Jim's Building Inspections

BEFORE YOU BUY
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Building Inspection Report

Inspection Date: Thu, 12 Feb 2026

Property Address: 9 Temple-Wood Ct, Berwick VIC 3806, Australia

Contents

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

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

Original Inspection Date:	Thu, 12 Feb 2026
Modified Date:	Sat, 14 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	9 Temple-Wood Ct, Berwick VIC 3806, Australia
Client's Email Address:	
Client's Phone Number:	
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	Engineers Australia 10472010
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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:

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 maintenance items required.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Garage, Pergola, Driveway, Fence - Post and Rail Construction
Other Timber Bldg Elements	Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Pitched, Timber Framed, Tiles
Storeys	Double
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad
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.

- The Site

- Wall Exterior

- Interior

- Exterior

- Roof Exterior - Part

- Roof Void - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Site - 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:

- Above safe working height

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Appliances and equipment

- Debris in gutters

- Duct work

- Evidence of recently painted walls or ceilings

- External finished ground level

- External concrete or paving

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Porch

- Rugs

- Stored items

- Wall linings

- Wallpaper or Wall Coverings

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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage - Inadequate
Information:	The site drainage in in sections of the side yards and backyard was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.
	It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.
	Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

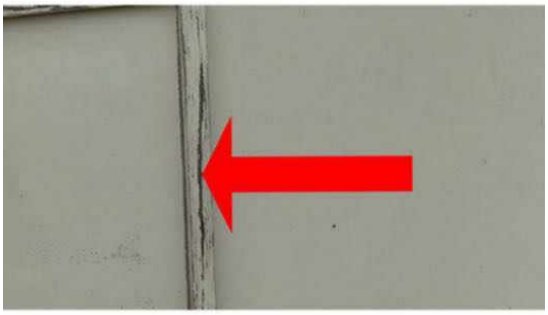
Defects 3.02

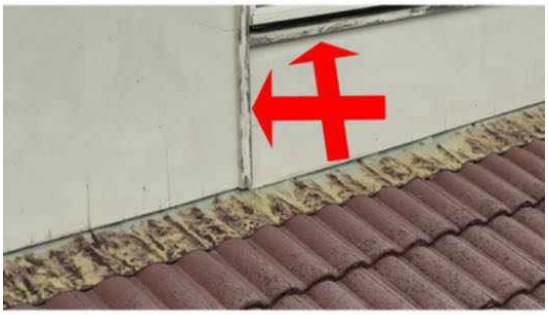
Building:	Main Building
Location:	Exterior walls - rear
Finding:	Deterioration and Cracking to External Cladding – Rear Elevation
Information:	

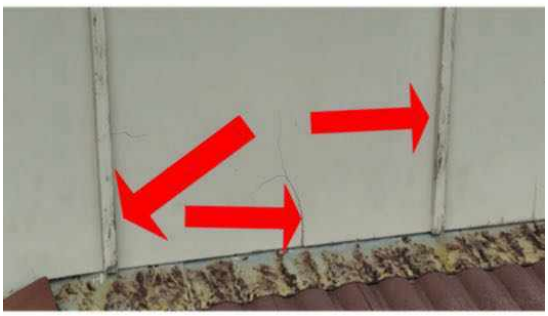
The rear elevation of the dwelling incorporates a section of lightweight external cladding, while the remainder of the dwelling is constructed of brickwork. The cladded section was observed to exhibit multiple defects, including vertical and irregular cracking to the sheet joints, localised timber deterioration, and areas of paint breakdown. The lower flashing adjacent to the tiled roof surface shows significant surface corrosion and staining. In addition, sections of timber trim and window framing display advanced paint failure and early-stage decay, particularly at joints and exposed edges.

Cracking to cladding sheets may be associated with differential movement, inadequate joint detailing, moisture exposure, or ageing of the material. The presence of timber deterioration suggests prolonged exposure to moisture, likely due to weathering, inadequate sealing, or flashing performance. Corroded flashings may reduce effective weatherproofing and can contribute to moisture ingress behind the cladding system. If left unaddressed, continued deterioration may lead to progressive timber decay, potential water penetration into the wall cavity, and structural damage to framing elements.

