



## Building Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 19A Gloucester Ave, MERRYLANDS, NSW,  
2160, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Thu, 22 Jan 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: 19A Gloucester Ave, MERRYLANDS, NSW, 2160, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Greg Hallal Ph: +61418 240 401  
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Company Name: Jim's Building Inspections (Baulkham Hills)

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Company Address and Postcode: West Pennant Hills 2125

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Company Contact Numbers: +61418 240 401

## 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 fair condition with maintenance items required.

## Section B General

### General description of the property

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Building Type	Duplex, Residential
Company or Strata title	Unknown
Floor	Concrete
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	South East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Party Walls, Shed
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Floorboards, Staircase
Roof	Tiles, Pitched, Timber Framed
Storeys	Double
Walls	Full Brick, Light Weight Wall Clad, Rendered
Weather	Fine

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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.

- Interior
- Fencing
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Outbuildings

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.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part

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 linings

- Debris in gutters
- Decking
- Duct work
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Rugs
- Sarking
- Solar Panels
- Stored items
- Vegetation
- Wall linings

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

### Undetected defect risk

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

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

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

## Section D Significant Items

### Safety Hazard

#### Defects 1.01

Building:	Main Building
Location:	Bedroom 4
Finding:	Exposed Electrical Cable to Internal Wall
Information:	An exposed electrical cable was observed protruding from the internal wall surface, with a power board connected externally.

The issue is located at the lower section of an internal wall, adjacent to the floor level.

Exposed electrical wiring presents a potential safety hazard, as it increases the risk of electric shock, accidental damage to the cable, and non-compliant electrical installation practices. The absence of a proper wall plate or conduit protection means the wiring is vulnerable to mechanical damage and does not appear to meet current electrical safety standards.

It is recommended that this issue be rectified as a priority by a licensed electrician. The cable should be correctly terminated within an approved outlet, conduit, or wall plate to ensure compliance and to eliminate potential safety risks. Repairs should be undertaken as soon as practicable.



#### Defects 1.02

Building:	Main Building
Location:	Bathroom 2
Finding:	Unsecured Electrical Wiring Behind Toilet
Information:	An electrical cable was observed unsecured and inadequately protected behind the toilet cistern.

The issue is located behind the toilet within the bathroom area, where electrical wiring

is present in close proximity to plumbing fixtures and moisture-prone surfaces.

Unsecured electrical wiring poses a potential safety risk, particularly within wet areas. The lack of proper fixing, mechanical protection, or enclosure increases the risk of damage to the cable, potential electric shock, and does not appear to comply with current electrical safety standards. The location behind the toilet also restricts visibility and access, increasing the likelihood of the issue remaining unnoticed.

It is recommended that this matter be rectified as a priority by a licensed electrician. The wiring should be properly secured, enclosed, and terminated in accordance with current electrical regulations to eliminate safety risks. Repairs should be carried out as soon as practicable.



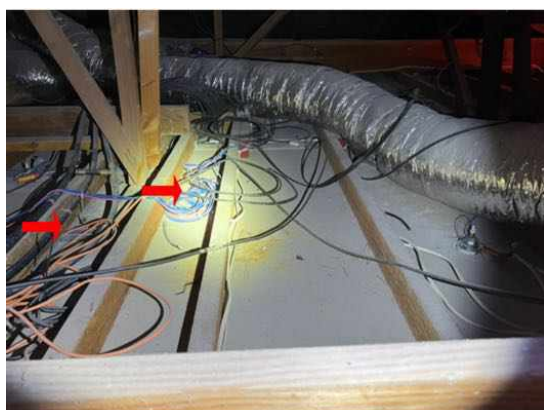
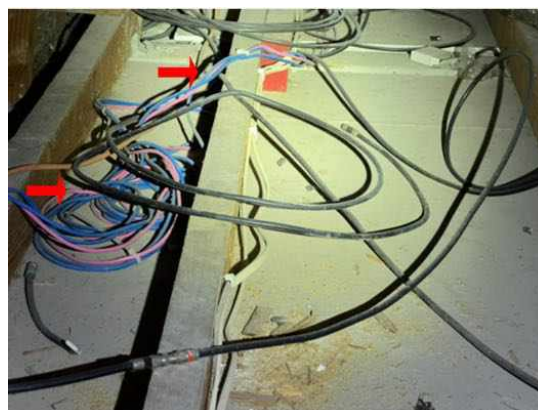
### Defects 1.03

Building:	Main Building
Location:	Roof Void
Finding:	Unsafe Electrical Wiring in Roof Void
Information:	Electrical wiring was observed within the roof void that is not adequately supported, secured, or neatly run.

The wiring is located throughout accessible areas of the roof void, including across roof framing members and between structural timbers.

Electrical wiring that is loosely run, poorly supported, or inadequately fixed presents a potential safety hazard. Improperly installed wiring may be subject to mechanical damage, abrasion, or stress over time, increasing the risk of electrical faults, short circuits, or fire. The condition observed does not appear to meet acceptable installation practices for roof void wiring.

It is recommended that a licensed electrician be engaged as a priority to assess and rectify the wiring installation. The wiring should be properly supported, secured, and installed in accordance with current electrical safety standards to reduce the risk of damage and potential fire or electrical hazards.

