Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report VR

Inspection Date: Fri, 6 Mar 2026

Property Address: 47 Grafton St, Goulburn NSW 2580, 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:	Fri, 6 Mar 2026
Modified Date:	Sun, 8 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	47 Grafton St, Goulburn NSW 2580, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Richie Reinikka Ph: 0438 465 646 Email: Bowral@jimsbuildinginspections.com.au
	NSW Builders Registration 362826C
Company Name:	Jim's Building Inspections (Bowral)
Company Address and Postcode:	Bowral 2576
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Company Contact Numbers:	0438 465 646

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: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, were after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is

designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

- You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

- Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas

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 good condition for its age generally with safety hazards, minor defects and recommendations.

Section B General

General description of the property

Floor	Piers - Stone
Walls	Rendered, Full Brick
Other Timber Bldg Elements	Doors, Eaves, Architraves, Door Frames, Deck, Internal Joinery, Patio, Fascias, Porch / Patio, Floating Floor, Skirting Boards, Stumps, Window Frames
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Other Building Elements	Carport, Fence - Post and Rail Construction, Driveway, Pergola, Porch, Shed, Water Tanks
Building Type	Residential
Company or Strata title	No
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	North East
Storeys	Single
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior

- Interior

- Roof Exterior - Part

- Outbuildings

- The Site

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects 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

- Ceiling Cavity.

- Roof Exterior - Part

- Roof Void due to lack of access.

- Subfloor due to lack of access.

- 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 skillion or flat roof - no access

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Degree of roof incline too steep for safe access

- Evidence of recently painted walls or ceilings

- Chimney vents and flues

- Ceiling linings

- Decking

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- External finished ground level

- Fixed ceilings

- Furniture

- Floor coverings

- Insulation

- Lack of natural or acceptable lighting

- Landscaping

- Mould - Health Hazard

- No safe point from which to access roof exterior

- Porch

- Patio

- Rugs

- Stored items

- Sarking

- Subfloor was not able to be inspected - there was no access to this area.

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Wall linings

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

Undetected defect risk

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

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

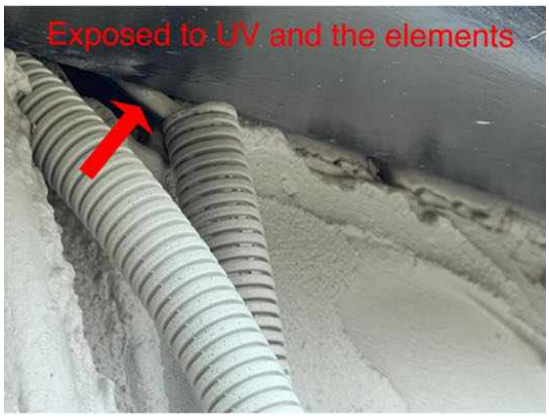
When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Defects 1.01

Building:	Main Building
Location:	Pergola
Finding:	Electrical wires exposed
Information:	Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.






Defects 1.02

Building:	Main Building
Location:	Lounge Room
Finding:	Ceiling - Sagging
Information:	Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.




Major Defect

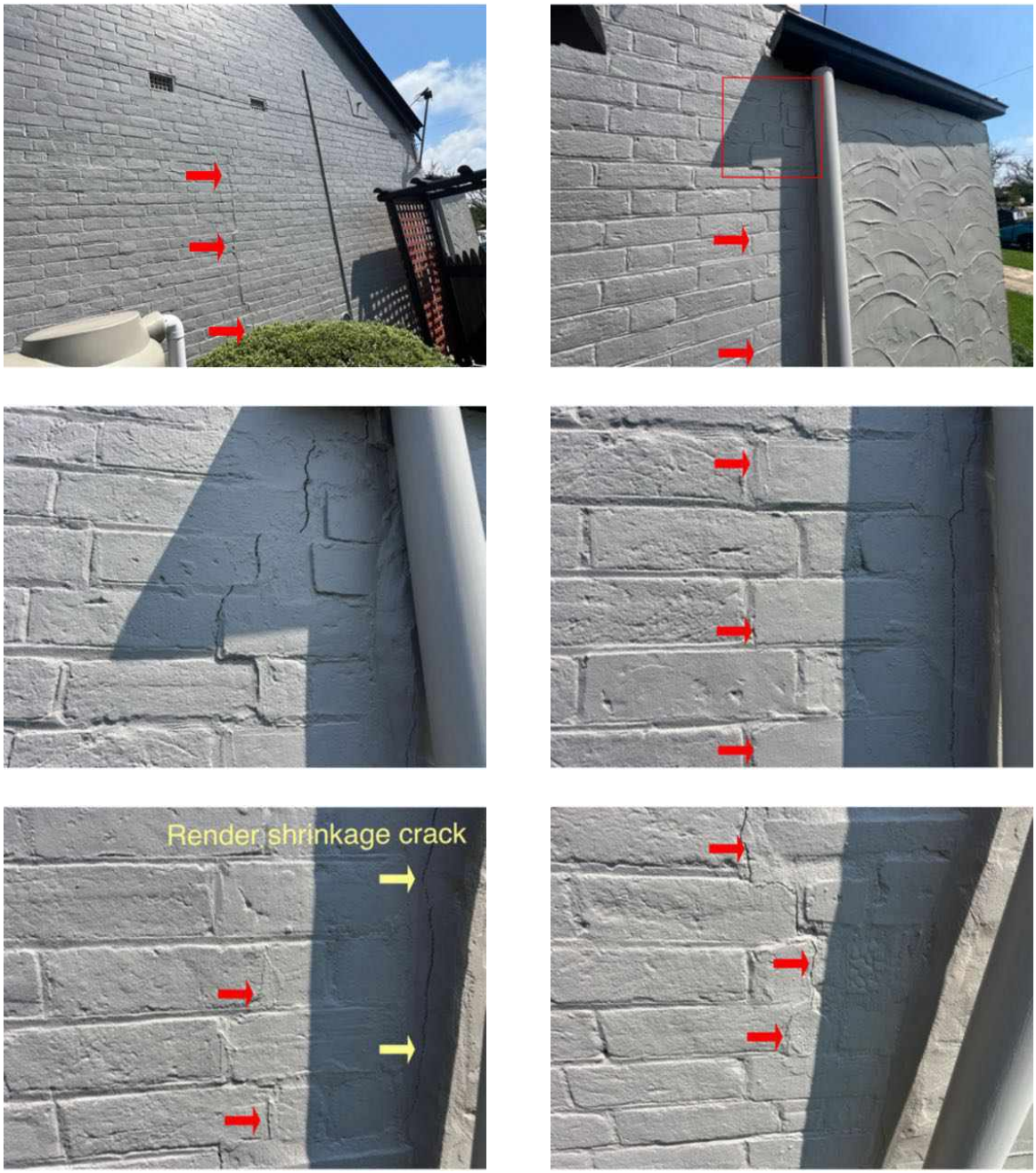
No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings. Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall. Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water

leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



Defects 3.02

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Brickwork - Step cracking (substandard patching)
Information:	Step cracking was previously identified to the brickwork in this area and appears to have been patched or repaired prior to repainting. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

Defects 3.03

Building:	Out Building
Location:	Shed - Brick
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of

the damp and perform remedial works as required.

Defects 3.04

Building: Out Building

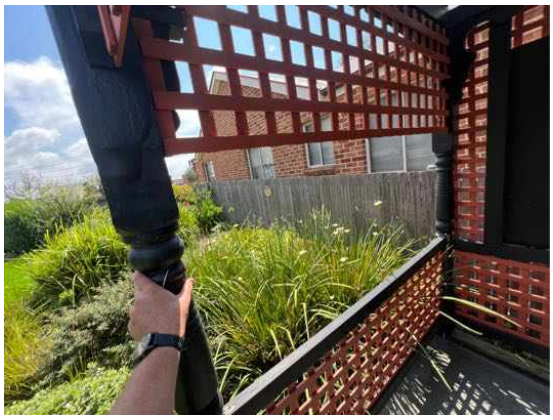
Location: Pergola 2

Finding: Pergola - Unstable

Information: A freestanding pergola structure was observed to move and sway when moderate pressure was applied. Structures of this type should generally remain stable and resist noticeable movement under light manual force.

Movement within the posts or framing members may indicate inadequate footing support, loose or deteriorated fixings, or insufficient structural bracing. Continued movement can lead to progressive loosening of connections and may result in further instability over time.

It is recommended that a licensed builder be appointed to inspect the pergola and assess its stability. Further assessment may be required to determine whether remedial works are necessary to ensure the structure remains adequately supported and secure.



Defects 3.05

Building: Main Building

Location: Verandah, Pergola

Finding: Roof Penetrations - Substandard Installation

Information: Various service penetrations through the roof covering, including pipework and electrical conduits, were observed to be substandard in installation. Inadequate flashing, sealing, or general detailing was noted to these penetrations.

Poorly executed roof penetrations may compromise the weatherproofing of the roof system and increase the potential for water ingress around the affected areas. If left unmanaged, moisture may enter the roof space and contribute to deterioration of surrounding building elements.

It is recommended that a licensed roofing contractor be appointed to assess the penetrations and carry out necessary works to ensure the roof covering remains adequately sealed and protected against moisture ingress.

Defects 3.06

Building: Main Building

Location: Exterior walls - front, rear

Finding: Roof plumbing - Insufficient capacity

Information: It is suspected that the roof plumbing to the exterior roof is insufficient in capacity and is not adequately managing the volume of rainwater that it is required to drain. The result is generally that the plumbing overflows during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter.

If left unmanaged, the excess moisture in this areas may allow the formation and development of an environment that is conducive to rust, corrosion and rot, creating potential for secondary defects to all associated building elements. Damp conditions are also conducive to termite and pest activity, further exacerbating the risk of the environment.

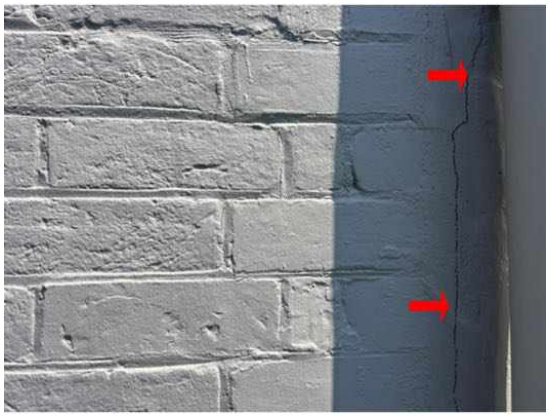
Appointment of a roofing plumber is recommended to replace any inadequate drainage systems to ensure proper drainage to this area. In the interim, it is important to ensure that all roof plumbing is free of any debris or blockages.

