



## Building Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 41 Orelia Ave, Orelia WA 6167, 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

Modified Date: Mon, 26 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: 41 Orelia Ave, Orelia WA 6167, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Prasad Dharmadhikari Ph: 0473 415 240  
Email: Southperth@jimsbuildinginspections.com.au

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Standards for Meth Screening and Sampling  
Building Inspector  
Methamphetamine Sampler NZS8510:2017  
Asbestos Assessor CPCCBC5014A NZQA  
New Zealand Diploma in Construction-Quantity Surveying

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Company Name: Jims Building Inspections South Perth

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Company Address and Postcode: Henley Brook 6055

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Company Email: Southperth@jimsbuildinginspections.com.au

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Company Contact Numbers: 0473 415 240

## 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 some major and minor defects found.

## Section B General

### General description of the property

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Building Type	Residential
Company or Strata title	Unknown
Floor	Masonry Foundations
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Carport, Driveway, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Eaves, Doors, External Joinery, Landscaping Timbers and Construction, Window Frames
Roof	Timber Framed, Tiled
Storeys	Single
Walls	Full Brick
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.

- Wall Exterior
- Interior
- Fencing
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Pool Surrounds

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior.
- Roof Void due to lack of access.
- Subfloor due to lack of access.

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:

- Ceiling linings
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area

inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Duct work
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- No safe point from which to access roof exterior
- Roof framing - not trafficable
- Roofing material is a slip hazard - not safe to access
- Subfloor was not able to be inspected - there was no access to this area.
- Wall linings
- Wallpaper or Wall Coverings

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

### Undetected defect risk

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

#### Defects 2.01

Building: Main Building  
 Location: Roof Exterior > Existing  
 Finding: Stormwater drain - Not connected  
 Information: The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.





## Minor Defect

### Defects 3.01

Building:	Main Building
Location:	Entry > Existing
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

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

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



### Defects 3.02

Building:	Main Building
Location:	Exterior walls - right side > Existing
Finding:	Fence Leaning & Broken
Information:	Fence leaning & Broken

At the time of inspection we observed that fence is leaning & Broken.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



**Defects 3.03**

Building: Main Building  
Location: Rear Elevation > Existing  
Finding: Stairs - Uneven heights  
Information: The stairs were found to be of varying heights, creating a potential trip hazard for users of the staircase. According to normal building practices, all stairs should be measured and levelled to exact heights so as to prevent tripping.

Although retrospective works may not be relevant or cost-efficient, re-levelling of the uneven stairs is otherwise advisable. Consultation with a qualified carpenter as to the cost of potential solutions is recommended as soon as possible.





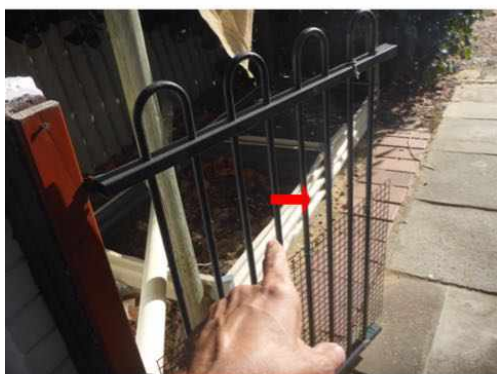
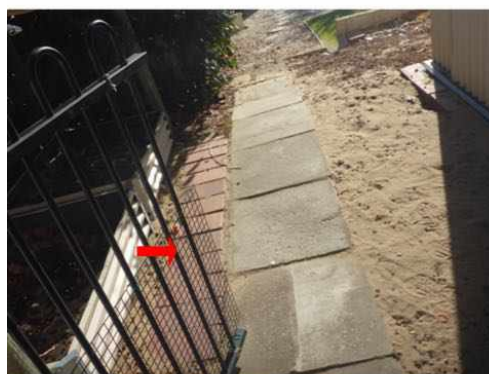
### Defects 3.04

Building: Main Building  
 Location: Kitchen > Existing  
 Finding: Building element - Broken  
 Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.





### Defects 3.05

Building: Main Building  
 Location: Roof Void > Existing  
 Finding: Insulation - Reduced in volume  
 Information: Insul-fluff is common in many older homes and is a loose form of insulation that is 'blown' into roof voids. While this type of insulation was considered effective at the time of installation, modern materials have surpassed it as the preferred insulator.

This type of insulation is susceptible to settling and reducing in volume, detracting from its effectiveness and resulting in an overall loss of energy within the household. Additionally, the reduction in volume has led to an uneven distribution of insulation within the ceiling void, further detracting from its effectiveness.

