



## Building Inspection Report

Inspection Date: Mon, 16 Feb 2026

Property Address: 12 Verna Pl, Quakers Hill NSW 2763,  
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: Mon, 16 Feb 2026

Modified Date: Tue, 17 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 12 Verna Pl, Quakers Hill NSW 2763, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Rishi Rishikesan Ph: 0406 661 250  
Email: Kellyville@jimsbuildinginspections.com.au

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B Sc(Engineering)

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Company Name: Jim's Building Inspections (Kellyville)

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Company Address and Postcode: Kings Langley 2147

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Company Email: Kellyville@jimsbuildinginspections.com.au

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Company Contact Numbers: 0406 661 250

## 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: This report must be read in full to clearly understand all items identified as defects listed within the report.

## 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 good condition with some minor defects found.

## Section B General

### General description of the property

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Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Footpath, Garage, Pergola
Other Timber Bldg Elements	Doors, Internal Joinery, Landscaping Timbers and Construction, Door Frames, Deck
Roof	Timber Framed, Tiles, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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.

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Roof Exterior
- Roof Void
- Slab Edge
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

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 cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Duct work

- Fixed Furniture - Built-in Cabinetry
- Furniture
- Insulation
- Landscaping
- Solar Panels
- Stored items

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:	Down pipe - Front
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of evidence of water leak (rust and corrosion).

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



#### Defects 3.02

Building: Main Building  
Location: Exterior walls - right side  
Finding: Brickwork - Minor deterioration  
Information: Minor deterioration was evident to sections of the brickwork in this area at the time of inspection. Commonly referred to as brick corrosion or erosion, the bricks are aged and likely to have been affected by a variety of factors, including weather exposure, damage, salt-based deterioration, and more.

Overtime, these factors can affect the bricks, causing them to become brittle and appear corroded or eroded. The mortar in the brickwork may also become powdery, further detracting from the structural integrity of the brickwork. If left unmanaged, potential implications include further deterioration of the building materials, the development of secondary defects, and potential development of structural instability of the wall.





### Defects 3.03

Building:	Main Building
Location:	Bathroom
Finding:	Shower door - Binding/jamming
Information:	Binding and/or jamming of this shower door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the frames covering.

A door that binds to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges.

For minor causes, a qualified glazer or general handyperson should be appointed to perform minor rectification works at client discretion.





### Defects 3.04

Building: Main Building  
 Location: Shower area  
 Finding: Grout - Missing  
 Information: Grout is missing in this area. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures. While damage grout appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Failure to do so is likely to lead to water damage to the surrounding area.





## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements

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

- The building appears to be in good condition compared to buildings of similar age and construction.

Minor defects were found at the time of the inspection. As mentioned in defects details, recommendations are advised to avoid further damage or deterioration of building elements.

No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

Please be aware that limitations did affect the inspection with inaccessible areas, 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 the full inspection to be carried out. The rating for the risk of undetected defects is therefore medium.

This report must be read in full to clearly understand all items identified as defects listed within the report.

For further information, advice and clarification please contact Rishi Rishikesan on: 0406 661 250

## Section D Significant Items

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

#### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of live termite activity was absent at the time of the inspection
Information:	No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage. If no evidence of termites was found at this inspection be aware that at the initial stage of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced. As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended inspection you should contact a pest controller immediately.

#### Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - Evidence of installation
Information:	<p>There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.</p> <p>Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry. 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.</p>



**Noted Item**

Building: Main Building  
 Location: All External Areas  
 Finding: Landscaping Timber  
 Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove untreated timber that is in direct contact with external grounds. If there is old tree stumps present frequent pest inspections are advised to readily identify any termite activity in these areas. Monitor treated landscape timbers within the garden area, as treated pine breaks down and rots over a period of time causing conducive conditions for termite activity.





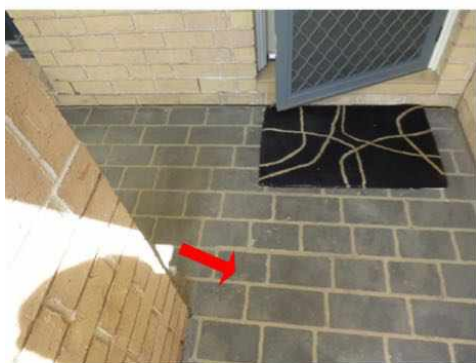
### Noted Item

Building:	Main Building
Location:	Porch
Finding:	Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Hairline cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



### Noted Item

Building: Main Building  
 Location: Roof Void  
 Finding: Insulation - adequate  
 Information: Upon inspection of the roof void it was noted that there is adequate insulation. Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is adequate 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.