Defects 3.07

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Render - Shrinkage Crack at Junction
Information:	A straight shrinkage crack was observed to the rendered wall surface along a junction line. This type of cracking commonly occurs where an expansion or control joint has not been provided within the render system, resulting in stress cracking as the material cures or undergoes minor building movement.

If left unmanaged, cracks within rendered surfaces may allow moisture penetration behind the render coating and may lead to further deterioration of the finish over time.

A rendering contractor should be appointed to assess the affected area and undertake repairs as required, including the installation of an appropriate control or expansion joint to accommodate movement.



Defects 3.08

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Pipework - Insulation deteriorated
Information:	Sections of the pipe insulation show evidence of damage and deterioration. It is suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently.

If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties.

Some areas of replacement of pipe insulation is likely to be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed plumber is advised to gain quotes for the repair and/or replacement of deteriorated insulation.

Defects 3.09

Building: Main Building

Location: Exterior walls - right side

Finding: Terracotta Pipe - Damaged

Information: A section of terracotta pipe was observed to be cracked and broken at ground level adjacent to the building. The extent and function of the pipe could not be confirmed during the inspection; however, damage of this nature may allow uncontrolled discharge of water into the surrounding soil.

If left unaddressed, damaged pipework may contribute to localised moisture accumulation adjacent to the structure and deterioration of surrounding ground conditions.

A licensed plumber or suitably qualified contractor should be appointed to assess the pipework and carry out any necessary repairs to restore the installation to a serviceable condition.

Defects 3.10

Building: Main Building

Location: Exterior walls - rear

Finding: Walls - Water stained

Information: Water staining to sections of the walls 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 wall linings.

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 broken or damaged structures is advised.

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

Defects 3.11

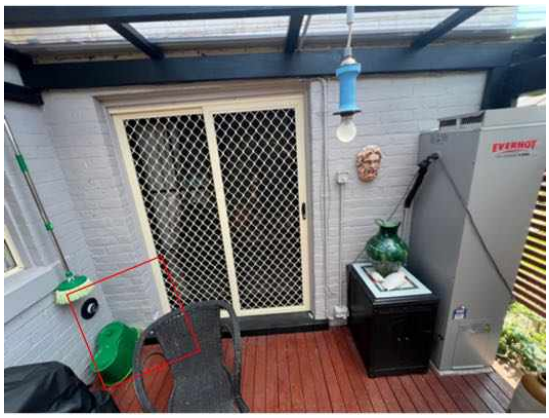
Building: Main Building
Location: Exterior walls - rear
Finding: Brickwork - Paint Deterioration to Mortar Joints
Information: The painted masonry in this area was observed to exhibit bubbling and deterioration primarily along the mortar joints. Paint failure of this nature is commonly associated with moisture movement through masonry joints, which can cause loss of adhesion and blistering of the paint coating.

Older masonry construction can allow moisture to migrate through mortar joints from sources such as ground moisture, external moisture exposure, or trapped moisture within previously painted masonry surfaces. Where moisture is present within the wall structure, painted finishes may deteriorate prematurely.

The condition appears localised to this section of wall. However, continued moisture migration through the masonry may contribute to further deterioration of finishes if left unmanaged.

It is recommended that a licensed builder be appointed to inspect the affected area

and determine the underlying source of moisture. If moisture migration through the masonry is confirmed or the condition is found to be more widespread, further assessment by a specialist in rising damp or masonry moisture remediation may be required.



Defects 3.12

Building:	Out Building
Location:	Shed
Finding:	Shed - Rusted or corroded
Information:	This shed shows evidence of 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 3.13

Building:	Out Building
Location:	Shed, Shed 3
Finding:	Doors - Binding/Jamming
Information:	Binding and/or jamming of doors were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to flooring. A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges. A qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Defects 3.14

Building:	Out Building
Location:	Shed 3
Finding:	Mould - Present
Information:	Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified

environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.

Defects 3.15

Building:	Yard
Location:	Yard - Back
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the 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 3.16

Building:	Yard
Location:	Yard - Back
Finding:	Paving - Uneven
Information:	Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property.

Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area.

Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.

Defects 3.17

Building: Main Building

Location: Roof Exterior - Verandah

Finding: Timber - exposed to weather

Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.

Defects 3.18

Building: Main Building

Location: Roof Exterior - Verandah

Finding: Exterior roof - Inadequate repairs

Information: It appears that interim roof repairs have previously been undertaken, which have included application of silicone to address roof leakage.

Application of silicone should be viewed as a short-term solution to roof leakage, as it

does not provide adequate long-term protection against weather conditions and other causes of damage and deterioration. Any underlying structures that show signs of damage should be repaired and replaced to ensure the longevity of the roof covering and associated building elements.

Further consultation with a roof restoration company is highly advised. Inadequate roofing repairs are not likely to prevent roof leakage in the long-term future.

Defects 3.19

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutter - Sagging
Information:	The guttering in this area was observed to be sagging at the time of inspection. This is often caused by inadequate fixing, blocked gutters, or excessive water weight from poor drainage.

Sagging gutters can impede proper water flow, potentially leading to water overflow, damage to fascia boards, and moisture ingress into associated structures.

