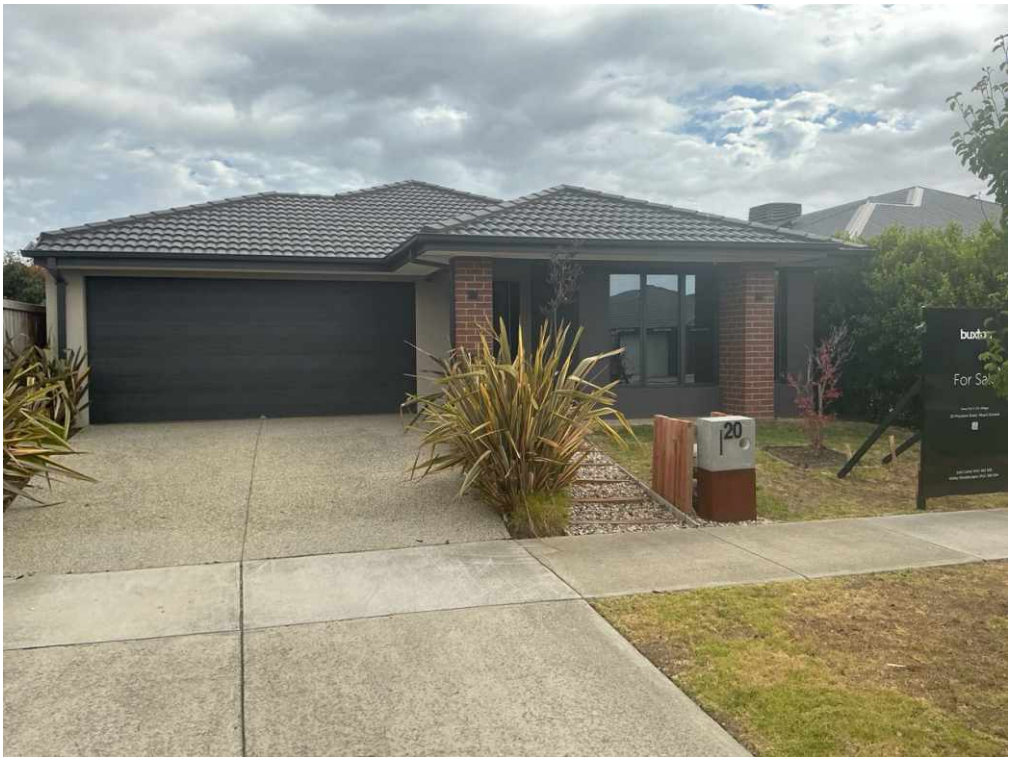
Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 20 Princeton St, MOUNT DUNEED, VIC, 3217, 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: Wed, 28 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	20 Princeton St, MOUNT DUNEED, VIC, 3217, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Daniel Hills Ph: 0488 631 253 Email: Essendonwest@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Essendon West)
Company Address and Postcode:	Essendon West 3040
Company Email:	Essendonwest@jimsbuildinginspections.com.au
Company Contact Numbers:	0488 631 253

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: 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 inspection was carried out in accordance with AS 4349.1 – Inspection of Buildings (Pre-purchase Inspections – Residential Buildings) and is a visual, non-invasive assessment of the readily accessible areas of the property at the time of inspection only. No dismantling, removal of fixtures, cutting, excavation, or destructive testing was undertaken.
The inspection is limited to the condition of the property as observed on the day of inspection. Building conditions may change due to weather events, ground movement, occupancy, maintenance practices, or works carried out after the inspection. No opinion is offered regarding future performance, durability, or service life of any building element.

Areas that were inaccessible, restricted, concealed, or obstructed at the time of inspection are excluded from assessment. This includes, but is not limited to, areas concealed by linings, insulation, floor coverings, fixtures, stored items, furnishings, soil, vegetation, or fixed equipment. No representation is made regarding the condition of concealed or inaccessible areas, and defects may exist in these locations that were not visible at the time of inspection.

This inspection is not a structural engineering assessment. Any comments relating to structural performance, movement, or cracking are observational only and based on visible indicators present at the time of inspection. No soil testing, footing excavation, level survey, or engineering analysis was undertaken. Where structural concerns are suspected, further assessment by a suitably qualified structural engineer is recommended.

Moisture testing, where performed, is non-invasive and indicative only. The absence of elevated readings does not confirm the absence of leaks, moisture ingress, or waterproofing failure. Waterproofing membranes, flashings, and concealed drainage elements are generally not visible and cannot be confirmed without invasive investigation. Past repairs, finishes, or cosmetic works may conceal underlying defects or moisture damage.

Services including electrical, plumbing, gas, drainage, heating, cooling, fire services, solar systems, appliances, and smoke alarms were not tested for operation or compliance, unless specifically stated otherwise in the report. No representation is made regarding approvals, certifications, or compliance with statutory requirements.

References to the Guide to Standards and Tolerances or other standards are provided as a general guide only. Older properties may not comply with current codes or standards, and this does not automatically constitute a defect. Descriptions such as “minor,” or “major” are relative terms only and should not be interpreted as statements of safety, cost, or urgency.

No cost estimates, rectification values, or opinions on market value are provided. This report is not a valuation and must not be relied upon to determine purchase price or contractual outcomes.

This report is prepared solely for the named client for the purpose of a pre-purchase building inspection. No responsibility is accepted to any third party. The report must not be reproduced, distributed, or relied upon by any other person without the inspector’s prior written consent.

Photographs are provided for illustrative purposes only. Not all defects may be photographed, and the absence of a photograph does not indicate the absence of a defect.

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 with some minor defects found.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Eaves, Veranda Posts, Window Frames
Roof	Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

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

- Gardens

- Interior

- Landscaping Timbers

- Posts

- Roof Exterior - Part

- Roof Void - 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:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Wall exterior due to obstructions.

- 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 low roof pitch preventing full inspection

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Ceiling linings

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Landscaping

- Porch

- Patio

- 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: **Low**

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking to Painted Architraves and Skirting Boards
Information:	Cracks were observed opening up in various sections of the painted architraves and skirting boards. These cracks may be associated with minor building movement, timber shrinkage, or inadequate surface preparation prior to painting.

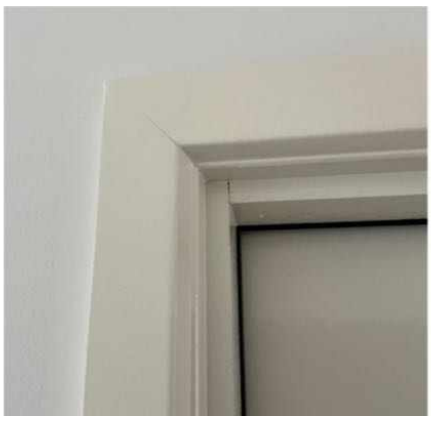
Implications:

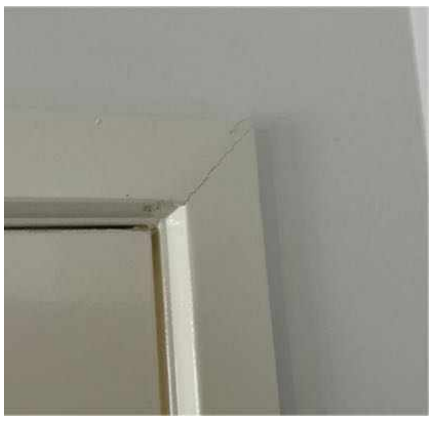
- Aesthetic presentation is compromised by visible cracking.
- Potential ongoing movement may lead to further deterioration or require repeated maintenance.
- May indicate underlying workmanship or preparation issues.

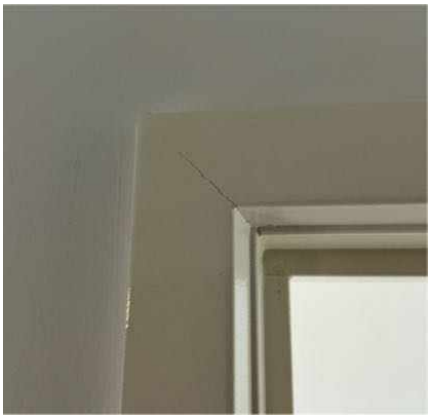
Recommendations:

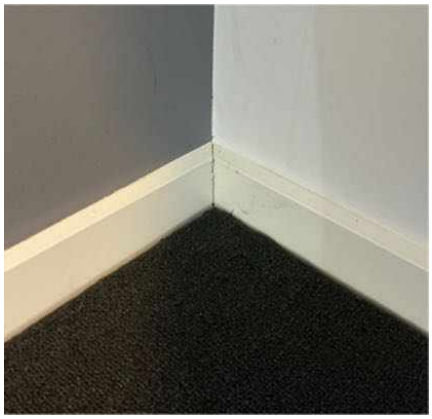
- Engage a qualified painter or builder to assess the extent of cracking and undertake necessary repairs, which may include filling, sanding, and repainting affected areas.
- Monitor for any signs of worsening or recurring movement over time.

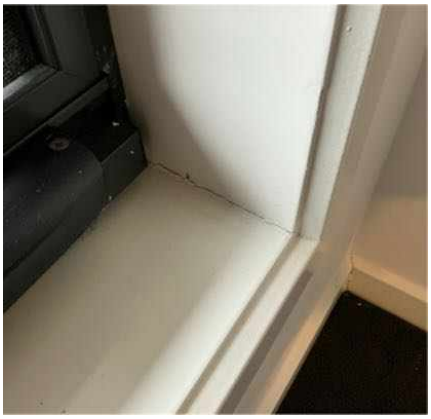
This condition is not uncommon following recent painting, particularly in timber joinery, and is typically considered a maintenance item unless associated with significant structural movement.

