



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Fri, 30 Jan 2026

Property Address: 33 Tecoma Rd, Risdon Vale TAS 7016,
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: Fri, 30 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 33 Tecoma Rd, Risdon Vale TAS 7016, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Ash Ruscoe Ph: 0493 985 075
Email: Sandybay@jimsbuildinginspections.com.au

Builders Licence CC6482

Company Name: Jim's Building Inspections (Sandy Bay)

Company Address and Postcode: Tolmans Hill 7007

Company Email: Sandybay@jimsbuildinginspections.com.au

Company Contact Numbers: 0493 985 075

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in Fair condition with minor defects identified.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	Unknown
Floor	Brick Stumps or Piers, Strip Footings
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North West
Other Building Elements	
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Deck, Skirting Boards, Floorboards, Weatherboards, Window Frames
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed), Weatherboards
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
- Interior
- Subfloor
- Roof Void - Part

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:

- Roof Exterior - Part
- Subfloor - Part.
- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no 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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry

- Floor coverings
- Insulation
- No power or light globes on site
- 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: **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

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
 Location: Switchboard
 Finding: Minor electrical defects
 Information: On the switchboard there are some blank plates/breakers that are missing covers.

Recommend client engage a Lic Electrician to rectify as soon as possible.

This may cause an electrical safety hazard.



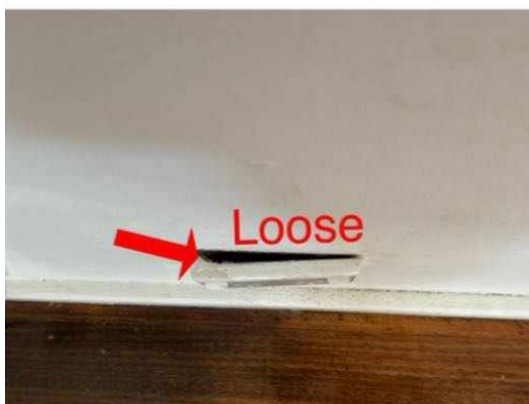
Defects 3.02

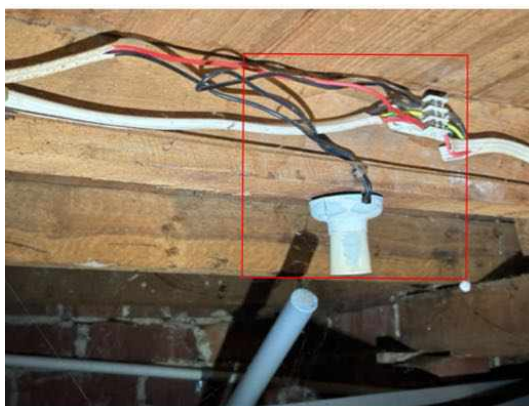
Building: Main Building
 Location: Multiple locations
 Finding: Electrical items to be rectified - including unorthodox wiring in the subfloor
 Information: In multiple locations there are electrical items that need to be rectified, as soon as possible. There is a loose power point in the living room, probably damaged batten holder in the toilet. Damaged batten holder in the laundry. A power point has been taped over in the sun room. The back porch light has no cover.

There is also unorthodox electrical wiring in the subfloor.

Recommend client engage Lic Electrician to rectify as soon as possible.

Failure to rectify could lead to a safety hazard.





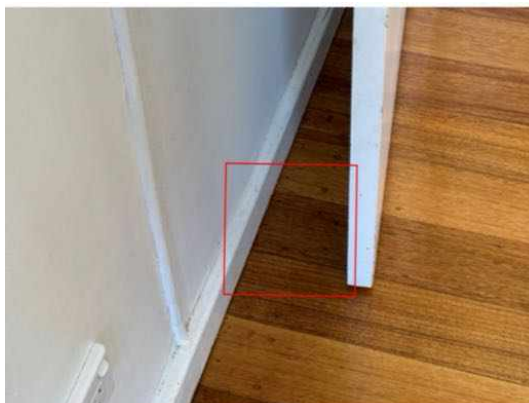
Defects 3.03

Building:	Main Building
Location:	Multiple locations
Finding:	Door stops - missing & damaged
Information:	In multiple locations the door stops are missing or have been damaged.

