



Building Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 54 Ohallorans Rd, Lara VIC 3212, 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: Wed, 1 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 54 Ohallorans Rd, Lara VIC 3212, Australia

Client's Email Address:

Client's Phone Number:

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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 inspection is a visual assessment of the readily accessible areas of the property at the time of inspection and incorporates both a building inspection and a timber pest (termite) inspection. The inspection is non-invasive unless otherwise specifically instructed in writing by the client prior to the inspection. Where no such instruction is provided, no dismantling, removal of finishes, excavation, drilling, cutting, or destructive testing is undertaken.

The building inspection component is limited to the observation of visible building elements and readily apparent defects at the time of inspection. It does not constitute a compliance inspection, certification, structural engineering assessment, warranty inspection, or valuation. No opinion is provided regarding future performance, remaining service life, or suitability of the property for any particular purpose.

The timber pest inspection component is limited to identifying visible evidence of timber pest activity and conditions conducive to timber pest attack at the time of inspection. The inspection does not

constitute a guarantee that termites or other timber pests are not present. Timber pests may be concealed within building elements, wall cavities, roof voids, subfloor areas, soil, or other inaccessible locations and may not be detectable without invasive investigation.

The absence of visible evidence of timber pest activity does not confirm that termites or other timber pests are not present. Similarly, the absence of visible building defects does not confirm that defects do not exist.

The inspection is limited to areas that were readily accessible and visible at the time of inspection. Areas that were inaccessible, obstructed, concealed, or restricted are excluded from assessment. Conditions may exist in concealed or inaccessible areas that were not observable at the time of inspection.

Moisture testing, where performed, is non-invasive and indicative only. The absence of elevated readings does not confirm the absence of leaks, moisture ingress, waterproofing failure, or concealed timber decay. Waterproofing membranes, flashings, termite barriers, and concealed drainage elements are generally not visible and cannot be confirmed without invasive investigation.

This inspection is not a structural engineering assessment. Comments relating to cracking, movement, deflection, or deformation are observational only and based on visible conditions at the time of inspection. No soil testing, footing exposure, level survey, geotechnical assessment, or engineering analysis was undertaken.

Services including electrical, plumbing, gas, drainage, heating, cooling, appliances, fire services, solar systems, smoke alarms, and safety devices are not tested for operation or compliance, unless expressly stated otherwise.

This inspection does not confirm compliance with the National Construction Code, Australian Standards, approved plans, treatment certificates, warranties, or statutory requirements, unless specifically stated. Where reference is made to standards or guidelines, such references are provided for general guidance only and must not be interpreted as certification or approval.

Environmental conditions, site drainage, landscaping, maintenance practices, weather events, or works carried out after the inspection date may alter building condition or timber pest risk. This report represents the condition of the property only at the time of inspection.

This report is prepared solely for the named client for the purpose of a combined building and timber pest inspection. It must not be relied upon by any third party without prior written consent. No responsibility is accepted for third-party reliance.

Photographs are provided for illustrative and record purposes only. Not all observed conditions may be photographed, and the absence of a photograph does not indicate the absence of a defect, timber pest activity, or conducive condition.

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 good condition with some minor defects found.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Pergola, Water Tanks, Porch
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Fascias, Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Patio, Porch / Patio, Skirting Boards, Eaves, Veranda Posts, Window Frames
Roof	Timber Framed, Tiles
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Posts
- Roof Exterior - Part
- Roof Void - Part
- The Site
- Trees
- 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:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Wall exterior due to obstructions.

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 cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Patio
- Porch
- Solar Panels
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

urgency. See also overall risk rating for undetected defects.

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

Defects 1.01

Building:	Main Building
Location:	Roof Void
Finding:	Rangehood Ducting Discharges into Roof Void
Information:	Inspection of the ceiling cavity revealed that the ducting connected to the kitchen rangehood terminates within the roof void, rather than exhausting externally. This method of installation is no longer considered compliant with current building and ventilation standards.

Contemporary requirements for mechanical kitchen ventilation systems specify that ducted rangehoods must discharge directly to the external atmosphere. Venting into the roof void introduces airborne grease particles, cooking odours, and moisture-laden air into an enclosed space, which may result in long-term deterioration of insulation materials, framing components, and roof elements.

Implications:

- Accumulation of grease and moisture within the roof void
- Potential mould or condensation-related damage to insulation and framing
- Non-compliance with current NCC requirements for mechanical exhaust systems
- Possible reduction in indoor air quality and ventilation performance

Recommendations:

- A licensed plumber or mechanical ventilation specialist should be engaged to modify the ductwork and install a compliant termination to the external atmosphere
- The roof cavity should be inspected for signs of moisture damage or grease build-up resulting from prolonged internal discharge
- Any insulation affected by grease or moisture contamination should be replaced

While this installation may have been permissible under older standards, it is not compliant with current construction and health expectations. Rectification is advised to prevent further impact to the roof space and to meet modern regulatory requirements.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking to Painted Architraves and Skirting Boards
Information:	Cracks were observed opening up in various sections of the painted architraves and skirting boards. These cracks may be associated with minor building movement, timber shrinkage, or inadequate surface preparation prior to painting.

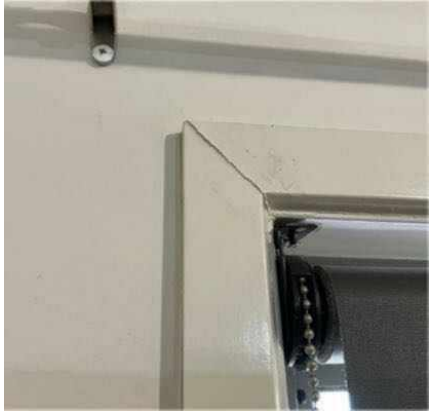
Implications:

- Aesthetic presentation is compromised by visible cracking.
- Potential ongoing movement may lead to further deterioration or require repeated maintenance.
- May indicate underlying workmanship or preparation issues.

Recommendations:

- Engage a qualified painter or builder to assess the extent of cracking and undertake necessary repairs, which may include filling, sanding, and repainting affected areas.
- Monitor for any signs of worsening or recurring movement over time.

This condition is not uncommon following recent painting, particularly in timber joinery, and is typically considered a maintenance item unless associated with significant structural movement.