### Noted Item

Building: Main Building  
 Location: Roof void  
 Finding: Air condition Unit- Good condition NO drain leaks  
 Information: There is NO drain leaks in air condition during the inspection. Leaking from an air-conditioning unit in roof space may be a result of several causes, including poor installation, blockages in internal drains, or a blockage to the drain hole. Heavy leaking from the air-conditioning unit is likely to produce damp conditions in the surrounding area conditions which are conducive to termite attack. If left unattended, such leaking can develop into water pooling below the unit, creating potential for subsequent water damage to associated building elements.

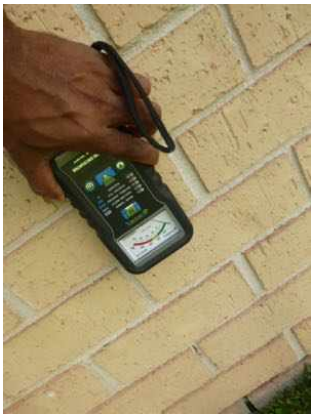


**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: No Excessive Moisture  
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. No evidence of excessive moisture was found inside the house at the time of the inspection.









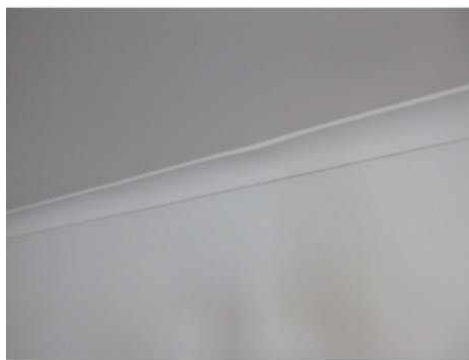


### Noted Item

Building: Main Building  
Location: All Internal Areas  
Finding: Cracking - Damage Category 0 - Hairline (less than 1mm)  
Information: Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



### Noted Item

Building: Main Building  
 Location: Bathroom And other wet area  
 Finding: No evidence of excessive moisture- Bathroom  
 Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. There was NO evidence of excessive moisture present at the time of inspection in bathrooms.

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. Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.







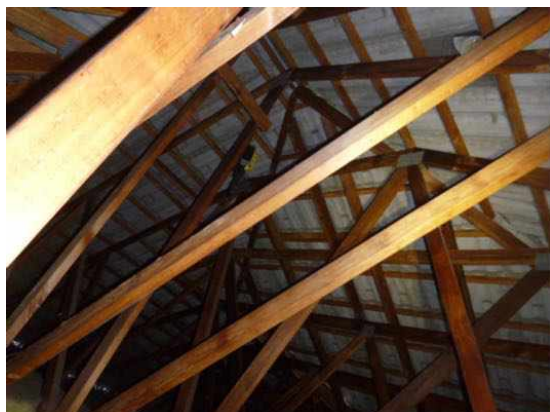


### Noted Item

Building:	Main Building
Location:	Roof void
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although it is a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

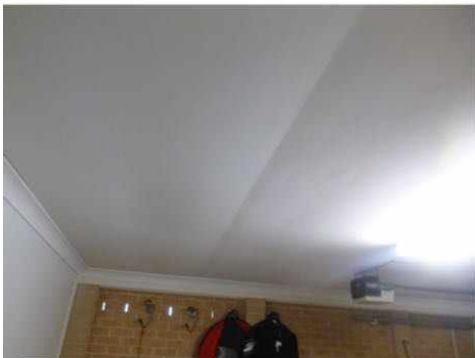


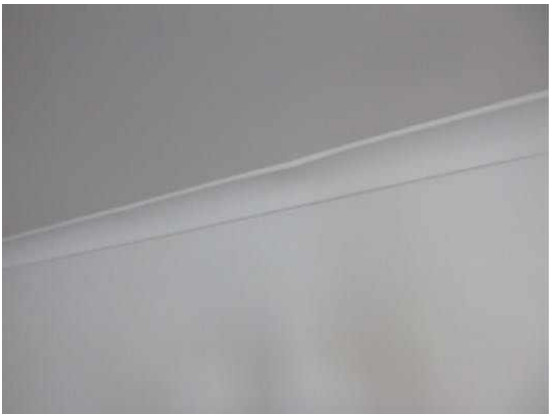
### Noted Item

Building:	Main Building
Location:	Garage And other areas
Finding:	Ceiling - Sagging
Information:	Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.





Noted Item

Building: Main Building  
Location: All 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.





**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.















**The following items were noted as - Good Condition**

**Noted Item**

Building: Main Building  
Location: Roof Exterior  
Finding: Roof Tile - Good condition  
Information: Upon inspection of the exterior and interior roofing, the majority of rood tiles were considered to be in a good condition. Few crack tiles were noted during the inspection. It should be replace asap soon as possible to avoid further damage and leakages.









## 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.