Recommend client engage a Handy Person to rectify at clients convenience, to prevent any further damage to the doors or walls.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Photos are indicative only (not all photos are shown).



Defects 3.04

Building:	Main Building
Location:	Multiple locations
Finding:	Windows - cleaning & maintenance required
Information:	In multiple locations throughout the property the windows would benefit from cleaning, maintenance and painting.

Recommend client engage a Handy Person to rectify as soon as practicable.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Photos are indicative only (not all photos are shown).





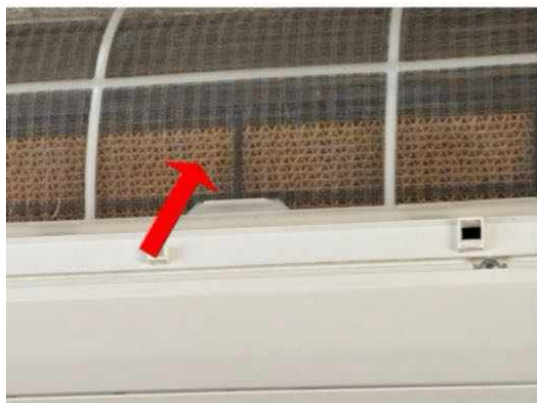
Defects 3.05

Building:	Main Building
Location:	Multiple locations
Finding:	FYI interior walls
Information:	FYI the interior walls are predominately masonite. A timber based products.



Defects 3.06

Building:	Main Building
Location:	Multiple locations
Finding:	Heat pump filters
Information:	The filters to the heat pump in the living room, appear to be loose. Recommend client engage an Air Conditioning Contractor to rectify as soon as practicable. Failure to rectify could potentially lead to damage to the unit.



Defects 3.07

Building:	Main Building
Location:	Kitchen
Finding:	Water damage to kitchen backsplash
Information:	In the kitchen there is water damage to the kitchen back splash. The paint and silicone is badly deteriorated. This is most likely from water splashes.

Recommend client engage a Handy Person to rectify as soon as possible, to prevent further deterioration.

Paint deterioration is due to a lack of regular maintenance. Early intervention will prolong the useful life of these building elements. Paint is the only protection that the backsplash has from water ingress.

Always ensure that silicone, sealants and/or grout is in good condition to prevent any moisture issues occurring in the future.

Photos are indicative only (not all photos are shown).



Defects 3.08

Building: Main Building
Location: Kitchen
Finding: Kitchen sink slow to drain
Information: The kitchen sink was very slow to drain. It was filling faster than it could drain. This could be due to a partial blockage in the system.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Failure to rectify could lead to water damage to surrounding building elements.



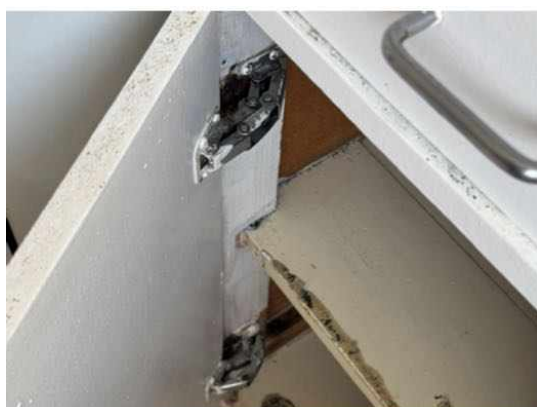
Defects 3.09

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen cabinets maintenance
Information:	The kitchen cabinets require some maintenance. Multiple hinges are loose and doors are sagging.

Recommend client engage a Handy Person to rectify as soon as practicable, to prevent further deterioration to the cabinets.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Photos are indicative only (not all photos are shown).



Defects 3.10

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen exhaust fan
Information:	The exhaust fan in the kitchen is very dirty and oily. The cover is also missing. This will

cause a build up of oil in the roof void which is a vermin attractant. Recommend client have the exhaust fan replaced.

