



Building Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 119 Richmond Rd,CAMBRIDGE
PARK,NSW,2747,Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

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

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Original Inspection Date Tue, 17 Mar 2026

Modified Date Mon, 30 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 119 Richmond Rd,CAMBRIDGE PARK,NSW,2747,Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

	Found	Not Found
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	

Overall Condition

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	Unknown
Floor	Brick Stumps or Piers, Slab - Pier and Beam
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	North East
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Garage, Pergola, Porch, Shed
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Stumps, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Flat, Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Fibre Cement Sheets
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Locked Sheds or Outbuildings.
- Site - Part.
- Subfloor - Part.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Decking
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Landscaping
- Patio

- Rugs
- Sarking
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Vegetation
- 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 is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice

Section D Significant Items

Safety Hazard

Defects 1.01

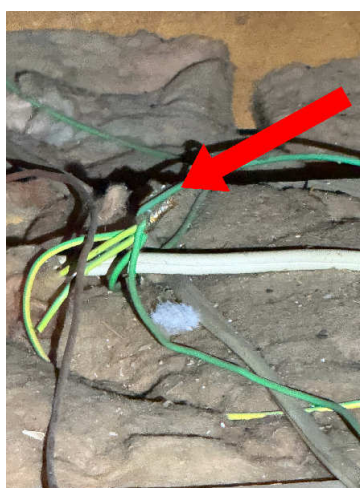
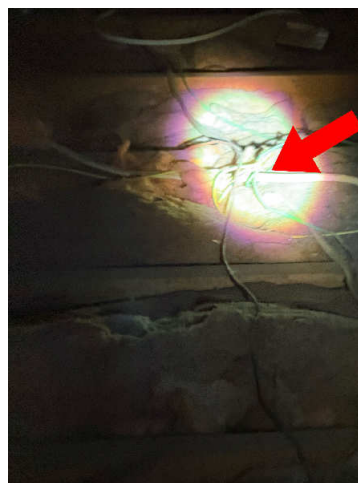
Building: Main Building

Location: Garage and roof void

Finding: Exposed wiring

Information: During the inspection, exposed electrical wires were noted. This condition poses a significant safety hazard, as it increases the risk of electrical shock, short circuits, and potential fire. It is imperative that a qualified electrician addresses this issue immediately by properly insulating the exposed wires and ensuring all electrical connections comply with safety standards. Prompt action will mitigate the risks associated with exposed wiring and maintain the safety and integrity of the property's electrical system.





Defects 1.02

Building: Main Building

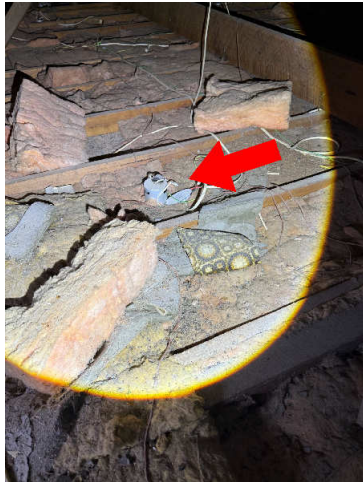
Location: Roof Void

Finding: Insulation - Covering downlights

Information: Sections of insulation in the roof void have been poorly installed or moved from their original position and are covering down light fittings. While the down lights have been fitted with appropriate protective covers, the presence of this insulation creates a potential fire hazard.

Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe.

An insulation contractor should be appointed as soon as possible to perform any necessary works as required.





Major Defect

Defects 2.01

Building: Main Building

Location: Yard front and back

Finding: Leaning Brick and Block Planter Box with Displaced Cappings

Information: The external planter box constructed of brick and concrete masonry blocks is observed to be leaning outward, with evidence of structural movement and separation between masonry units. Several capping units are displaced, misaligned, and uneven, with visible gaps and cracking in mortar joints. These conditions indicate loss of structural integrity, likely due to ground movement, inadequate footing support, soil pressure from retained fill, and/or ineffective drainage behind the planter wall.

The observed displacement and leaning represent a structural defect and pose a risk of progressive movement, collapse, and potential injury.

The condition may also allow water ingress, accelerate deterioration of masonry, and cause further instability over time.

This condition is considered a major defect as the planter box is no longer performing its intended structural function and may present a safety hazard

It is strongly recommended that a licensed builder, structural engineer, or qualified landscaper experienced in retaining structures be engaged to further assess the planter box and too rectify as needed





Defects 2.02

Building: Main Building

Location: Dining Room

Finding: Loose floor tiles

Information: At the time of the inspection, it was observed that several ceramic floor tiles within the dining area were found to be loose, debonded, and uneven, with missing or degraded adhesive and open grout joints visible. Some tiles exhibit vertical and lateral movement when walked on, indicating inadequate bonding to the substrate. Localised cracking and separation between tiles were also observed.

Loose tiles present a trip hazard and may worsen with continued use.