A registered builder should be engaged to further assess the condition of the cladding system, including removal of affected sections if required to inspect the underlying framing. Damaged or deteriorated cladding sheets and timber components should be replaced as necessary, corroded flashings renewed with appropriate corrosion-resistant materials, and all joints properly sealed. All exposed timber should be repaired or replaced, primed, and repainted using suitable external-grade coatings to restore weather resistance and durability.







Defects 3.03

Building:	Main Building
Location:	Bathroom 2
Finding:	Sealant and grouting - deteriorated
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.

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 3.04

Building: Main Building
Location: Bathroom 2
Finding: Shower screen - Leaking
Information: Leaking was evident to the 2nd bathroom's shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of deteriated or missing caulking to the shower or general ageing of the building elements.

Leaking from the shower 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 caulking contractor is required to repair or replace the caulking to the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.

Defects 3.05

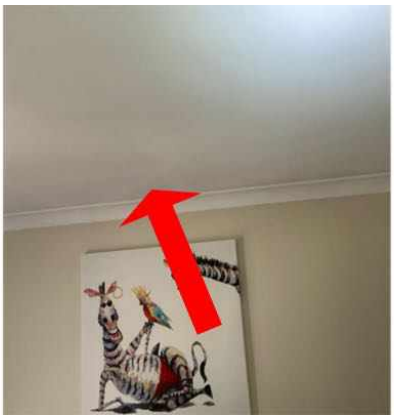
Building: Main Building
Location: Bedroom 3 and 4
Finding: Ceiling Discolouration – Bedrooms 3 and 4
Information:

Darkened spots and minor staining were observed to the ceiling linings within

Bedrooms 3 and 4. The staining appeared localised and cosmetic in nature, with no visible distortion, or deterioration of the plasterboard noted at the time of inspection. Thermal imaging was conducted during the assessment and did not identify any abnormal temperature differentials suggestive of active moisture intrusion. Non-invasive moisture meter testing was also undertaken, with readings recorded within normal ambient ranges.

Based on the testing carried out at the time of inspection, there was no evidence of active water ingress. The staining may be historical in nature, potentially associated with a previous minor leak that has since been rectified, or may be related to painting defects, ageing of finishes, or minor condensation-related marking. However, as building inspections are limited to the visible and accessible areas only, concealed defects cannot be entirely ruled out.

It is recommended that the affected areas be monitored for any changes, particularly during or after significant rainfall events. If staining worsens, spreads, or moisture readings increase, a licensed plumber or roofing contractor should be engaged to further investigate the roof space and external roof covering above these rooms. If confirmed as cosmetic only, preparation and repainting by a qualified painter would be appropriate.



Defects 3.06

Building: Main Building

Location: Level 1

Finding: Separation Between Cornice and Ceiling – Upper Level

Information:

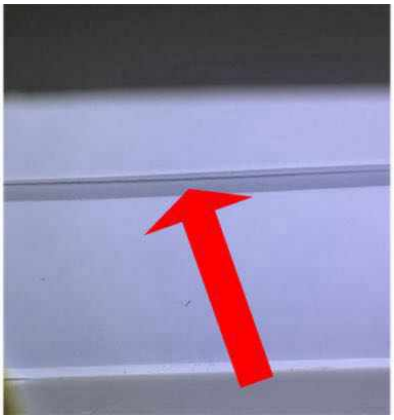
Separation gaps were observed between the plaster cornices and the ceiling lining at multiple locations throughout the upper level, including bedrooms and wet areas (ensuite and bathroom). The gaps appear as linear cracking and joint separation along the cornice-to-ceiling junction, with localised areas of visible movement. The condition appears widespread to Level 1, while the ground floor ceilings were noted to be unaffected at the time of inspection.