Recommend client engage a Lic Electrician to rectify as soon as possible.



Defects 3.11

Building: Main Building
 Location: Back porch
 Finding: Back door
 Information: The paint to the back door is badly deteriorated, the panelling on the back of the door is water damaged and swollen. The door is also sagging. It is probably more economical to replace the door than to try to repair it.

Recommend client engage a Handy Person to rectify as soon as practicable.

Failure to rectify will allow further deterioration to the door.

Photos are indicative only (not all photos are shown).





Defects 3.12

Building: Main Building

Location: Back porch

Finding: Water staining

Information: In the laundry and sun room there is water staining to the ceilings. They were dry at the time of inspection. There is new roofing installed above these areas. Suspect leaks have been resolved.

Recommend client monitor. Recommend client engage a Handy Person to paint at clients convenience. Client should note that suspected Asbestos containing materials (ACM) was identified in these areas. Client should ensure contractors are made aware of the ACM before any works commence.

If moisture re-occurs recommend client engage a Lic Plumber as soon as possible.





Defects 3.13

Building: Main Building
 Location: Back porch
 Finding: Paint deterioration to windows
 Information: On the interior of the house, the paint is very deteriorated to the back porch windows.

Recommend client engage a Handy Person/Painter to rectify as soon as practicable.

Paint deterioration is due to a lack of regular maintenance. Early intervention will prolong the useful life of these building elements.

Paint is the only protection that timbers have from water ingress.

Photos are indicative only (not all photos are shown).



Defects 3.14

Building: Main Building
 Location: Back porch
 Finding: Paint deterioration walls of back porch
 Information: On the interior of the house, the paint is very deteriorated to back porch wall linings. This area has been identified as suspected Asbestos Containing Materials (ACM). Client should make any contractors aware of the suspected ACM before any works

commence.

Recommend client engage a Handy Person/Painter to rectify as soon as practicable.

Paint deterioration is due to a lack of regular maintenance. Early intervention will prolong the useful life of these building elements.

Paint is the only protection that timbers have from water ingress.

Photos are indicative only (not all photos are shown).



Defects 3.15

Building: Main Building
Location: Multiple locations
Finding: Paint Deterioration to exterior timbers
Information: On the exterior of the house, the paint is very deteriorated to timbers (windows, fascias, fascia infills, barge boards, trims, weatherboards, weatherboard stops etc).

Recommend client engage a Handy Person/Painter to rectify as soon as practicable.

It is likely that paint deterioration has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the timbers over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Early intervention and regular maintenance will prolong the useful life of these building elements.

Paint is the only protection that timbers have from water ingress.

Photos are indicative only (not all photos are shown).





Defects 3.16

Building:	Main Building
Location:	Roof
Finding:	Wood rot & paint deterioration to fascias
Information:	There is wood rot and paint deterioration to the front and back fascias.

Recommend client engage a Carpenter to rectify the wood rot as soon as possible.

Once the timbers have been replaced, recommend client engage a Painter to prep and paint as soon as possible.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose

building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

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

Paint is the only protection the timbers have from water ingress.

Photos are indicative only (not all photos are shown).



Defects 3.17

Building:	Main Building
Location:	Bathroom
Finding:	Water damage to vanity cabinet
Information:	In the bathroom there is water damage to the vanity cabinet, most likely from water splashes. Recommend these areas are painted to protect from further water ingress.

Recommend client engage a Handy Person to rectify as soon as practicable.

Photos are indicative only (not all photos are shown).



Defects 3.18

Building:	Main Building
Location:	Bathroom
Finding:	Silicone deteriorated to shower over bath
Information:	In the bathroom the shower over the bath silicone has deteriorated. The silicone needs to be removed and re-caulked.

Recommend client engage a Handy Person to rectify as soon as possible.

Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

Failure to remedy could result in damage to surrounding building elements.

Photos are indicative only (not all photos are shown).



