



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

## Building Inspection Report

Inspection Date: Fri, 6 Feb 2026

Property Address: 12 Absalom Street Riverstone NSW 2765



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 6 Feb 2026

Modified Date: Sun, 8 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 12 Absalom Street Riverstone NSW 2765

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Client's Email Address:

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Client's Phone Number:

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Consultant: Adam Ahmed Ph: 0450 250 739  
Email: Lidcombe@jimsbuildinginspections.com.au

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Advanced Diploma of Building Surveying - CPCSS00004

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Company Name: Jim's Building Inspections Lidcombe

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Company Address and Postcode: Lidcombe 2141

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Company Email: Lidcombe@jimsbuildinginspections.com.au

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Company Contact Numbers: 0450 250 739

## Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

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

### Overall Condition

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

## Section B General

### General description of the property

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Building Type	Residential, Semi-Detached, Duplex
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Driveway, Garage, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Double
Walls	Brick Veneer, Light Weight Wall Clad
Weather	Overcast

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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior
- Roof Void - Part
- 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:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Inside of the fencing.
- Roof Exterior.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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
- Appliances and equipment

- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Lack of natural or acceptable lighting
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.

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

### Undetected defect risk

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

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

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

## Section D Significant Items

### Safety Hazard

#### Defects 1.01

Building:	Main Building
Location:	Bathroom
Finding:	Door Interference - Obstructive Towel Rail Installation
Information:	The towel rail has been installed in a position that restricts the door from fully opening. The door comes into direct contact with the rail, which may cause damage to both components over time and impairs normal use of the door.

Relevant Standards and Guidelines:

- Guide to Standards and Tolerances 2017 –(Fittings and fixtures): All fittings and fixtures must be installed to operate as intended and not impede the use of surrounding elements, including doors and openings.
- The placement must ensure free and safe operation of all access ways.



### Major Defect

No evidence was found

### Minor Defect

#### Defects 3.01

Building:	Main Building
Location:	All Areas
Finding:	Substandard Work- Various Areas of the Building
Information:	Substandard work has been identified in multiple areas throughout the building, failing

to meet the requirements specified by Australian Guides and Tolerances.

**\*Relevant Standard:\***

Guide to Standards and Tolerances (2023), published by the Victorian Building Authority

**\*Non-compliance Details:\***

- **\*\*Paint Application:\*\*** Inconsistent and incomplete paint coverage on walls, ceilings, and downpipes, with visible brush marks, drips, and streaks.
- **\*\*Fixtures and Fittings:\*\*** Misaligned or improperly installed fixtures and fittings, not meeting the standard requirements for level and alignment.
- **\*\*Tiling:\*\*** Unevenly laid tiles with inconsistent grout lines and lippage exceeding allowable tolerances.

**\*Impact:\***

The substandard work across various areas of the building can result in:

- Accelerated deterioration and reduced durability of the affected elements.
- Compromised aesthetic quality and overall value of the property.
- Potential safety hazards and increased maintenance costs.
- Negative impact on the building's functionality and usability.

**\*Recommendation:\***

All identified areas of substandard work must be rectified to meet the standards outlined in the Guide to Standards and Tolerances. This includes:

- Repainting surfaces with proper surface preparation and uniform application.
- Realigning and properly installing fixtures and fittings.
- Re-laying uneven tiles to achieve consistent grout lines and allowable lippage.

A comprehensive inspection should be conducted post-repairs to ensure all rectifications comply with the required standards.







### Defects 3.02

Building:	Main Building
Location:	All Areas
Finding:	Cleaning required
Information:	It was observed that the house requires cleaning.

Works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, baths, windows or any other area throughout the property are not cleaned, and shelving, drawers and cupboards are not ready for use not cleaned and ready for use at handover.

This is to be referenced against the Australian Standards & Tolerances clause 19.8 Cleaning.

#### CLEANING

Owners are entitled to expect that the building site and works are clean and tidy on completion. Where handover is delayed for any reason, the owner must expect that dust may have settled on interior exposed surfaces.

Building sites are defective if they are not clear of building debris.

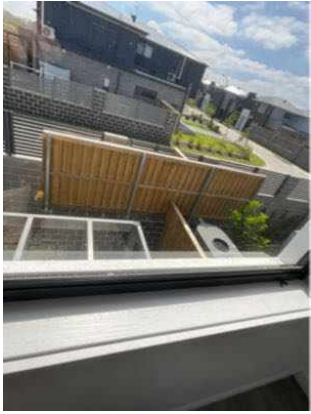
This is to be addressed prior to handover.

Please note: Not all cleaning defects were documented with photographs. However, it is the responsibility of the builder to attend to all cleaning issues, regardless of whether they were captured in the provided images. It is important for the builder to thoroughly inspect the property and address any and all cleaning deficiencies to ensure the property is in optimal condition for the new occupants at handover. Failure to do so may result in further inspections and delays.











### Defects 3.03

Building:	Main Building
Location:	All Areas
Finding:	Paint - Substandard
Information:	Areas were identified where the surface finish of the painting is substandard and this is considered a defect.

Any irregularity in the surface which is visible from a normal viewing position is considered a defect. Marks may also be a result of fault by other tradespeople throughout the construction process.

Defective surface finish of paintwork is marked with an arrow to the below photos in the following locations.





