Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Mon, 16 Feb 2026

Property Address: 85 Clifford St, Warragul VIC 3820, Australia

Contents

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

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

Original Inspection Date:	Mon, 16 Feb 2026
Modified Date:	Thu, 19 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	85 Clifford St, Warragul VIC 3820, Australia
Client's Email Address:	
Client's Phone Number:	
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	Engineers Australia 10472010
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Company Address and Postcode:	Pakenham 3187
Company Email:	Berwick@jimsbuildinginspections.com.au
Company Contact Numbers:	0477 660 118

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 has been carried out in accordance with Australian Standard AS 4349.1–2007, which provides a visual, non-invasive assessment of the readily accessible areas of the property at the time of inspection. The inspection does not constitute a guarantee or warranty regarding the future performance or condition of the building, nor does it include concealed areas that could not be reasonably accessed without the use of specialised equipment, invasive investigation, or destructive testing. The inspector is not responsible for conditions that were hidden, obscured, or inaccessible at the time of inspection. The report reflects only what was visible and reasonably observable on the day of the inspection and should be read in conjunction with the inherent limitations of a visual-only assessment under the Standard.

At the time of inspection, access to the subfloor area was significantly restricted at the time of inspection due to the presence of debris scattered across the ground surface. The debris appears consistent with asbestos-containing material; however, no sampling or laboratory testing was undertaken to confirm composition. The material presents a potential health and safety risk.

The presence of suspected asbestos debris within the subfloor limits safe access and restricts the ability to fully inspect structural elements, footings, services, and other concealed components. Disturbance of asbestos-containing material may release hazardous fibres into the air.

It is recommended that a licensed asbestos removal contractor be engaged to assess, test (if required), and safely remove all asbestos debris in accordance with relevant health and safety regulations. Following safe clearance of the area, a further inspection of the subfloor should be undertaken to assess previously inaccessible structural elements.

Section A Results of Inspection - summary

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

	Found	Not Found
Safety Hazard	✔	
Major Defect	✔	
Minor Defect	✔	

Overall Condition

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Carport
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Internal Joinery, Eaves, Weatherboards, Window Frames
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
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.

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Wall Exterior

- Exterior

- Interior

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

- Site - Part.

- Wall exterior due to obstructions.

- Subfloor - 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

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Debris in gutters

- Decking

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- Evidence of recently painted walls or ceilings

- Debris or rubbish

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Porch

- Sarking

- Rugs

- Stored items

- Suspected Asbestos Debris

- 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: **High**

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:	Subfloor
Finding:	Restricted Subfloor Inspection – Suspected Asbestos Debris
Information:	

Suspected asbestos-containing debris was identified within the subfloor area at the time of inspection. The presence of this material significantly restricted safe access and prevented full inspection of all subfloor components, including structural members and services.

The existence of suspected asbestos debris presents a potential health and safety risk and should not be disturbed. Its presence limits visibility and may conceal additional defects that could not be assessed during this inspection.

It is recommended that a licensed asbestos removal contractor be engaged immediately to undertake a formal assessment, including sampling if required, and to remove all asbestos-containing debris in accordance with relevant health and safety regulations. Once the area has been professionally cleared and deemed safe, a follow-up subfloor inspection should be conducted to assess previously inaccessible areas.

Major Defect

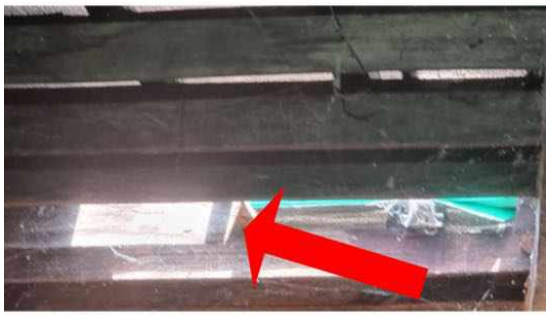
Defects 2.01

Building:	Main Building
Location:	Roof Void
Finding:	Compromised Rafter in Roof Void
Information:	Upon inspection of the roof void, evidence suggests that a skylight was previously

installed and subsequently removed. One of the original rafters was cut to accommodate the skylight, leaving the roof structure potentially weakened.