Defects 3.19

Building:	Main Building
Location:	Toilet
Finding:	Corrosion to galvanized pipe
Information:	There is water staining to the wall behind the toilet. There is badly corroded galvanized plumbing pipe.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Rusting and corrosion, is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Photos are indicative only (not all photos are shown).



Defects 3.20

Building: Main Building
 Location: Back bedroom
 Finding: Blind
 Information: In the back bedroom the blind mechanism has been disconnected. Therefore you cannot open and close it with a cord, you have to it manually. This defect inhibits the operation of the blind.

Recommend that client engage a Handy Person to rectify as soon as practicable.

Photos are indicative only (not all photos are shown).



Defects 3.21

Building: Main Building
 Location: Back bedroom
 Finding: Mould, clean, treat and paint
 Information: There is mould staining to the corner of the back bedroom. This needs to be cleaned, treated and painted.

Recommend client engage a Handy Person to rectify as soon as practicable.

Failure to rectify could cause health related issues.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development.

Photos are indicative only (not all photos are shown).



Defects 3.22

Building:	Main Building
Location:	Laundry
Finding:	Minor brick cracking
Information:	There was minor brick cracking identified to the brickwork inside the laundry. When this property was constructed, there were no control joints installed. Therefore the bricks crack where there is pressure.

Recommend client monitor.

If the cracking increases contact a Building Inspector to assess as soon as possible.

Client could choose to engage a Brick Layer to repoint at their convenience.

Brick 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. Minor brick 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. The cracking can also be seasonal with the size of cracks increasing or decreasing in response to moisture levels changing.

Brick 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.



Defects 3.23

Building: Main Building
 Location: Laundry
 Finding: Laundry hot tap leaking
 Information: In the laundry the hot tap is leaking.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Internal water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are potential outcomes where a water leak is left unattended. In extreme cases, structural damage may develop due to a prolonged water leak.

Photos are indicative only (not all photos are shown).



Defects 3.24

Building: Main Building
 Location: Subfloor
 Finding: FYI subfloor dampness
 Information: FYI there is dampness in the subfloor. This is most likely from ground water, because the house is on a down slope. Plus from persons excavating below the natural ground level. Recommend that client does not store items in this area as they could become

damaged from the moisture.



Defects 3.25

Building: Main Building

Location: Subfloor

Finding: Undermining to piers & footings

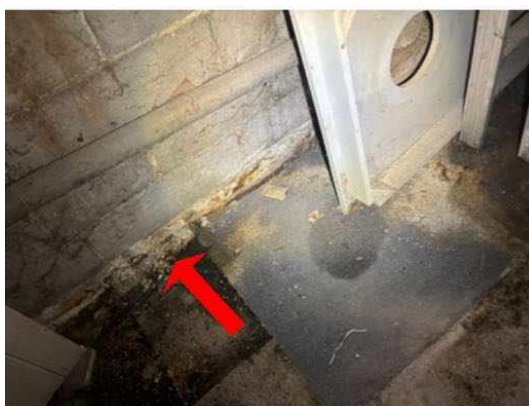
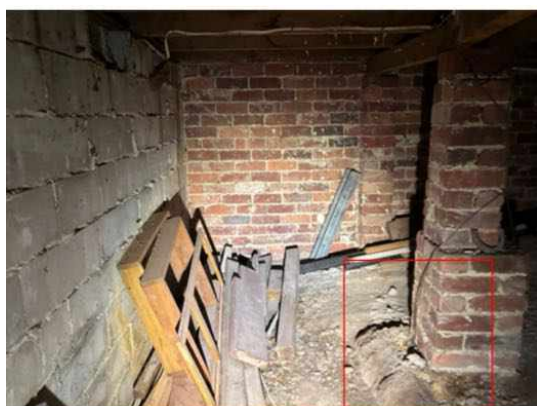
Information: In the subfloor there are some piers and footings that have been partially or fully undermined. Dirt has been excavated away exposing portions of the footings, which reduces stability of the foundations and increases the likelihood of subsidence. There was no. Significant damage identified at this time, but there was lots of vegetation obscuring access at the front of the property where the deepest excavation was.

The soil holds up the concrete foundation/ footing which in turn holds up the brickwork, which holds up the house.