The condition suggests adhesive failure, substrate movement, moisture ingress, or age-related deterioration. If left unrectified, further tile loosening and damage to surrounding tiles can be expected.

It is recommended that a qualified tiler or builder be engaged as soon as possible to further investigate the cause of tile failure. Rectification may involve lifting and re-laying affected tiles, repairing the substrate, and re-grouting, or replacing sections of flooring where necessary.

Any repairs should be carried out in accordance with current standards and good building practice.

Putting this as a major defect because it is causing safety hazard also.



Defects 2.03

Building:	Main Building
Location:	The Site
Finding:	Site drainage - Inadequate

Information:

The site drainage in this area 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 2.04

Building: Main Building

Location:

Finding: Subfloor brick piers - Unstable or deteriorated

Information:

At the time of the inspection, it was observed that the brick pier supporting the subfloor structure is observed to be splitting and cracked, with displaced bricks and deteriorated mortar joints. Cracking appears to extend through multiple courses, and there is evidence of separation along the vertical mortar joints.

This condition indicates a loss of structural integrity of the pier and may be associated with foundation movement, overloading, or inadequate original construction.

The condition of the brick pier may compromise its ability to adequately support the loads above. Continued movement or deterioration could result in further cracking, uneven floors, or localised structural instability.

This defect is considered structural in nature
It is strongly recommended that this brick pier be urgently assessed by a qualified structural engineer to determine the cause of the cracking and confirm the adequacy of support. Repairs may involve rebuilding, underpinning, or replacement of the pier in accordance with the engineer's recommendations. All rectification work should be carried out by a suitably licensed contractor.



Minor Defect

Defects 3.01

Building:	Main Building
Location:	Driveway
Finding:	Crack in concrete slab - Category 3
Information:	A crack coded as Category 3 was identified in the slab.

A Category 3 crack is described as a wide crack with obvious curvature or change in level, affecting the slab.

The approximate width of the crack to be considered Category 3 is greater than 2.0mm, or a change in offset of 15-25mm when a 3m straight edge is placed over the defect.

Category 3 cracks to slabs exceed allowable Standards and Tolerances, and are considered defects requiring rectification.

Probable Cause:

Ground movement or subsidence

Inadequate control joints or joint failure

Age-related deterioration

Moisture variation in subgrade soils

If not rectified, the open gaps may continue to widen, create trip hazards, allow water ingress and vegetation growth, and contribute to further deterioration of the concrete and supporting subgrade.

It is highly recommended that suitable contractor is engaged as soon as possible to assess the concrete slab condition and carry out rectification







Defects 3.02

Building: Main Building

Location: Roof Exterior

Finding: Gutters - Blocked

Information: At the time of inspection, it was observed that the roof gutters are blocked and were full of leaves and debris.

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 cleaned by the homeowner or a general handyperson as a matter of urgency.



Defects 3.03

Building: Main Building

Location: Exterior walls

Finding: Brickwork - Cracking [Repair required]

Information: Significant vertical and stepped cracking was observed to the external masonry wall, extending through multiple courses of brickwork and mortar joints. The cracks show clear separation between masonry units and are of a width and nature greater than typical shrinkage or thermal cracking. This type of cracking is indicative of structural movement and exceeds what would be considered a minor or maintenance-related defect. In accordance with AS 4349.1 – Inspection of Buildings, cracks of this extent and pattern are assessed as a major defect due to their potential to affect the structural performance, serviceability, and durability of the building.

Probable Causes

Poor site drainage

Foundation or footing movement

Ground subsidence or reactive soil conditions

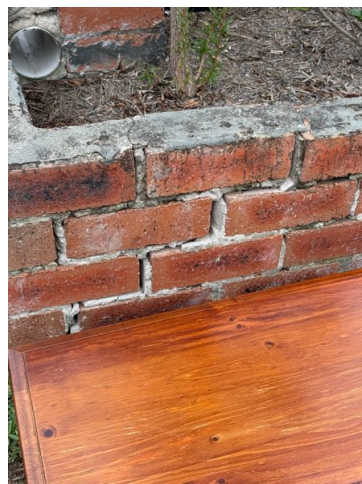
Differential settlement of the structure

Implications: If left unaddressed, further movement may occur, resulting in widening of cracks, loss of structural integrity, increased moisture ingress, and potential deterioration of the masonry wall.

Recommendation: It is strongly recommended that a qualified structural engineer be engaged to carry out a detailed assessment of the affected areas.

The engineer should determine the cause, extent, and significance of the movement and provide appropriate rectification and monitoring recommendations. Structural repairs may be required.