Defects 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking Between Architrave and Wall Junction
Information:	During the inspection, cracking and separation were observed between the architrave and the adjoining wall surface. This condition is commonly caused by normal building movement, minor frame shrinkage, or seasonal expansion and contraction of materials. In some cases, movement may also be influenced by additional loads from attached fittings such as blinds or curtain brackets.

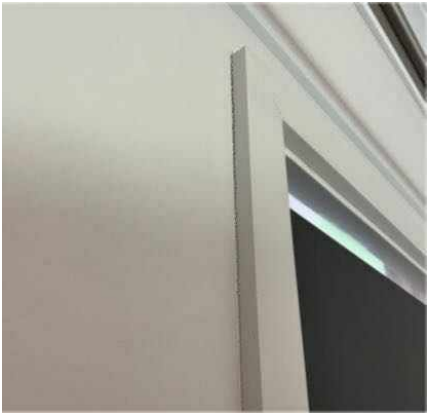
Implications:

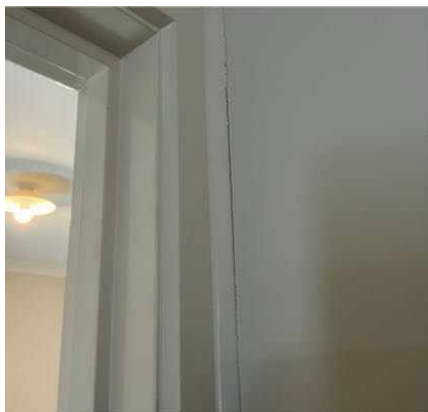
- Cracking detracts from the appearance of internal finishes.
- Minor separation may continue with seasonal changes or building movement.
- Unsealed gaps can collect dust or allow minor moisture staining over time.

Recommendations:

- Inspect the affected areas and refix or reinforce the architrave where movement is evident.
- Recaulk or fill the junction using a flexible sealant suitable for painted surfaces, then sand and repaint.
- Ensure that any attached fittings are adequately supported to reduce future stress on trim components.

The condition appears cosmetic and is typical of normal building movement. It can be readily repaired through routine maintenance and repainting.





Defects 3.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking to Internal Wall Linings
Information:	Cracking was observed to internal wall linings during the inspection. These types of cracks are generally considered common and are typically the result of natural building movement, age-related wear, thermal expansion and contraction, or minor installation-related issues in plasterboard or supporting framing members.

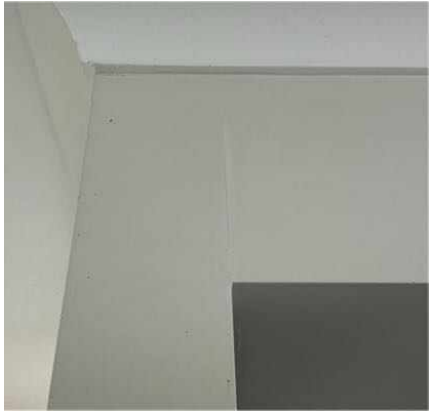
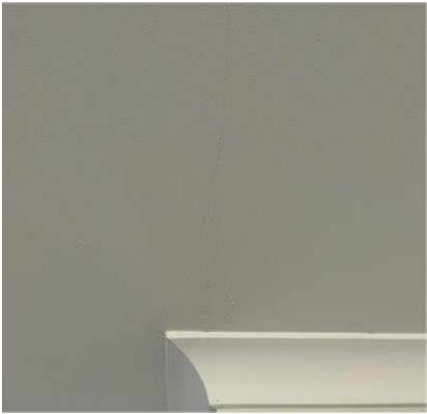
Implications:

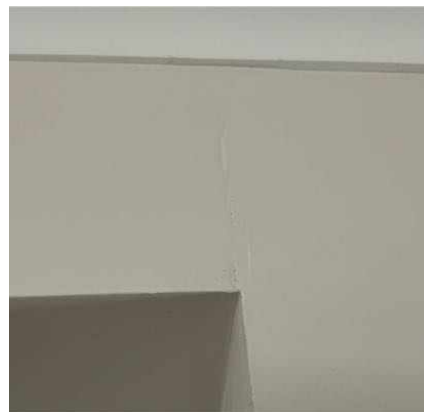
- May result in minor functional issues such as jamming or sticking of doors and windows.
- Reduces the cosmetic quality of interior finishes.
- Could indicate areas that warrant future observation for progressive movement.

Recommendations:

- Engage a qualified plasterer to repair cracks and consider installing expansion joints if necessary to accommodate ongoing building movement.
- Arrange for repainting by a qualified painter following any plaster repairs.
- Monitor cracks over time for signs of progression (e.g. widening, lengthening, or new cracks forming).
- If deterioration continues or operational issues with doors/windows arise, seek further assessment from a building inspector or structural engineer.

The cracking noted is typical of minor building movement and does not currently present as structural. Regular monitoring and cosmetic repair will assist in preserving the internal presentation and allow early intervention if future issues arise.





Defects 3.04

Building:	Main Building
Location:	Internal Areas
Finding:	Early Wear to Carpeted Flooring
Information:	During the inspection, the carpet in areas was observed to be showing early signs of wear. This includes visible flattening of the pile, localised tracking along the main traffic path, and minor surface irregularities. These conditions are commonly associated with regular foot traffic, furniture movement, and general use over time, particularly in high-use circulation areas.

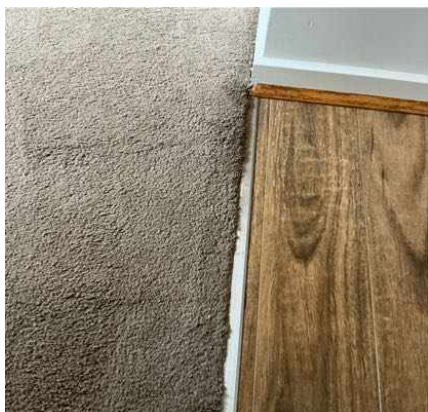
Implications:

- Progressive wear may lead to further deterioration of the carpet fibres, reducing overall service life.
- Worn areas can detract from the cosmetic presentation of internal spaces.
- If deterioration continues, localised repairs may become impractical, requiring partial or full replacement.

Recommendations:

- Continue routine cleaning and maintenance to slow further wear, including professional carpet cleaning as required.
- Consider the use of runners or protective mats in high-traffic areas to reduce ongoing deterioration.
- If wear becomes more pronounced or unacceptable, seek advice from a flooring specialist regarding repair or replacement options.