### Defects 3.04

Building: Main Building

Location: Front Elevation

Finding: Water staining

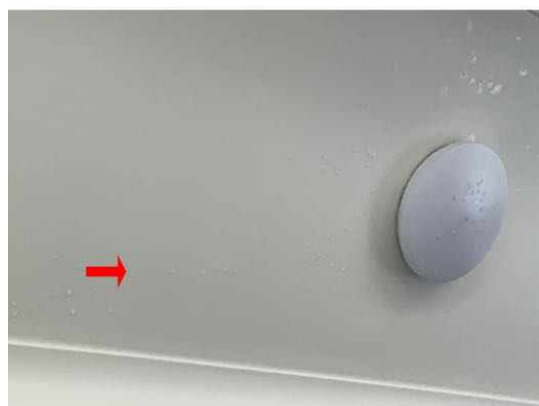
Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

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

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. A qualified carpenter or registered builder may be appointed to perform these works.





### Defects 3.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Mortar joints - Filling required
Information:	Instances of voids and holes affecting the masonry mortar have been identified. Excepting weep holes and vents voids and holes are defects if they are visible from a normal viewing position.

There are a number of Building elements that were identified as being substandard works.

Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline. Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

Where a building element is installed in such a way that it fails to achieve the required minimum standard or level of finish at the time of the inspection, the builder needs to rectify the defect as soon as possible and complete works to the required standard prior to handover.



## Defects 3.06

Building:	Main Building
Location:	All Areas
Finding:	Incomplete Painting of Doors
Information:	The paintwork on the doors throughout the building is incomplete, failing to meet the requirements specified by Australian Guides and Tolerances.

### \*Non-compliance Details:\*

- **\*\*Coverage:\*\*** Incomplete paint coverage on the doors, with visible areas left unpainted or thinly coated.
- **\*\*Edges and Corners:\*\*** Edges and corners of the doors are inadequately painted, showing bare or poorly covered areas.

### \*Impact:\*

The incomplete painting of doors can result in:

- Reduced durability and protection of the door surfaces against wear and environmental factors.
- Compromised aesthetic quality and overall visual appeal of the building.
- Increased maintenance costs due to the need for early repainting or repairs.

### \*Recommendation:\*

The doors must be repainted to meet the standards outlined in the Guide to Standards and Tolerances. This includes:

- Ensuring complete and consistent paint coverage on all surfaces of the doors.
- Achieving a smooth and even finish without visible defects such as brush marks, drips, or streaks.

- Proper surface preparation to ensure good paint adhesion and prevent peeling or flaking.
- Thoroughly painting edges and corners to achieve a uniform appearance.

A detailed inspection should be conducted post-repainting to confirm compliance with the required standards.





### Defects 3.07

Building: Main Building  
 Location: All Areas  
 Finding: Pipe Penetrations - caps required  
 Information: It was noted that at the time of the inspection the pipe penetrations were defective as stated in the Australian Standards and Tolerances 7.3.

7.3 Pipe penetrations through external walls and inside cupboards

Plumbing holes are defective if they are not:

- a. properly grouted as appropriate
- b. fitted through neat minimal size penetrations (in the case of cabinetwork)
- c. fitted with tight fitting cover plates or collars with penetrations kept to the smallest size practicable.

This is to be rectified prior to handover.



### Defects 3.08

Building: Main Building

Location: Front door  
 Finding: Tiles - Chipped  
 Information: Cracked, pitted, chipped, scratched or loose tiles

Tiles are defective if they are cracked, pitted, chipped, scratched or loose at handover.

After handover, tiles are defective where the builder's workmanship causes the tiles to become cracked, pitted, chipped or loose within 24 months.



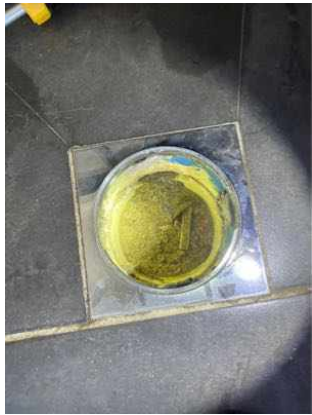
### Defects 3.09

Building: Main Building  
 Location: All Areas  
 Finding: Floor waste Debris  
 Information: It was noted that there is builder debris in the floor waste drainage. Debris in the plumbing system may lead to blockages in the future.

This is referenced against the Australian Standards and Tolerances clause 19.8 Cleaning - Owners are entitled to expect that the building site and works are clean and tidy on completion.

Building sites are defective if they are not clear of building debris. All floor wastes need to be checked and cleared prior to handover.





## 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
- Registered/Licensed Builder

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

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

- A building inspection was carried out on the property. During the inspection suspected non compliant, substandard and incomplete works were found.

There are a number of Building elements that were identified as being incomplete or substandard works.

Substandard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

Where a building element is installed in such a way that it fails to achieve the required minimum standard or level of finish at the time of the inspection, the builder needs to rectify the defect as soon as possible and complete works to the required standard prior to continuing with the stage of construction.

All known defects need to be rectified prior to Handover

Defects found may relate to Standard & Tolerances, Australian Standards and/or BCA.

For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





## Definitions to help you better understand this report

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

**NO CERTIFICATION**

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

**RECTIFICATION COSTS**

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