



# Building Inspection Report

Inspection Date: Thu, 19 Feb 2026

Property Address: 13 Lillie St, Glebe TAS 7000, Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
<b>Section B</b>	General
<b>Section C</b>	Accessibility
<b>Section D</b>	Significant Items
<b>Section E</b>	Additional comments
<b>Section F</b>	Annexures to this report

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, 19 Feb 2026

Modified Date: Fri, 20 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: 13 Lillie St, Glebe TAS 7000, Australia

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Client's Email Address:

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Client's Phone Number:

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

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Builders Licence CC6482

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

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Company Address and Postcode: Tolmans Hill 7007

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Company Email: Sandybay@jimsbuildinginspections.com.au

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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
<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 Very Good

## Section B General

### General description of the property

Building Type	Detached, Residential
Company or Strata title	Unknown
Floor	Masonry Foundations, Piers - Timber, Brick Stumps or Piers, Chipboard
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South West
Other Building Elements	
Other Timber Bldg Elements	Doors, Door Frames, Architraves, Deck, External Joinery, Skirting Boards, Window Frames, Stair Railing, Staircase, Floorboards, Weatherboards
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Timber Framed and Clad, Weatherboards
Weather	Fine

## 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
- Outbuildings
- Roof Exterior - Part
- Subfloor - 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:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Exterior Roof Surface - Second Storey.
- Wall Exterior - where neighbouring buildings immediately adjoin.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

### Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings

- Decking
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- 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

#### Defects 2.01

Building: Main Building  
Location: Bathroom  
Finding: Bathroom  
Information: In the bathroom, there appear to be at least two water leaks to the shower.

There is some damage to the plasterboard beside the shower. There is some efflorescence to the floor tiles, (which indicates moisture under the tiles).

The first leak is suspected from the gap in the shower screen where it pivots. When tested, water ran down to the floor tiles beside the toilet. Also there is damage/cracking to the floor tiles beside the toilet. In the subfloor there is mould and water damage to the flooring underneath this area. Due to the amount of damage under the floor, it does appear to have been leaking and wet for some time. I suspect the cracked tiles next to the toilet are due to the flooring getting wet and soft, and then the movement from someone sitting on the toilet caused the cracks.

The second leak appears to be on the wall where the shower taps are located. I suspect the water is getting into the tap penetrations and may be moving side ways through the tiles via capillary action. There is visible damage beside the bath. I ran the shower for approximately 10 mins directed toward the wall with the taps on it and water was dripping out in the subfloor. The structural timbers appear to be still sound, however there is damage to the chipboard flooring. There were also elevated moisture readings, which indicates water behind the tiles. There is likely to be damage to the wall lining/plasterboard behind the tiles, and possibly mould.

The property was vacant at the time of inspection.

Recommend client firstly engage a Lic Plumber to investigate and rectify the active water leaks immediately. The Plumber may be able to identify the source and apply a short term solution such as silicone to prevent further damage.

After the Plumber has attended, recommend client engage a Lic Builder (who specializes in bathroom renovations), to inspect as soon as possible (perhaps with a camera to view inside the wall void). Partial or full demolition and reconstruction is likely to be required. The full extent of damage is often not apparent until demolition work commences.

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/subsidence may develop due to a prolonged water leak.

If not rectified, water will continue to ingress and lead to further water damage and deterioration of the surrounding building elements.

Mould can cause health issues.









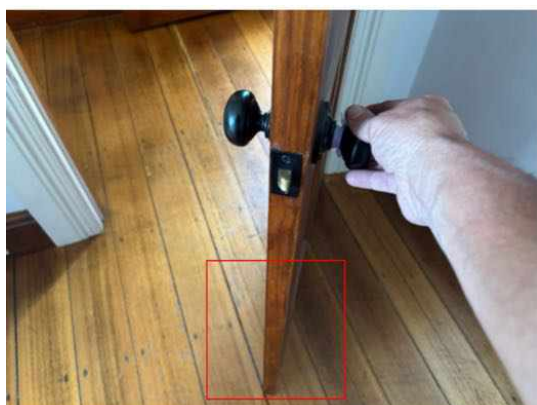
## Minor Defect

### Defects 3.01

Building: Main Building  
 Location: Master bedroom  
 Finding: Door binding  
 Information: The master bedroom door has some very minor binding on the bottom of the door. This has caused some very minor damage to the floorboards.

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

Failure to rectify will lead to further deterioration to the floorboards.



### Defects 3.02

Building: Main Building  
 Location: Living  
 Finding: Window stuck  
 Information: The window in the rear living area (behind the heat pump), was stuck and needs adjustment. The rest of the windows were operating well and they appear well maintained.

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

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.



### Defects 3.03

Building: Main Building

Location: Roof  
 Finding: Corrosion to gutters  
 Information: Some of the gutters show evidence of rusting and corrosion. The gutter to the rear, above the french doors will need replacement in the very near future. The rest are in varying states and this will be part of future maintenance.

This is most likely to have developed due to a age and lack of maintenance/cleaning of debris which then causes water pooling. 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.

Recommend client engage a Lic Plumber to replace the gutter above the french doors, as soon as practicable.

Recommend that the client ensure the gutters be cleaned and maintained on a regular basis to prevent further corrosion.

Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.