The observed carpet wear appears consistent with normal use and is not unusual for trafficked areas. Ongoing maintenance and monitoring will assist in managing presentation and extending the remaining lifespan of the flooring.



Defects 3.05

Building:	Main Building
Location:	Entry
Finding:	Door Frame Movement and Misalignment at External Door
Information:	At the time of inspection, the door frame at the external doorway appears to have moved outward, as evidenced by the misalignment between the architrave and the floating floor trim. Gaps are visible at the junctions, and the finishes do not align as intended. This condition may be due to inadequate fixing of the door frame, however this was not verified at the time of inspection.

Implications:

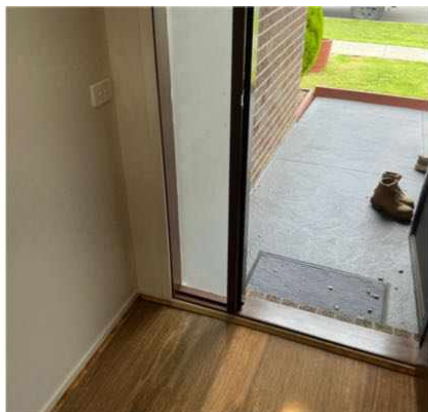
- Movement of the door frame may continue if fixing is inadequate.
- Gaps at junctions can allow air, moisture, and pests to enter.
- Misalignment may affect door operation and sealing performance.

Recommendations:

- Engage a qualified carpenter or builder to assess the fixing of the door frame.
- Refix and secure the frame as required to prevent further movement.

- Realign and refit affected trims and architraves to achieve a consistent finish.
- Seal gaps as required to prevent air and moisture ingress.

The door frame shows signs of movement and misalignment. Further assessment and rectification are recommended to ensure proper fixing and performance.



Defects 3.06

Building:	Main Building
Location:	Entry
Finding:	Missing Bottom Door Seal(s) – External
Information:	During the inspection, one or more external doors were found to be missing bottom door seals. These seals—commonly used in conjunction with perimeter weather seals—are essential for preventing the intrusion of wind, rain, pests, and dust, as well as reducing energy loss from internal conditioned spaces.

Implications:

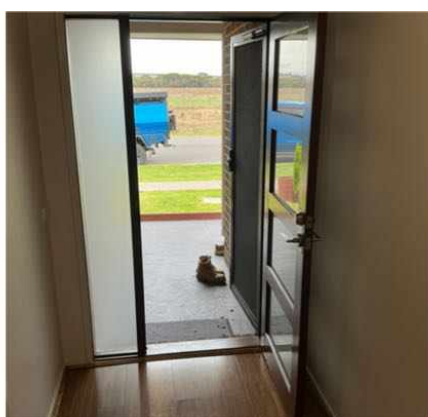
- Increased potential for weather intrusion beneath the door during heavy rain or wind events.
- Reduced thermal efficiency, potentially increasing energy consumption and heating/cooling costs.

- Higher likelihood of pests entering the home through unsealed door gaps.
- Minor loss of acoustic insulation and occupant comfort near affected doors.

Recommendations:

- After settlement, engage a qualified handyman or carpenter to install suitable bottom door seals to all affected external doors.
- Select weather-rated seals appropriate for the exposure and use of each door.
- Inspect existing perimeter seals to ensure they are in good condition and functioning as intended.
- Regularly inspect and maintain seals to preserve performance over time.

Addressing the absence of bottom door seals will improve the weatherproofing and energy efficiency of the dwelling while contributing to a more secure and comfortable living environment.



Defects 3.07

Building:	Main Building
Location:	Garage Access
Finding:	Deteriorated and Missing External Door Seals
Information:	During inspection, several external door seals were found to be deteriorated and no longer providing effective sealing, while other openings were observed with seals completely missing. The deterioration appears consistent with age, ongoing wear, and weather exposure. Missing seals leave visible gaps between the door leaf and frame threshold.

The absence or failure of seals compromises the door's intended function of restricting air, moisture, and pest ingress.

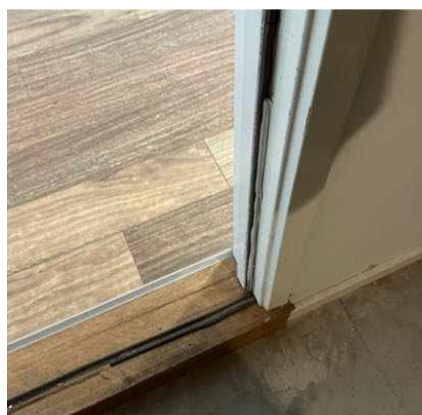
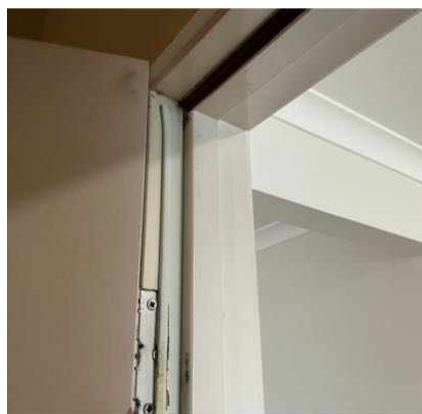
Implications:

- Allows wind, dust, and moisture to enter the dwelling
- Reduces thermal efficiency and may increase heating/cooling costs
- Creates potential pathways for insects or vermin through unsealed gaps
- May contribute to drafts, discomfort, or internal condensation under certain weather conditions

Recommendations:

- Install new seals to openings where seals are missing
- Replace deteriorated seals with suitable weather-resistant products
- Check frames for alignment during seal installation to ensure proper contact
- Implement periodic maintenance inspections of external openings to sustain weather-tightness

Restoring effective sealing to external doors will improve comfort, reduce energy loss, and minimise moisture or pest ingress risks.



Defects 3.08

Building: Main Building
 Location: Kitchen
 Finding: Missing Floating Floor Trims
 Information: At the time of inspection, floating floor trims were observed to be missing in one or more areas at floor junctions. This has resulted in exposed flooring edges and an incomplete finish. The absence of trims does not meet acceptable standards of workmanship and leaves the flooring installation vulnerable to movement and edge damage during normal use.