Recommend client engage a Lic Builder to assess and rectify as soon as possible.

Failure to rectify could potentially lead to damage of the structural building elements.

Photos are indicative only (not all photos are shown).





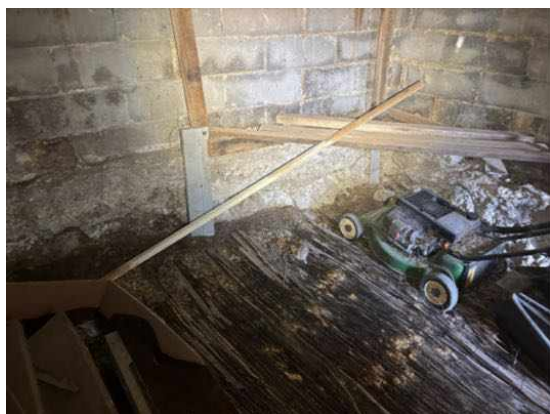


Defects 3.26

Building: Main Building
Location: Subfloor
Finding: FYI Subfloor stored items
Information: FYI there are stored items in the subfloor. This restricts ventilation and creates potential for concealed pest entry. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition.

Photos are indicative only (not all photos are shown).

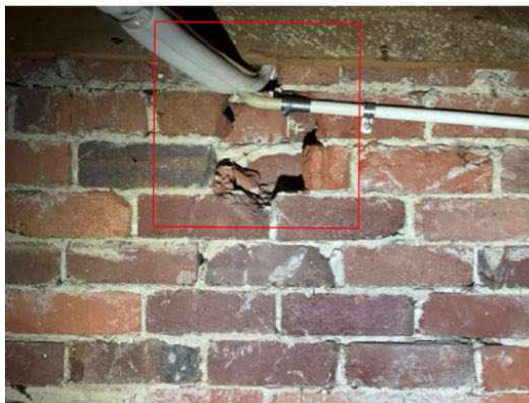
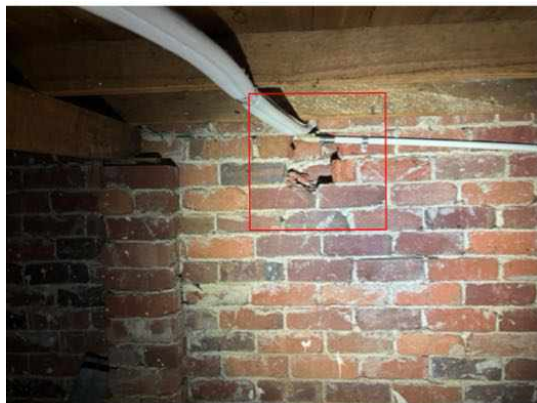




Defects 3.27

Building:	Main Building
Location:	Subfloor
Finding:	Holes to brick work
Information:	There are some holes in the brick work to the party wall in between the properties. This appears to be due to the installation of the heat pump.

This double skinned brick wall is designed to provide fire separation between the dwellings. To Maintain the as designed fire separation, I recommend that the client engage a handy person to seal the hole with suitably fire resistant materials. Such as brick and mortar to the extent possible, mineral wool and then fire resistant mastic(like a tube of silicone) for the remaining small gaps.



Defects 3.28

Building: Main Building
 Location: Subfloor
 Finding: Corrosion to galvanized plumbing pipe
 Information: In the subfloor there is corrosion the galvanized plumbing pipe for the bath waste.

Recommend client engage a Lic Plumber to inspect when on site for other plumbing items and to rectify if required.

Rusting and corrosion, is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.



Defects 3.29

Building: Main Building
 Location: Subfloor
 Finding: FYI under floor insulation
 Information: FYI under floor insulation batts have been fitted in the subfloor under the bedrooms.



Defects 3.30

Building: Main Building
 Location: Patio
 Finding: Patio roof timbers
 Information: The patio roof is sagging significantly. The timbers don't appear to be large enough to support this area.

Recommend client engage a Carpenter to rectify as soon as possible.