It is highly advised that this insulation be removed and replaced with a more appropriate material. This will ensure that the property is adequately insulated and will promote an increase in energy efficiency within the property. An insulation contractor should be appointed to provide further advice on replacement options and to perform works as necessary.



**Defects 3.06**

Building: Main Building  
Location: Roof Void > Existing  
Finding: Roof structure - Connections missing

Information: The roofing connection was found to be missing or broken in certain sections at the time of inspection. Upon closer inspection within the ceiling void, it is suspected that the loose connections is a direct result of inadequate connections, which appear to have deteriorated over a prolonged period of time.

roof structures are likely to create strain on associated building elements, creating potential for secondary damage.

It is critical to ensure that the fastenings holding important roof elements together remain structurally sound (i.e. not corroded) and tightly fastened. Any failure in fastenings can lead to movement of roof members, which is likely to result in an uneven or sagged appearance of the roof exterior. Improper nailing at the point where the ceiling joist connects to the bottom of the rafter may also cause sagging.

Remedial works are highly advised and should be performed by a registered builder or roofing contractor. Please note that at the time of construction it was not required but it is not as per current code of practice.



## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Asbestos Inspector
- Registered/Licensed Builder
- Swimming Pool Fence Inspector

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

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The house, 41 Orelia, WA 6167 Overall in fair condition with minor defects its age and construction type.

The house is constructed in aprox 1969 ,Masonry foundation,suspended flooring, Full brick & supporting a pitched timber roof structure overlaid with tiled roof.

There are a minor defects noted for rectification, in addition to routine maintenance items listed and these can be readily incorporated into an annual property maintenance plan.

At the time of inspection we did not observed any structural defects

This report includes pre-purchase inspection report following as AS 4349.1:2007 appendix A.

Maintenance Items

Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

These items are listed as maintenance items for note that can be incorporated into a maintenance plan;

The main items are:

- Brickwork - Step cracking
- Minor defects as per list

For further information, advice and clarification please contact Prasad Dharmadhikari on: 0473 415 240

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: Internal Areas > Existing  
Finding: Plumbing & Electrical  
Information: At the time of inspection majority electrical & Plumbing fittings were working.







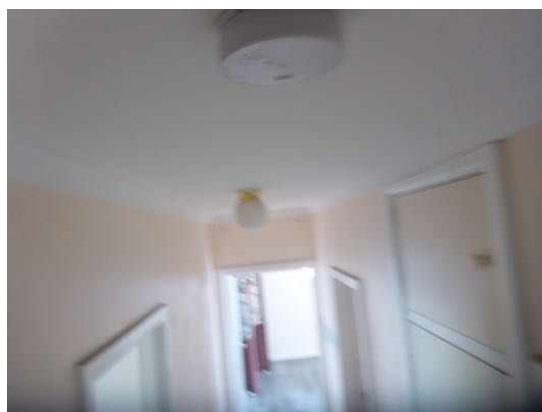
### Noted Item

Building:	Main Building
Location:	All External & Internal Areas > Existing
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:	
Finding:	Smoke Detectors and Alarms
Information:	<p>At the time of inspection we observed smoke alarm is installed. However the evaluation of smoke detectors or alarms including hard wired systems and their legislative requirement is outside the scope of the inspection. This caution is mentioned to raise the awareness only. Additional inspection and advisory service are necessary to determine the sufficiency , type, and location of all smoke detectors and to test their functionality.</p> <p>It is highly recommended that all electrical items undergo evaluation by licences electrician and that the new homeowner received an electrical certificate for enhanced safety-assurance. additionally, how owners should test all smoke detectors monthly for added safety.</p>



### Noted Item

Building:	Main Building
Location:	
Finding:	Termite Management System -
Information:	<p>The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.</p>

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

There is no durable notice in place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such

advice be a short-term priority.



### Noted Item

Building: Main Building  
 Location:  
 Finding: Asbestos - Suspected ACM Identified on Site  
 Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

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

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

Note: we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos

### Noted Item

Building: Main Building  
 Location:  
 Finding: Pool fencing - Inspection required  
 Information: It is suspected that areas of the pool fencing do not to comply with Australian Standards and do not appear to be safe. Assessment of the pool area is required.

Please note that this inspection does not cover pool fencing and other pool fittings and fixtures. It is highly advised that a specialist be appointed to inspect the pool and

surrounding area and provide advice on rectification works that may be required.

Note; Buyers needs obtained Spa/ Pool inspection report from the owner or local authority.



## 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.