Implications:

- Exposed flooring edges are prone to damage and deterioration.
- Increased likelihood of floor movement or separation at junctions.
- Potential trip hazard where level transitions are not properly finished.
- Overall finish and durability of the flooring installation is reduced.

Recommendations:

- Engage a qualified flooring contractor to supply and install all missing trims.
- Ensure trims are securely fixed and neatly finished at all floor junctions.
- Confirm all exposed flooring edges are adequately protected.

The current condition reflects an incomplete flooring installation. Rectification is recommended to provide a complete, durable, and serviceable finish.



Defects 3.09

Building: Main Building
 Location: Living Room
 Finding: Historic Water Damage to Ceiling Linings
 Information: During the inspection, areas of the ceiling linings displayed visible staining, patchiness,

and surface irregularities consistent with historic moisture exposure. The affected areas appear dry at the time of inspection, and no active dripping or moisture ingress was observed. However, the exact source and extent of the previous moisture event could not be confirmed. The condition suggests prior water penetration or prolonged humidity exposure, which has affected the ceiling lining finishes.

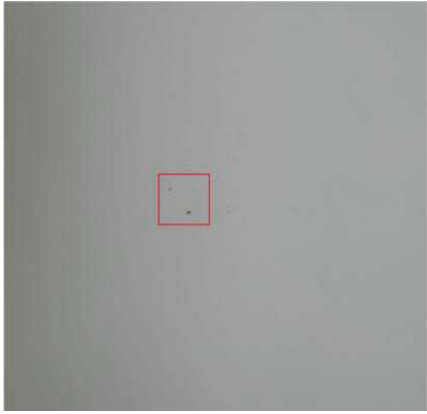
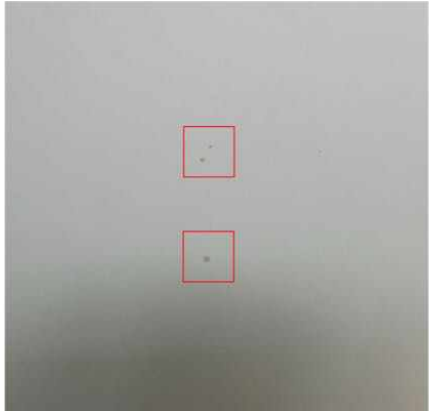
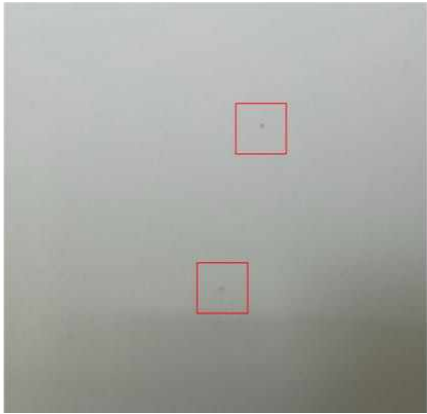
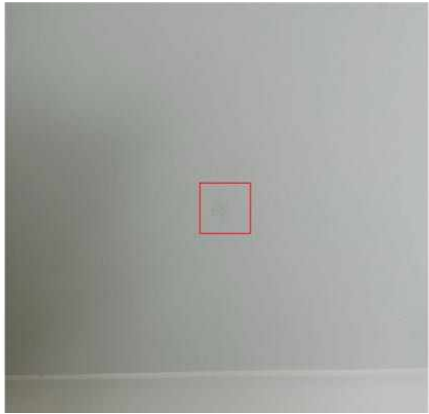
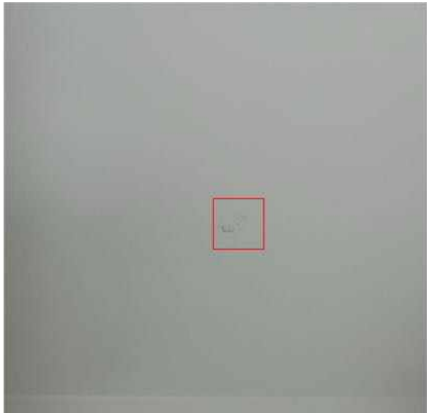
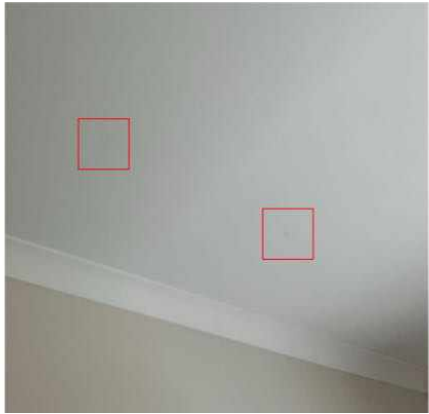
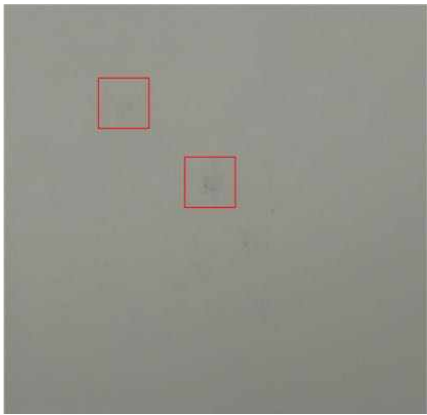
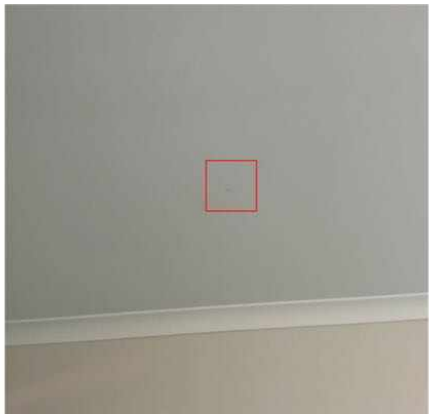
Implications:

- Historic water exposure may have reduced the long-term durability and integrity of the ceiling linings.
- There is potential for concealed damage to framing or insulation above the affected ceiling areas.
- Previous leaks may recur if the original source has not been permanently rectified.
- Cosmetic deterioration affects the overall presentation of the internal finishes.

Recommendations:

- Monitor the affected ceiling areas during rainfall and high-humidity conditions for any signs of active moisture.
- Engage a licensed builder or plumber to investigate possible sources of historic water ingress, including roof coverings, flashings, gutters, or plumbing services.
- If no active moisture is present, engage a qualified tradesperson to repair, prepare, and repaint the affected ceiling linings.
- If further moisture activity is detected, undertake immediate investigation and rectification to prevent further damage.