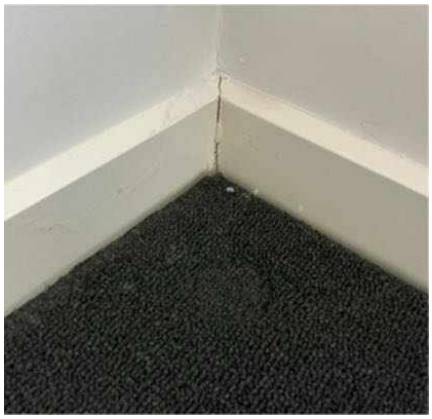


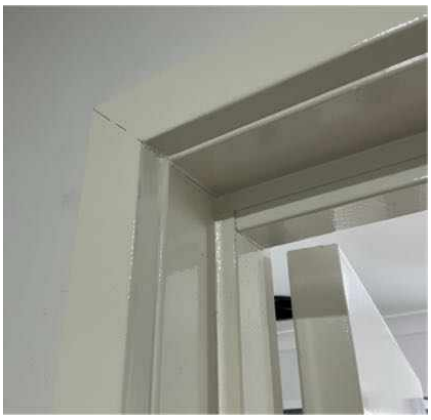


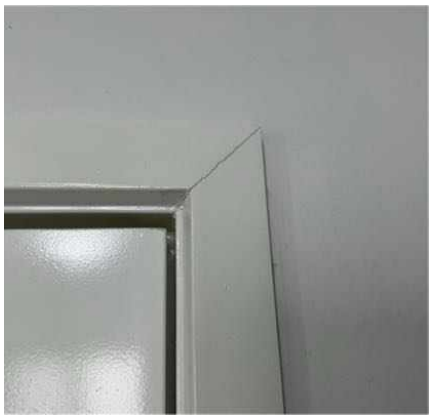


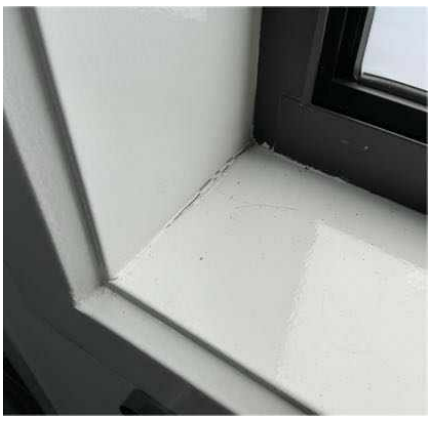


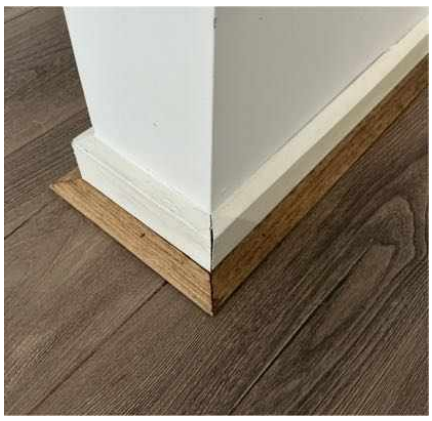












Defects 3.02

Building: Main Building

Location: All Internal Areas

Finding: Cracking Between Architrave and Wall Junction

Information: During the inspection, cracking and separation were observed between the architrave and the adjoining wall surface. This condition is commonly caused by normal building movement, minor frame shrinkage, or seasonal expansion and contraction of materials. In some cases, movement may also be influenced by additional loads from attached fittings such as blinds or curtain brackets.

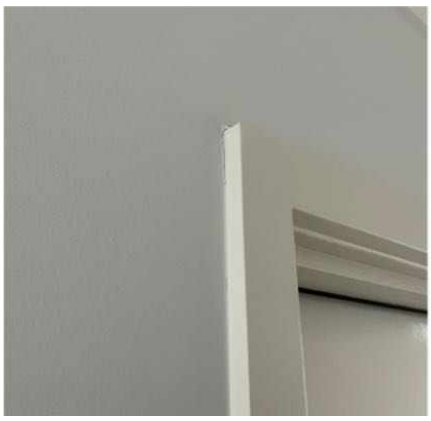
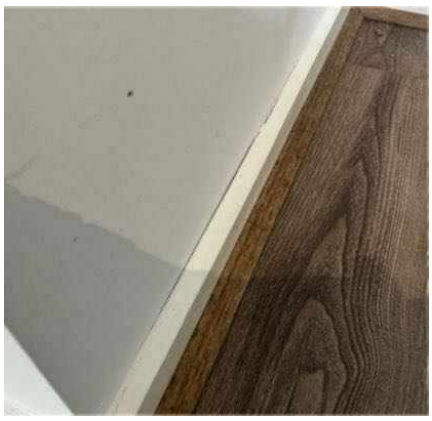
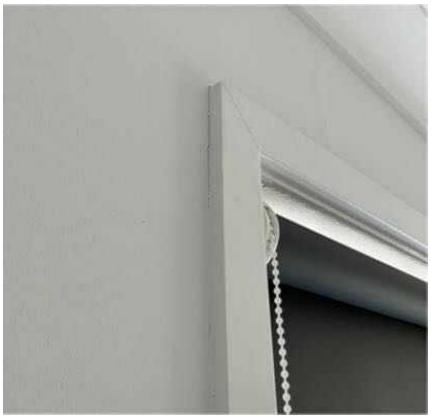
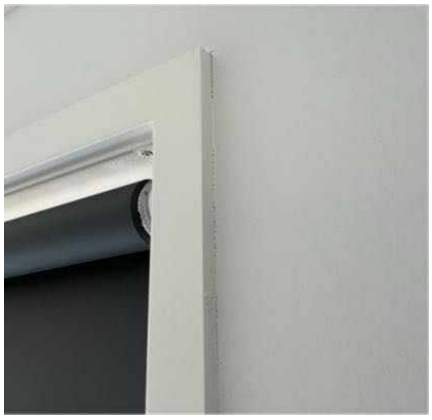
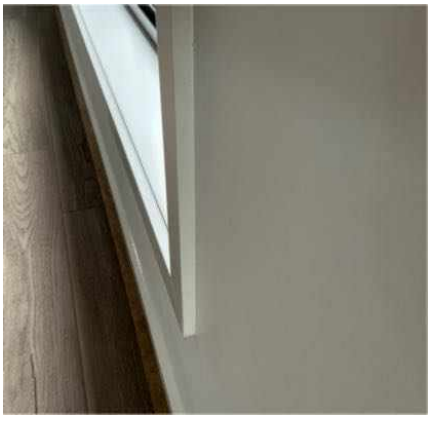
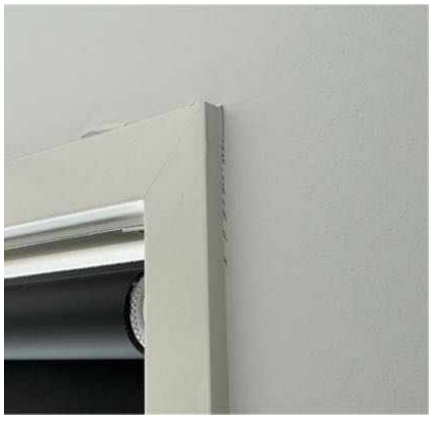
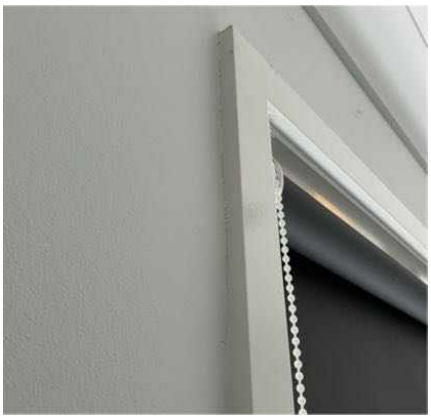
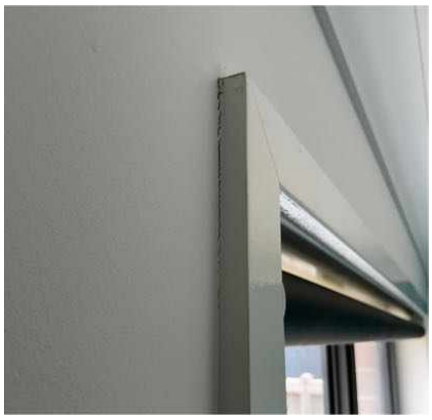
Implications:

- Cracking detracts from the appearance of internal finishes.
- Minor separation may continue with seasonal changes or building movement.
- Unsealed gaps can collect dust or allow minor moisture staining over time.

Recommendations:

- Inspect the affected areas and refix or reinforce the architrave where movement is evident.
- Recaulk or fill the junction using a flexible sealant suitable for painted surfaces, then sand and repaint.
- Ensure that any attached fittings are adequately supported to reduce future stress on trim components.

The condition appears cosmetic and is typical of normal building movement. It can be readily repaired through routine maintenance and repainting.

Defects 3.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking to Internal Wall Linings
Information:	Cracking was observed to internal wall linings during the inspection. These types of cracks are generally considered common and are typically the result of natural building movement, age-related wear, thermal expansion and contraction, or minor installation-related issues in plasterboard or supporting framing members.

Implications:

• May result in minor functional issues such as jamming or sticking of doors and windows.

• Reduces the cosmetic quality of interior finishes.

• Could indicate areas that warrant future observation for progressive movement.

Recommendations:

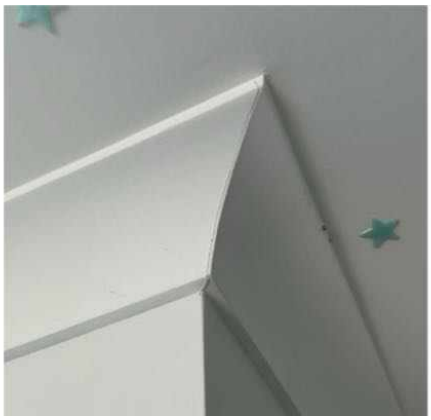
• Engage a qualified plasterer to repair cracks and consider installing expansion joints if necessary to accommodate ongoing building movement.

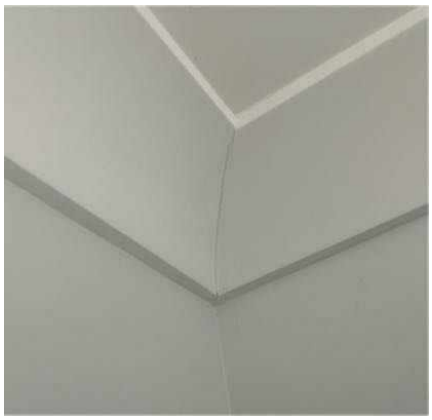
• Arrange for repainting by a qualified painter following any plaster repairs.