It is recommended that a roofing plumber or general handyman be engaged to assess and secure the guttering to restore proper alignment and functionality.

Defects 3.20

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.






Defects 3.21

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof sheets - Deteriorated
Information:	Upon inspection of the exterior roofing, it was found that the roof sheets show signs of deterioration, with some sheets having come loose from their original fixing. The roofing has sustained an array of issues due to the age of the materials and a lack of general maintenance over time, including loose sheeting, lifting and sagging of sheets, and deterioration of associated building elements. Loose, deteriorated and damaged roof sheets are susceptible to water penetration, exposing the surrounding associated area to internal roof leaks and water damage.

Re-fixing of all loose roof sheets should be conducted as soon as possible to ensure that no further damage occurs. Depending on the extent of the damage, replacement of sections of roof sheets or associated materials may be required. Engagement of a roofing restoration contractor is highly advised to perform remedial works as necessary.




Defects 3.22

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Missing Gutter
Information:	A section of guttering was observed to be missing to the upper roof area at the time of inspection. As a result, rainwater from the upper roof discharges directly onto the flashing and roof surface below.

Concentrated water discharge of this nature may lead to accelerated deterioration of roof flashings and surrounding roofing materials over time. Excessive water flow may also increase the likelihood of water ingress or premature wear to the lower roof surfaces.

It is recommended that a licensed roofing contractor be appointed to assess the affected area and install appropriate guttering to ensure rainwater is effectively captured and directed to the stormwater drainage system.

Defects 3.23

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof plumbing - Flashing inadequate
Information:	Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.






Defects 3.24

Building:	Main Building
Location:	Roof Exterior - Carport, Pergola
Finding:	Exterior roof - Insufficient fall
Information:	It was identified that there is insufficient fall or angle in the roofing structure, which is leading to pooling of water and an array of secondary related building defects. Such defects are likely to include material deterioration, leaks and/or corrosion of associated building materials. The angle of the roof is insufficient to facilitate the effective drainage of rain water to the roof plumbing systems. Over time, if this defect is not addressed (potentially including structural changes to the roof), further building defects will develop.

Consultation with a roofing plumber or roofing restoration contractor is required for quotations regarding these works. Where water pooling is quite significant, structural alterations to the roof may potentially be expensive and time-consuming.

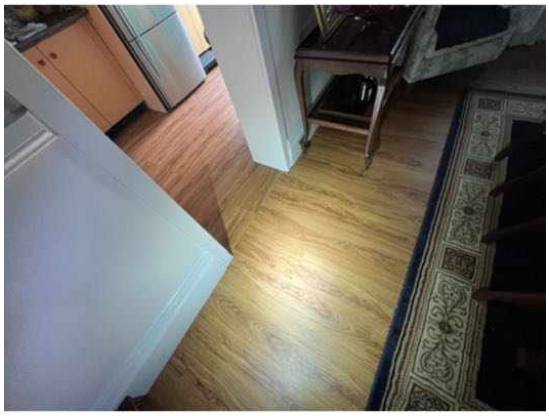
Defects 3.25

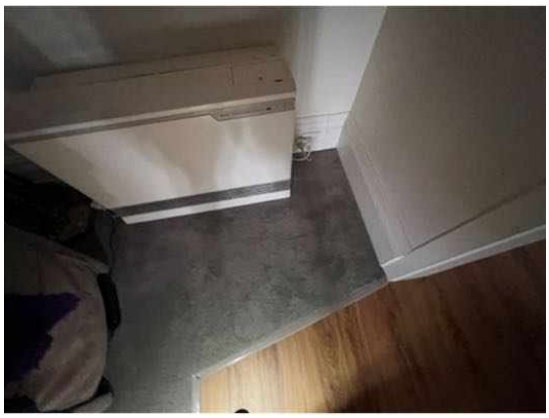
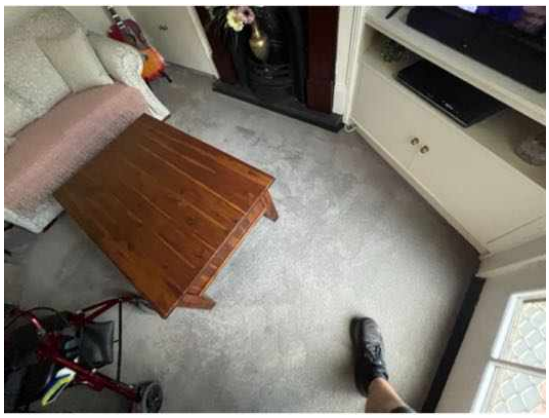
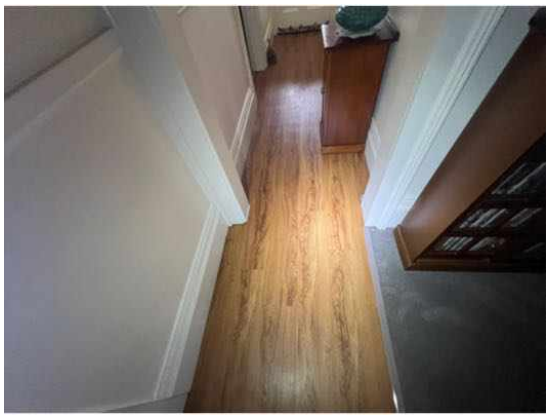
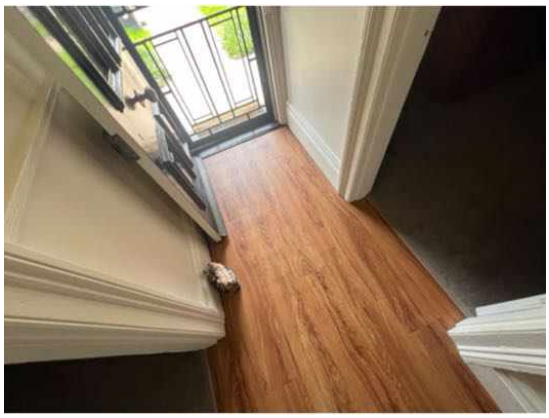
Building:	Main Building
Location:	All Internal Areas
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.