Defects 3.04

Building: Main Building

Location: All Areas

Finding: Wood rot (fascia, decking, timber in ground, window)

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

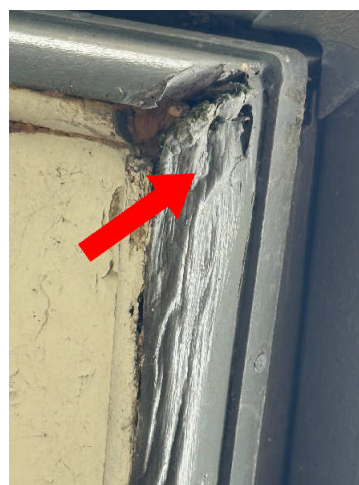
Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

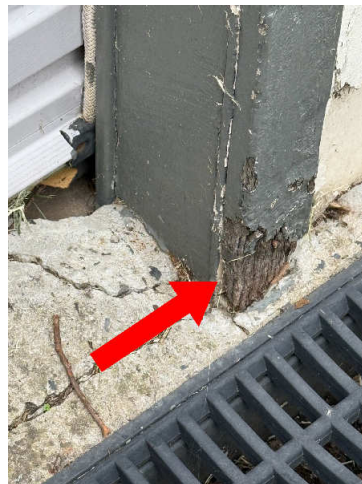
Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements.

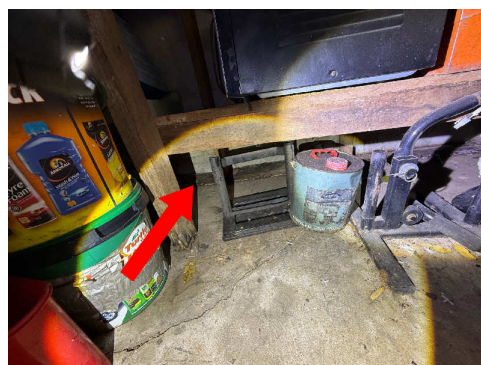
Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

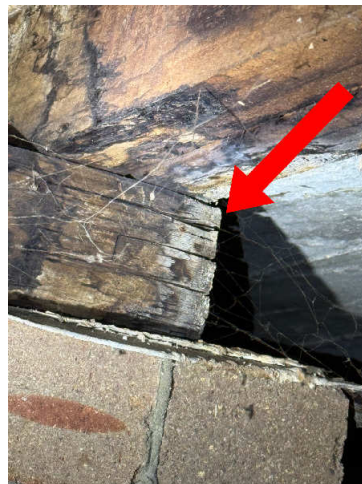
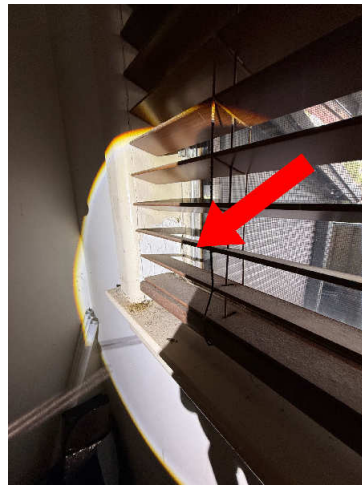
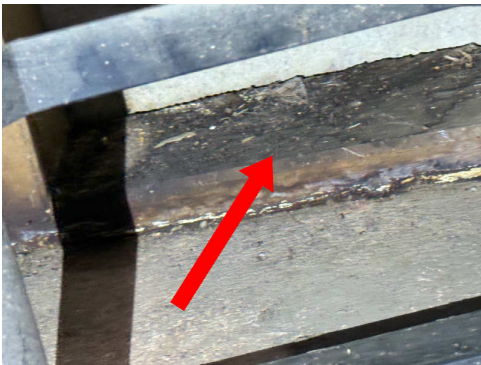
A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required.

A qualified carpenter or registered builder may also be required to replace affected building materials.











Defects 3.05

Building: Main Building
Location: Exterior walls - left side

Finding:

Cladding against concrete pavement

Information:

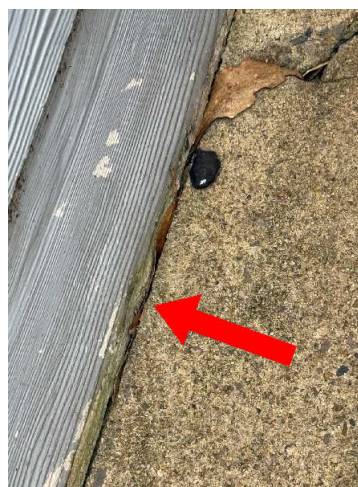
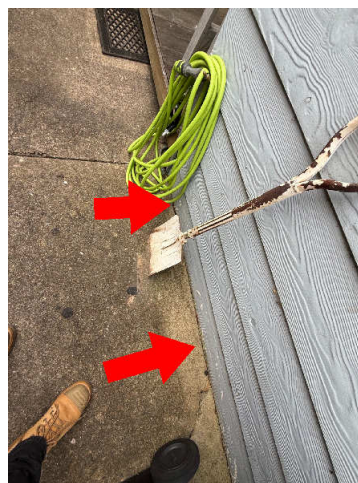
The external wall cladding is installed hard against the concrete pavement, with insufficient clearance between the bottom edge of the cladding and the finished ground/paving level. No visible separation, drainage gap, or capillary break is provided.