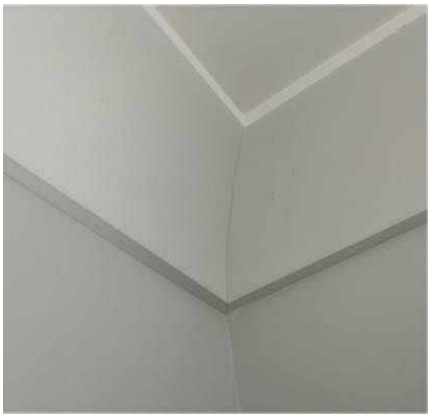
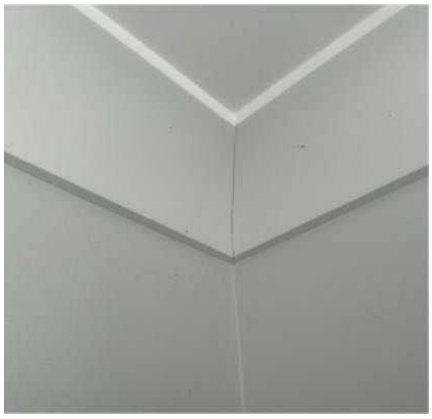
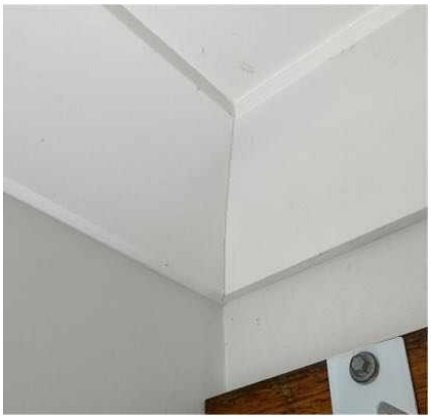
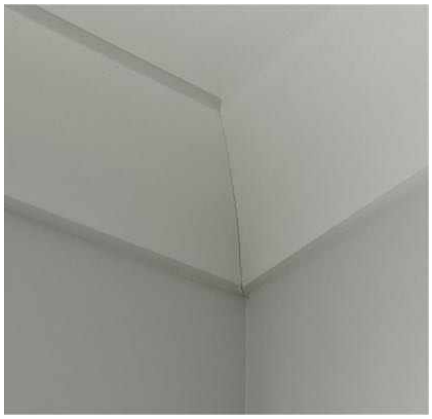
• Monitor cracks over time for signs of progression (e.g. widening, lengthening, or new cracks forming).

• If deterioration continues or operational issues with doors/windows arise, seek further assessment from a building inspector or structural engineer.

The cracking noted is typical of minor building movement and does not currently present as structural. Regular monitoring and cosmetic repair will assist in preserving the internal presentation and allow early intervention if future issues arise.





Defects 3.04

Building:	Main Building
Location:	All Internal Areas
Finding:	Missing Flyscreens to Windows
Information:	At the time of inspection, several windows were observed to be missing flyscreens. It is likely these were removed for window cleaning and have not been reinstated. The affected windows were otherwise intact, however the absence of flyscreens was noted.

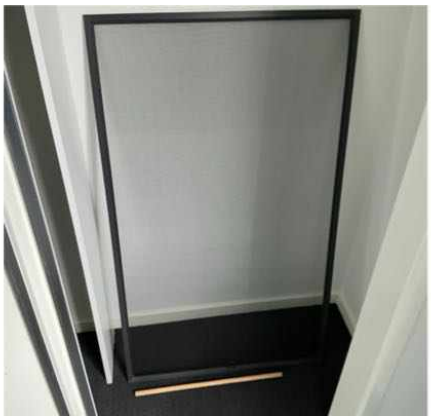
Implications:

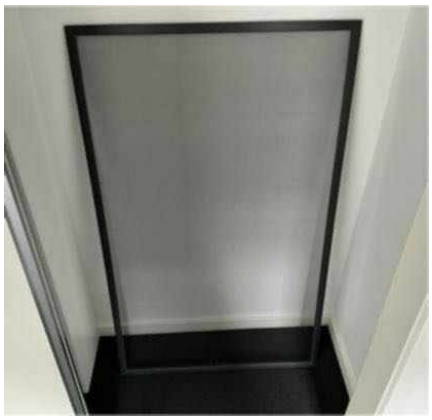
- Windows cannot be left open without allowing insects or pests to enter the dwelling.
- The usability and amenity of the affected windows is reduced.
- Missing flyscreens represent an incomplete finish item.

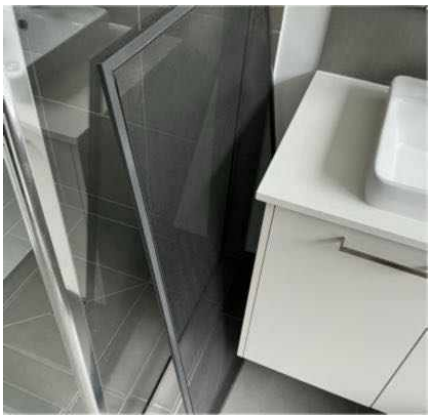
Recommendations:

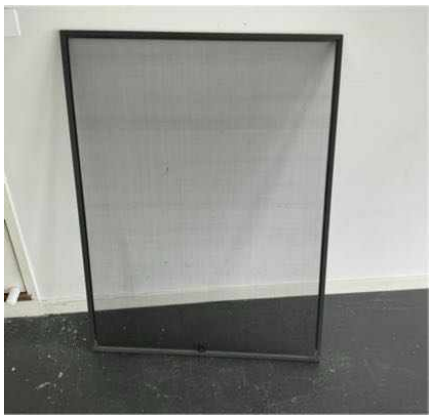
- Confirm the missing flyscreens are available and reinstall them to the affected windows.
- If flyscreens are missing or damaged, replacements should be supplied and fitted to all applicable windows.

In summary, several windows were observed without flyscreens installed. Reinstatement or replacement is recommended to restore normal window function and amenity.









Defects 3.05

Building:	Main Building
Location:	All Internal Areas
Finding:	Worn and Loose Carpet
Information:	Several sections of the carpet exhibit visible signs of wear and tension loss. In high-traffic areas, the carpet appears uneven, rippled, and flattened, with fibres showing clear signs of deterioration. This condition is typically caused by prolonged foot traffic, furniture movement, or inadequate initial installation. The affected areas detract from the floor's presentation and may also present safety concerns.

Implications:

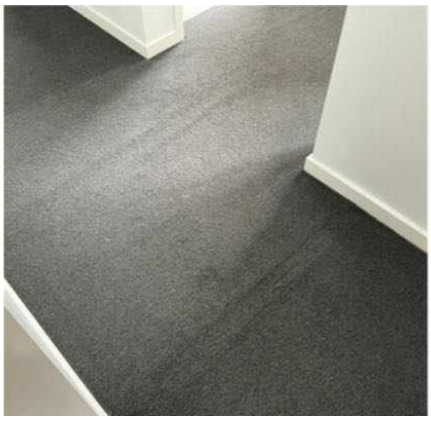
- Uneven and untidy visual appearance that reduces room presentation
- Increased risk of trips or falls due to rippled or sagging carpet
- Progressive fibre degradation if left untreated

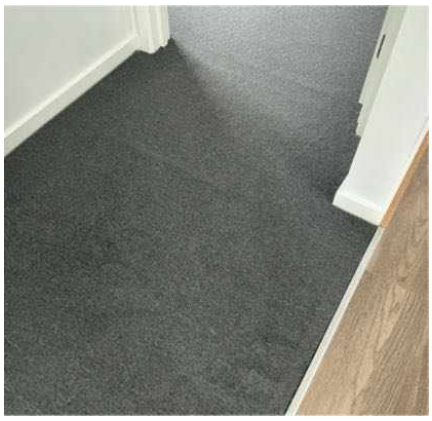
Recommendations:

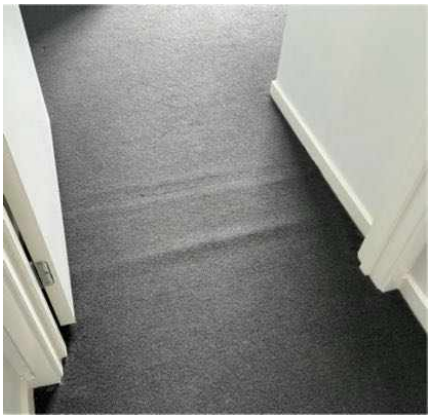
- Engage a qualified carpet installer to assess and either re-stretch or replace affected carpet sections

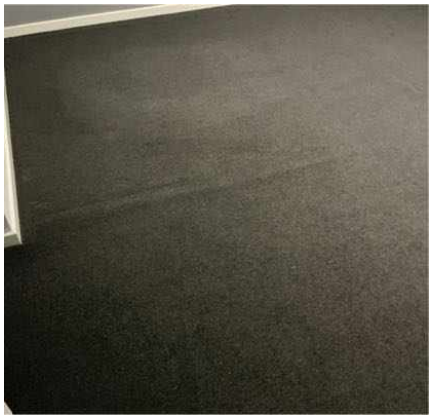
- Implement ongoing carpet maintenance, including periodic cleaning and traffic control, to prolong lifespan and improve appearance

The condition of the carpet suggests general wear and reduced installation integrity. Remedial work is recommended to restore flooring presentation and safety.









Defects 3.06

Building:	Main Building
Location:	Ensuite
Finding:	Loose Towel Rail
Information:	During the inspection, it was noted that the towel rail is loose and not securely affixed to the wall. This condition reduces its functional reliability and may result in further damage to the surrounding wall surface or the fixture itself if not rectified.

Implications:

- Fixture failure – continued use may lead to detachment from the wall, potentially damaging the fixture or wall lining.

- Wall damage – repeated movement or strain on the fixings can cause

deterioration to tiled surfaces, plasterboard, or underlying wall materials.

- Reduced visual appeal – a visibly unstable fixture detracts from the presentation of the bathroom and may indicate general wear or poor maintenance.

- Safety risk – loose fixtures may pose a minor hazard if they detach unexpectedly, particularly in high-use bathrooms.

Recommendations:

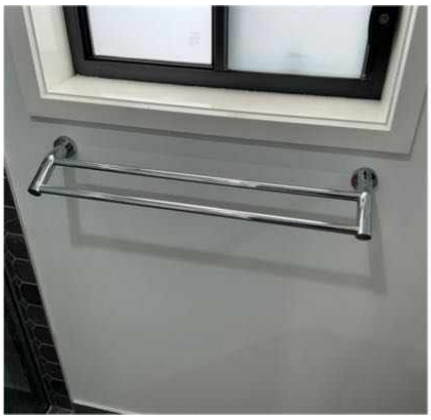
- Engage a qualified handyperson or contractor to re-secure the towel rail using appropriate fixings suited to the wall type.