In summary, the ceiling linings show evidence of historic water damage. While no active moisture was observed at the time of inspection, the underlying cause has not been confirmed, and further investigation and ongoing monitoring are recommended to ensure no continuing or future moisture issues are present.



Defects 3.10

Building:	Main Building
Location:	Ensuite
Finding:	Loose Basin Mixer Tap
Information:	At the time of inspection, the basin mixer tap was found to be loose at its base where it connects to the countertop. The fitting does not sit firmly in place, indicating that the securing components beneath the benchtop may not have been adequately tightened or installed. Fixtures should be securely fixed to prevent movement during normal use.

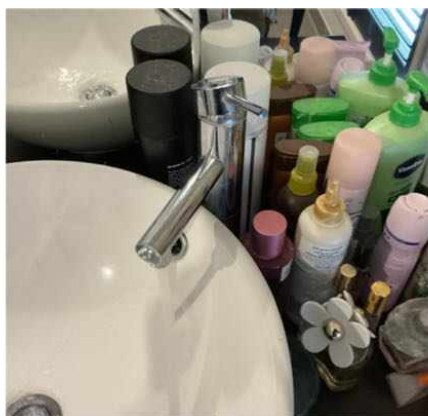
Implications:

- Movement of the tap can place stress on plumbing connections over time.
- Potential for minor water ingress at the base if not properly sealed.
- Ongoing use may worsen the looseness and affect functionality.

Recommendations:

- Engage a licensed plumber to secure the mixer tap correctly.
- Ensure the base is properly sealed to maintain water resistance.
- Check for any associated leaks or movement in connected pipework.

The mixer tap is not adequately secured and should be rectified to ensure it is stable and performs as intended.



Defects 3.11

Building:	Main Building
Location:	Ensuite
Finding:	Shower Base – Deterioration and Surface Staining
Information:	At the time of inspection, the shower base exhibited visible surface deterioration and staining, particularly across the central area. The finish appears worn and discoloured, with evidence of ongoing water exposure and material breakdown. The condition

suggests the surface has degraded over time and may no longer be performing as intended.

Implications:

- Deteriorated surfaces may allow water to sit rather than drain effectively.
- Surface breakdown can lead to hygiene concerns and ongoing staining.
- Potential for water to track into junctions and surrounding materials over time.
- Indicates general wear and possible age-related decline of the shower base.

Recommendations:

- Engage a suitable contractor to assess the condition of the shower base.
- Repair, resurface, or replace the base as required depending on condition.
- Ensure all junctions and seals are checked and maintained during any works.
- Monitor for any signs of leakage or further deterioration.

The shower base shows signs of deterioration and wear and will require attention to maintain functionality and prevent potential water-related issues.



Defects 3.12

Building:	Main Building
Location:	Ensuite & Bathroom
Finding:	Mould Growth on Shower Junction Caulking
Information:	Minor mould growth was observed on the silicone caulking at the wall-to-floor junction within the shower recess. The sealant appears intact, but the presence of mould indicates moisture retention along the junction.

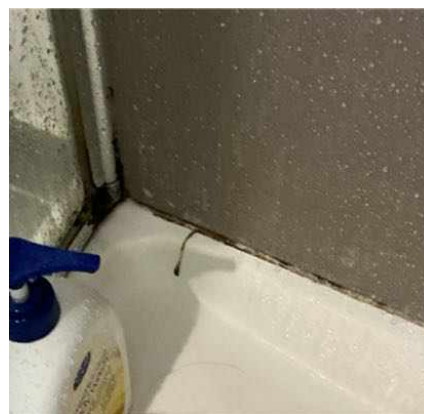
Implications:

- Mould growth may continue to spread if not addressed, impacting hygiene within the shower area.
- Persistent moisture at the junction may indicate limited ventilation or slow drying conditions.
- If left untreated, mould can discolour the sealant and affect the appearance of the wet area.

Recommendations:

- Clean the affected silicone using a suitable mould-removal product designed for wet areas.
- Improve ventilation within the bathroom where possible to assist with drying after use.
- If mould staining persists, consider replacing the silicone with a mould-resistant sanitary-grade product in accordance with AS 3740:2021 Waterproofing of domestic wet areas.

In summary, the mould growth appears superficial at this stage, but cleaning and improved ventilation are recommended to maintain hygiene and prevent recurrence.





Defects 3.13

Building: Main Building

Location: Bathroom

Finding: Loose Towel Rail

Information: During the inspection, it was noted that the towel rail is loose and not securely affixed to the wall. This condition reduces its functional reliability and may result in further damage to the surrounding wall surface or the fixture itself if not rectified.

Implications:

- Fixture failure – continued use may lead to detachment from the wall, potentially damaging the fixture or wall lining.
- Wall damage – repeated movement or strain on the fixings can cause deterioration to tiled surfaces, plasterboard, or underlying wall materials.
- Reduced visual appeal – a visibly unstable fixture detracts from the presentation of the bathroom and may indicate general wear or poor maintenance.
- Safety risk – loose fixtures may pose a minor hazard if they detach unexpectedly, particularly in high-use bathrooms.

Recommendations:

- Engage a qualified handyperson or contractor to re-secure the towel rail using appropriate fixings suited to the wall type.
- If fixings are stripped or damaged, reposition or replace the towel rail as required.
- Ensure appropriate wall plugs, anchors, or brackets are used to provide long-term stability.
- Periodically check the towel rail and surrounding wall for signs of movement, cracking, or deterioration and address issues promptly.

In summary, the towel rail is loose and requires repair or replacement to prevent further cosmetic or structural damage and to restore full functionality.



Defects 3.14

Building:	Main Building
Location:	Bedroom 4
Finding:	Internal Doors Binding – Striker Plate
Information:	During the inspection, one or more internal doors were noted to bind against their striker plates during the inspection, preventing smooth operation. This condition is commonly caused by minor frame movement, striker plate misalignment, or changes in humidity affecting the door's fit within the frame.