A compromised rafter may reduce the load-carrying capacity of the roof, increasing the risk of deflection, sagging, or failure under load. Over time, this can lead to roof instability, structural damage, and potential safety hazards.

It is recommended that a registered structural engineer and a qualified carpenter or registered builder assess the roof structure. The cut rafter should be replaced with a properly sized and installed rafter to fully restore structural integrity, ensuring compliance with relevant building standards and safety requirements.



Minor Defect

Defects 3.01

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage - Inadequate
Information:	The site drainage in all yards was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

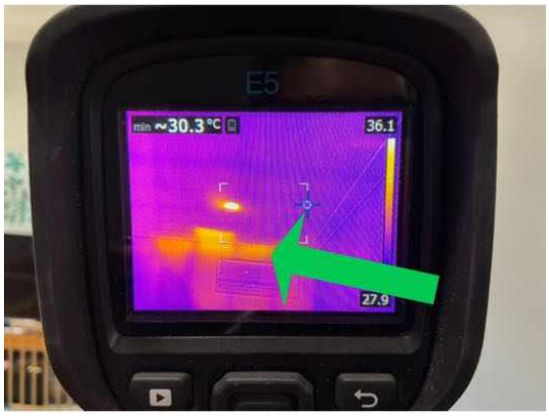
Defects 3.02

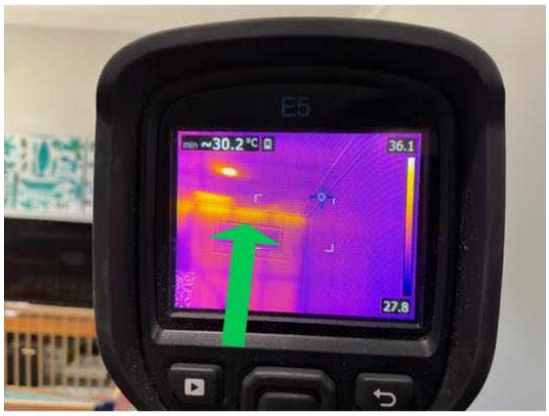
Building:	Main Building
Location:	All Internal Areas
Finding:	Inconsistent Thermal Performance to Ceiling Areas – Suspected Insulation Deficiencies
Information:	Thermal imaging conducted to internal ceiling areas at the time of inspection identified inconsistent heat patterns, which are indicative of variations in thermal performance across the roof space. These patterns are commonly associated with areas of missing, displaced, or insufficient insulation above the ceiling linings.

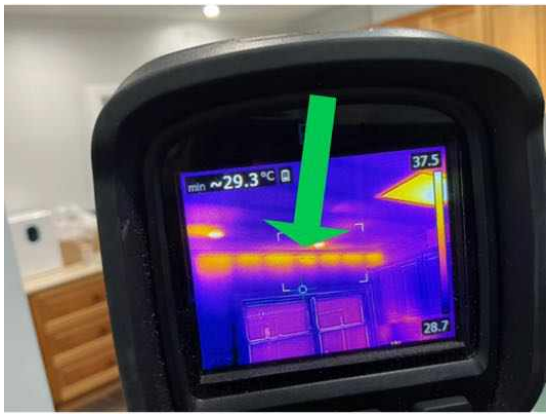
Inadequate or uneven insulation coverage can reduce the energy efficiency of the

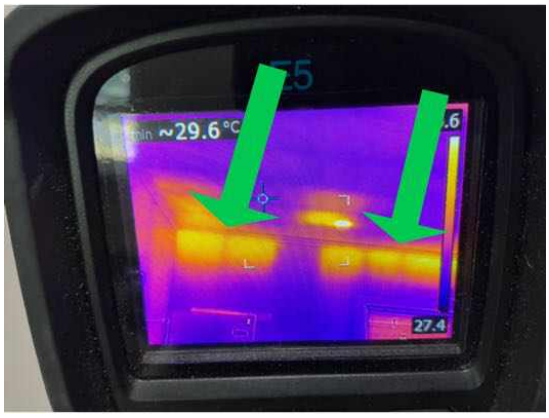
dwelling, contribute to heat loss in cooler periods and heat gain in warmer conditions, and may result in reduced occupant comfort and increased heating and cooling costs. Due to the non-invasive nature of the inspection, the exact extent and condition of insulation could not be confirmed visually in all affected areas.