Evidence of moisture staining and deterioration at the lower edge of the cladding was observed.

Cladding installed in direct contact with concrete paving is susceptible to moisture wicking, premature deterioration, and concealed decay of wall components. This condition also restricts drainage and drying, increasing the risk of water ingress, mould growth, and pest activity.

The lack of clearance is not consistent with good building practice.

It is recommended that a licensed builder be engaged to assess this condition. Rectification may involve lowering the pavement level, introducing an appropriate clearance gap, installing a termination flashing or trim, or replacing affected cladding where deterioration has occurred. Any repairs should be carried out in accordance with current standards, manufacturer requirements, and good building practice.



Defects 3.06

Building: Main Building

Location: Exterior walls - right side

Finding: HWS Overflow and AC drain - Not Connected

Information: The Hot Water System (HWS) overflow and AC drain were 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 3.07

Building: Main Building

Location: Living Room

Finding: Jumping floor under carpet

Information:

During the inspection, sections of the internal flooring beneath the carpet were observed to exhibit a noticeable springy or “jumping” movement when walked on. This movement indicates that the floor structure is not firm or stable in these areas.

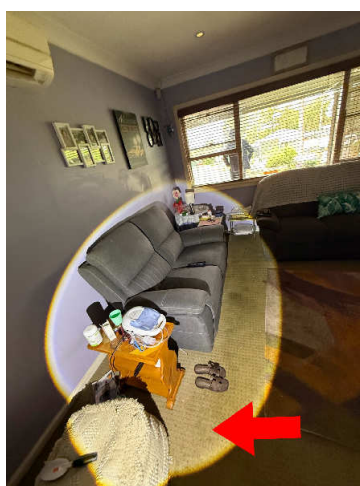
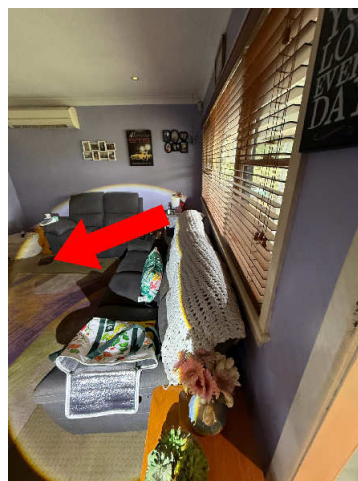
Due to floor coverings being in place, the subfloor structure was not visible at the time of inspection.

Given the age of the dwelling, this condition may be associated with factors such as subfloor settlement, deteriorated or loose bearers and joists, inadequate support, moisture-related deterioration, or historical movement.

While some degree of floor movement can be common in older houses, excessive or noticeable jumping is not considered normal wear and tear and may indicate underlying structural issues.

Continued movement may worsen over time and could result in further floor damage, cracking of finishes, or costly repairs if left unaddressed.

It is strongly recommended that a licensed builder or structural professional carry out a further invasive assessment, including inspection of the subfloor where accessible, to determine the cause and extent of movement and to advise on any necessary repairs.



Defects 3.08

Building: Main Building

Location: Bedroom(1st on left)

Finding: Damaged ceilings

Information: The ceiling lining shows visible damage, including cracking, separation at joints, impact damage, and localized holes/penetrations. Sections of the ceiling appear delaminated and poorly supported, with cracks extending along joint lines and edges. The condition is inconsistent with acceptable standards of finish and serviceability. In some areas, damage suggests either previous moisture exposure, structural movement, impact damage, or inadequate fixing.

The extent of deterioration could not be fully determined without invasive inspection.

It is recommended that a licensed builder or qualified tradesperson be engaged to further investigate the cause of the ceiling damage and carry out appropriate repairs or replacement. Where moisture damage is suspected, the source should be identified and rectified before cosmetic repairs are undertaken.





Defects 3.09

Building: Main Building

Location: All Areas

Finding: Settlement Cracks in Gyprock

Information: There are fine cracks and gaps visible through out the house. Over time, settlement cracks have appeared in the gyprock walls. These defects are typically caused by natural building movement, foundation settlement, or thermal expansion and contraction.

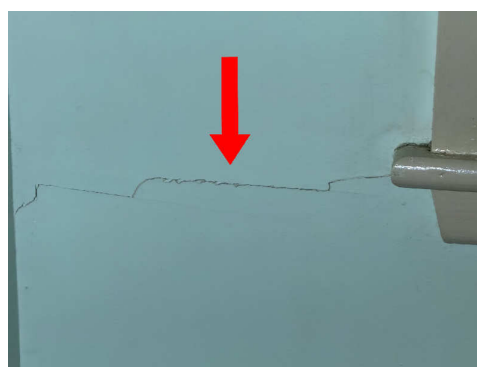
While common in new constructions during the settling period, they affect the aesthetic finish and may require repair to prevent further deterioration.

