



Building Inspection Report

Inspection Date: Mon, 22 Dec 2025

Property Address: 1/30 Estramina Dr, Oakdowns TAS 7019,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Mon, 22 Dec 2025

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 1/30 Estramina Dr, Oakdowns TAS 7019, Australia

Client's Email Address:

Client's Phone Number:

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

Builders Licence CC6482

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

Company Address and Postcode: Tolmans Hill 7007

Company Email: Sandybay@jimsbuildinginspections.com.au

Company Contact Numbers: 0493 985 075

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

| | |
|----------------------------|---|
| Building Type | Residential, Detached, Townhouse |
| Company or Strata title | Unknown |
| Floor | Slab on ground |
| Furnished | Furnished |
| No. of bedrooms | 3 |
| Occupied | Occupied |
| Orientation | South West |
| Other Building Elements | |
| Other Timber Bldg Elements | Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames |
| Roof | Corrugated Iron (e.g. Colourbond), Timber Framed, Pitched |
| Storeys | Double |
| Walls | Light Weight Wall Clad, Timber Framed and Clad |
| 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
- Roof Exterior - Part
- Roof Void - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Exterior Roof Surface - Second Storey.
- Ceiling Cavity - Part.

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
- Ceiling linings
- Floor coverings
- Furniture
- Fixed Furniture - Built-in Cabinetry
- Insulation
- Roof framing - not trafficable

- Sarking
- Wall linings

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

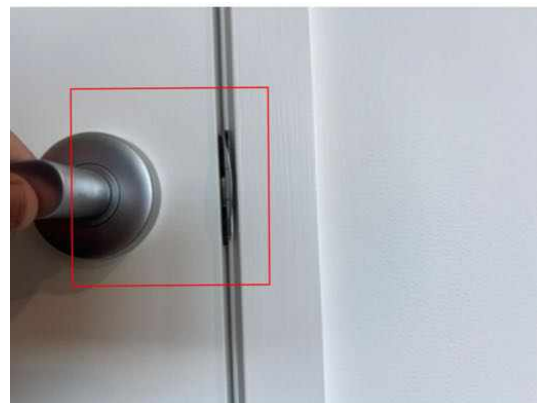
Minor Defect

Defects 3.01

Building: Main Building
 Location: Front bedroom closest to driveway
 Finding: Door not latching
 Information: The door to the front bedroom closest to the driveway, wouldn't latch properly.

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

This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the frame.



Defects 3.02

Building: Main Building
 Location: Bathroom
 Finding: Bathroom upstairs - elevated moisture readings & efflorescence
 Information: In the bathroom upstairs there were elevated moisture readings under the floor tiles, including outside the shower. There is also some efflorescence to the grout outside the shower. These are both indicators that some water is migrating under the floor tiles.

It was noted that there were small gaps in the grouting to the floor tiles.

Recommend client engage a Tiler to re-grout as soon as possible.

If not rectified, water will continue to ingress and may lead to water damage and deterioration of the surrounding building elements if the water proofing membrane is not intact or absent. However our non invasive inspections is unable to determine the adequacy of the water proofing membrane but no damage was observed. Tiles, grout and sealants are used to protect building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer. It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles.





Defects 3.03

Building: Main Building
 Location: Bathroom
 Finding: Water stop - water proofing potential non compliance
 Information: The water stop has not been returned under the sliding door. The water stop is designed to prevent water from leaving the bathroom.

These items may be non compliant with current waterproofing standards according to National Construction Code 2022.

However, a building need only comply with the rules that were current at the time of its approval. Additionally a Building Surveyor may choose to approve a solution other

than the NCC - National Construction Code and Australian Standards that they deem a performance solution.

Recommend that client engage a Tiler as soon as practicable, to inspect and rectify to prevent sub tile moisture from escaping the bathroom.

There were not elevated moisture readings near this area at the time of inspection, however there were in other parts of the bathroom.

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



Defects 3.04

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Outside garage |
| Finding: | NBN - water |
| Information: | The NBN box is located on the side of the garage. Water appears to be channeling from the pit up the hill somewhere, down via the conduit attached to the box. There is water staining to the conduit and the concrete. This is creating a wet spot, the paint on the cladding is starting to bubble, which could cause eventual deterioration to the cladding. |

Recommend client engage a Communications Contractor to inspect, advise and rectify as soon as practicable.



Defects 3.05

Building: Main Building
Location: Multiple locations
Finding: Cladding in ground contact
Information: In multiple locations on the exterior of the property, the light weight cladding is in direct contact with the ground and landscaping. This will accelerate the decay of these building materials.

Recommend client engage a Handy Person to remove landscaping materials that comes into contact with the cladding as soon as practicable.





Defects 3.06

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Multiple locations |
| Finding: | Gutters - debris & water pooling |
| Information: | There is some building debris and water pooling in the gutters, such as nails which can cause corrosion. |

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

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

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

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





Defects 3.07

Building: Main Building

Location: Multiple locations

Finding: Roof screws missing

Information: In a couple of locations there are some roof screws missing.

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

Failure to rectify could allow water ingress.





Section D Significant Items

D4 Further Inspections

D5 Conclusion - Assessment of overall condition of property

- This 3 bedroom, 2 bath property is in excellent condition when compared to other properties of similar age and construction style that have been well maintained. Which is what you would expect for a property so recently built.

The following was identified:

Safety Hazards: Nil

Major Defects: Nil

Minor Defects: Summary of MAIN minor defects are listed below

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

Recommend client engage communications Contractor to rectify:

- * Channelling water to the NBN conduit outside the garage.

Recommend client engage Tiler to rectify:

- * Inspect and rectify water stop to bathroom door.
- * Bathroom upstairs damaged grout.

Recommend client engage Handy Person to rectify:

- * Front bedroom closest to garage door handle not latching correctly.
- * Cladding in contact with landscaping materials.
- * Clean the gutters of building debris.
- * A couple of missing roof screws.

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

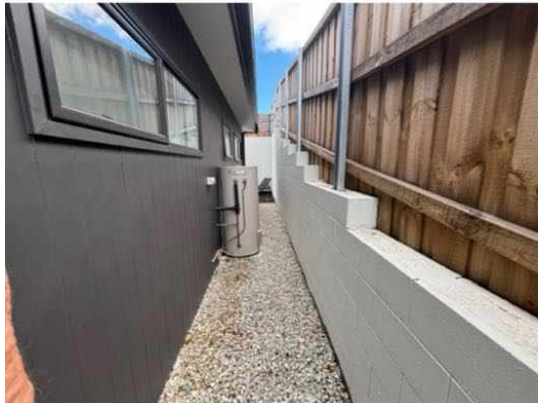
Building: Main Building

Location:

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building: Main Building
Location:
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building: Main Building

Location:

Finding: 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: Multiple locations
 Finding: FYI timber cladding
 Information: In multiple locations on the exterior of the property, the timber cladding is in direct contact with the concrete. This will accelerate the decay of these building materials.



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.