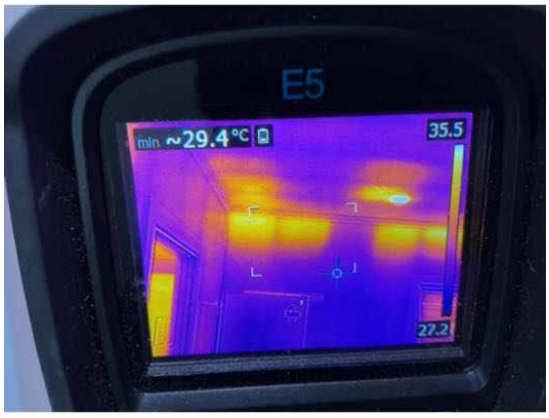
It is recommended that a qualified insulation contractor inspect the roof space, assess insulation coverage and condition, and top up or reinstate insulation where required to achieve consistent thermal performance throughout the property.

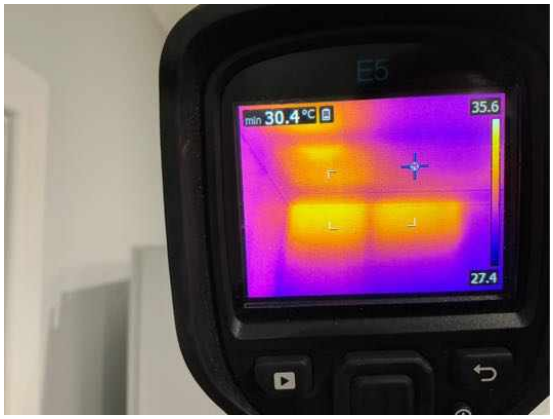


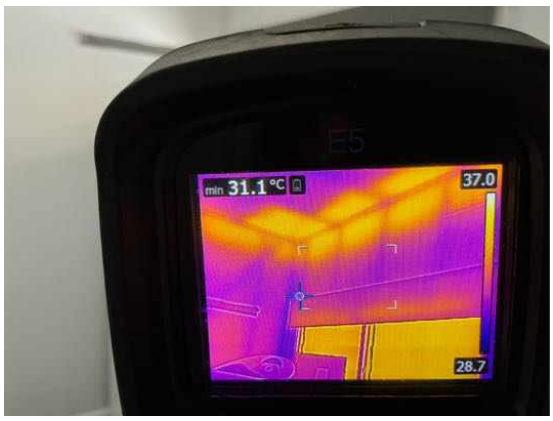








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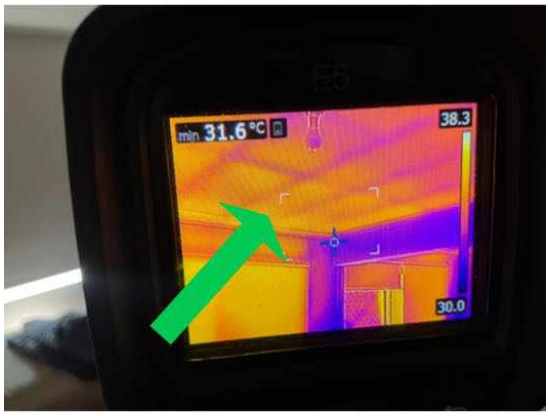
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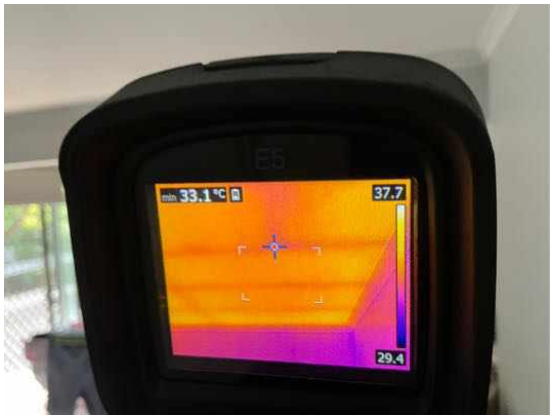