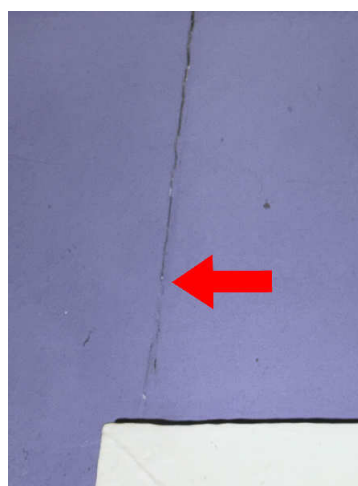
Possible Causes:

- Natural foundation settlement over time.
- Thermal expansion and contraction of building materials.
- Inadequate joint treatment or sealing during construction.

The severity is primarily aesthetic, but requires monitoring for structural concerns.

It is recommended to hire a professional painter to seal cracks and gaps and paint the surfaces at the client's discretion.





Defects 3.10

Building: Main Building

Location: Bathroom

Finding: Mould growth in bathroom

Information: Visible mould growth was observed on the bathroom ceiling and wall surfaces, particularly along junctions, corners, and high-moisture zones. The mould appears as dark spotting and staining, consistent with prolonged moisture and inadequate ventilation. Associated cracking and deteriorated paint finishes were also noted in affected areas.

Mould growth indicates persistent elevated moisture levels and may be associated with poor ventilation, ineffective exhaust systems, excessive condensation, or possible water leaks.

If left unaddressed, mould may continue to spread and can contribute to deterioration of finishes and potential health concerns, particularly for occupants with respiratory sensitivities.

The inspection was visual only and non-invasive.

The presence of mould may indicate underlying moisture issues that were not fully identifiable at the time of inspection.

It is recommended that a qualified tradesperson be engaged on urgent basis to clean and treat the affected surfaces using appropriate mould remediation methods. In addition, the source of excess moisture should be identified and rectified, which may include improving ventilation (e.g. exhaust fan performance), repairing waterproofing or leaks if present, and reinstating damaged finishes.



Defects 3.11

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Damaged

Information:

During inspection, it was observed that roof sarking was damaged (Deteriorated) at many places in the roof void.

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, roof installer should be consulted as soon as possible to provide further advice on this defect and to perform rectification works





Defects 3.12

Building: Main Building

Location: Roof Void

Finding: Exhaust duct is not installed to exhaust fan

Information: At the time of inspection, the bathroom exhaust fan was found to be venting directly into the roof space, rather than being ducted to discharge to the external atmosphere.

For houses of this age, venting bathroom exhaust fans to the external atmosphere was not always a mandatory requirement, and this installation is considered typical of construction practices at the time.

Where exhaust fans discharge into the roof space, there is an increased risk of moisture accumulation, particularly if roof sarking is installed, as this can restrict natural ventilation through roof tile gaps.

Prolonged moisture buildup within the roof cavity may contribute to condensation issues, mould growth and deterioration of roof timbers, insulation, and other building elements

It is recommended that the client engage a licensed electrician as soon as possible to upgrade the bathroom exhaust fan system so that it vents directly to the external atmosphere, in order to reduce the risk of moisture buildup and associated damage



Defects 3.13

Building: Main Building

Location: Subfloor

Finding: Water staining to timber joist, bearers and floor boards

Information: Evidence of water staining and moisture damage was observed on timber floorboards, joists, and bearers within the subfloor. The affected timbers display dark staining and discoloration consistent with past or ongoing moisture exposure. These conditions may be associated with inadequate subfloor drainage, plumbing leaks, poor ventilation, or external water ingress.

Prolonged or repeated moisture exposure can lead to timber deterioration, fungal decay, reduced structural capacity, and may create conditions conducive to termite or pest activity.

While active decay or excessive moisture was not confirmed at the time of inspection, the presence of water staining indicates an elevated risk that warrants further assessment.

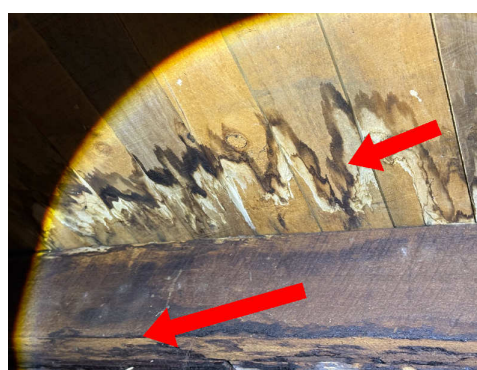
It is recommended that

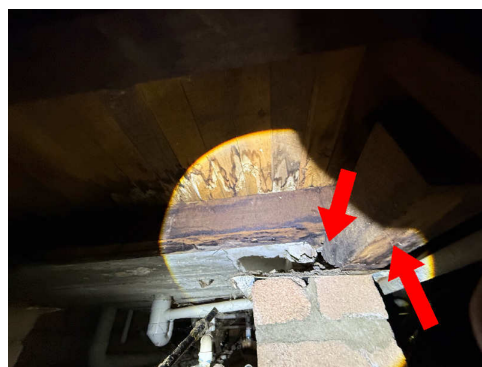
The source of moisture be identified and rectified (e.g. plumbing leaks, drainage issues, or inadequate subfloor ventilation).