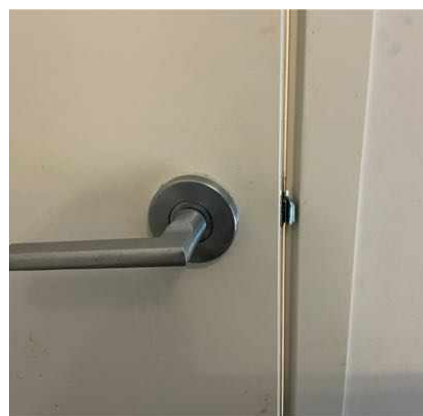
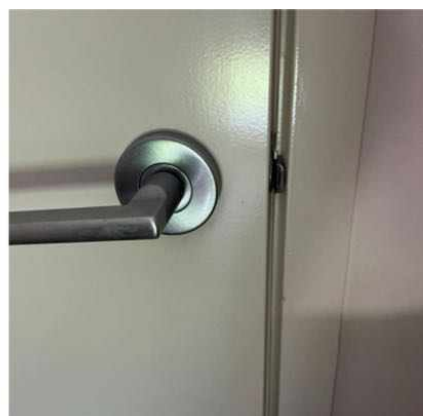
Implications:

- Difficulty operating doors, reducing functionality
- Potential damage to door handles, latches, and frame linings
- Cosmetic wear due to forced operation
- May indicate minor settlement or moisture-related movement in some areas

Recommendations:

- Engage a qualified carpenter or handyman to:
- Realign or reposition striker plates as needed
- Tighten or replace worn hinge hardware
- Plane or sand door edges where minor swelling or warping is present
- Monitor humidity in high-moisture areas to prevent ongoing movement
- Repaint or seal affected door edges to minimise moisture ingress

This condition is considered maintenance-related and can typically be resolved through minor repairs. Prompt action will restore functionality and prevent further wear to door components.



Defects 3.15

Building:	Main Building
Location:	Bedroom 4
Finding:	Internal Binding Robe Doors
Information:	During the inspection, it was found that one or more internal robe doors throughout the property were observed to be binding against each other during opening and closing. This issue affects the functionality of the doors and may lead to progressive

damage to door panels, frames, hinges, or surrounding finishes if left unresolved.

Implications:

- Difficulty in operating doors as intended, reducing occupant convenience.
- Increased wear on hinges and hardware due to misalignment or repeated force.
- Potential for cosmetic or structural damage to doors, frames, or adjacent finishes over time.

Recommendations:

- Engage a qualified carpenter or handyman to assess all affected robe doors.
- Adjust hinges, realign doors, or plane down contact points as needed to ensure smooth operation.
- Inspect hardware for wear or looseness and replace if necessary.
- Continue to monitor door performance and perform routine maintenance such as hinge tightening and lubrication.

Correcting this issue will restore proper functionality and prevent long-term deterioration of cupboard door systems.



Defects 3.16

Building: Main Building
 Location: Laundry
 Finding: Cracked Floor Tiles - Non Structural
 Information: Cracks were observed in the floor tiles across multiple areas of the home. These appear to be the result of minor settlement in the floor structure or natural expansion and contraction of materials over time. The cracking is localised and does not appear to indicate any structural concern at this stage.

Implications:

- Aesthetic presentation is affected in the areas where tiles have cracked.
- Cracks may harbour dirt or moisture if not addressed.
- Replacement tiles may be difficult to match in colour or pattern depending on availability.

Recommendations:

- Engage a tiling contractor or qualified handyman to assess and replace affected tiles as required.
- If cracking becomes more extensive, consult a registered builder or building inspector for further evaluation.

Cracked tiles are a relatively common occurrence and typically considered a maintenance or cosmetic issue unless accompanied by other signs of structural movement.



Defects 3.17

Building: Main Building
 Location: Roof Void

Finding: Disturbed Ceiling Insulation

Information: At the time of inspection, ceiling insulation batts were observed to be disturbed and inadequately reinstated in one or more areas. This has resulted in gaps, displacement, and compression of the insulation material, affecting the continuity of the thermal barrier. The current condition reduces the effectiveness of the insulation and does not reflect acceptable installation standards.

Implications:

- Reduced thermal performance and energy efficiency.
- Increased potential for heat loss or heat gain through the ceiling space.
- Localised thermal bridging due to gaps or compression.
- Higher ongoing heating and cooling costs.

Recommendations:

- Engage a suitable contractor to reinstate insulation in affected areas.
- Ensure batts are correctly positioned, uncompressed, and provide full coverage.
- Confirm no gaps or voids are present within the insulation layer.

The current condition reflects inadequate installation of ceiling insulation in one or more areas. Rectification is recommended to restore thermal performance and ensure a consistent and effective insulation layer.





Defects 3.18

Building: Main Building
Location: All External Areas
Finding: Colourbond Boundary Fence – Movement, Fading and Corner Separation
Information: At the time of inspection, the Colourbond boundary fencing was observed to be in a deteriorated condition with visible fading to panels, waviness along the fence line, and sections of settlement. Movement has resulted in misalignment of panels, with a noticeable gap present at a corner junction where the fence sections no longer meet correctly.

Implications:

- Gaps at fence junctions may allow entry of pests and reduce boundary security.
- Ongoing movement can place stress on posts and fixings, leading to further deterioration.
- Waviness and misalignment indicate loss of stability in sections of the fence.
- Faded panels reduce the overall aesthetic appearance of the property.

Recommendations:

- Re-align and re-support affected fence sections, particularly at the corner junction.
- Inspect posts and footings for movement and rectify as required.
- Backfill and compact surrounding soil to reduce further settlement.
- Consider panel replacement or repainting if improved appearance is desired.

The fence shows signs of movement and deterioration and requires rectification to restore alignment, function, and overall presentation.





Defects 3.19

Building:	Main Building
Location:	Eave
Finding:	Cracking and Separation of Timber Quad Moldings at Eaves
Information:	During the inspection, cracking and separation was noted at the mitre joints of timber quad moldings installed around the eaves in multiple locations. This condition is common in aging properties and is typically associated with natural movement and environmental exposure over time.

Implications:

- Cosmetic deterioration of external timber finishes.
- Potential for moisture ingress if gaps are left untreated, leading to timber decay.
- May require ongoing monitoring as the building continues to age and move.

Recommendations:

- Engage a qualified carpenter or handyman to:
- Reattach and secure any loose quad moldings.
- Fill visible gaps at mitre joints with a flexible, weather-resistant exterior filler.
- Repaint affected areas with a high-quality, weatherproof coating to protect from further weathering.
- Monitor repaired areas as part of routine exterior maintenance, particularly following seasonal changes or heavy rain events.