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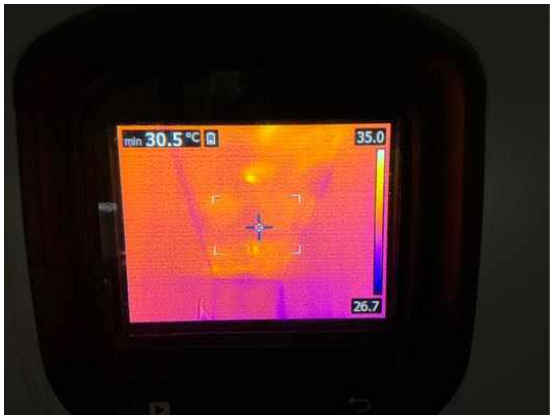
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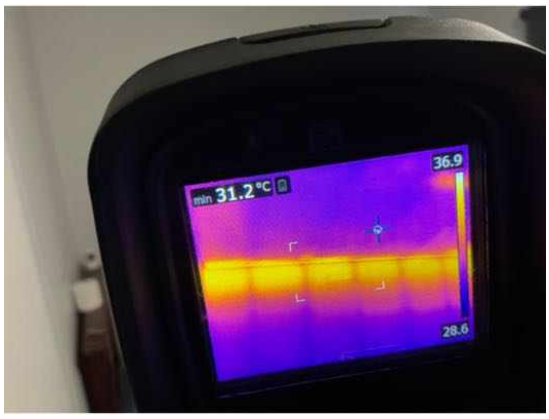
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min 30.9 °C
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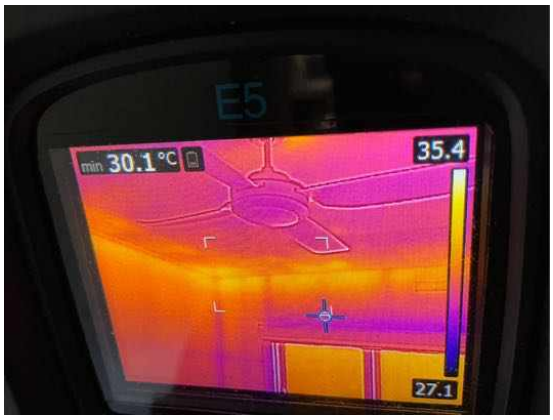
27.9


E5
min 30.7 °C
36.4
28.2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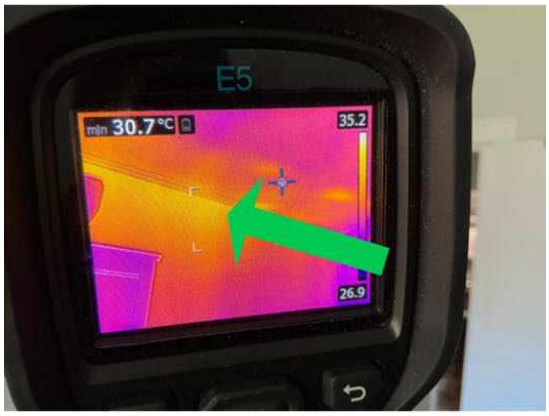
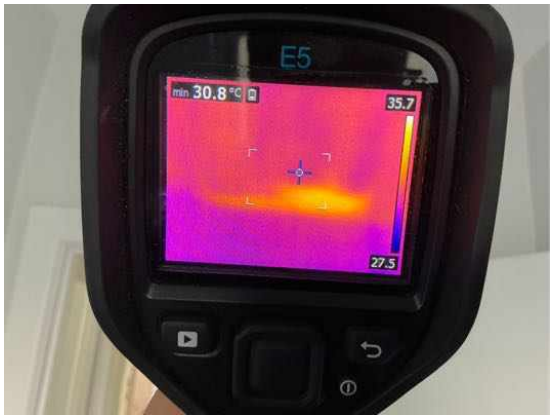
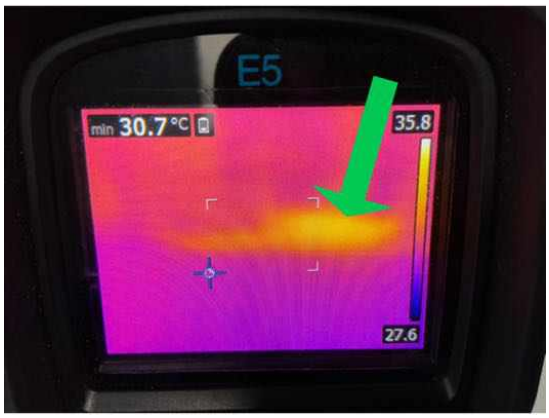
27.1