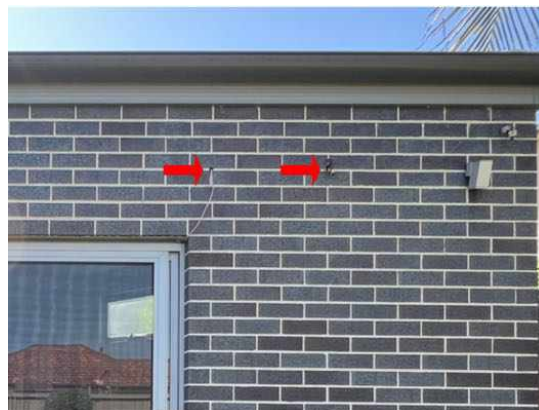


## Defects 1.04

Building:	Out Building
Location:	Exterior walls - front
Finding:	Electrical – Unsecured External Cabling
Information:	Electrical cabling was observed hanging loose on the external brick wall of the dwelling. The cabling appears to exit the wall without appropriate mechanical protection, termination, or secure fixing, leaving it exposed to the weather and physical damage. The exact purpose of the cable could not be confirmed at the time of inspection.

This condition is considered an electrical safety hazard as unsecured and exposed

cabling may deteriorate due to UV exposure, moisture ingress, or accidental contact, increasing the risk of electrical faults or shock. It is recommended that a licensed electrician assess the installation and either correctly terminate, remove, or securely fix and protect the cabling in accordance with current electrical standards. This should be addressed as soon as practicable to reduce potential safety risks.



## Major Defect

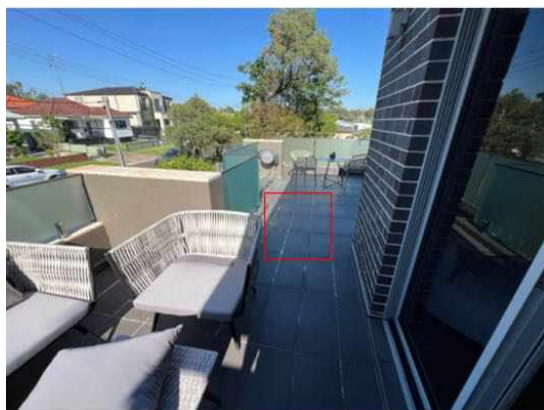
### Defects 2.01

Building:	Main Building
Location:	Front Elevation
Finding:	Deteriorated / Cracked Grout to Main Bedroom Balcony Tiles
Information:	Cracking and deterioration were observed to the grout joints between tiles to the main bedroom balcony floor.

The affected areas are located across sections of the tiled balcony surface, including areas adjacent to the balcony drainage point.

Grout to external tiled areas is subject to thermal movement, weather exposure, and normal ageing. Where grout becomes cracked or deteriorated, it may allow moisture penetration beneath the tiles, which can lead to loosening of tiles and potential waterproofing issues over time if left unaddressed.

It is recommended that the affected grout be raked out and regouted, or resealed with a suitable flexible external-grade grout or sealant as part of routine maintenance. Ongoing monitoring is advised to ensure the condition does not worsen or result in tile movement or water ingress.



## Minor Defect

### Defects 3.01

Building:	Main Building
Location:	Driveway
Finding:	Cracking to Concrete Driveway
Information:	Cracking was observed to the concrete driveway surface. The cracking appears to be shrinkage and/or movement related and is evident across sections of the driveway slab.

The cracking is located within the driveway leading to the garage, including areas adjacent to the boundary fencing and garage entry.

Concrete cracking can occur due to ground movement, moisture variation, thermal expansion and contraction, inadequate control joints, or general ageing of the material. While the cracking observed appears to be minor to moderate in nature at the time of inspection, it may allow moisture ingress over time, which can contribute to further deterioration of the concrete and potential unevenness if left unaddressed.

It is recommended that the cracks be monitored and sealed as a minimum to reduce water penetration. If cracking worsens, becomes uneven, or presents a trip hazard, further assessment and repairs by a suitably qualified concreter should be undertaken.

Rectification should be considered within a reasonable timeframe to prevent further deterioration.



### Defects 3.02

Building:	Main Building
Location:	Yard - Front
Finding:	Site drainage - Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

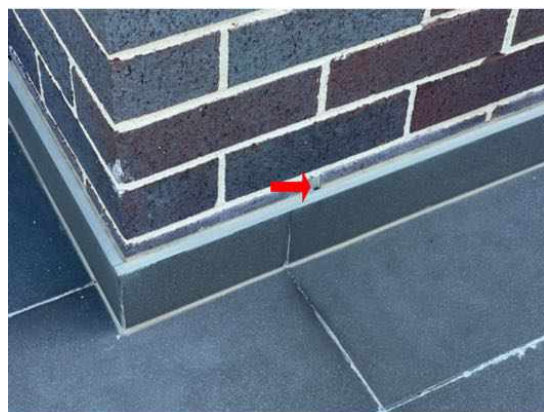


### Defects 3.03

Building: Main Building  
 Location: Balcony - Master bedroom  
 Finding: Weep holes - Blocked  
 Information: It was noted during the time of inspection that some of the weep holes to the brickwork were blocked. Weep holes are designed to allow water from leaks or seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clean and free of debris or blockages.

Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems.

Depending on the nature of the blockage, the homeowner may be able to undertake remedial works to remove blockages. Alternatively, appointment of a registered builder may be required to remove blockages. Preventative works are necessary in ensuring the structural integrity of the affected brickwork and should be performed as soon as possible.



### Defects 3.04

Building: Main Building  
 Location: Balcony - Bedroom 2

Finding: Cracking to Bedroom 2 Balcony Walls

Information: Cracking was observed to the rendered masonry surfaces forming the Bedroom 2 balcony walls. The cracking appears to be hairline to minor in width and is typical of movement or shrinkage within rendered finishes.

The cracking is located along sections of the balcony wall, including the top edge and vertical wall surfaces adjacent to the balcony area of Bedroom 2.

Rendered masonry elements are susceptible to cracking due to thermal movement, differential movement between materials, building settlement, or shrinkage of the render over time. While the cracking observed is minor at the time of inspection and does not appear to be structural in nature, it may allow moisture penetration if left unsealed, particularly given the exposed nature of balcony areas.

It is recommended that the cracks be monitored and sealed with an appropriate flexible exterior sealant and redecorated as required to maintain weather resistance. If cracking increases in width, length, or becomes recurrent after repairs, further assessment by a suitably qualified builder or structural engineer may be warranted. Repairs should be carried out within a reasonable timeframe as part of ongoing maintenance.



### Defects 3.05

Building: Main Building

Location: Roof Exterior  
 Finding: Debris Accumulation to Gutters  
 Information: Accumulated debris was observed within sections of the roof gutters at the time of inspection.

The debris is located within the external roof guttering, including areas adjacent to the roof edge.

Debris accumulation within gutters can restrict the free flow of rainwater, increasing the risk of water overflow, which may lead to moisture damage to fascia boards, eaves, and external wall surfaces. Prolonged blockage can also contribute to premature deterioration of the guttering system.

It is recommended that the gutters be cleaned and cleared of debris as part of routine property maintenance. Ongoing periodic cleaning is advised, particularly in areas subject to leaf litter, to ensure the guttering system continues to function as intended.



### Defects 3.06

Building: Main Building  
 Location: Roof Exterior  
 Finding: Roof plumbing - Loose flashing  
 Information: Metal and other material flashings are applied to seals and intersections between roof

coverings and building elements. They are designed to aid in weatherproofing of roof joints, and require regular inspection and maintenance as they are more subject to rust-related deterioration.

The flashing in this section of the exterior roofing appears to have come loose from its original fixing. It is suspected that this minor defect has occurred as a result of general deterioration over time.

Re-fixing and potential replacement of certain areas of flashing is advised to promote adequate roof drainage and protection from water penetration. Failure to perform these works may result in water damage and accelerated deterioration of associated building elements.

A roofing contractor or roofing plumber should be appointed as soon as possible to restore the flashing to a fully operational state.



### Defects 3.07

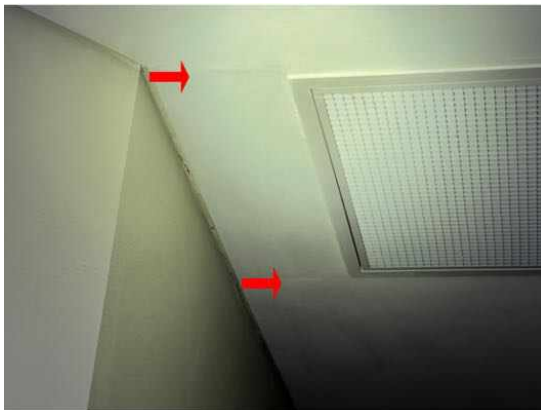
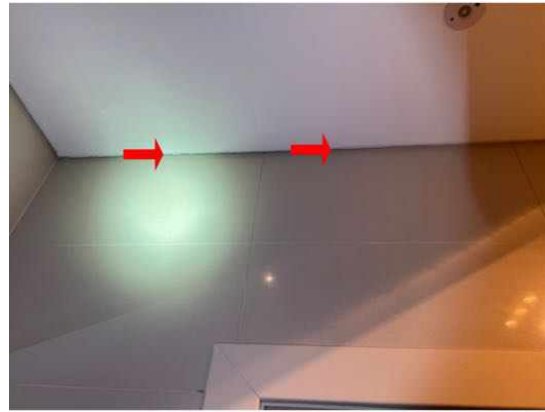
Building:	Main Building
Location:	All Internal Areas
Finding:	Hairline Cracking to Upstairs Ceilings
Information:	Hairline cracking was observed to the ceiling linings in the upstairs areas of the dwelling.

The cracking is located along ceiling junctions and joint lines, including areas adjacent to cornices.

Hairline cracking to plasterboard ceilings is common and typically results from minor building movement, thermal expansion and contraction, or natural settlement over time. The cracking observed is cosmetic in nature and does not appear to indicate a structural issue at the time of inspection.

No immediate action is required other than ongoing monitoring. If the cracking increases in width, length, or is accompanied by sagging, staining, or moisture-related indicators, further assessment by a suitably qualified tradesperson or building

professional may be warranted.



