent renovation works completed, it is believed the external timber handrail's should comply with current standards .

A carpenter contractor or stair manufacturer could be in gaged to alter the handrails to meet current standards.



### Defects 3.07

Building:	Main Building
Location:	Bedroom 2 > All Areas
Finding:	Subfloor - Debris
Information:	An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.



## Defects 3.08

Building:	Main Building
Location:	Shed > Centre Left
Finding:	Trees - Overhanging and filling gutters
Information:	The rear left side detached metal shed was found to have a large tree in direct contact with the roof and guttering on this building.

The gutter is detaching from the structure due to the tree contact, and the gutter is blocked with vegetation.

Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



### Defects 3.09

Building:	Main Building
Location:	Shed > Rear Right
Finding:	Building element - Rusted or corroded
Information:	The rear left detached metal shed structure shows evidence of rusting and corrosion to the rear right side metal wall material , which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



### Defects 3.10

Building: Main Building  
 Location: Pool Area > Rear Right  
 Finding: Trees - Overhanging and filling gutters  
 Information: The rear right side pool hours structure was found to have a large tree in direct contact with the roof areas, and the gutters were blocked with vegetation debris.

Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to

associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



### Defects 3.11

Building:	Main Building
Location:	Pool Area > Rear Right
Finding:	Roof plumbing - Loose flashing
Information:	The upper roof metal ridge flashing was found to be installed incorrectly in a number of areas , with the scribing not installed to weather the roof sheet profile.

and other material flashings are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joints, and require regular inspection and maintenance as they are more subject to rust-related deterioration.

The flashing in this section of the exterior roofing appears to have come loose from its original fixing. It is suspected that this minor defect has occurred as a result of general deterioration over time.

Re-fixing and potential replacement of certain areas of flashing is advised to promote adequate roof drainage and protection from water penetration. Failure to perform these works may result in water damage and accelerated deterioration of associated building elements.

A roofing contractor or roofing plumber should be appointed as soon as possible to restore the flashing to a fully operational state.





### Defects 3.12

Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Roof plumbing - Loose flashing
Information:	Metal and other material flashings are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins, and require regular inspection and maintenance as they are more subject to rust-related deterioration.

The flashing in this section of the exterior roofing appears to have come loose from its original fixing. It is suspected that this minor defect has occurred as a result of general deterioration over time.

Re-fixing and potential replacement of certain areas of flashing is advised to promote adequate roof drainage and protection from water penetration. Failure to perform these works may result in water damage and accelerated deterioration of associated building elements.

A roofing contractor or roofing plumber should be appointed as soon as possible to restore the flashing to a fully operational state.





**Defects 3.13**

Building: Main Building  
Location: Living Room > Front Right  
Finding: Hopper Window springs broken  
Information: The downstairs front living room wall window was found to have the operating side spring damaged.

This will restrict the operational capacity of this window and will need to be replaced.

A windows service technician could complete the job.





### Defects 3.14

Building: Main Building  
 Location: Bedroom - Master > Front Left  
 Finding: Ceiling - Water stained  
 Information: Water staining was noted to the master bedroom wall and ceiling, with slightly high moisture meter readings of 18 % identified.

There has been repairs to areas of the upper level roof flashings that were the cause of this damage, and minor repair works to the wall and ceiling paint work will be required.

Water staining to ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.





### Defects 3.15

Building:	Main Building
Location:	Bedroom - Master > Front
Finding:	Door hinge loose
Information:	The top hinge on the master bedroom door was found to be loose and in need of re fixing. The door rubs at the top and wont close as a result of the hinge being loose . A handyman could complete this task.



**Defects 3.16**

Building: Main Building  
Location: Bedroom 2 > Rear Right  
Finding: moisture meter readings  
Information: There was a slightly high moisture meter reading of 18 % in the bedroom -2 rear wall window area at the time of this inspection. This can be caused by water ingress into the wall cavity from external sources or a possible plumbing leak . Wet areas can also have a potential failure to the water proofing membrane causing potential water issues. A licensed plumbing contractor or waterproofing contractor should inspect this area and report .





**Defects 3.17**

Building: Main Building  
Location: Laundry > All Areas  
Finding: Ceiling light not working  
Information: The laundry ceiling down lights were not working at the time of this inspection. The light fitting should be inspected by a licensed electrical contractor and, if required the fitting may need to be replaced.



**Defects 3.18**

Building: Main Building  
 Location: Laundry > Rear  
 Finding: Suspected old Water damage.  
 Information: There appears to be old water damage to the rear laundry sink area joinery identified.

Moisture meter readings in this area were in the low range at the time of this inspection, but this area should be monitored for any further moisture deterioration occurring.





### Defects 3.19

Building: Main Building  
 Location: Laundry > Rear Right  
 Finding: Laundry bench top swollen/ Deterioration  
 Information: The laundry bench top was found to be in a deteriorated condition and is swollen at the right side of the sink.

The laundry bench top will require replacement.

The under bench door was found to have a damaged hinge and the door was detached, and will require minor repairs.