A licensed plumber or qualified contractor be engaged to investigate potential leaks or water ingress.

A licensed pest controller assess the area, as damp conditions may attract timber pests.

Ongoing monitoring of the affected timbers is undertaken, and repairs or replacement carried out where deterioration is confirmed.





Defects 3.14

Building: Main Building

Location: Fencing

Finding: Rusted Metal fence

Information: The metal boundary fence panels exhibit significant corrosion, particularly along the lower sections where the metal is in close contact with soil and moisture. Visible rusting and surface deterioration are evident, indicating breakdown of the protective coating and ongoing metal degradation. Continued corrosion may lead to loss of structural integrity, reduced service life, and eventual failure of fence panels. Corroded metal can also result in sharp edges, presenting a safety hazard. The condition suggests prolonged moisture exposure and inadequate corrosion protection at ground level. It is recommended that:
A qualified contractor assess the extent of corrosion.
Affected fence sections be treated, repaired, or replaced as necessary.
Protective coatings be restored or upgraded, and ground contact reduced where possible to limit further deterioration.
Ongoing monitoring and maintenance be undertaken to prevent recurrence.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Mould Remediation Specialist
- Pest Controller
- Registered Roofing Contractor
- 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

When assessed against other properties of a similar age and construction type at the time of inspection, the overall condition of the building is detailed in Section A – Overall Condition (Building). The risk associated with defects that may not have been identified due to inspection limitations is outlined in Section C – Accessibility: Undetected Defect Risk (Building). Together, these sections provide a clear overview of the building's current condition and the potential for concealed issues that may not have been apparent at the time of inspection.

The inspection also identified the presence of obstructions, as documented in Section C – Accessibility: Obstructions and Limitations. These obstructions restricted access to certain areas and may have limited the inspector's ability to conduct a comprehensive assessment. While the inspection was carried out diligently and in accordance with applicable standards, these limitations may affect the certainty with which concealed defects or potential issues could be identified.

Key Findings

Safety Issue:

Exposed wirings and down lights covered by insulation

Major defects:

Loose floor tiles, loose brick pier and leaning brick/block planter boxes and site drainage

Minor Defects:

Specific details of minor defects observed during the inspection are noted throughout this report. While these defects are not considered critical at the time of inspection, if left unaddressed they may deteriorate and potentially develop into more significant issues. Each item should be reviewed individually to understand its nature, implications, and recommended corrective actions. Timely attention to minor defects assists in maintaining the overall condition of the property and reducing the risk of future repairs

It is important that this report be read in its entirety, as all observations and defects have been documented to provide a comprehensive understanding of the property's condition. Should clarification be required on any item or section of the report, further explanation should be sought to ensure a clear

understanding of the inspection findings and to support informed decision-making regarding maintenance, repairs, or further specialist assessment.

This report is intended to assist the client in maintaining the property's structural integrity, safety, and value. Ongoing maintenance and prompt attention to the items noted will contribute significantly to the long-term performance and serviceability of the building

For further information, advice and clarification please contact Chirag Patel on 0413 487 384