### Defects 3.08

Building: Main Building  
 Location: Bathroom 2  
 Finding: Water Leakage at Shower Screen  
 Information: Water leakage was observed escaping past the shower screen and onto the bathroom floor during operation of the shower.

The leakage is occurring at the base and junctions of the shower screen, including areas adjacent to the bathroom door and surrounding floor tiles.

Shower screens are required to effectively contain water within the shower recess. Where water escapes beyond the screen, it can lead to moisture exposure of adjacent floor finishes, wall linings, and joinery. Ongoing leakage may contribute to deterioration of finishes, increased slip risk, and potential moisture-related damage if left unaddressed.

It is recommended that the shower screen seals, alignment, and installation be assessed and rectified by a suitably qualified glazier or bathroom contractor. Repairs should be carried out promptly to ensure the shower screen effectively contains water and to prevent further moisture-related issues.



### Defects 3.09

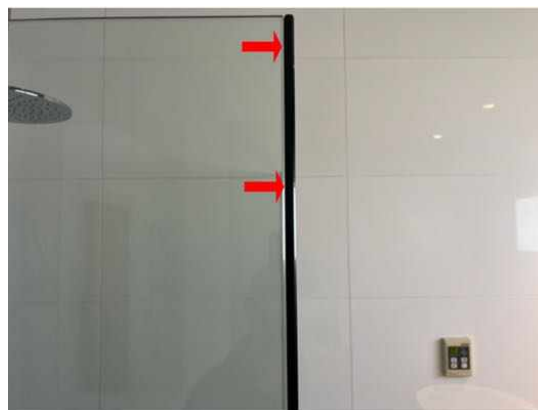
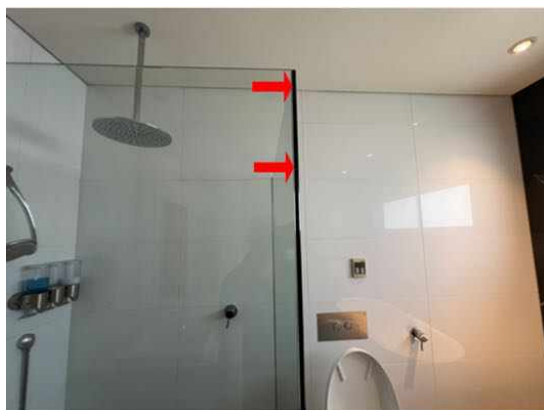
Building:	Main Building
Location:	Bathroom 2
Finding:	Shower Screen Panel Grinding at Upper Section
Information:	The shower screen panel was observed grinding and making contact at the upper section during operation.

The issue is located at the top edge of the shower screen panel, where the glass appears to be misaligned in relation to the surrounding structure.

Shower screens are required to operate smoothly without binding or contact. Grinding

at the top indicates misalignment, inadequate clearances, or installation tolerances that may place stress on the glass and associated fixings. If left unrectified, this condition may increase the risk of damage to the shower screen, hardware wear, or potential glass failure over time.

It is recommended that the shower screen alignment be assessed and adjusted by a suitably qualified glazier or bathroom contractor. Rectification should be undertaken to ensure smooth operation and to prevent further wear or potential damage.



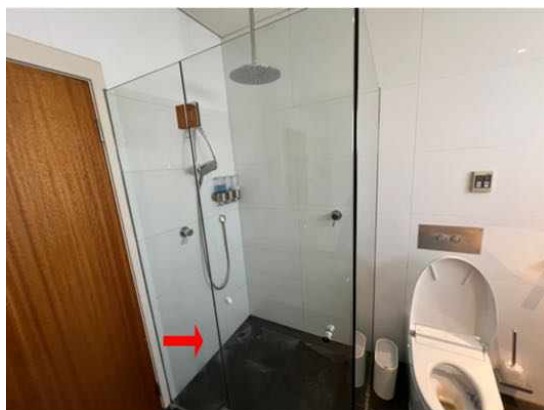
### Defects 3.10

Building:	Main Building
Location:	Bathroom 2
Finding:	Elevated Moisture Reading to Wall Adjacent to Shower
Information:	An elevated moisture reading was recorded to the wall surface located on the opposite side of the shower recess during non-invasive moisture testing.

The affected area is located to the wall adjoining the shower enclosure, on the room side adjacent to the bathroom.

Elevated moisture readings can be influenced by recent shower use, humidity levels, or residual moisture within wall linings. At the time of inspection, there were no visible signs of moisture damage such as staining, swelling, mould growth, or deterioration of finishes to the inspected wall surface. As such, the reading is inconclusive and does not confirm an active leak.

It is recommended that this area be monitored over time. If moisture-related symptoms become evident, or if elevated readings persist when the shower has not been used for an extended period, further investigation by a suitably qualified professional may be warranted. Due to the limitations of a visual and non-invasive inspection, concealed leaks cannot be ruled out.



### Defects 3.11

Building:	Main Building
Location:	Bathroom 2
Finding:	Tap Not Operating – Main Bathroom Upstairs
Information:	One of the basin taps in the main bathroom upstairs was found to be not operating correctly at the time of inspection.

The issue is located to the vanity basin tap within the main bathroom on the upper level of the dwelling.