Defects 3.26

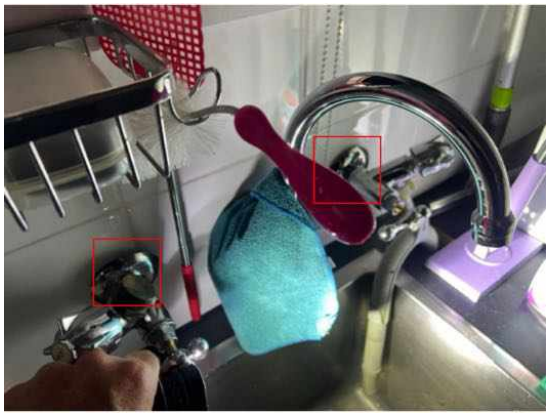
Building:	Main Building
Location:	Lounge Room
Finding:	Ceiling - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a licensed plasterboard contractor and or painter should be appointed to repair the ceiling. To ensure the safety of the area and the longevity of all associated building elements.

Defects 3.27

Building:	Main Building
Location:	Laundry
Finding:	Tap Set - Not Securely Fixed
Information:	The tap set was observed to be severely loose and not securely fixed within the wall at the time of inspection. The fixture moves freely when operated, indicating it is not properly supported by the wall structure or mounting bracket. Tap fittings that are not adequately secured may place stress on the connected plumbing pipework during use. Continued movement of the fixture may lead to loosening of pipe connections, potential water leaks, or damage to surrounding wall materials. A licensed plumber should be appointed to assess the installation and secure the tap set to ensure the fixture is properly supported and operating as intended.



Defects 3.28

Building:	Main Building
Location:	Laundry, Toilet (WC), Living, Entry
Finding:	Doors - Binding/Jamming
Information:	Binding and/or jamming of several doors throughout the property were evident during

standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

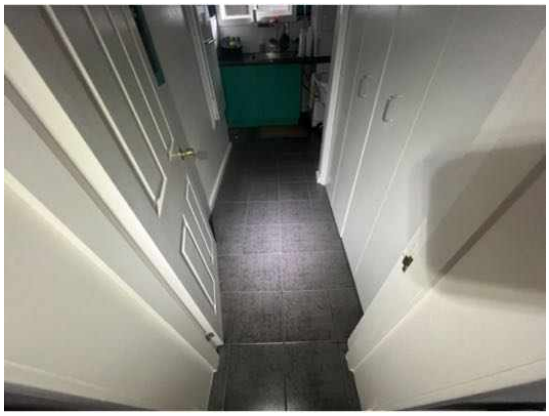
For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

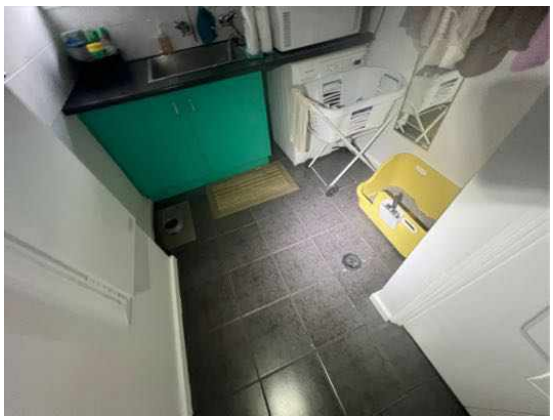
Defects 3.29

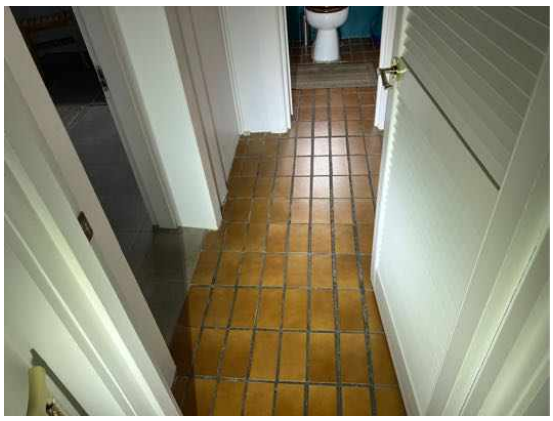
Building:	Main Building
Location:	Laundry, Toilet (WC)
Finding:	Floor tiles - Uneven
Information:	The tiled flooring area appears to be uneven in this area. While this may indicate a failure of the subfloor structure, it is suspected, in this case, that the area has been subjected to poor tiling workmanship at the time of installation.

Where poor workmanship is the cause of uneven tiling, the tiled surface level is unlikely to decrease further. If unevenness does increase over time, this may indicate issues with the associated flooring structure.