Moisture testing to the affected areas returned readings within normal ambient ranges, and thermal imaging did not indicate active moisture ingress. A visual inspection within the accessible roof space did not identify obvious structural displacement or significant fixing failure to the ceiling framing. Based on the observations, the condition is more consistent with differential movement, minor structural settlement, seasonal timber shrinkage/expansion, or inadequate original fixing of ceiling sheets and/or cornices, rather than active water penetration.

Although this does not presently appear to be a major structural defect, ongoing movement may result in progressive cracking and aesthetic deterioration. A qualified plasterer should be engaged to assess the extent of movement and determine whether additional mechanical fixing of ceiling sheets is required prior to repairs. Subject to confirmation that no structural or moisture-related cause exists, rectification would typically involve re-securing any loose sections, applying flexible joint compound or sealant to accommodate minor movement, followed by preparation and repainting to restore a uniform finish. Continuous monitoring is recommended to ensure the separation does not worsen over time.


General bathroom


Bedroom 3



Defects 3.07

Building:	Main Building
Location:	All Internal Areas
Finding:	Minor Internal Movement Cracking and Joint Separation – General
Information:	Minor separation gaps and hairline cracking were observed internally around cornice joints, ceiling-to-wall junctions, internal door frames, architraves, and wall junctions throughout the dwelling. The cracking appears consistent with typical building movement, settlement, and seasonal expansion and contraction of materials. No significant distortion, structural displacement, or moisture-related damage was identified in the affected areas at the time of inspection. Such conditions are common in residential dwellings, particularly in double-storey construction where differential movement between levels may occur over time. Minor shrinkage of timber framing, normal settlement, and drying of plaster compounds can contribute to joint separation at cornices and architraves. Based on visual inspection, the condition appears cosmetic in nature rather than structural. Rectification, if desired for aesthetic reasons, would involve raking out loose material where required, applying a suitable flexible joint compound or paintable sealant to accommodate minor movement, followed by preparation and repainting. A qualified plasterer or painter may be engaged to carry out these works. Ongoing minor cracking may reoccur due to normal building movement and should be considered part of routine maintenance.

Defects 3.08

Building:	Main Building
Location:	Bedroom - Master
Finding:	Squeaking Subfloor Beneath Carpet – Master Bedroom (Upper Level)
Information:	The floor to the master bedroom at the upper level, which is finished with carpet, was observed to produce noticeable squeaking sounds under normal foot traffic in multiple areas, particularly upon entry to the room. Although the visible surface finish is carpet, the noise is originating from movement within the underlying structural floor system (timber floor sheeting fixed to timber joists). Squeaking typically occurs where the floor substrate (such as particleboard or plywood sheeting) has loosened from the supporting joists, where fixings have withdrawn over time, or where inadequate fixing was provided at the time of construction. This results in minor vertical movement and friction between components when load is applied. While this condition does not necessarily indicate structural failure, continued movement may lead to further loosening of fixings and ongoing nuisance noise, affecting occupant comfort and amenity. If the client finds the condition unacceptable, a qualified carpenter should be engaged to investigate and rectify. Rectification generally involves carefully lifting the carpet and underlay in the affected areas, re-securing the floor substrate to the supporting joists using appropriate screws (rather than nails) to minimise future movement, and then reinstating the carpet finish. Works should be carried out using proper carpentry

methods to ensure long-term stability of the floor system.

Defects 3.09

Building: Main Building

Location: Roof Exterior

Finding: Inadequate Falls and Ponding to Porch Roof Surface

Information:

The flat roof surface located above the porch entrance was observed to be holding significant ponded water and accumulated debris staining. Visual evidence indicates inadequate falls towards the perimeter gutter, resulting in water pooling across the membrane surface rather than discharging efficiently into the gutter system. The extent and pattern of staining suggest this is an ongoing condition rather than a temporary occurrence.

Persistent ponding on low-slope roofing surfaces can accelerate membrane deterioration, increase the risk of water ingress, and place unnecessary dead load on the roof structure. Over time, this may lead to membrane failure, joint breakdown, internal moisture ingress, ceiling damage to the porch area below, and potential concealed structural decay. Inadequate drainage also promotes debris accumulation, which can further obstruct water flow and exacerbate the issue.