A tap that does not operate as intended may indicate an internal fault such as a failed cartridge, isolation valve issue, or plumbing connection problem. Non-operational plumbing fixtures affect the functional use of the bathroom and may indicate underlying maintenance or installation issues.

It is recommended that the tap be assessed and repaired or replaced by a suitably qualified plumber. Rectification should be carried out within a reasonable timeframe to restore normal operation of the fixture.



### Defects 3.12

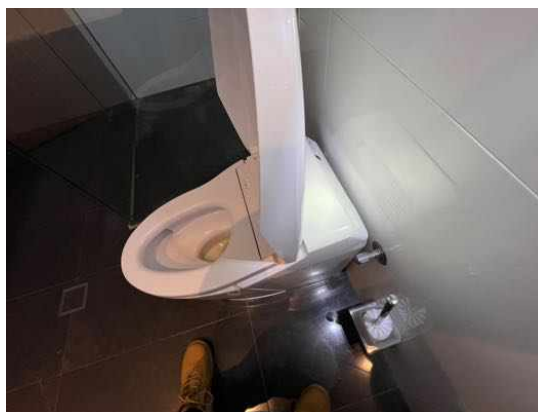
Building: Main Building

Location: Bathroom 2

Finding: Toilet Not Flushing

Information: The toilet located within the bathroom did not flush at the time of inspection. As a result, the fixture was not operating as intended. This issue may be due to an internal cistern component fault, an adjustment issue, or a problem with the water supply to the toilet. No further investigation was carried out beyond the scope of this visual inspection.

This condition is considered a minor defect; however, it impacts the normal use of the bathroom. It is recommended that a suitably qualified plumber inspect the toilet and carry out any necessary repairs or adjustments to restore correct operation. Repairs should be undertaken in the short term.



### Defects 3.13

Building: Main Building

Location: Bathroom 3

Finding: Cracked Wall Tile to Shower – Bedroom 2 Ensuite

Information: A cracked wall tile was observed within the shower recess of the Bedroom 2 ensuite.

The crack is located to a tiled wall surface adjacent to the shower fittings within the shower enclosure.

Cracked tiles within shower areas may compromise the surface integrity and can allow moisture to penetrate behind the tiles. Over time, this may lead to deterioration of underlying substrates, potential waterproofing issues, and moisture-related damage if left unaddressed. While no definitive evidence of water ingress was observed at the time of inspection, the presence of a crack increases the risk of future moisture penetration.

It is recommended that the cracked tile be repaired or replaced by a suitably qualified tiler to maintain the integrity of the shower enclosure and reduce the risk of moisture-related issues. Rectification should be carried out within a reasonable timeframe.



### Defects 3.14

Building:	Main Building
Location:	Bathroom 3
Finding:	Deteriorated Sealant to Shower Junctions – Bedroom 2 Ensuite
Information:	Deteriorated and uneven sealant was observed to the junction between the wall and floor tiles within the Bedroom 2 ensuite shower area.

The affected sealant is located along the base of the tiled wall, adjacent to the shower floor and drainage area.

Sealant at wall-to-floor junctions is intended to provide a flexible, waterproof barrier to accommodate minor movement and prevent moisture penetration. Where sealant is deteriorated, cracked, or missing, moisture may bypass the surface finishes and penetrate into the substrate, increasing the risk of moisture-related damage over time if left unaddressed.

It is recommended that the affected sealant be removed and replaced with a suitable flexible, waterproof sealant as part of routine maintenance. Rectification should be carried out within a reasonable timeframe to maintain the integrity of the shower enclosure.



### Defects 3.15

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.



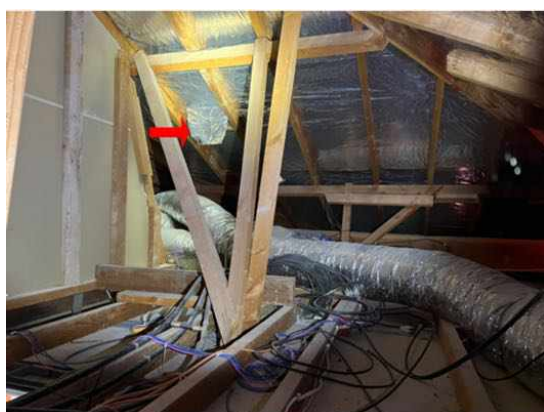


### Defects 3.16

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

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

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

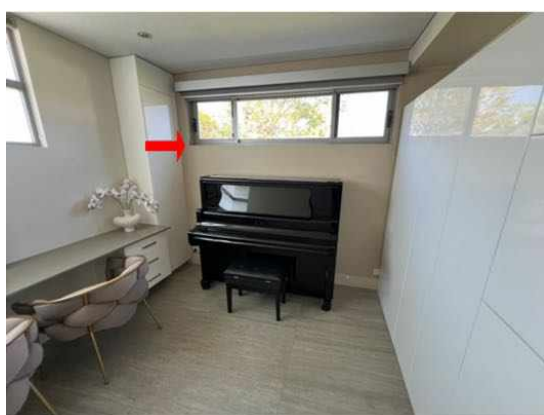


### Defects 3.17

Building:	Main Building
Location:	Bedroom 5

**Finding:** Minor Cracking to Wall at Window Reveal  
**Information:** Minor cracking was observed to the internal wall lining adjacent to the window reveal. The cracking is located at the lower corner of the window opening, where the wall lining meets the window frame. This type of cracking is commonly associated with minor building movement, thermal expansion and contraction, or normal settlement of materials over time.