- If fixings are stripped or damaged, reposition or replace the towel rail as required.

- Ensure appropriate wall plugs, anchors, or brackets are used to provide long-term stability.

- Periodically check the towel rail and surrounding wall for signs of movement, cracking, or deterioration and address issues promptly.

In summary, the towel rail is loose and requires repair or replacement to prevent further cosmetic or structural damage and to restore full functionality.



Defects 3.07

Building:	Main Building
Location:	Ensuite & Bathroom
Finding:	Exhaust Fan Covers Not Reinstalled
Information:	At the time of inspection, one or more bathroom exhaust fan covers were observed to be missing. The fan housings were visible within the ceiling, indicating the covers have not been reinstalled. Based on the condition and location, this is most likely the result of the covers being removed for cleaning and not refitted.

Implications:

• The exhaust fans are unfinished in appearance and not operating as intended.

• Exposed fan housings may allow dust or debris to enter the fan unit.

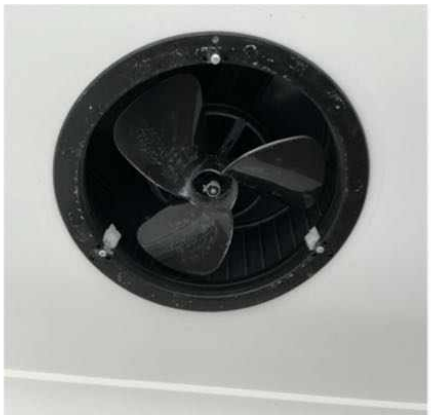
• The missing covers reduce the effectiveness of ventilation and detract from presentation.

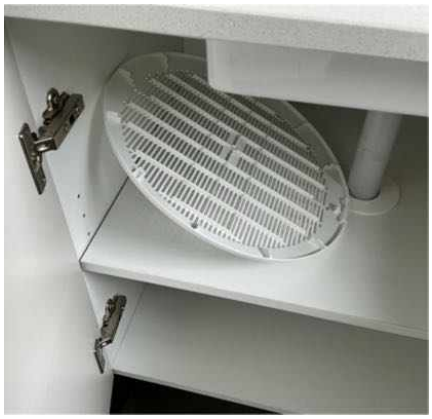
Recommendations:

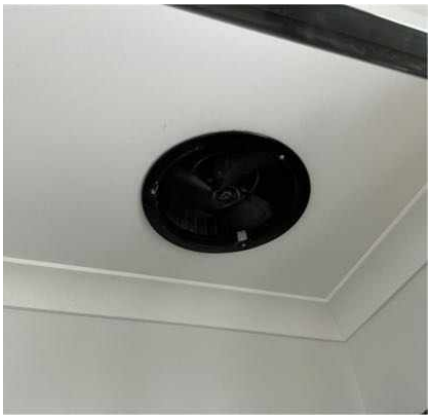
• Reinstall the correct exhaust fan covers to all affected locations.

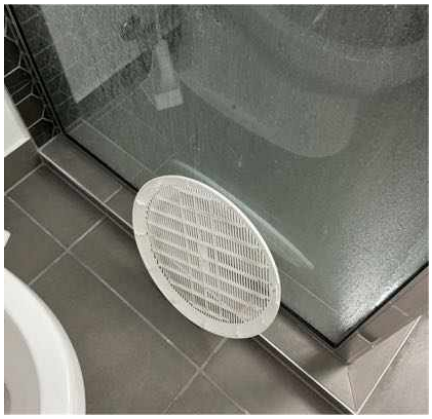
• Confirm fans operate correctly once covers are refitted.

In summary, the missing exhaust fan covers represent a minor defect that requires reinstatement to restore proper function and finish.









Defects 3.08

Building:	Main Building
Location:	Bedroom
Finding:	Ceiling Fan Missing Light Globe and Cover
Information:	At the time of inspection, the ceiling fan was observed to be missing the light globe and protective cover. The internal light fitting and wiring connection were exposed,

indicating the fixture is incomplete and not in a finished condition.

The absence of the cover prevents the light from operating as intended and leaves internal components exposed.

Implications:

• Exposed electrical components may present a minor safety risk.

• The light function of the ceiling fan cannot be used in its current condition.

• Dust or insects may enter the fitting, potentially affecting performance over time.

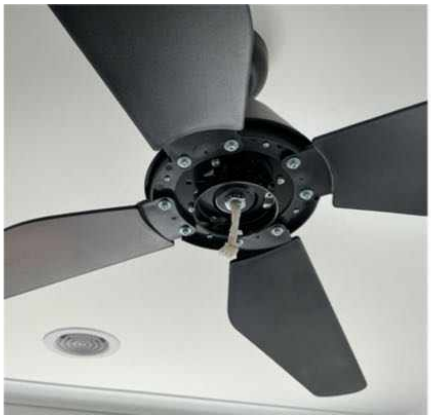
Recommendations:

• The correct globe and compatible light cover should be installed.

• The fitting should be checked to confirm it operates correctly once completed.

• Any electrical work should be carried out by a suitably qualified electrician if required.

In summary, the ceiling fan light fitting is incomplete due to the missing globe and cover. Completion of the fitting is recommended to ensure safe and proper operation.



Defects 3.09

Building:	Main Building
Location:	Roof Void
Finding:	Evidence of Rodent Activity Within Roof Void
Information:	At the time of inspection, evidence consistent with rodent activity was observed within the roof void. This included the presence of rodent bait and a rodent carcass located on top of the ceiling insulation. While no live rodents were observed at the time of inspection, these findings indicate either prior or potentially ongoing rodent activity within the roof space.

Implications:

• Rodent activity within roof voids can result in contamination of insulation and ceiling linings through urine and droppings.

• Rodents may damage electrical wiring, ductwork, and insulation materials, which can pose fire and safety risks.

• The presence of bait indicates that pest management measures have been required previously, suggesting the area may be attractive to rodents.

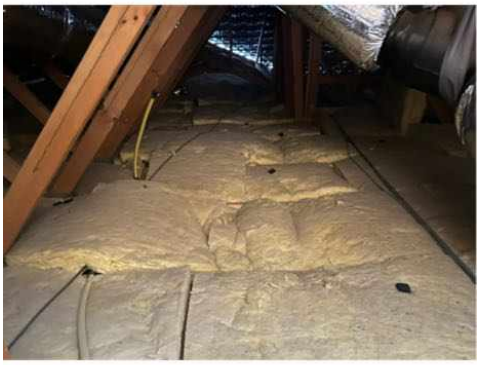
Recommendations:

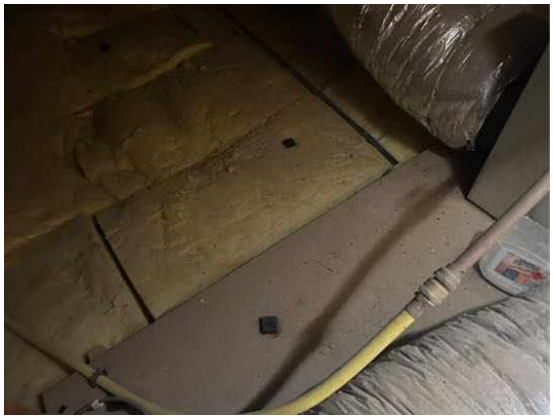
• A licensed pest control contractor should be engaged to assess the extent of rodent activity and confirm whether the issue is active or historical.

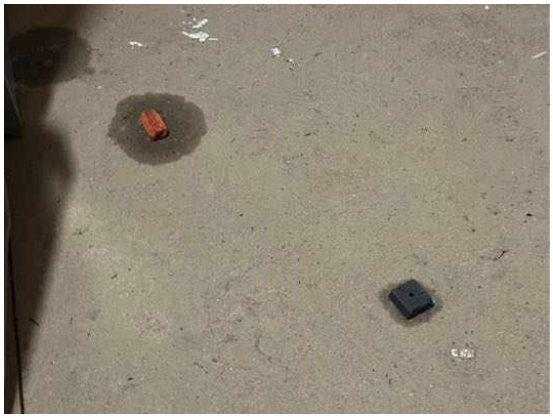
• Any contaminated insulation or materials should be removed and replaced as required following pest treatment.

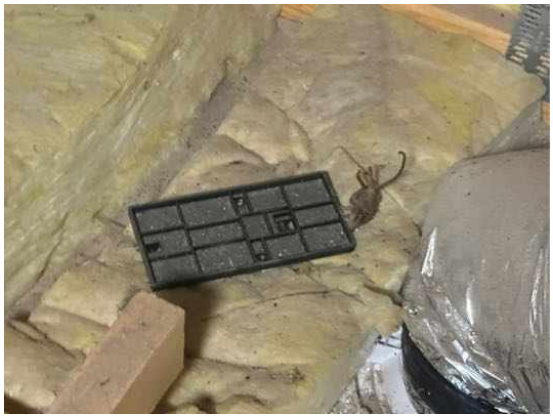
• Entry points to the roof void should be identified and sealed where practicable to reduce the likelihood of recurrence.

While no active infestation was confirmed at the time of inspection, further assessment and preventative measures are recommended to reduce the risk of future rodent activity within the roof space.









Defects 3.10

Building:	Main Building
Location:	Concrete Paving
Finding:	Unsealed Perimeter Joints to External Paving and Wall Junctions
Information:	At the time of inspection, it was observed that perimeter joints between the external concrete paving and adjacent wall elements—including brickwork, rendered cladding, door thresholds, and downpipe penetrations—have not been adequately sealed. These junctions form critical transition points between dissimilar materials and are intended to accommodate movement while maintaining the weatherproof integrity of the building envelope.

The absence of appropriate flexible sealing at these locations increases the likelihood of uncontrolled moisture entry and creates pathways for pests. Over time, this condition can contribute to deterioration of wall finishes, door thresholds, and internal structural elements, particularly where water is allowed to track back toward the base of walls or slab edges.