Where uneven tiled flooring appears to be a result of poor tiling work, a tiling contractor should be appointed to re-instate the flooring at the discretion of the client. Where flooring remains uneven, further inspection of the flooring structure may be required.

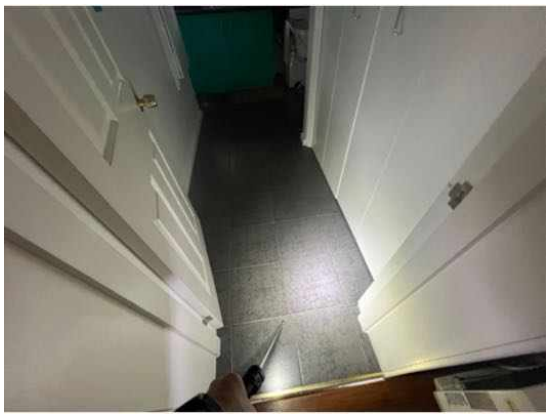


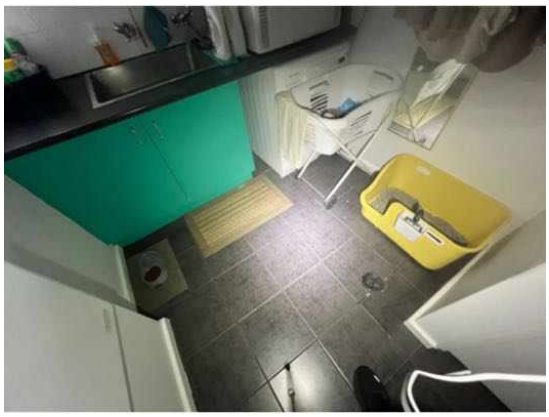




Defects 3.30

Building:	Main Building
Location:	Laundry, Toilet (WC)
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process. Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting. Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.





Defects 3.31

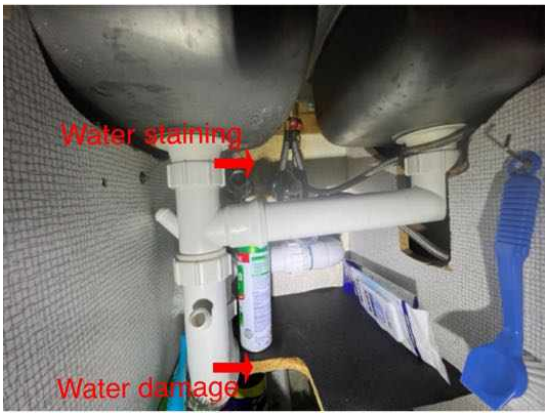
Building:	Main Building
Location:	Toilet (WC)
Finding:	Render - Drummy
Information:	Drummy rendered areas were identified at the time of inspection. The term 'drummy' refers to render that has become detached from its fixing, despite it still being solid. Such defects are generally caused by physical or moisture damage to the area. Drummy render may also be a direct result of poor workmanship during the construction process. Render may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing rendered areas to become drummy and/or cracked over a prolonged period of time. Drummy render generally requires chipping off and re-rendering or painting. Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive, or if secondary building defects have resulted. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

Defects 3.32

Building: Main Building
Location: Kitchen
Finding: Shelving - water damage
Information: Water damage was observed to the shelving within the sink cabinet. This type of defect is typically caused by prolonged moisture exposure from minor plumbing leaks, condensation, or poor sealing around fixtures and fittings.

If left unmanaged, water ingress can lead to swelling, delamination, or deterioration of the joinery, potentially compromising its functionality and hygiene. Moist conditions in enclosed cabinetry may also create an environment conducive to mould or timber pest activity.

It is recommended that a licensed plumber be engaged to inspect the sink plumbing for leaks or seepage. A cabinetmaker or qualified joiner may also be required to replace the affected shelving or restore the unit where practical.



Defects 3.33

Building: Main Building
Location: Dining Room
Finding: Sagging ceiling linings

Information: During the inspection, it was observed that sections of the ceiling were sagging, possibly due to water damage or loose fixings. The sagging appeared minor, suggesting that reattachment of the ceiling linings may be necessary.

It is advised that a professional handyman is engaged to carry out repairs, such as re-gluing ceiling sheets, to ensure the ceiling's structural integrity is preserved. This action can be undertaken at the client's discretion

Defects 3.34

Building: Main Building
Location: All Internal Areas - Sash windows
Finding: Windows - Sash balances broken
Information: Sashes are the moveable panes of windows that primarily slide vertically over each other to expose one half of the window area. Each sash is provided with springs balances and/or compression weather-stripping, which act to hold the window in place in one position.

The sash balance mechanism will need replacement to allow the window to function as intended. Such works may be completed by a qualified carpenter or registered builder.

Defects 3.35

Building:	Main Building
Location:	Bedroom
Finding:	Door handle - Not latching
Information:	It was noted that the door in this area 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 3.36

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Damaged
Information:	Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.

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 Electrician

- Damp Proofing Specialist

- Licensed Bricklayer

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Mould Remediation Specialist

- Registered/Licensed Builder

- Structural Engineer

- Sub Floor Ventilation Specialist

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING
The building when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

All room numbers are labeled from left to right as walking through the property from the front door through each level.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

No access was available to the subfloor at the time of inspection. A visual inspection was not carried out. It is recommend to install an access door in one or more accessible areas for a re-inspection.