At the time of inspection, the cracking appeared minor and cosmetic in nature, with no signs of structural distress or moisture penetration noted. While this is not considered a major defect, it may worsen over time if left unattended. It is recommended that the cracking be monitored and repaired as part of routine maintenance by a qualified painter or plasterer, with repairs undertaken as required to maintain the internal finishes of the property.



### Defects 3.18

**Building:** Main Building  
**Location:** Foyer  
**Finding:** Damage to Door Architrave  
**Information:** Minor damage was observed to the internal door architrave, with localised chipping and surface damage noted to the painted finish. The damage is located along the vertical edge of the architrave adjacent to the door leaf and is consistent with impact damage or general wear and tear over time.

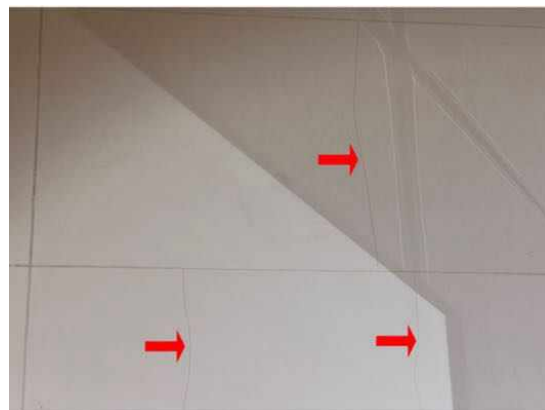
At the time of inspection, the damage appeared cosmetic in nature and did not affect the operation of the door or indicate any structural concern. While this is considered a minor defect, it detracts from the internal presentation of the property. Repair by a qualified painter or carpenter is recommended as part of routine maintenance, with repairs to be undertaken at a suitable time to maintain internal finishes.

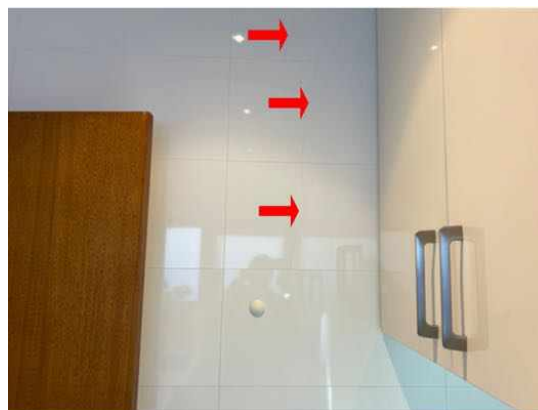


### Defects 3.19

Building:	Main Building
Location:	Laundry
Finding:	Minor Cracking to Wall Tiles – Laundry
Information:	Minor cracking was observed to several wall tiles within the laundry area. The cracking appears fine and hairline in nature and is consistent with minor movement, material shrinkage, or normal settlement rather than a significant structural concern at the time of inspection.

The cracking was located to wall tiles above the laundry bench area. While this defect is considered minor, cracked tiles can allow moisture to penetrate behind the tiled surface over time, potentially leading to deterioration of the substrate or adhesive. It is recommended that a qualified tiler or general tradesperson monitor the condition and carry out repairs or tile replacement as required. Repairs should be attended to in the medium term to maintain the integrity and appearance of the tiled finish.

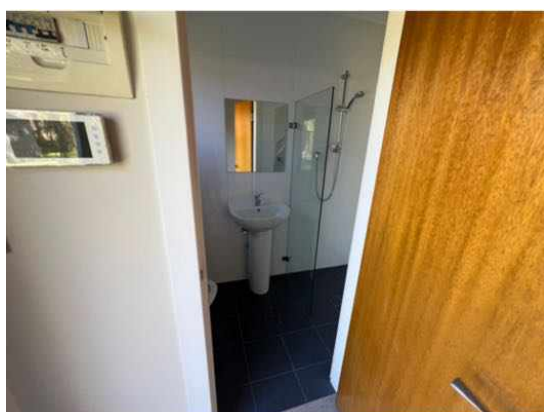




### Defects 3.20

Building:	Out Building
Location:	Bathroom
Finding:	Missing Cover Plate to Shower Mixer – Outbuilding Bathroom
Information:	The shower mixer in the outbuilding bathroom was observed to be missing its cover plate, leaving a visible gap between the mixer body and the tiled wall surface. This was noted at the time of inspection and exposes the penetration point through the wall lining.

While this issue is considered a minor defect, the absence of a cover plate can allow moisture to enter the wall cavity over time, potentially leading to deterioration of wall linings or concealed components. It is recommended that a suitably qualified plumber or bathroom contractor install an appropriate cover plate and ensure the area is adequately sealed. This should be attended to in the short to medium term as part of routine maintenance to reduce the risk of moisture ingress and improve presentation.



### Defects 3.21

Building:	Out Building
Location:	Bathroom
Finding:	Minor Cracking to Wall Tiles
Information:	Minor cracking was observed to wall tiles within the outbuilding bathroom, with hairline

cracks noted running through several tiles. The cracking appears consistent with minor building movement, thermal expansion, or material shrinkage and was visible at the time of inspection.