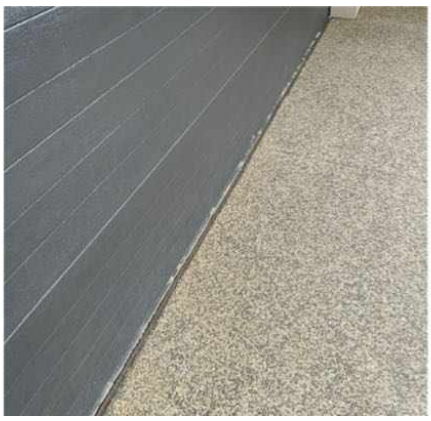
Implications:

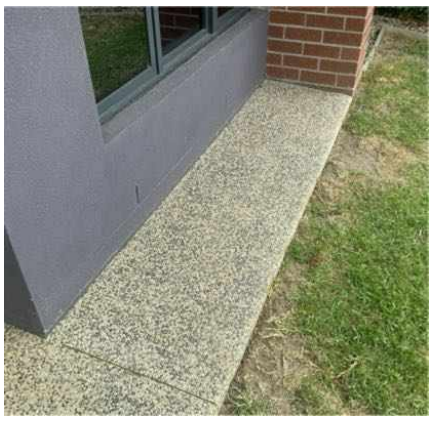
- Increased risk of moisture ingress at the base of external walls and door openings.
- Potential for concealed deterioration to wall framing, internal finishes, and floor structures over time.
- Increased likelihood of pest entry through unsealed gaps at ground level.
- Progressive degradation of adjoining materials due to repeated wetting and drying cycles.

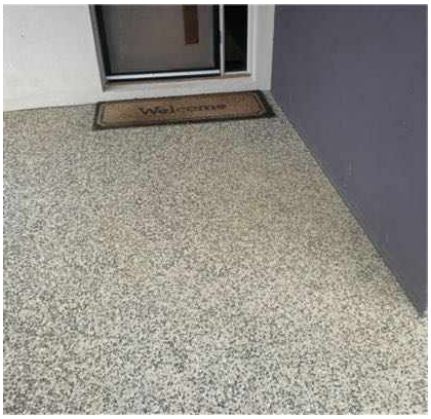
Recommendations:

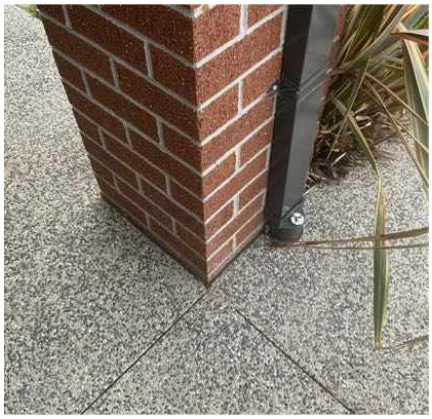
- All perimeter joints between external paving and wall elements should be thoroughly inspected.
- Unsealed or inadequately sealed joints should be cleaned and sealed with an appropriate flexible, exterior-grade sealant suitable for movement.
- Works should be undertaken in a manner that ensures continuity of the building's weatherproof barrier around the full perimeter of the dwelling.

In summary, the lack of sealing to perimeter joints represents a building envelope defect that may allow moisture ingress and contribute to long-term deterioration if not addressed. Prompt rectification is recommended to reduce the risk of future damage.









Defects 3.11

Building:	Main Building
Location:	Front Door
Finding:	Cracked Sealant to Infill Panel at Lintel Junction
Information:	At the time of inspection, cracking was observed to the sealant applied at the junction between the external infill panel and the lintel above the window opening. The sealant has separated along sections of the joint, reducing the effectiveness of the weather seal at this location.

Implications:

• Cracked or failed sealant can allow water ingress into wall cavities during rainfall events.

• Moisture entry may contribute to concealed damage to internal wall linings, insulation, or framing materials.

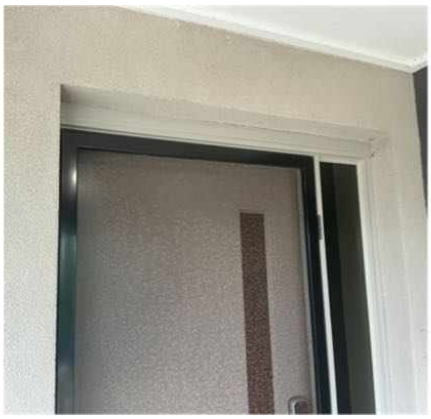
• Continued movement or thermal expansion may cause further deterioration of the joint if not rectified.

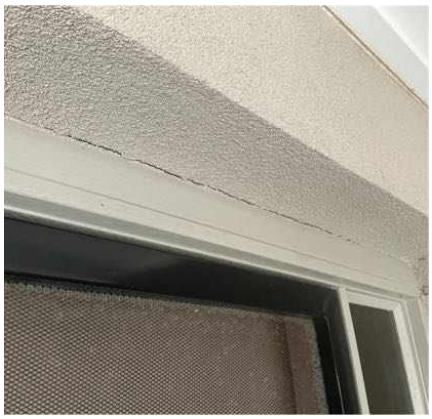
Recommendations:

• The existing sealant should be removed and the joint professionally cleaned and re-sealed using an appropriate external-grade flexible sealant.

• The junction should be monitored following rectification to ensure the seal remains intact.

In summary, cracking to the sealant at the infill panel and lintel junction presents a potential moisture ingress point and should be rectified to maintain weather tightness and reduce the risk of future internal damage.





Defects 3.12

Building:	Main Building
Location:	Eaves
Finding:	Cracking and Separation of Timber Quad Moldings at Eaves
Information:	During the inspection, cracking and separation was noted at the mitre joints of timber quad moldings installed around the eaves in multiple locations. This condition is common in aging properties and is typically associated with natural movement and environmental exposure over time.

Implications:

• Cosmetic deterioration of external timber finishes.

• Potential for moisture ingress if gaps are left untreated, leading to timber decay.

• May require ongoing monitoring as the building continues to age and move.

Recommendations:

• Engage a qualified carpenter or handyman to:

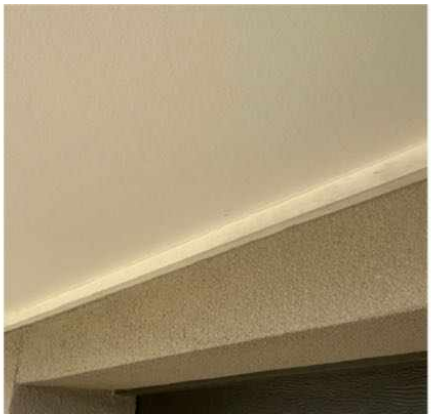
• Reattach and secure any loose quad moldings.

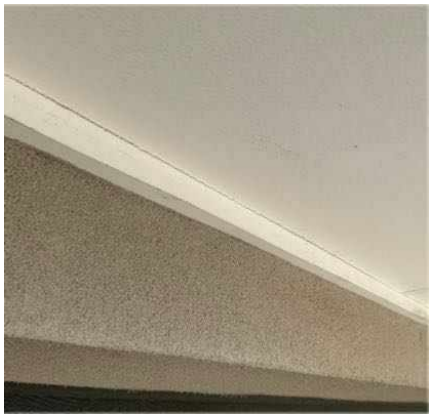
• Fill visible gaps at mitre joints with a flexible, weather-resistant exterior filler.

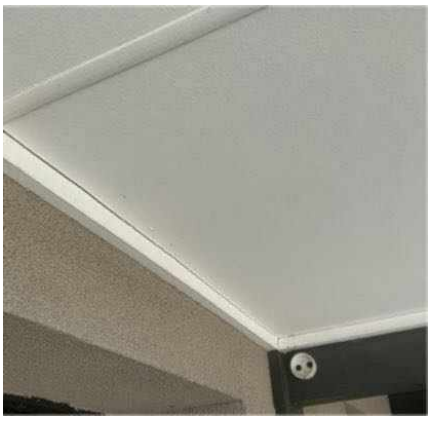
• Repaint affected areas with a high-quality, weatherproof coating to protect from further weathering.

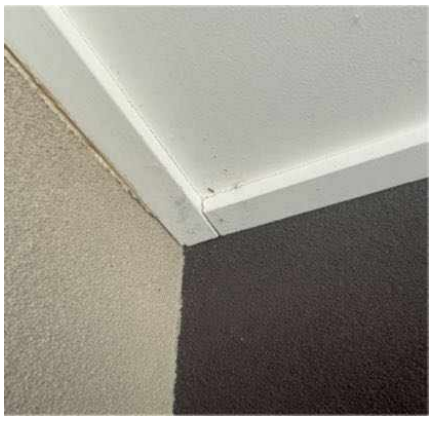
• Monitor repaired areas as part of routine exterior maintenance, particularly following seasonal changes or heavy rain events.

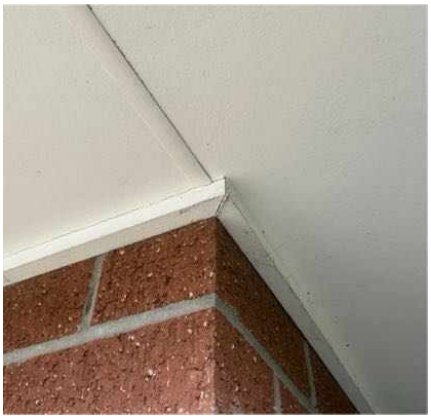
The separation observed is consistent with typical age-related wear and environmental exposure, and is considered a maintenance item rather than a structural concern. Prompt attention will help prevent moisture-related deterioration and preserve the external appearance of the property.

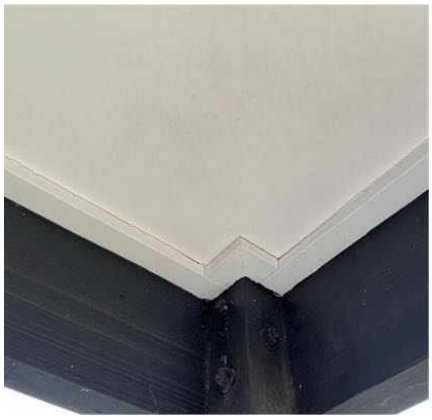


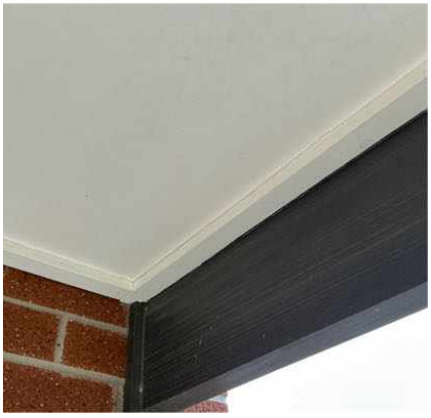












Defects 3.13

Building:	Main Building
Location:	Porch
Finding:	Mould Growth on Porch Ceiling
Information:	A substantial amount of dark discolouration and circular staining was observed across the porch ceiling lining, consistent with mould or mildew growth. This is likely the result of prolonged exposure to moisture and inadequate ventilation in the external covered area. Mould growth is a common issue in shaded outdoor ceilings where condensation and humidity are not effectively managed.