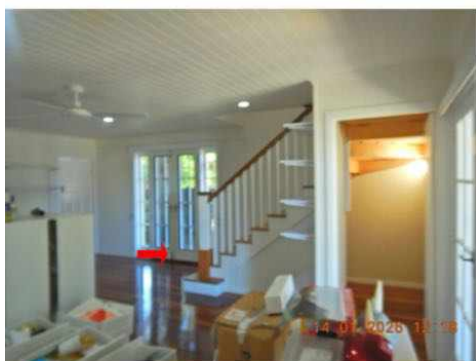
A handyman could complete this task.



Defects 3.20

Building: Main Building  
 Location: Stairs - Internal > Front Left  
 Finding: Door catch damaged  
 Information: The french door bolt at the top of the door is not secured by a latch plate or hole in the flooring, and will require repair.

The door can be opened without the latch being engaged.



### Defects 3.21

Building: Main Building  
 Location: Family Room > Front  
 Finding: Door jamming/ binding  
 Information: The front upstairs balcony entry security door to this room was found to be jamming or binding at the bottom and will require adjustment to return this door to full operational capacity.

The twin French door security mesh was found to be in a minor corroded condition and will require repairs or replacement.

A carpenter contractor or handyman could complete the job.



Defects 3.22

Building: Main Building  
Location: Balcony > Front Right  
Finding: Deck Gap  
Information: The front upstairs under cover deck area was found to have a significant 25 mm gap between decking boards that will require adjustment or repairs.

Areas of decking were found to be lifting, and decking nails protruding from the decking boards.

Eaves timber trims were found to be missing, and will require installation.

Repairs will be required.

A carpenter contractor or handyman could complete the job.





### Defects 3.23

Building: Main Building  
Location: Bedroom 4 > Rear  
Finding: Door striker plate Missing  
Information: The bedroom -4 French door jamb striker plate was found to be damaged or not secured adequately, at the time of this inspection.

This will require adjustment or repair to allow the door latch to secure the door closed as intended.

A carpenter contractor or handyman can complete this job.





### Defects 3.24

Building:	Main Building
Location:	Bedroom -4/ Deck > Front
Finding:	Building element - Rusted or corroded
Information:	The upstairs bedroom-4 deck steel post shows evidence of minor surface rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



**Defects 3.25**

Building: Main Building  
Location: Bedroom 4/ Ensuite > Front  
Finding: Bathroom door head height.  
Information: The bedroom -4 ensuite door opening was found to only be 1960 mm in height from the floor to the underside of the door frame at the heights point.

Minimum legal height for an internal door opening is 2000 mm.

This opening does not comply with current Australian standards.





Defects 3.26

Building: Main Building  
Location: Bedroom 4/Ensuite > Front  
Finding: Vanity unit not secured.  
Information: The bedroom -4 ensuite vanity unit was found to not be secured to the wall, and easily moved . There appears to be no damage to the unit at this time ,but will require securing to the wall to reduce the risk of any future damage occurring to any of the plumbing connections . A plumbing contractor or handyman could complete the job.



### Defects 3.27

Building: Main Building  
Location: Bedroom 4/ Ensuite > Front Right

Finding: Shower mixer/diverter  
Information: The bathroom shower/bath wall mixer diverter unit was found to be faulty, and was not allowing the shower bath wall spout to be operational at the time of this inspection .  
The mixer would not allow either outlet to be operated individually as intended for use.  
A plumbing contractor should inspect this unit for repair or replacement.





### Defects 3.28

Building: Main Building

Location: Bedroom 4/ Ensuite > Centre Right

Finding: Bath tub rusted

Information: The upstairs bedroom-4 bath tub was found to have sustained minor impact damaged and rusting to a couple of areas at the time of this inspection,

This will require repair to reduce the risk of further rusting and deterioration occurring.

A bath repair specialist should be engaged to carry out this task.



## Defects 3.29

Building: Main Building  
Location: Store Room > All Areas  
Finding: Mechanical ventilation not installed.  
Information: The upstairs internal storage room / bedroom was found to not have mechanical ventilation system installed in the ceiling and vented to the exterior of the building as required by the Australian building code standards ( As 1662.2 ) for bedrooms with no natural ventilation available.

Installation of an appropriate mechanical ventilation system will be required in this room to meet current standards requirements.

A licensed electrical contractor could complete the job.





### Defects 3.30

Building:	Main Building
Location:	Bedroom 3 > Rear
Finding:	Window - Cracked
Information:	Cracks were identified in the bedroom -3 rear window and timber frame in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.





### Defects 3.31

Building:	Main Building
Location:	Bedroom 3/ Ensuite > Front
Finding:	Bathroom door head height.
Information:	<p>The bedroom - 3 ensuite door opening was found to only be 1930 mm in height from the floor to the underside of the door frame at the heights point.</p> <p>Minimum legal height for an internal door opening is 2000 mm.</p> <p>This opening does not comply with current Australian standards.</p>



### Defects 3.32

Building:

Location: External Stair Landing > Rear

Finding: Wood rot

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

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

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

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or

registered builder may also be required to replace affected building materials.



## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Plumber
- Refrigeration Mechanic
- Registered Roofing Contractor
- Registered/Licensed Builder

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

- When compare to other buildings of a similar age and construction type, that have an expected routine level of maintenance, this dwelling presents in fair condition with minor and major defects identified.

For further information, advice and clarification please contact Laurie Thompson on: 0423 365 507

## 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.