Failure to rectify could lead to roof timbers collapsing



Defects 3.31

Building:	Main Building
Location:	Roof
Finding:	Gutters - debris
Information:	There is some debris in the gutters. FYI the back gutters have been replaced. The front gutters are corroded but are still functioning at the moment, however they will need replacement in the near future.

Recommend client engage a Handy Person to clean the gutters as soon as possible.

Recommend client ensure that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Photos are indicative only (not all photos are shown).





Defects 3.32

Building:	Main Building
Location:	Roof
Finding:	Roof maintenance required
Information:	The roof requires some maintenance work. There are loose nails, corrosion and silicone repairs. There is also an unorthodox flashing to the back porch which is relying purely on silicone.

Recommend client engage a Lic Roof Plumber to rectify as soon as possible.

The roof is held down by nails, which was normal practice at the time of construction. However as the timber dries and shrinks the nails and timber loose friction and the suction of the roof by winds, works the nails loose. Some have been replaced by roof screws.

Any loose nails should be replaced by roof screws which offer superior hold down power.

Roof plumbing structures protect the property from water ingress. Client should ensure these structures be maintained on a regular basis.

Photos are indicative only (not all photos are shown).





Defects 3.33

Building: Main Building
 Location: Roof
 Finding: Mortar degraded to chimney capping
 Information: The mortar (pointing) on the brickwork to the chimney capping has deteriorated and is in need of repair.

Recommend client engage a Handy Person to rectify at clients convenience.

Degraded pointing is likely due to weather and movement. Also some mortar mixes may not have been equal at time of construction. Failure to repair will potentially allow more movement of brickwork and lead to water ingress.



Section D Significant Items

D4 Further Inspections

D5 Conclusion - Assessment of overall condition of property

- This 2 bedroom, 1 bathroom weatherboard property is in fair condition when compared to other properties of similar age and construction style that have been well built and maintained.

There are some minor defects, which are mostly due to lack of maintenance (refer to summary below). Details, photos and recommendations are in the body of the report.

The following was identified:

Safety Hazards: Nil

Major Defects: Nil

Minor Defects: Summary of MAIN minor defects are listed below.

(Important: Client must refer to the main body of the report to view ALL minor defects with detailed information and photos). Only the main minor defects are listed below).

Recommend client engage a Lic Plumber to rectify as soon as possible:

- * Kitchen sink was very slow to drain, may be a blockage.
- * Badly corroded galvanized plumbing pipes in toilet and subfloor.
- * Unorthodox flashing to back porch.

* Recommend client engage a Lic Builder to rectify as soon as possible:

- * Undermining of some piers and footings.

Recommend client engage a Lic Electrician to rectify as soon as possible:

- * In the switchboard there are some blank plates/breakers missing covers.
- * On the interior of the house there are multiple electrical items that need rectifying, such as loose power point, damage batten holders, taped over power point.
- * On the exterior back porch the light fitting is missing its cover.
- * In the subfloor there is unorthodox electrical wiring.
- * Install new exhaust fan to kitchen.

Recommend client engage Carpenter to rectify:

- * Patio roof timbers.
- * Wood rot to front and back fascia infills.

Recommend client engage an Air Conditioning Contractor to rectify:

- * Loose filters.

Recommend client engage a Handy Person to rectify:

- * Broken/missing door stops to multiple locations.
- * Windows cleaning, maintenance and painting.
- * Hole to fire wall in the subfloor.
- * Water damage to kitchen backsplash and deteriorated silicone.
- * Kitchen cabinets multiple hinges are loose and some doors are sagging.
- * Back door paint deteriorate, panelling on back of door water damaged and swollen and the door is sagging - recommend new door to be installed.
- * Water staining to back porch and sun room ceilings, there is suspected Asbestos Containing Materials (ACM) in these areas.
- * Laundry window paint deteriorated.
- * Paint deteriorated to laundry wall, this area is suspected ACM.
- * Broken tiles to threshold of sun room.
- * Paint has deteriorated to timbers in multiple locations on the exterior of the house.
- * Water damage to vanity cabinet in bathroom.
- * Silicone deteriorated to shower over bath.
- * Blind mechanism in back bedroom disconnected.
- * Mould staining to corner ceiling in back bedroom.
- * Debris in gutters.
- * Roof maintenance items: loose nails, corrosion, silicone repairs.