Implications:

• May indicate persistent damp conditions and poor air circulation.

• Potential degradation of ceiling linings, fixings, or adhesive bonding due to prolonged moisture exposure.

• Presents a potential health concern for sensitive individuals.

Recommendations:

• Engage a licensed contractor to clean and treat the affected ceiling using suitable mould-removal products.

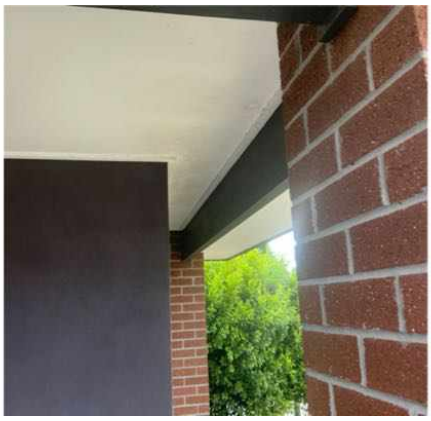
• Repaint the surface with a mould-resistant exterior-grade ceiling paint to help prevent recurrence.

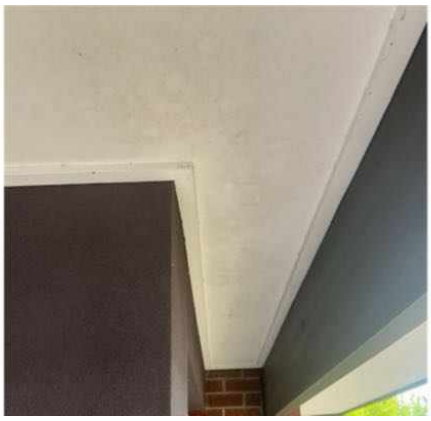
• Monitor the ceiling over time for any signs of sagging or delamination, which may indicate that ceiling fixings or adhesives have been compromised.

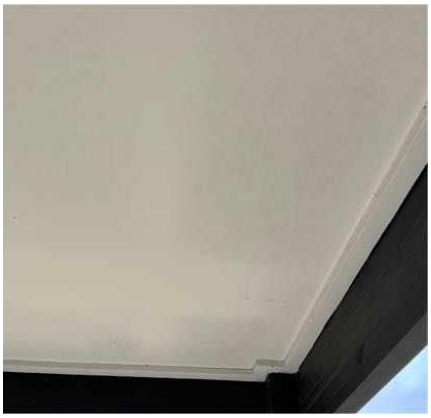
• Improve ventilation or airflow in the alfresco area if feasible to reduce humidity build-up.

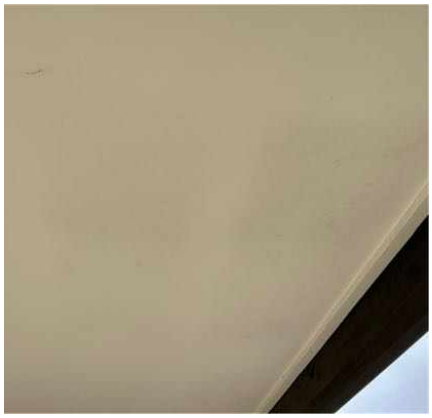
Although external ceilings are more vulnerable to environmental moisture, regular monitoring and maintenance will help ensure the area remains safe, functional, and

visually acceptable.









Defects 3.14

Building:	Main Building
Location:	Left-hand Side
Finding:	Uncontrolled Discharge from Air Conditioner Overflow Pipe
Information:	The air conditioning unit's overflow pipe discharges directly onto the adjacent surface, rather than being connected to a compliant stormwater or drainage system. This results in persistent dampness in the immediate area, particularly during extended periods of use.

Implications:

• Elevated moisture levels near the structure may promote fungal growth or decay in adjacent materials.

• Prolonged dampness can lead to corrosion of nearby metal components or deterioration of timber framing and finishes.

• Termites are attracted to damp and decaying conditions, increasing the risk of termite ingress and concealed structural damage.

• Pooling water may create slip hazards on nearby paved or hard surfaces.

Recommendations:

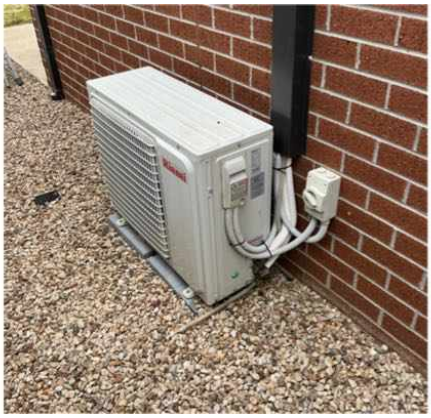
• Engage a licensed plumber to assess and reroute the overflow pipe into a compliant drainage system, ensuring water is directed safely away from the property.

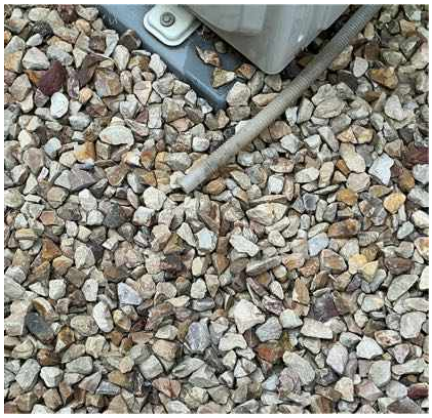
• Monitor adjacent building elements for signs of moisture damage, corrosion, or fungal growth.

• Ensure that landscaping, garden beds, or other features around the area do not trap moisture against the building.

• Incorporate this item into ongoing property maintenance schedules to reduce the risk of long-term damage or pest attraction.

Although this is a relatively minor plumbing oversight, it presents an ongoing risk to nearby building elements and termite management. Correction is typically straightforward and should be planned as part of post-settlement maintenance to preserve building durability and reduce pest-related risks.





Defects 3.15

Building:	Main Building
Location:	Backyard
Finding:	Waviness in Retaining Wall Alignment
Information:	The retaining wall exhibits visible waviness and misalignment, which may indicate underlying structural weakness. This condition is often caused by soil pressure, footing instability, or water ingress behind the wall. Over time, lateral soil movement and hydrostatic pressure can worsen existing deformation, potentially resulting in further movement, cracking, or failure of the wall structure.

Implications:

• Structural instability or failure of the retaining wall.

• Safety risk due to potential wall collapse or displacement.

• Water pooling or soil erosion around the affected area.

• Reduced support for adjacent soil, landscaping, or structures.

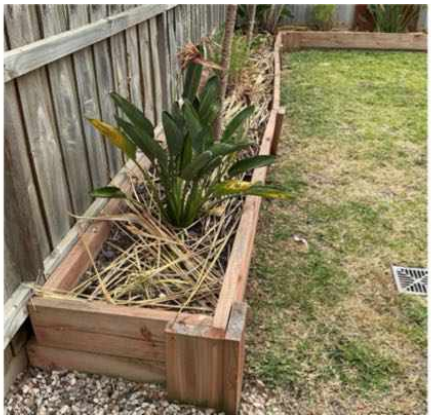
Recommendations:

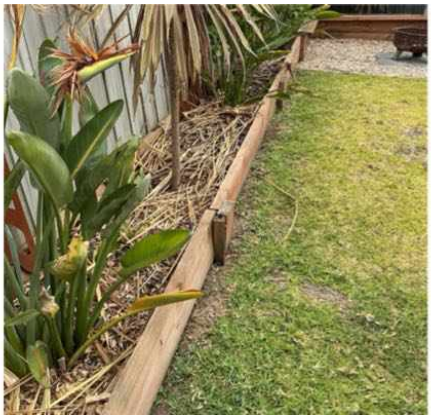
• Engage a structural engineer to assess the wall and determine the cause and severity of the deformation.

• Undertake remedial works as recommended, which may include reinforcement, rebuilding, or improving drainage behind the wall.

• Monitor the wall for progressive movement if immediate works are not undertaken.

A structural assessment is essential to determine the appropriate remedial strategy. Early intervention may reduce future repair costs and prevent further structural degradation.





Section D Significant Items

D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

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

- Compared to other buildings of a similar age, this brick veneer dwelling at the time of inspection was found to be in good condition. Minor items have been identified. These have been noted in the body of the report and will require addressing.

Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Daniel Hills on: 0488 631 253

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Condition of Installed Appliances and Air Conditioner - Operational
Information:	the time of inspection, the installed appliances—including the oven, cooktop, rangehood, dishwasher, and reverse cycle air conditioner—were checked for basic operational function. All appliances powered on and responded as expected to standard user inputs, indicating they are in working condition.

Implications:

• Appliances, including the reverse cycle air conditioner, appear to be functioning as intended at the time of inspection.

• No obvious signs of damage, malfunction, or missing components were observed.

Recommendations:

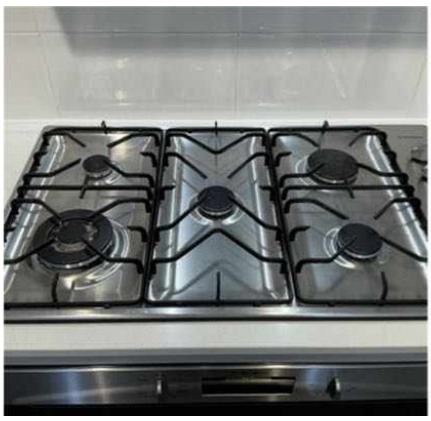
• Confirm inclusions with the sales contract to ensure all appliances and the reverse cycle air conditioner are covered.

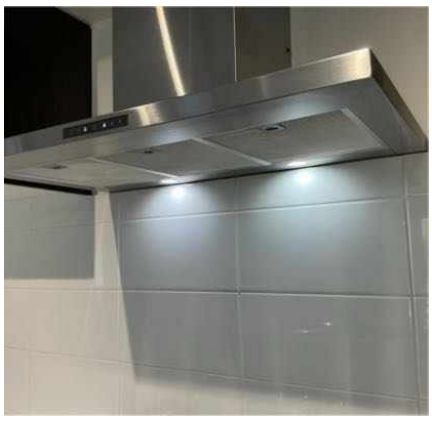
• Retain user manuals and warranty information where available.