The separation observed is consistent with typical age-related wear and environmental exposure, and is considered a maintenance item rather than a structural concern. Prompt attention will help prevent moisture-related deterioration and preserve the external appearance of the property.



Defects 3.20

Building:	Main Building
Location:	Rear
Finding:	Concrete Apron – Evidence of Movement and Patch Repairs
Information:	At the time of inspection, the concrete apron along the rear of the dwelling displayed signs of movement, including separation at the junction between the slab and brickwork. There is evidence of patching or infill material applied along this junction, indicating prior attempts to address the gap. The surface finish also shows variations consistent with previous repair works.

Implications:

- Movement of the concrete apron may allow water to collect or track toward the dwelling.
- Gaps at the slab-to-wall junction can permit moisture ingress at the base of the external wall.
- Previous patch repairs may be temporary and could reopen with further movement.
- Ongoing movement may indicate underlying ground settlement or moisture-related soil changes.

Recommendations:

- Monitor the affected area for further movement or widening of gaps over time.
- Engage a suitable contractor if movement continues to assess and rectify the cause.
- Seal the junction appropriately to reduce the risk of water ingress.
- Ensure surface drainage directs water away from the dwelling.

The observed movement and prior repairs indicate the apron has experienced settlement and should be monitored and maintained to minimise the risk of moisture-related issues.



Defects 3.21

Building: Main Building
Location: Right-hand Side
Finding: Hot Water System – Continuous Discharge from Relief Valve
Information: At the time of inspection, the hot water system was observed to be discharging water continuously from the pressure/temperature relief valve. This has resulted in ongoing water pooling at the base of the unit and surrounding concrete area. The discharge pipe appears to terminate directly onto the ground without appropriate drainage, contributing to surface saturation and staining.

Implications:

- Continuous discharge may indicate a faulty relief valve or excessive system pressure.
- Ongoing moisture at the base can contribute to deterioration of adjacent building elements and slab edge conditions.
- Pooling water may create slip hazards and promote algae or mould growth.
- Improper discharge location may lead to unnecessary water wastage and localised ground saturation.

Recommendations:

- Engage a licensed plumber to assess the hot water system and relief valve operation.
- Repair or replace the valve if found to be defective.
- Ensure discharge is correctly directed to an appropriate drainage point in accordance with plumbing requirements.
- Monitor the area following rectification to confirm the issue has been resolved.

The hot water system is not operating as intended and requires further investigation and rectification to prevent ongoing water discharge and associated issues.





Defects 3.22

Building:	Main Building
Location:	Right-hand Side
Finding:	Uncontrolled Discharge from Hot Water System Overflow Pipe
Information:	The hot water system overflow pipe is currently discharging directly onto the surrounding ground without connection to a suitable drainage system. This condition results in persistent dampness near the dwelling, which poses a risk to both the structural elements and long-term durability of the property.

Implications:

- **Foundation and Subfloor Impact:** Excessive moisture near the footings or stumps may cause differential movement, subsidence, or footing instability.
- **Moisture-Related Damage:** Damp conditions can contribute to fungal decay in timber, corrosion of metal elements, and deterioration of adjacent building materials.
- **Termite Risk:** Consistently damp soil near the building perimeter creates an attractive environment for termite activity.
- **Drainage Deficiency:** Uncontrolled overflow highlights a lack of adequate site drainage and may result in localised water pooling or slip hazards.

Recommendations:

- Engage a licensed plumber to connect the hot water system overflow pipe to a compliant and appropriately directed drainage point.
- Improve surface water management around the discharge area to ensure water is diverted away from the foundation or subfloor.
- Monitor the area for signs of recurring dampness, erosion, or pooling, and implement remedial action where required.
- Consider installing gravel, a splash pad, or hardstand surface to reduce moisture

retention at the discharge point.

Rectifying the overflow discharge is essential to protect the property from moisture-related issues and ensure compliance with accepted plumbing and site drainage practices.



Section D Significant Items

D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

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.

D5 Conclusion - Assessment of overall condition of property

- Compared to other buildings of a similar age, this brick veneer dwelling at the time of inspection was found to be in good condition. Minor items have been identified. These have been noted in the body of the report and will require addressing.

Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Daniel Hills on: 0488 631 253

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Roof Covering – General Condition
Information: At the time of inspection, the roof covering appears to be in generally serviceable condition. Roof tiles were observed to be intact and adequately laid, with no significant displacement or widespread damage noted. Minor weathering and lichen growth were visible to sections of the ridge capping, which is typical for the age and exposure of the roof. No obvious signs of active leaks or immediate defects were identified from the areas viewed.

Implications:

- Minor biological growth and weathering are common and typically do not impact immediate performance.
- Ongoing exposure may lead to gradual deterioration of ridge mortar over time.
- Routine maintenance will be required to preserve long-term performance.

Recommendations:

- Undertake periodic roof inspections and maintenance.
- Clean and treat lichen growth as required to prolong the life of roof components.
- Monitor ridge capping and mortar for any signs of cracking or deterioration.

The roof covering is currently performing its intended function and is considered to be in serviceable condition, with only routine maintenance required.





Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Plumbing Fixtures – Operational Check
Information:	Accessible plumbing fixtures were operated at the time of inspection to check for basic operation. Sinks, vanities, showers and toilets were turned on and tested for water flow, drainage and any visible leaks during operation. Fixtures generally appeared to run and drain at the time of testing, and no significant leaks were observed at accessible areas.

This check is limited to a visual and operational assessment only and does not include pressure testing, dismantling of fixtures, or inspection of concealed plumbing components. Conditions such as concealed leaks, slow drainage, intermittent faults, or issues within hidden pipework may not be evident during a limited inspection.