A qualified roofing contractor should be engaged to assess the roof falls and drainage configuration without delay. Rectification may involve regrading the substrate to provide compliant falls towards the gutter, installation of a tapered screed system, or modification of drainage outlets to ensure effective discharge of stormwater. All works should be carried out in accordance with the NCC and relevant Australian Standards to ensure proper long-term performance.

Defects 3.10

Building: Main Building

Location: Bedroom - Master

Finding: Door handle - Not latching

Information: It was noted that the door in master bedroom was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.

Defects 3.11

Building: Main Building

Location: Ensuite - Master

Finding: Toilet roll holder - Loose

Information: The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A general handyperson may be required to perform these works.

Defects 3.12

Building: Main Building
Location: Ensuite - Master
Finding: Unstable Master Ensuite Toilet and Inadequate Perimeter Sealing
Information:

The toilet suite located within the master ensuite was observed to be inadequately secured to the floor substrate. The fixture exhibited slight movement when lateral pressure was applied, indicating insufficient anchorage or potential loosening of the fixing bolts. Additionally, the base of the toilet pan was not sealed to the finished floor surface with an appropriate flexible waterproof sealant.

Movement of the toilet pan can compromise the integrity of the pan collar seal and may lead to water leakage at the waste connection over time. Continued movement increases the risk of concealed moisture damage to the subfloor and surrounding finishes, and may result in odour escape or hygiene concerns. The absence of perimeter sealing also allows water intrusion beneath the pan during cleaning or minor overflow events, which can contribute to deterioration of floor finishes and potential microbial growth.

A licensed plumber should be engaged to remove and reset the toilet suite, ensuring it is properly secured to the floor with appropriate fixings and that the pan collar seal is inspected and replaced if required. Upon reinstallation, the base of the toilet pan should be sealed with a high-quality flexible waterproof sanitary-grade sealant in accordance with best plumbing practice.

Defects 3.13

Building:	Main Building
Location:	Ensuite - Master
Finding:	Sealant and grouting - Deteriorated
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.

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 3.14

Building:	Main Building
Location:	Ensuite
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Defects 3.15

Building:	Main Building
Location:	Bedroom - Master
Finding:	Shower screen - Leaking
Information:	Leaking was evident to the master ensuite's shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of deteriated or missing caulking to the shower or general ageing of the building elements.

Leaking from the shower 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.

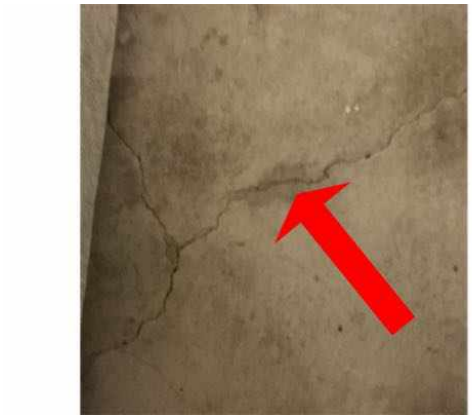
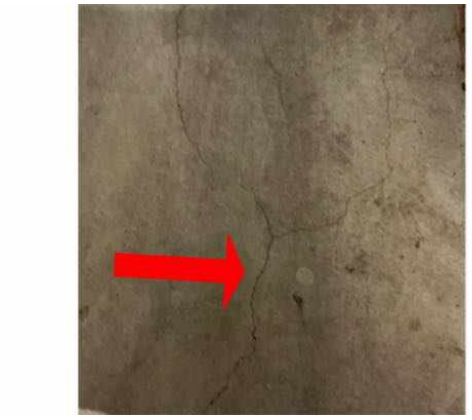
Appointment of a caulking contractor is required to repair or replace the caulking to

the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.