No access was available to the roof void at the time of inspection. A visual inspection was not carried out. It is recommend to install a roof access in one or more accessible areas for a re-inspection.

NOTE: Unless the subfloor has a full inspection it is never possible to inspect for timber pest, termite activity, structural damage, subfloor drainage issues, subfloor mould or water leaks will not be visible.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in a good condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;

- Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.

- Lounge room internal ceiling lining were observed to be sagging, which may indicate moisture ingress from a water leak or failure of ceiling fixings and should be investigated as soon as possible.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location:
Finding: FYI - Potential Moisture Migration in Older Masonry
Information: The detached brick shed exhibited significant deterioration to the lower mortar joints, which is consistent with prolonged moisture exposure and conditions commonly associated with moisture migration or rising damp in older masonry structures.

The dwelling is understood to be approximately 100 years old. Buildings of this era were commonly constructed without an effective damp-proof course, increasing the potential for moisture movement through masonry over time.

Sections of the internal walls appear to have been lined with Villaboard or similar sheeting, which concealed the underlying masonry and prevented visual inspection or moisture readings of the wall structure during the inspection.

Accordingly, the presence or absence of moisture migration within the dwelling walls could not be confirmed. If a rising damp treatment system has previously been installed, the vendor should be requested to provide documentation confirming the type of system installed and any maintenance history, as some damp remediation systems require periodic renewal.

This note is provided as a precautionary observation only, having regard to the age of the building and the inspection limitations.

Noted Item

Building: Main Building
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

Noted Item

Building: Main Building
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building: Main Building
Location:
Finding: FYI - Taps, drainage and toilets tested
Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Noted Item

Building:
Location: Meterbox, Shed - Brick, Deck
Finding: Asbestos - Suspected ACM Identified on Site
Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is

highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Noted Item

Building:	Main Building
Location:	Pergola
Finding:	Additional structure built without a permit (Suspected) NSW
Information:	The pergola structure on the house is suspected to have been constructed without the necessary council approval. In New South Wales, approval is generally required prior to construction of such structures, either by way of a Complying Development Certificate (CDC) or through the Development Application (DA) process followed by a Construction Certificate.

There are many aspects of pergola construction which typically require approval in NSW. The Environmental Planning and Assessment Regulation 2021 outlines that approval is likely required in the following circumstances:

- A roofed structure such as a steel or polycarbonate roof pergola.
- Structural footings that support the roof or elevated platforms.
- Any structure physically attached to the house.
- Structures elevated above ground level that may require balustrades or pose a fall risk.
- Structures within proximity to boundaries, easements, or public land.

It is commonly and incorrectly believed that if a structure has remained unapproved for a number of years, it no longer requires approval. This is not the case. Local councils can issue enforcement notices regardless of the structure's age, particularly if it comes to their attention through neighbour complaints or during property sale transactions.

In the event that the local council is made aware of this unapproved structure, the responsibility rests with the current property owner. The council will generally issue one of two directions:

1/ Obtain a Building Information Certificate (BIC) to legitimise the structure through retrospective approval, or

2/ Remove the structure in full.

Fines or penalty notices may also be issued in some cases.

It is strongly recommended that the purchaser request formal documentation from the vendor confirming whether the pergola structure has been approved. If no approval can be produced, the current owner should be asked to obtain a Building Information Certificate and provide a structural assessment confirming that the structure is safe

and built in accordance with current building standards.

This inspection report does not constitute formal approval, and any informal assessment should not be relied upon to confirm compliance. Further enquiries with the local council or an accredited certifier are strongly recommended prior to settlement.

Noted Item

Building:	Main Building
Location:	Exterior walls - front
Finding:	Electrical switchboard - Old ceramic fuses
Information:	The electrical switchboard while appearing to have adequate safety switches installed has old ceramic fuses in place.

While this on its own on is not considered a defect it is noted for the clients consideration that a switchboard upgrade may be required in the short to mid term to improve the functionality of the electrical system. A licensed electrician could be appointed to provide quotation for the works at the client's discretion which may in turn expose other required works to bring the system up to a compliant state.

Noted Item

Building:	Main Building

Location: Bathroom

Finding: Moisture in shower - No action required

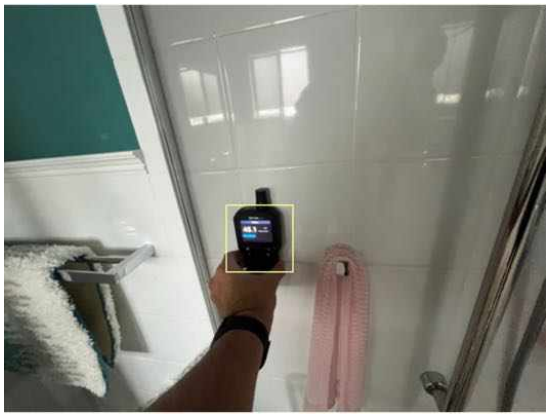
Information: Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area.