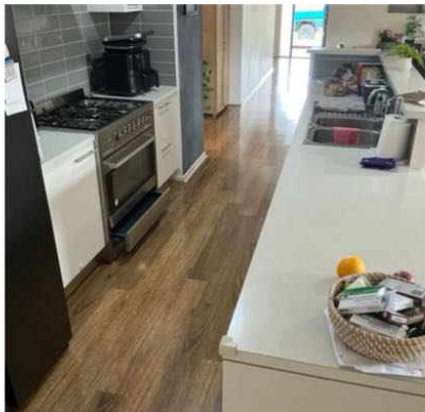


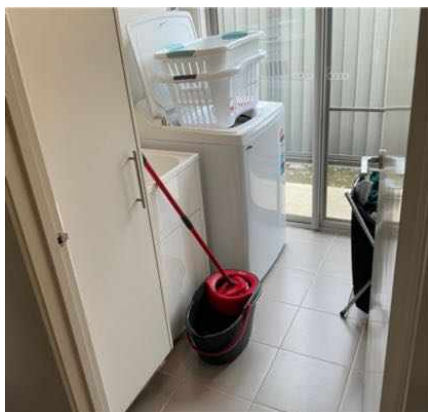
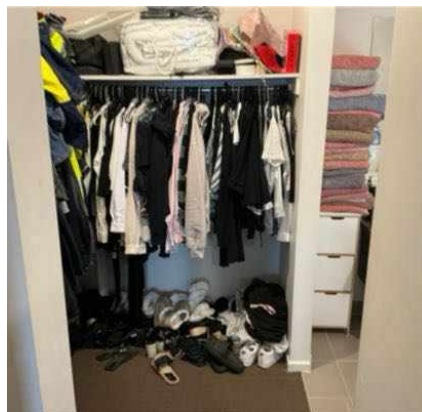
Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Internal Inspection Limitations – Obstructed Areas
Information: Several internal areas of the dwelling were obstructed by stored items, furniture, appliances, and general household belongings at the time of inspection. These obstructions restricted inspection access, prevented visibility of key building elements, and limited the ability to assess these areas in accordance with AS 4349.1-2007.

These photographs are provided as evidence of the obstructions and the resulting inspection limitations. It must be acknowledged that concealed conditions behind or beneath such obstructions cannot be assessed, and defects may exist in these areas that were not visible at the time of inspection.

If these obstructions are removed, a re-inspection is strongly recommended to allow full access and a complete assessment of the concealed building elements.





Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Condition of Installed Appliances - Operational
 Information: At the time of inspection, the installed appliances—including the oven, cooktop, rangehood, and dishwasher—were checked for basic operational function. All appliances powered on and responded as expected to standard user inputs, indicating they are in working condition.

Implications:

- Appliances appear to be functioning as intended at the time of inspection.
- No obvious signs of damage, malfunction, or missing components were observed.

Recommendations:

- Confirm inclusions with the sales contract to ensure all appliances are covered.
- Retain user manuals and warranty information where available.
- Re-test all appliances upon settlement and prior to first use, as function may vary with time or power supply changes.

- Engage a licensed electrician or appliance technician to conduct a safety check of all appliances, particularly if installation dates, service history, or compliance documentation are unknown.

While appliances were operational during the inspection, it should be noted that a full performance test was not conducted, and future performance or safety compliance cannot be guaranteed.



Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Smoke Detector Compliance Not Assessed
Information:	The inspection and reporting on the presence, function, and compliance of smoke detectors—whether battery-operated or hard-wired—fall outside the formal scope of this pre-purchase building inspection. However, general observations regarding smoke alarm coverage or deficiencies are noted for the client's awareness.

Implications:

- Absence or non-functioning of smoke detectors increases the risk to life in the event of a fire.
- Non-compliance with current Australian Standards (AS 3786) or relevant state

legislation may lead to fines or insurance issues post-settlement.

- Poor placement or outdated detectors may reduce early warning capability, especially during sleeping hours.

Recommendations:

- Following settlement, the client should engage a licensed electrician or fire safety professional to:
 - Inspect all existing smoke detectors for compliance, functionality, and correct placement.
 - Install new or additional units where necessary, ensuring compliance with AS 3786 and state-based legislation.
- For optimal fire safety, ensure smoke detectors are:
 - Interconnected where required.
 - Positioned in all sleeping areas and paths of travel as per current regulations.
 - Maintained according to manufacturer instructions and replaced every 10 years.
 - Tested monthly, with annual battery replacement where applicable.

Important Note:

This report does not verify the number, condition, location, or legal compliance of smoke detection systems. Clients are strongly advised to confirm fire safety measures prior to occupancy through a specialist inspection.

Ensuring smoke detectors meet current requirements is essential to protect future occupants and comply with legal obligations following possession of the property.





Noted Item

Building:	Main Building
Location:	Right-hand Side Front
Finding:	Fibre/NBN Connection Equipment Installed
Information:	At the time of inspection, a fibre internet connection enclosure was observed mounted to the internal wall. The unit appears to contain a fibre termination device and associated cabling, with power connected and indicator lights illuminated. Adjacent data outlets and a power point were also present. This indicates that fibre/NBN infrastructure is installed to the dwelling; however, confirmation of active service availability requires inquiry with the relevant service provider.

Implications:

- The hardware presence suggests fibre/NBN connection capability within the dwelling.
- Service activation or plan selection may still be required through an internet service provider.
- Connections, cabling, and performance fall outside the scope of a visual building inspection.

Recommendations:

- Confirm service availability and status with the internet provider of choice prior to occupation.
- Engage a licensed technician if relocation, modification, or additional data outlets are required.
- Maintain adequate ventilation/clearance around the enclosure to prevent overheating of equipment.

The fibre connection equipment was visually sighted, but functionality and connection status were not tested as part of this inspection.



Noted Item

Building:	Main Building
Location:	Garage & Rear Roof
Finding:	Photovoltaic (PV) Solar Panel System – Limitations and Considerations
Information:	A rooftop PV solar panel system was present at the time of inspection. While the installation appeared intact from a visual standpoint, no assessment was made regarding its electrical compliance, inverter performance, or energy output. The inspection of solar power systems is outside the scope of a standard building inspection.

Implications:

- Panels, wiring, isolators, and inverters may degrade over time or fail without regular servicing.
- Safety risks such as arc faults, exposed wiring, or non-compliant isolators may go unnoticed without a licensed electrical inspection.
- Lack of documentation, service records, or labelling can complicate future upgrades, insurance claims, or system troubleshooting.

Recommendations:

- Engage a Clean Energy Council (CEC) accredited electrician or solar technician to inspect the entire system for safety, compliance, and performance.
- Confirm that the system meets the requirements of AS/NZS 5033:2021 and AS/NZS 4777.1:2016.
- Ensure the inverter is functioning correctly and that appropriate system documentation is available.

As the inspection of solar power systems is beyond the scope of this report, no assurance is provided regarding the operational status or safety compliance of the

system.



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.