For further information, advice and clarification please contact Ash Ruscoe on: 0493 985 075

Section D Significant Items

The following items were noted as - For your information

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:	Main Building
Location:	Roof Void
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 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: Subfloor
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: Interior & Exterior
 Finding: Lead Paint
 Information: This is FYI only. We are not saying there is lead paint to this property, as that would need testing and this a non destructive inspection.

Except from "WorkSafe Tasmania":

Paint containing lead was used in many Australian homes before 1970, but those built more recently may still also pose a risk to health. Lead paint can be found on interior and exterior walls and features, and on fences and railings.

Exposure to lead is a health hazard, not just in the workplace. Even small amounts of dust or chips of paint containing lead, generated during minor home repairs, can be a health risk. It may be covered by more-recently applied paint, and becomes a health and safety risk when the paint deteriorates and becomes flaky, powdery or peeling; or during paint removal.

Anyone painting a house or doing maintenance that could disturb paint containing lead should avoid exposing themselves and their families, neighbours and pets to its hazards.

Photos are indicative only (not all photos are shown).



Noted Item

Building: Main Building
 Location: Exterior
 Finding: Asbestos - Suspected ACM Identified on Site
 Information: Suspected Asbestos Containing Material (ACM) was identified in the:

* Some internal wall linings to the back porch/sun room area

* Eaves lining sheets

* Switchboard back wall

The primary wall and ceiling linings on the inside of the house are timber based products, Masonite wall linings and caneite ceiling linings.

Any property built prior to 1987 is likely to contain some asbestos containing materials. Between 1987 and 1990 it is likely that these properties also may contain some asbestos containing materials.

Definitive reporting on Asbestos is outside the Scope of this Report. This suspected ACM is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is some risk of the identified building elements containing asbestos.

As definitive Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which includes the taking of samples for definitive confirmation of the presence of Asbestos. Only scientific testing of those samples of material by an accredited National Association of Testing Authorities (NATA) asbestos testing laboratory can confirm the presence of asbestos.

In the interim, the client is advised to act with caution 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. Client should make any contractors aware of the suspected ACM before any works commence.

For further information regarding asbestos I recommend go to:
"asbestosawareness.com.au" and start at "asbestos in the home".

Photos are indicative only (not all photos are shown).







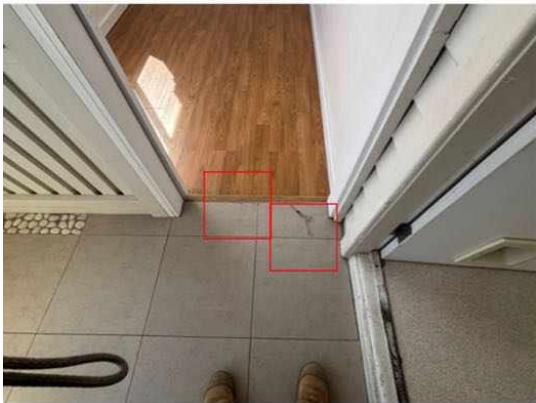
Noted Item

Building: Main Building
Location: Switchboard
Finding: FYI electricity
Information: FYI the electricity was turned off at the switchboard. Therefore I couldn't test anything electrical.



Noted Item

Building: Main Building
Location: Sun room
Finding: Broken floor tiles
Information: FYI In the sun room there are broken floor tiles to the threshold.



Noted Item

Building: Main Building
Location: Multiple locations
Finding: FYI Unpainted doors
Information: The bedroom doors have not been painted.

Recommend client engage a Handy Person/Painter to rectify at clients convenience.

Paint provides protection to building materials.



Noted Item

Building: Main Building
Location: Roof void
Finding: FYI roof void
Information: FYI there is "blown in" style insulation covered by insulation batts.



Definitions to help you better understand this report

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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