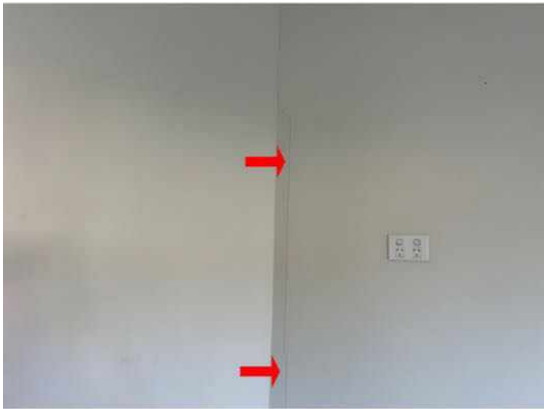
The cracking was located to the tiled wall surface above the doorway area. While this defect is considered minor and did not present evidence of active water penetration at the time of inspection, cracked tiles can allow moisture to migrate behind the tiled surface over time, potentially leading to deterioration of the wall substrate. It is recommended that the condition be monitored and that repairs or tile replacement be carried out by a suitably qualified tiler as part of routine maintenance, particularly if cracking worsens or moisture ingress becomes evident.



### Defects 3.22

Building:	Out Building
Location:	Living Room
Finding:	Minor Defect – Cracking to Internal Walls
Information:	Hairline cracking was observed to the internal wall linings within the outbuilding. The cracking is primarily located along vertical joints and internal corners of the plasterboard walls and extends from near the ceiling down the wall surface. The cracks appear fine in nature and consistent with minor movement, shrinkage of materials, or normal settlement rather than a structural failure.

At the time of inspection, the cracking was considered a minor defect and cosmetic in nature. While not uncommon in outbuildings, particularly where different construction methods or foundations may be used, these cracks can detract from presentation and may widen over time if left unattended. It is recommended that the cracks be monitored for any signs of progression. Cosmetic repairs, including filling, sanding, and repainting, can be undertaken by a suitably qualified tradesperson as part of routine maintenance, preferably after allowing time to confirm the cracking is stable.



## Section D Significant Items

### D4 Further Inspections

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

- Licensed Plumber
- Licensed Electrician
- As identified in summary and defect statements
- Registered Roofing Contractor
- Registered/Licensed Builder
- Other

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

- Overall, the property was found to be in fair condition when compared with other buildings of similar age and construction, with a range of maintenance-related defects identified.

One major defect was observed at the main bedroom balcony, where cracking and deterioration of the grout to the tiled surface was noted. This condition is significant due to the potential for moisture penetration beneath the tiles, which may lead to tile debonding and compromise the balcony waterproofing system over time if not addressed. Rectification by a suitably qualified waterproofer is recommended to prevent further deterioration and reduce the risk of water ingress to adjoining building elements.

A number of minor defects were also identified throughout the dwelling and outbuilding, including cosmetic cracking to internal wall linings and tiles, minor damage to architraves, issues with bathroom fittings and finishes, and maintenance items to roof drainage and external elements. While these items do not currently present a structural concern, they should be addressed as part of routine maintenance to preserve the condition, functionality, and presentation of the property. In addition, several electrical safety hazards were noted and require prompt attention by a licensed electrician to ensure ongoing safety and compliance.

During the inspection, elevated moisture readings were recorded to the wall adjacent to the shower in the main bathroom upstairs using non-invasive testing. At the time of inspection, there were no visible signs of moisture damage such as staining, swelling, or deterioration, and the readings were considered inconclusive. However, elevated moisture levels may indicate residual moisture or the early stages of a concealed leak. Ongoing monitoring is recommended, and if elevated readings persist

when the shower has not been in use, or if visible moisture-related symptoms develop, further investigation by a qualified waterproofer is advised.

For further information, advice and clarification please contact Greg Hallal on: +61418 240 401

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Moisture metre readings  
Information: Moisture testing was undertaken to selected accessible internal surfaces using a non-invasive moisture meter at the time of inspection. Readings obtained provide an indicative assessment only and are intended as a guide to assist in identifying areas that may warrant further investigation.

No invasive testing was carried out, and moisture readings can be influenced by a range of factors including material type, surface finishes, environmental conditions, and recent use of wet areas. As such, the results are provided for information purposes only and do not constitute a definitive assessment of concealed moisture conditions. Concealed defects may exist that were not evident at the time of inspection.





Noted Item

Building: Main Building  
Location: All Wet Areas  
Finding: Waterproofing  
Information: All taps, mixers, and toilets were tested for correct operation, except where access was restricted. The shower recess waterproofing was assessed by conducting non-invasive moisture readings to the walls in and around the shower recess. No abnormal or significant moisture variations were detected within the areas tested. In addition, a visual inspection of the surrounding wall surfaces did not reveal any visible signs of recent or ongoing water damage where inspection was possible.