The following items were noted as -For your information

Noted Item

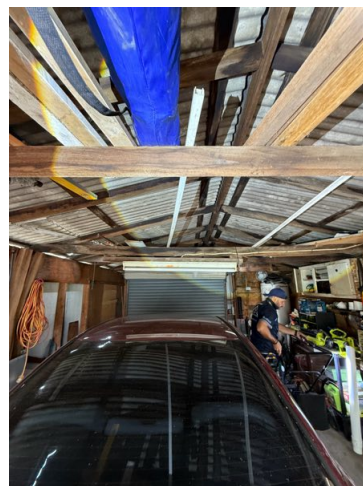
Building: Main Building

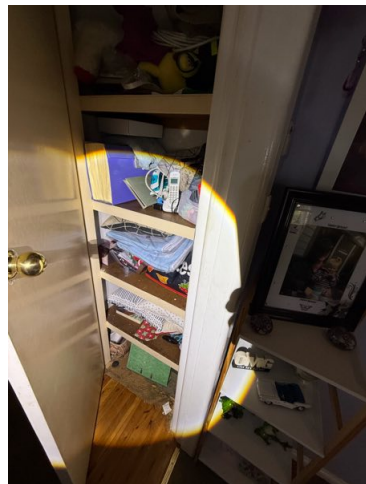
Location: All Areas

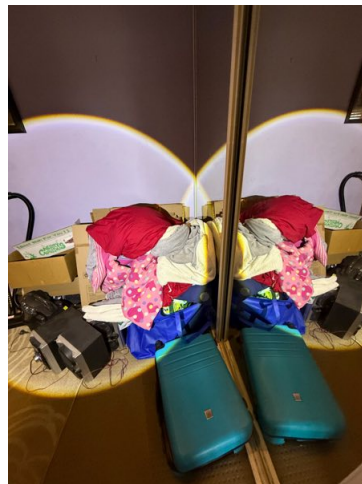
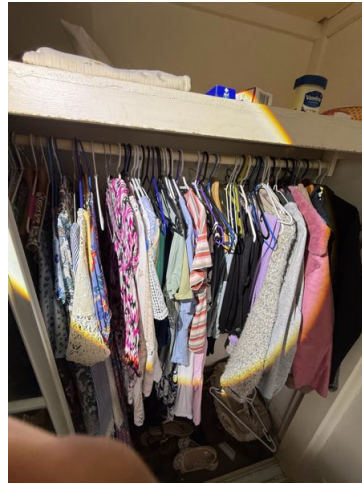
Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.















Noted Item

Building: Main Building

Location: All Areas

Finding: ACM Suspected at various places

Information: The sheet construction material behind the ceramic tiles in bathroom, exterior cladding and substrate, garage shed and garage roof area is suspected to be an asbestos containing material (ACM). This material is generally found in bathrooms, kitchen and external facade and roofing material in this construction context in buildings pre-1985.

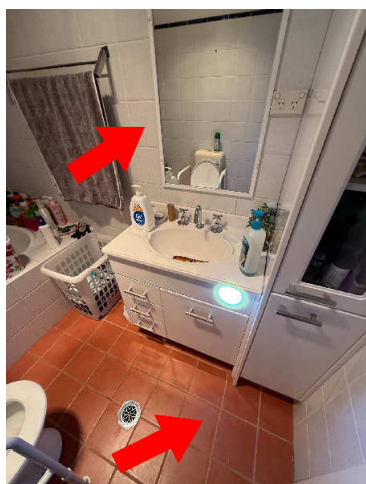
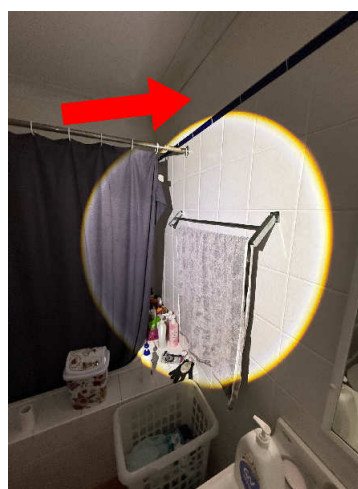
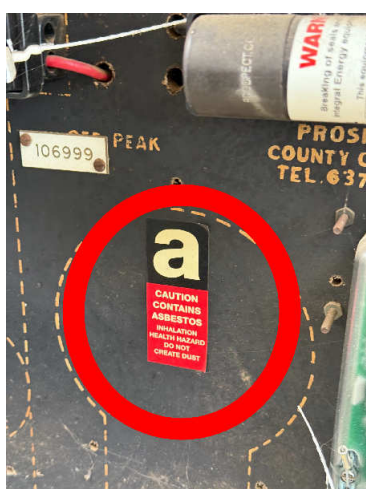
The observable areas of sheeting appear to be bonded, undamaged and free of deterioration in wall cladding. But damaged in garage shed and garage roof.

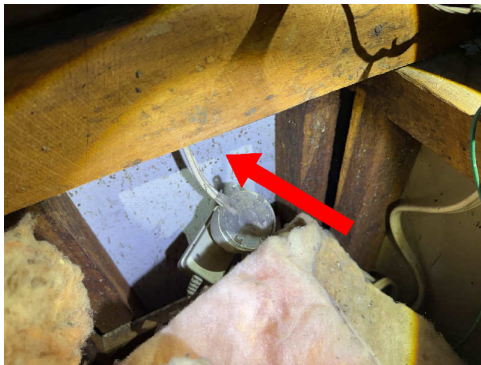
Damaged and deteriorated ACM's have a higher probability of releasing airborne asbestos fibres, creating a significant health and safety risk.

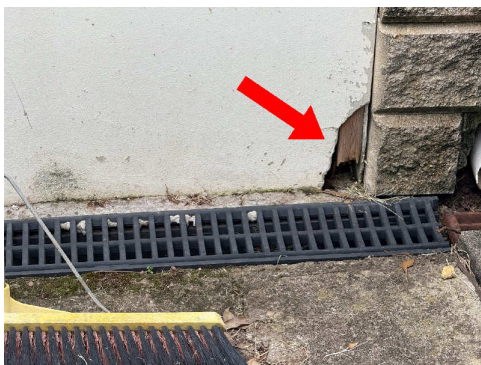
A sample for lab analysis to confirm the presence of asbestos was not taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

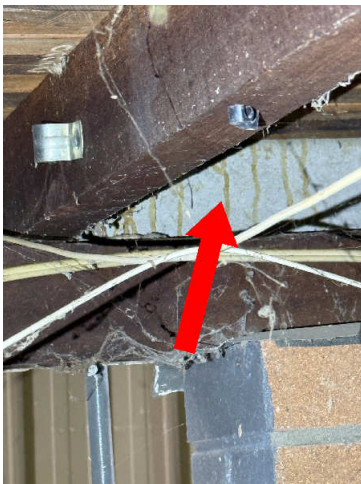
The area should be avoided and no works should be undertaken on the area until lab analysis results are available.