Defects 3.04

Building: Main Building

Location: Roof

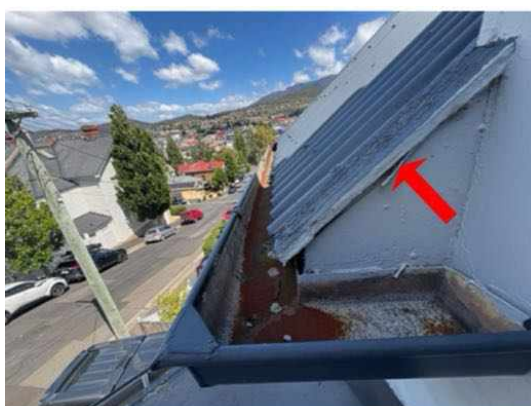
Finding: Roof timbers

Information: On the roof, timber has been used as trims/flashings on the gable ends in various locations. The timber is in various states of repair. Some needs painting and some requires replacement. A better long term solution I would recommend, is that that client engage a Lic Roof Plumber to make and install custom flashings to go over the timbers, covering and encapsulating them. This will reduce future maintenance and prevent further deterioration to the timbers. However this would need to be checked with Heritage Controls, as they may need to approve this first.

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

Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of joins.

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







**Defects 3.05**

Building: Main Building  
 Location: Front stairs  
 Finding: Balustrade post  
 Information: The balustrade corner post to the front stairs is loose. There are some small brackets but they need to be reinforced and replaced with something sturdier.

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

Failure to rectify could cause further deterioration.





**Defects 3.06**

Building: Main Building  
 Location: Subfloor  
 Finding: Pier  
 Information: In the subfloor, there is a pier under the rear of the house that has become disengaged. The whole pier is loose.

Recommend client engage a Brick Layer to rectify as soon as possible. This pier will likely need to be demolished and rebuilt.

Piers provide support to the flooring structure.



## Defects 3.07

Building:	Main Building
Location:	Roof
Finding:	Minor paint deterioration to some exterior timbers
Information:	There is some minor paint deterioration next to the upper side gable window, front upper dormer window and the front panelling of the bay window down low. Generally the paintwork is in quite good condition. If you are able to get details of the current paint colour that would be helpful.

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.





## Section D Significant Items

### D4 Further Inspections

### D5 Conclusion - Assessment of overall condition of property

- This 3 bedroom, 1 bathroom property is in very good condition overall, when compared to other properties of similar age and construction style that have been well built and maintained.

There were no Safety Hazards identified.

There was one Major Defect. The bathroom has active water leaks and water damage is visible in the subfloor, and there are elevated moisture readings and mould. Recommend client engage a Lic Plumber to rectify leaks immediately.

Then recommend client engage a Lic Builder who specializes in Bathroom Renovations. Partial or full demolition and reconstruction is likely to be required. The full extent of damage is often not apparent until demolition work commences. Recommend that this be rectified as soon as possible to prevent further damage.

There were some Minor Defects and some items noted as FYI.

Please refer to body of the report, for full details, photos and recommendations.

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: 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: Roof

Finding: FYI Ivy  
Information: There is vegetation (Ivy) growing on the rear of the house. It recommend this to be removed or it will cause damage to the building materials.

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



**Noted Item**

Building: Main Building  
Location: Subfloor  
Finding: FYI under floor insulation  
Information: FYI there is insulation fitted under the floors in the subfloor.



**Noted Item**

Building: Main Building  
 Location: Subfloor  
 Finding: FYI piers  
 Information: FYI some of the older piers at the front subfloor section have been replaced with brick piers. FYI access to this section is via a hatch in the hallway.



**Noted Item**

Building: Main Building

Location: SUbfloor  
Finding: Subfloor stored items  
Information: FYI there are some stored items in the rear subfloor. Recommend client check with the agent, to see if these are being removed prior to settlement. Stored items 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.

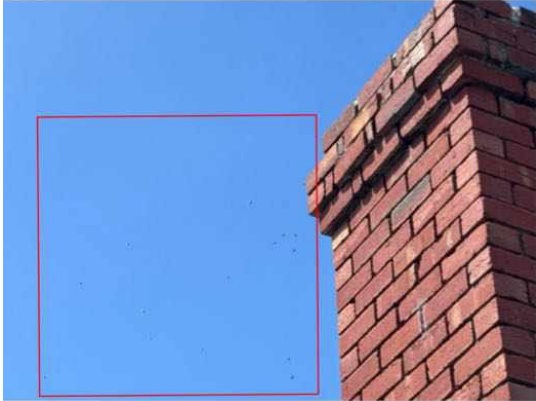


**Noted Item**

Building: Main Building  
Location: Roof  
Finding: Insects

Information:

FYI the rear shared chimney may have a bee/wasp nest in it (it appears on the neighbours side). The chimney is capped but they might be entering through a gap in the mortar. Client may want to alert the neighbours. This may be a nuisance for occupants using the outdoor areas to both properties.





**Noted Item**

Building: Main Building  
Location: Roof  
Finding: FYI front chimney  
Information: FYI the front chimney is uncapped. This is for the fire in the front bedroom. If you are not going to use it then capping the chimney to prevent, bird, vermin, insect and water entry is recommended.



**Noted Item**

Building: Main Building

Location: Switchboard  
Finding: FYI switchboard  
Information: FYI the switchboard has been upgraded.



## 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.