Defects 3.16

Building:	Main Building
Location:	Garage
Finding:	Noticeable cracks in concrete slab of the the garage floor
Information:	During the inspection, multiple noticeable cracks were identified in the concrete slab of the garage floor. These cracks vary in size and location, which may indicate underlying movement or stress within the slab. While they do not currently appear to significantly impact the structural integrity, their presence suggests potential early-stage deterioration. It is recommended that the cracks be monitored closely over the next 12 months. If any of the cracks widen or worsen during this period, it is critical to engage a structural engineer immediately to assess the situation and recommend appropriate rectification measures to prevent further damage and ensure the long-term stability of the structure.




Defects 3.17

Building:	Main Building
Location:	All Internal Areas
Finding:	Inconsistent Thermal Performance to Ceiling Areas – Suspected Insulation Deficiencies
Information:	Thermal imaging conducted to internal ceiling areas at the time of inspection identified inconsistent heat patterns, which are indicative of variations in thermal performance across the roof space. These patterns are commonly associated with areas of missing, displaced, or insufficient insulation above the ceiling linings. Inadequate or uneven insulation coverage can reduce the energy efficiency of the dwelling, contribute to heat loss in cooler periods and heat gain in warmer conditions,

and may result in reduced occupant comfort and increased heating and cooling costs. Due to the non-invasive nature of the inspection, the exact extent and condition of insulation could not be confirmed visually in all affected areas.

It is recommended that a qualified insulation contractor inspect the roof space, assess insulation coverage and condition, and top up or reinstate insulation where required to achieve consistent thermal performance throughout the property.

Defects 3.18

Building:	Main Building
Location:	Powder Room
Finding:	Tap - Water hammer
Information:	The powder room sink tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Defects 3.19

Building:	Main Building
Location:	Upstairs living area and downstairs living area
Finding:	Ceiling - Water stained
Information:	Water staining to ceiling linings in both the upstairs living area and the downstairs living 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 3.20

Building: Main Building

Location: LHS elevation

Finding: Gaps Around External Window Frames

Information: Multiple gaps were identified between the external window frames and the adjoining brickwork across the LHS elevation. These gaps appear to be the result of either poor or inconsistent sealant application during installation, or deterioration of the original sealant over time.

Unsealed or poorly sealed gaps can allow moisture ingress, wind-driven rain, draughts, and provide potential entry points for pests. Ongoing exposure to moisture may also contribute to internal dampness and premature deterioration of surrounding building elements.

A qualified handyman or registered builder should apply a consistent, waterproof, flexible exterior-grade sealant around all affected windows to ensure adequate weatherproofing and protection against moisture and pest entry.

Defects 3.21

Building: Main Building

Location: Yard - Side

Finding: HWS Overflow - Not Connected

Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Defects 3.22

Building: Main Building

Location: All Internal Areas

Finding: Minor Cosmetic Paint Patching – Ceilings

Information:

Localised areas of paint patching were observed to sections of the ground floor ceilings, including areas within the hallway and living spaces. The finish appears slightly uneven and patchy in places, with minor colour variation and blending inconsistencies visible under normal lighting conditions. No cracking, sagging, or moisture-related damage was identified in conjunction with these areas at the time of inspection.

The condition is cosmetic in nature and does not represent a structural or performance defect. Such patching commonly results from prior minor repairs, touch-up works, or repainting activities where colour matching and blending were not fully achieved.

If improved aesthetic presentation is desired, preparation and repainting of the affected ceiling areas by a qualified painter would provide a more uniform finish. This item is considered minor and maintenance-related.





Defects 3.23

Building:	Main Building
Location:	All External Areas
Finding:	Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.
	General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and

weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Defects 3.24

Building:	Main Building
Location:	Gutters
Finding:	Gutters - Partially Blocked
Information:	Sections of the external gutters were partially blocked with debris, soil and leaves. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Defects 3.25

Building:	Main Building
Location:	Roof Exterior
Finding:	Corroded Roof Penetration Flashing and Deteriorated Vent Pipe
Information:	

The roof plumbing vent penetration was observed to exhibit significant corrosion to both the vent pipe and the surrounding metal flashing. The vent pipe shows advanced surface rusting, particularly at the upper section below the cowl, while the base flashing presents with extensive corrosion staining and material degradation. The

flashing appears distorted and unevenly dressed over the roof tiles, with visible rust tracking across the metal surface.