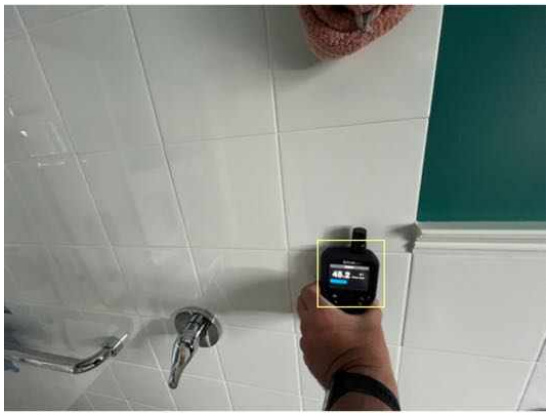
Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure.

Given that no moisture was detected around plumbing and at the other side of the wall, no action is required on this defect.

PS. The moisture meter that we use measures the electrical impedance of the sample by creating a low frequency alternating electric field between the electrodes and only measures moisture between 5-15mm deep from the surface and not the surface itself.

This means that although the shower surface may be wet, it does not affect the moisture reading.





Noted Item

Building: Main Building

Location: Roof Void

Finding: Brickwork - Evidence of Past Moisture Staining

Information: Sections of the masonry within the roof space exhibited localised staining and discolouration consistent with past moisture exposure. Such staining may occur from historical roof leaks, condensation, or prior moisture migration through masonry.

At the time of inspection, no active moisture, damp insulation, or visible deterioration to adjacent timber framing was identified in the immediate area. Additionally, no corresponding staining or moisture damage was observed to the ceiling lining below the affected location.

While the staining appears historic in nature, the area should be monitored for any future signs of moisture ingress. If staining progresses or moisture becomes evident, further assessment by a licensed roofing contractor may be required to identify the source.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof void access limitations
Information:	Limited access to the roof void was present due to facts including but not limited to access hatch size or placement, for this reason access to the roof void was minimal.

Noted Item

Building:	Main Building
Location:	
Finding:	FYI - Additional Photos
Information:	Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.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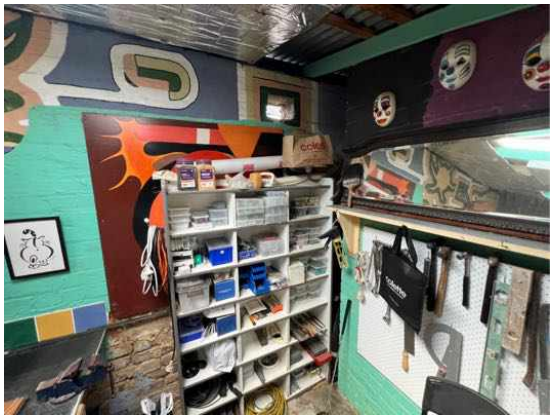
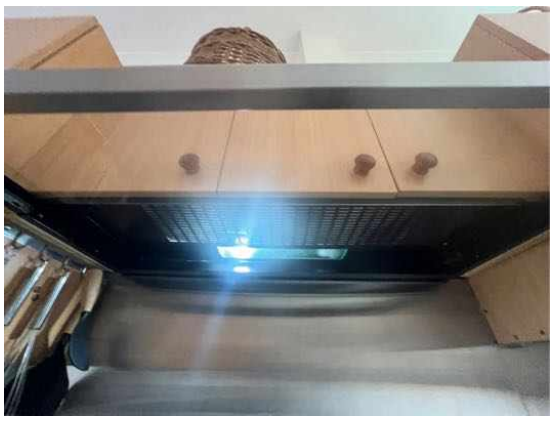
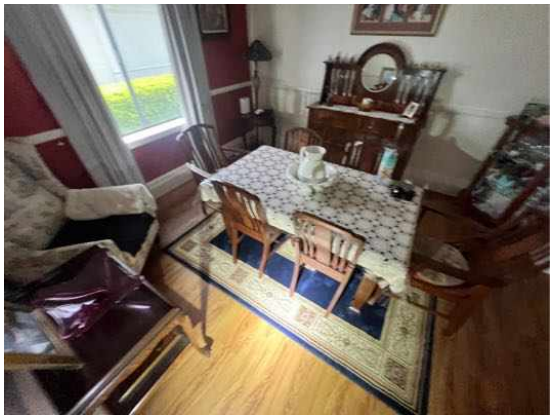
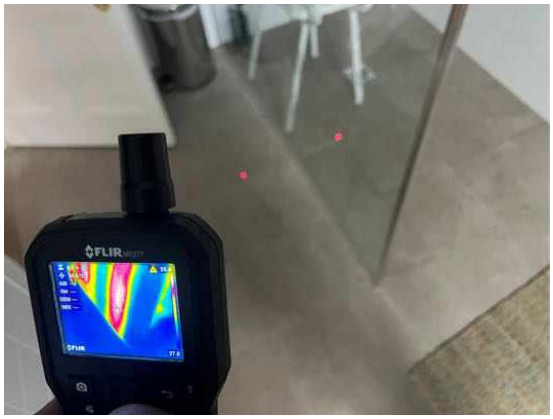
GRAFTON STREET
SAMUEL EMANUEL - 1851 PRINCIPAL OF THE SYDNEY GOLD ESCORT COMPANY WAS THE FIRST LANDHOLDER. KATE AUBREY PURCHASED KENSINGTON FROM DANIEL EDWARDS IN 1880, AND IN 1945 WAS OWNED BY EDWARD AUBREY. IN 1988 LINDSAY AND SUSAN HARRIS OWNED AND OCCUPIED THE HOUSE. SUSAN IS THE GREAT-GRANDAUGHTER OF KATE AUBREY








FLIR


FLIR

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.