Based on the above observations, there is no conclusive evidence to suggest the presence of an active shower recess leak at the time of inspection, other than any issues already identified elsewhere in this report. It is therefore reasonable to assume that the shower waterproofing is currently performing as intended. However, it should be noted that if the shower has not been used for an extended period prior to the inspection, moisture readings may not accurately reflect underlying conditions and may result in misleading outcomes. As this inspection is limited to visual and non-invasive methods in accordance with pre-purchase inspection standards, it is not possible to definitively confirm the absence of leaks. If a higher level of certainty is required, a specialist invasive inspection is recommended.







**Noted Item**

Building: Main Building  
Location: All Wet Areas  
Finding: Roof void additional photos  
Information: Additional photos are provided for your reference.

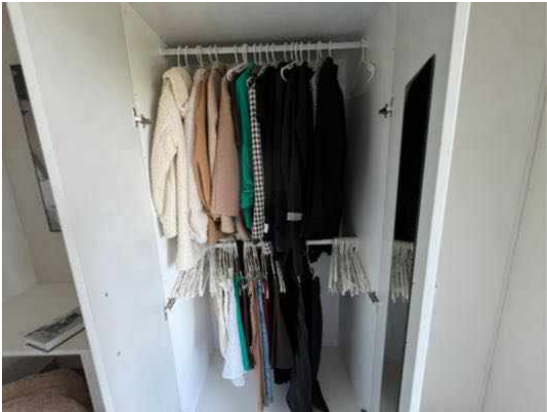




### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Additional Photos - Obstructions and Limitations  
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



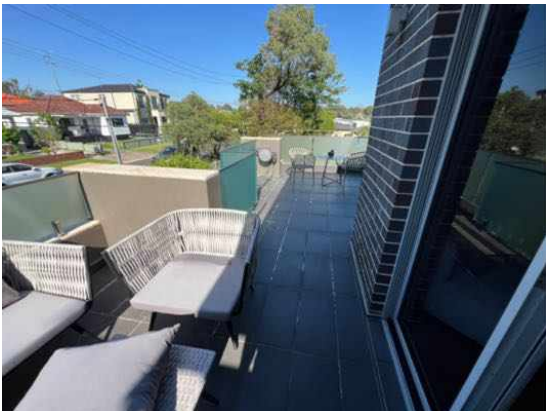






**Noted Item**

Building: Main Building  
Location: All External Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





### Noted Item

Building:	Out Building
Location:	All Internal Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



### Noted Item

Building: Out Building

Location: All Internal Areas

Finding: Property Services

Information: At the time of inspection, the general location of the property's services, including electrical metering and distribution equipment, gas appliances and associated pipework, and external service connections, was identified and visually inspected for reference only. These services were not tested or operated beyond a normal visual assessment, and no representation is made as to their ongoing performance or compliance.

Clients are advised that servicing, testing, maintenance, and certification of electrical

and gas installations fall outside the scope of this inspection. Any concerns regarding the condition, operation, or compliance of these services should be referred to appropriately licensed electricians, gas fitters, or service authorities as required.



### Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Disconnected / Redundant Air Conditioning Ducting in Roof Void
Information:	Disconnected and non-operational ducting was observed within the roof void, which appears to be associated with a previous or redundant air conditioning system.

The ducting is located within accessible areas of the roof void, including sections that are not connected to any active air conditioning unit or outlet.

Disconnected or redundant ductwork within roof spaces may reduce system efficiency if part of an active installation, or may indicate incomplete removal of a previous system. Loose or unsupported ducting can also obstruct access within the roof void and may be subject to damage over time. Due to the non-invasive nature of the inspection, it was not possible to confirm whether the ducting forms part of an active system or is associated with a decommissioned unit.

It is recommended that the ducting be assessed by a suitably qualified air conditioning

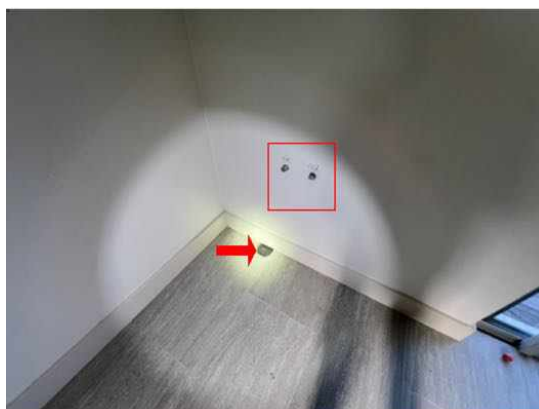
contractor. Any redundant ductwork should be properly removed, or active ducting reconnected and secured as required. Rectification should be undertaken as part of general maintenance or prior to future system use.



**Noted Item**

Building: Out Building  
 Location: Living Room  
 Finding: Exposed / Unfinished Plumbing and Gas Services  
 Information: Exposed and unfinished service points, including hot and cold water outlets, gas connection point(s), and a floor waste, were observed within an internal room of the dwelling. These services appear incomplete, with no fixtures installed and the surrounding wall and floor areas not fully made good at the time of inspection.

While no active leaks or gas odours were detected at the time of inspection, the exposed and unfinished nature of these services represents a minor defect due to the potential for damage, debris ingress, and safety concerns if the services are inadvertently disturbed. It is recommended that a licensed plumber and licensed gas fitter assess these service points and either properly cap, secure, or complete the installation as intended. Rectification should be carried out within a reasonable timeframe.



## 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.