Should Asbestos be confirmed, the client should arrange for removal by a Licensed Asbestos Removal firm.









Noted Item

Building: Main Building

Location: Roof

Finding: Roof tiles - Weathered

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present.

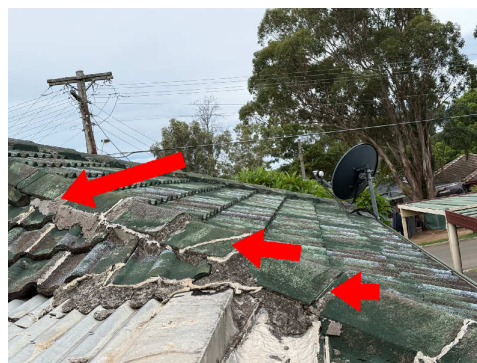
Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term.

Remedial works are likely to increase the longevity of the exterior roofing structure.





Noted Item

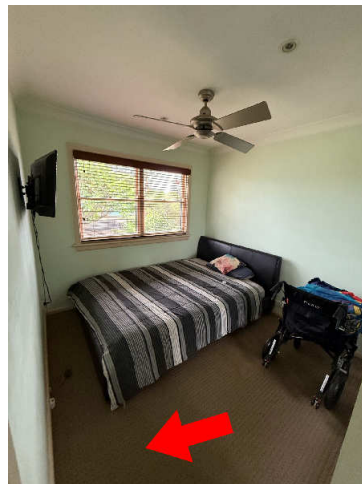
Building: Main Building

Location: Living Room and bedrooms

Finding: Carpet condition

Information: Given the age of the dwelling, the existing carpets are significantly worn, dated, and not suitable for continued use. The carpets show signs consistent with long-term wear and ageing and are considered beyond their practical service life. While not a structural defect, the condition of the carpets may affect comfort, hygiene, and presentation of the home.

Prospective purchasers should allow for removal and replacement of all carpets as part of post-purchase refurbishment, particularly if intending to occupy the property immediately.





Noted Item

Building: Main Building

Location:	Wet areas
Finding:	Additional photos(Moisture reading)
Information:	Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection.

These photos are intended to give a visual reference for the specific locations where moisture levels were measured.

These readings were taken at the time of the inspection to assess any potential

moisture-related issues within the property.

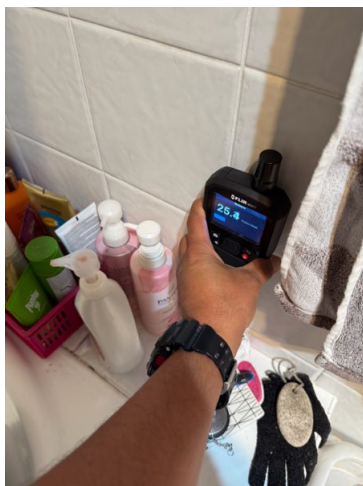
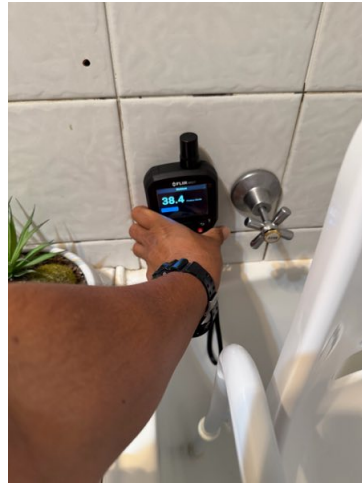
It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions.

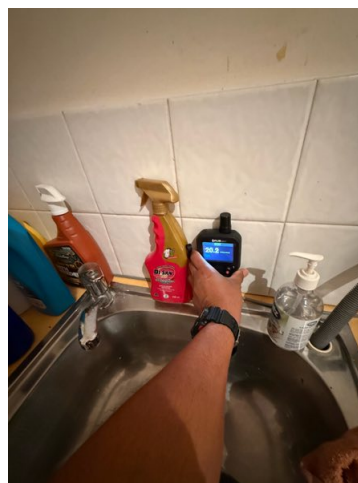
While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly.

Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.







Noted Item

Building: Main Building

Location: All Areas

Finding: FYI-Plumbing and electrical- outside scope of this inspection

Information: Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications.

While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently. Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople.

This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

Definitions to help you better understand this report

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