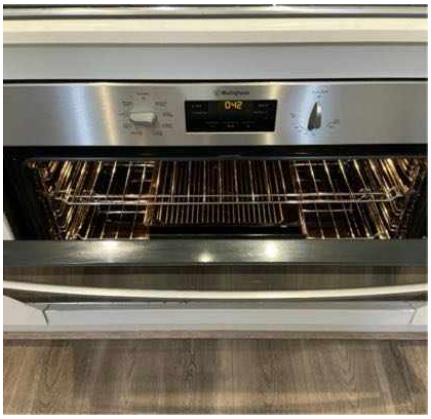
• Re-test all appliances and the air conditioning system upon settlement and prior to first use, as function may vary with time, load, or power supply conditions.

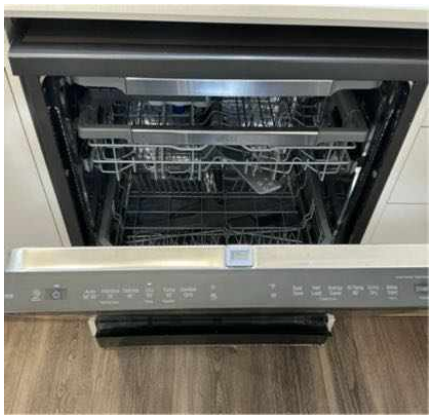
• Engage a licensed electrician or suitably qualified appliance or air conditioning technician to conduct a safety and performance check, particularly if installation dates, service history, or compliance documentation are unknown.

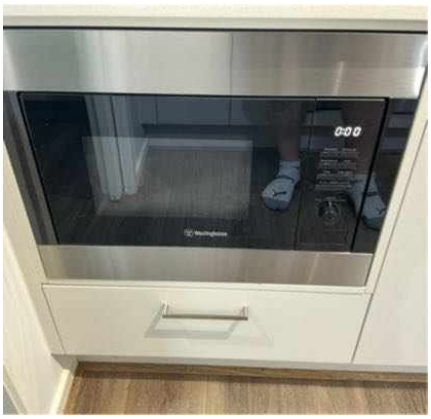
While the appliances and reverse cycle air conditioner were operational during the inspection, it should be noted that a full performance test was not conducted, and future performance or safety compliance cannot be guaranteed.

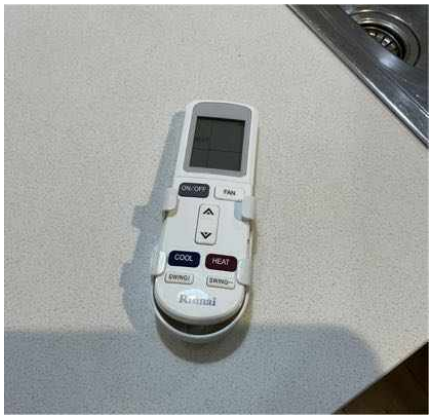


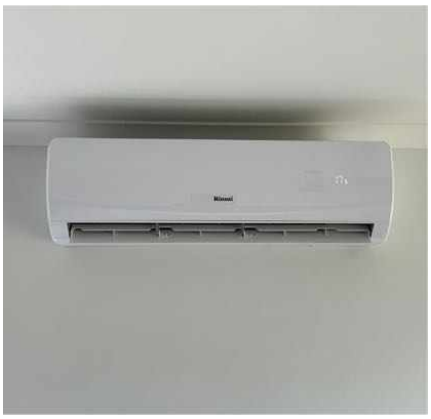












Noted Item

Building: Main Building

Location: All Areas

Finding: Smoke Detector Compliance Not Assessed

Information: The inspection and reporting on the presence, function, and compliance of smoke detectors—whether battery-operated or hard-wired—fall outside the formal scope of this pre-purchase building inspection. However, general observations regarding smoke alarm coverage or deficiencies are noted for the client's awareness.

Implications:

• Absence or non-functioning of smoke detectors increases the risk to life in the event of a fire.

• Non-compliance with current Australian Standards (AS 3786) or relevant state legislation may lead to fines or insurance issues post-settlement.

• Poor placement or outdated detectors may reduce early warning capability, especially during sleeping hours.

Recommendations:

• Following settlement, the client should engage a licensed electrician or fire safety professional to:

• Inspect all existing smoke detectors for compliance, functionality, and correct placement.

• Install new or additional units where necessary, ensuring compliance with AS 3786 and state-based legislation.

• For optimal fire safety, ensure smoke detectors are:

• Interconnected where required.

• Positioned in all sleeping areas and paths of travel as per current regulations.

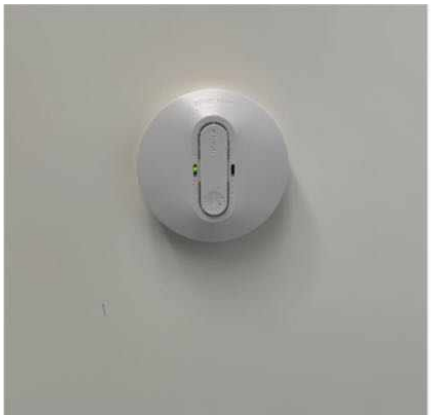
• Maintained according to manufacturer instructions and replaced every 10 years.

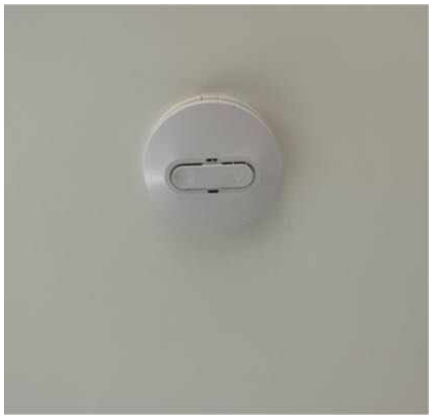
• Tested monthly, with annual battery replacement where applicable.

Important Note:

This report does not verify the number, condition, location, or legal compliance of smoke detection systems. Clients are strongly advised to confirm fire safety measures prior to occupancy through a specialist inspection.

Ensuring smoke detectors meet current requirements is essential to protect future occupants and comply with legal obligations following possession of the property.





Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Water Filter Tap Installed to Kitchen Sink – Ongoing Maintenance Required
Information:	A separate water filter tap was installed at the kitchen sink at the time of inspection. The system appears to be a cartridge-based water filtration unit, which requires routine maintenance to operate effectively. Filter cartridges are consumable items and require periodic replacement in accordance with the manufacturer's recommendations.

No information was available at the time of inspection regarding the age, condition, or service history of the filter cartridge.

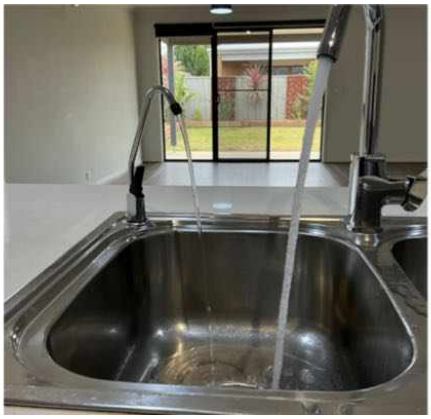
Implications:

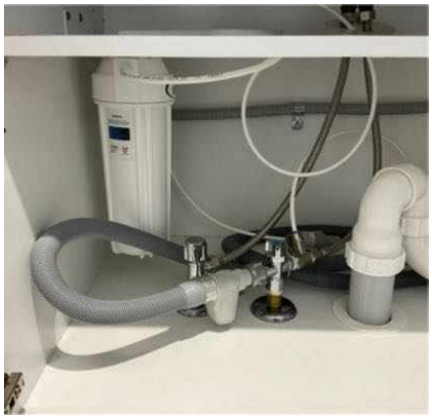
- If filter cartridges are not replaced as required, water quality may be reduced.
- Expired or blocked filters can restrict water flow or affect system performance.
- Lack of maintenance may result in hygiene concerns within the filtration system.

Recommendations:

- The filter system should be checked to confirm the type and service interval required.
- The filter cartridge should be replaced if the service history is unknown.
- Ongoing maintenance should be carried out in accordance with the manufacturer's instructions.

In summary, a water filter tap is installed to the kitchen sink and requires routine maintenance. Confirmation of servicing and replacement of the filter cartridge is recommended to ensure the system operates as intended.





Noted Item

Building:	Main Building
Location:	Garage
Finding:	Fibre/NBN Connection Equipment Installed
Information:	At the time of inspection, a fibre internet connection enclosure was observed mounted to the internal wall. The unit appears to contain a fibre termination device and associated cabling, with power connected and indicator lights illuminated. Adjacent data outlets and a power point were also present. This indicates that fibre/NBN infrastructure is installed to the dwelling; however, confirmation of active service availability requires inquiry with the relevant service provider.

Implications:

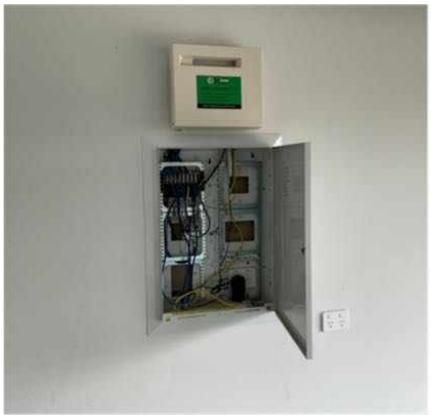
- The hardware presence suggests fibre/NBN connection capability within the dwelling.
- Service activation or plan selection may still be required through an internet service provider.
- Connections, cabling, and performance fall outside the scope of a visual building inspection.

Recommendations:

- Confirm service availability and status with the internet provider of choice prior to occupation.
- Engage a licensed technician if relocation, modification, or additional data outlets are required.
- Maintain adequate ventilation/clearance around the enclosure to prevent overheating of equipment.

The fibre connection equipment was visually sighted, but functionality and connection

status were not tested as part of this inspection.



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void – Insulation and Ducted Heating Condition
Information:	At the time of inspection, ceiling insulation within the roof void was observed to be generally well installed and evenly distributed, with no significant displacement or compression noted in the accessible areas. The insulation coverage appeared consistent and adequate for typical residential thermal performance.

The ducted heating system and associated flexible ductwork within the roof void were observed to be in generally good condition. Ducts were intact, appropriately supported, and showed no visible signs of damage, disconnection, or deterioration at the time of inspection.

Implications:

• Well-installed insulation assists with thermal efficiency and occupant comfort and reduces heating and cooling energy demands.

• Ductwork in good condition supports efficient operation of the heating system and reduces heat loss within the roof space.