Corrosion to roof penetrations can compromise the long-term weatherproofing integrity of the roofing system. Deteriorated flashing may allow moisture ingress at the penetration point, potentially leading to concealed roof space moisture damage, timber decay, or ceiling staining below. Continued corrosion of the vent pipe may also reduce material thickness and structural integrity over time.

A licensed roof plumber should be engaged to assess the condition of the vent pipe and flashing assembly. Rectification may include replacement of the corroded flashing with a new appropriately dressed and sealed flashing (preferably corrosion-resistant material such as Colorbond or lead-free alternative), and replacement or treatment of the vent pipe as required to ensure proper weatherproofing and durability in accordance with relevant roofing standards.

Defects 3.26

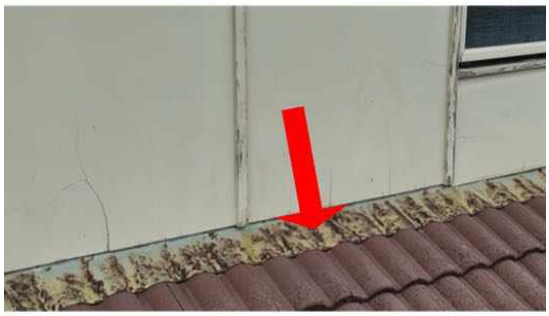
Building: Main Building
Location: Roof Exterior
Finding: General Weathering to Roof Covering and Flashings
Information:

The tiled roof covering was observed to exhibit general signs of ageing and weathering consistent with its apparent age. Surface discolouration, minor lichen growth, and natural material degradation were noted to the roof tiles. In addition, sections of the metal flashings, particularly at wall abutments and penetrations, show surface corrosion and deterioration. The flashings appear weathered and may benefit from maintenance to prolong their service life.

While no active water ingress was identified at the time of inspection, ongoing exposure to the elements may progressively reduce the effectiveness of protective coatings and flashing integrity. Deteriorated sealants and ageing materials can increase the risk of future leaks if not maintained.

The condition is considered a minor defect and maintenance-related in nature. It is

recommended that a licensed roof plumber assess the roof and flashing condition, undertake re-sealing where required, treat or replace corroded flashings as necessary, and consider roof restoration works (including cleaning, repointing, and resealing) to maintain long-term performance and weather resistance. Regular roof maintenance is advised.



Defects 3.27

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Partially Detached Downpipe
Information:	One of the downpipes are on the left-hand side exterior walls of the property was

observed to be slightly detached from their stormwater connections at the base. This may have resulted from minor soil movement or settlement around the connection points.

Partial disconnection may cause water to discharge near the foundation, leading to potential pooling, soil erosion, or moisture ingress around the building.

Recommendation:

A licensed plumber should be engaged to properly reconnect and secure the affected downpipe to ensure effective stormwater drainage.

Defects 3.28

Building: Main Building
Location: Garage
Finding: Minor Surface Corrosion to Steel Lintel – Garage Opening
Information:

Minor surface corrosion was observed to the exposed steel lintel located above the garage roller door opening. The rusting appears to be in its early stages and is currently limited to light surface oxidation, with no visible distortion, bowing, or structural compromise noted at the time of inspection.

Although the condition is presently minor, untreated corrosion can progressively deteriorate the protective coating and reduce the cross-sectional thickness of the steel over time. Continued exposure to moisture and weather conditions may accelerate the corrosion process, potentially affecting the long-term durability of the lintel if left unaddressed.

It is recommended that the affected area be mechanically cleaned to remove surface rust, treated with an appropriate rust-inhibiting primer, and repainted using a suitable exterior-grade protective coating. Early maintenance intervention will assist in preventing further corrosion and extending the service life of the lintel.