• Condition is based on a visual inspection of accessible areas only; concealed sections may not be visible.

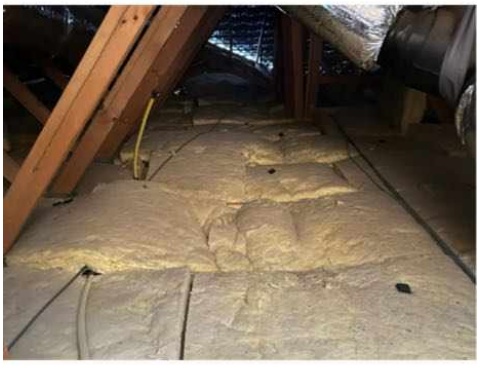
Recommendations:

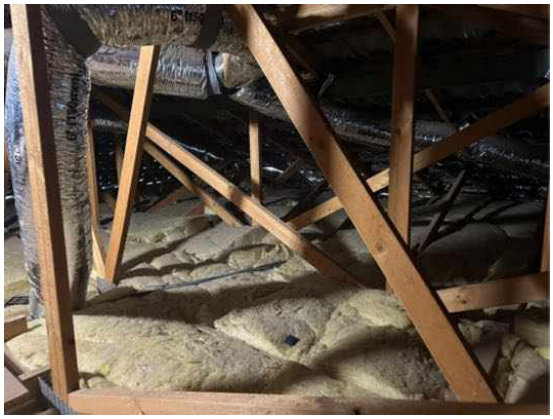
• No immediate action is required in relation to the insulation or ducted heating based on observations at the time of inspection.

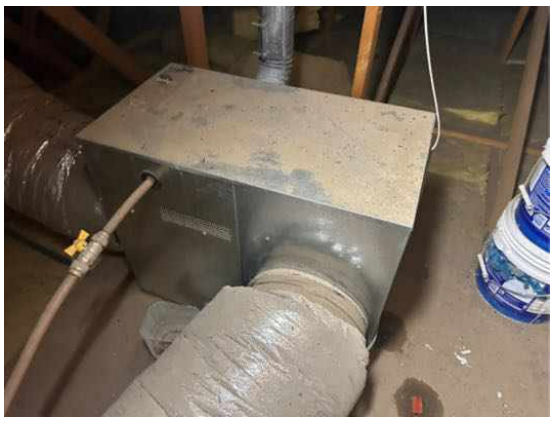
• Ongoing maintenance of the heating system should be carried out in accordance with manufacturer and service provider recommendations.

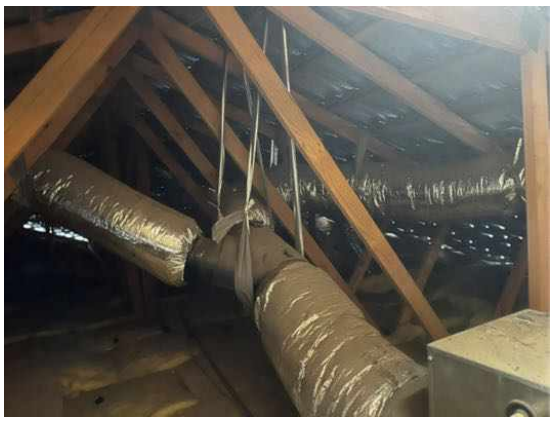
• The roof void should continue to be monitored during routine maintenance for any future disturbance, damage, or pest-related issues.

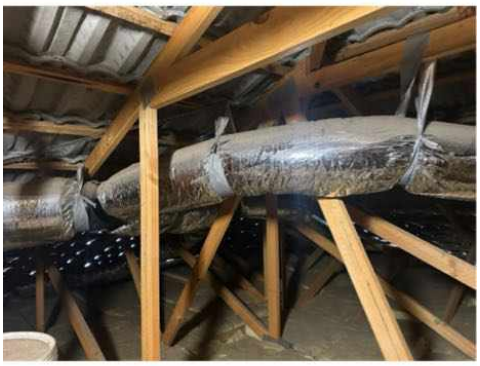
Overall, the insulation and ducted heating components observed within the roof void were found to be in satisfactory condition at the time of inspection.

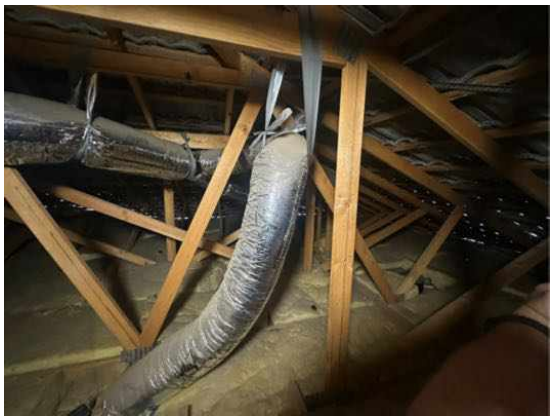












Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	General Weathering of Roof Tiles - Good

Information:

The roof tiles were observed to be in generally good condition, with age-related weathering consistent with the property's overall age. Minor cracking was noted to sections of the ridge and hip bedding mortar. No displaced tiles or signs of active leakage were observed at the time of inspection, and the roof appears to be performing its intended function.

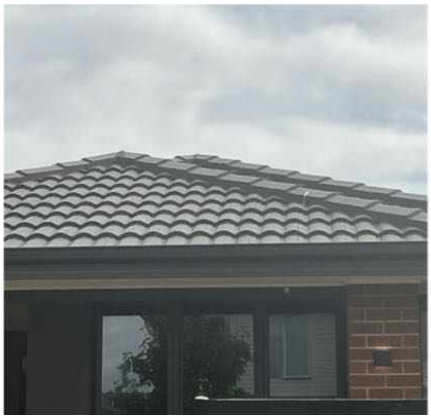
Implications:

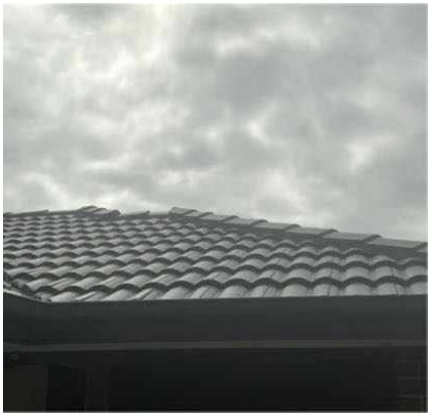
- Minor cracking to bedding mortar is a common age-related condition and does not, in isolation, indicate roof failure.
- If left unmaintained over time, deterioration of bedding mortar may allow localized moisture entry during wind-driven rain.
- Ongoing exposure to weathering may gradually increase the extent of cracking.

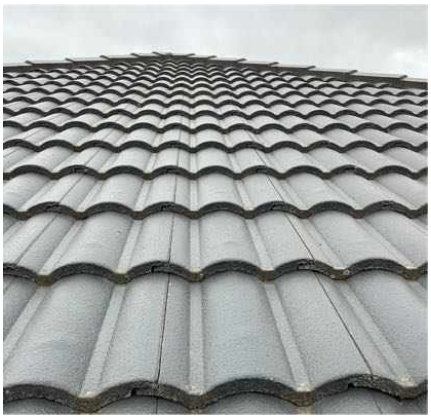
Recommendations:

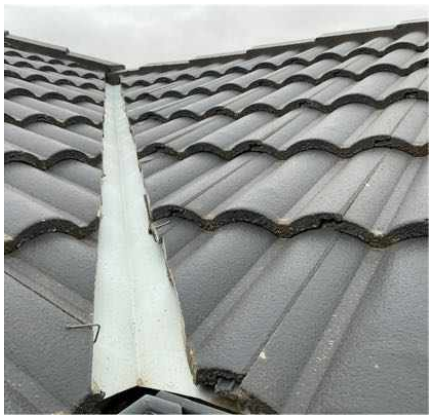
- Allow for routine roof maintenance as part of general property upkeep, including localized re-bedding or re-pointing where required.
- Monitor the condition of ridge and hip bedding during regular maintenance cycles.
- Ensure gutters and valleys remain clear to support effective water shedding.

Overall, the observed condition is considered minor and consistent with normal wear and tear. The roof does not present as defective at the time of inspection, however routine maintenance will assist in preserving its long-term performance.









Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	General Gutter Maintenance Requirements
Information:	Regular maintenance of the guttering system is essential to ensure effective roof drainage and to prevent avoidable damage to the building structure. Gutters naturally collect leaves, dirt, and other debris over time, which can reduce their ability to channel water away from the home.

Implications:

- Blocked or restricted gutters can cause water to overflow onto fascias, eaves, and wall cladding.

- Prolonged overflow may contribute to moisture damage, deterioration of building materials, and internal leaks.

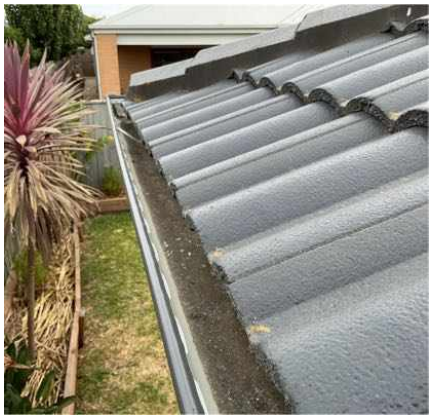
- Inadequately maintained gutters increase the risk of debris accumulation and associated fire hazards in bushfire-prone areas.

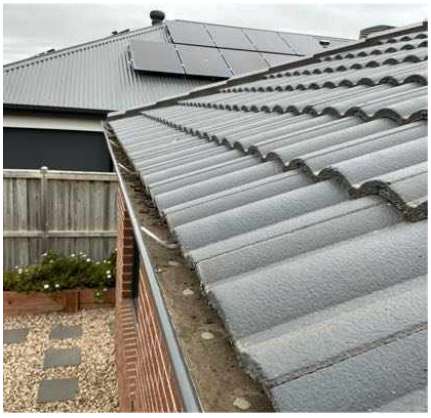
Recommendations:

- Carry out regular cleaning of gutters and downpipes—typically twice a year, and more frequently in areas with nearby trees.

- Inspect for signs of sagging, corrosion, or leaks, and repair as required.
- Consider installing gutter guards to assist with reducing debris build-up and improving long-term performance.
- Ensure gutters remain clear during high-risk bushfire seasons by removing any combustible debris.

Routine gutter maintenance is a simple but important measure to protect the home from water ingress, deterioration, and potential fire hazards.





Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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