Defects 3.29

Building:	Main Building
Location:	All External Areas
Finding:	Bridging Attachments to the Building - conducive conditions to timber pest activity
Information:	Bridging occurs when items fixed or placed against a building create concealed pathways for termites to bypass any existing termite management system and gain access to the structure undetected. Typical bridging elements include attachments such as hot water services, downpipes, verandahs, decks, steps, fences, and service conduits, where insufficient clearance exists between these elements and the building structure. Where attachments are not isolated and do not maintain a clear inspection gap of at least 25mm from the building, they create a potential risk of concealed termite entry. Such concealed pathways compromise the effectiveness of any termite management system in place. It is recommended that these areas be regularly inspected by a licensed and qualified pest inspector. Where bridging is identified, modifications should be made to restore adequate clearance or install appropriate barriers to mitigate the risk of concealed termite ingress.

Defects 3.30

Building:	Main Building
Location:	All External Areas
Finding:	In Ground Contact - conducive conditions to timber pest activity
Information:	Any timbers in direct ground contact provide an opportunity for concealed termite entry and are likely to be subject to premature rot and decay due to soil retaining moisture or creating damp conditions against the timber surfaces. Untreated timber in direct contact with the external ground should be removed. Consider replacing with more durable materials, such as appropriately treated timber or non-timber elements, to reduce the risk of decay and termite attack. Frequent pest inspections by a licensed pest control technician are recommended to readily identify any termite activity in these areas and ensure early intervention if required.

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

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

- Upon inspection, the Four-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require swift attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed promptly to maintain the overall condition of the property.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the defect statements, to carry out the necessary repairs and maintenance as soon as possible.

Several obstructions and limitations were present at the time of inspection, restricting access and visibility in certain areas. These impediments affected the ability to conduct a fully comprehensive assessment. The client is advised to clear these obstructions and arrange a follow-up inspection to ensure all areas are thoroughly inspected.

Disclaimer

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. As a visual inspection, this assessment is limited to the conditions observed during the inspection period, and as such, cannot account for potential changes or developments occurring after the inspection date. Once the inspection is complete and the report is issued, it should be noted that it represents the status of the property at that moment in time and may not reflect any subsequent changes.

Particularly regarding external elements such as concrete paving and outdoor drainage systems, evaluations are inherently limited when conducted in dry conditions, and it may not be possible to assess the complete drainage performance or identify water pooling issues that could become evident in periods of rainfall. Although a spirit level was used to check multiple areas of the paving for slope, this method cannot account for each and every point across the paving, nor can it replicate the effects of heavy rain. Thus, without rainfall during the inspection, any potential drainage issues or water pooling along the perimeter cannot be fully anticipated.

Furthermore, this report notes that various wet areas, such as showers, may not have been used for extended periods. While moisture testing was conducted at accessible locations, prolonged inactivity can obscure potential leaks or hidden defects, as some issues may only manifest after sustained use. Therefore, issues related to inactive wet areas may require ongoing observation over time to ensure that any potential problems can be identified and addressed.

Any recommendations provided herein are made to the best of professional judgment, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is recommended that clients undertake regular inspections and proactive maintenance, particularly of exterior elements and areas exposed to environmental factors, to support the ongoing integrity of the property and to address potential issues that may arise under varying conditions. Regular professional evaluations can help ensure that the property’s condition is maintained over time, especially as weather and usage patterns fluctuate.

For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Evidence of Termite Management Protection System
Information:	During the inspection, evidence of a termite management protection system was observed within the meter box. No active termite activity was detected at the time of inspection. The presence of the system indicates that preventative measures have been installed to protect the property from potential timber pest activity. It is recommended that the termite management system be regularly maintained and inspected in accordance with the manufacturer's guidelines and industry standards to ensure continued effectiveness. Routine inspections by a licensed pest control professional are advised to monitor for any signs of termite activity.

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Interior
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the internal areas 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 External Areas
Finding:	Obstructions and Limitations - Exterior
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the external areas 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:	Roof Void
Finding:	Obstructions and Limitations - roof cavity
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area 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.

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.