Defects 3.03

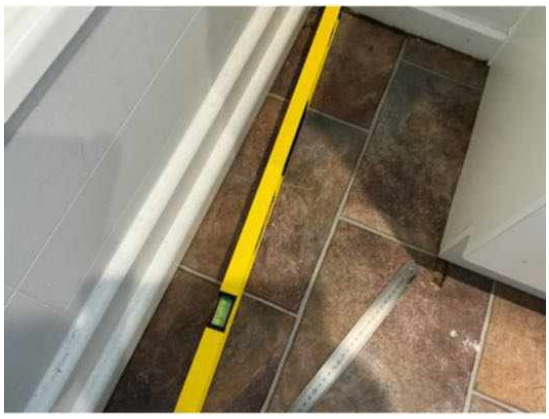
Building:	Main Building
Location:	Bathroom
Finding:	Uneven Flooring and Localised Floor Level Drop
Information:	

The timber flooring throughout the dwelling was observed to be uneven, with noticeable undulations and variations in level. Of particular concern, the bathroom floor exhibited a measurable fall of approximately 11mm over a 1-metre span when checked with a spirit level. This degree of deviation indicates localised settlement beyond normal surface irregularity.

The differential movement is consistent with possible subsidence or settlement of the supporting concrete stumps beneath the subfloor structure. Ongoing stump movement may result in further floor distortion, misalignment of wall and door frames, cracking to finishes, and potential impact on wet area performance if not addressed.

It is recommended that a qualified restumping contractor or registered builder experienced in subfloor rectification be engaged to assess the condition, bearing capacity, and vertical alignment of the existing stumps. Re-levelling, packing, or replacement of affected stumps may be required to restore acceptable floor levels and provide adequate structural support.




Defects 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Ceiling Paint Deterioration Due to Moisture
Information:	

Peeling and flaking paint was observed to the bathroom ceiling. The condition is consistent with prolonged exposure to elevated moisture and condensation levels generated during shower use over time. No active water ingress was evident at the time of inspection; however, the deterioration appears attributable to internal humidity and inadequate ventilation.

Persistent condensation can lead to ongoing breakdown of paint finishes, potential

mould growth, and gradual deterioration of the ceiling substrate if not addressed. Wet areas are particularly susceptible to moisture-related surface failure where ventilation is insufficient.

It is recommended that the affected ceiling areas be prepared by scraping and sanding back all loose and deteriorated paint, followed by application of a suitable moisture-resistant primer and repainting with appropriate bathroom-grade paint. In addition, a licensed electrician or suitably qualified contractor should assess and improve the bathroom ventilation system (e.g., installation or upgrade of an exhaust fan vented to the exterior) to reduce condensation and prevent recurrence.

Defects 3.05

Building: Main Building
Location: Bathroom
Finding: Slow Drainage at Bathroom Vanity sink
Information:

The bathroom vanity sink was observed to drain slowly at the time of inspection. Water discharge from the sink was delayed, with minor pooling remaining in the bowl before gradually clearing. This condition is typically indicative of a partial blockage or build-up within the waste pipe or trap assembly.

Restricted drainage may worsen over time and can lead to complete blockage, unpleasant odours, or potential overflow if left unaddressed. Accumulation of hair, soap residue, and general debris within the trap or downstream pipework is a common cause.

It is recommended that a licensed plumber be engaged to inspect and clear the basin waste line, including removal and cleaning of the trap and, if required, mechanical clearing of the associated pipework to restore normal drainage performance.

Defects 3.06

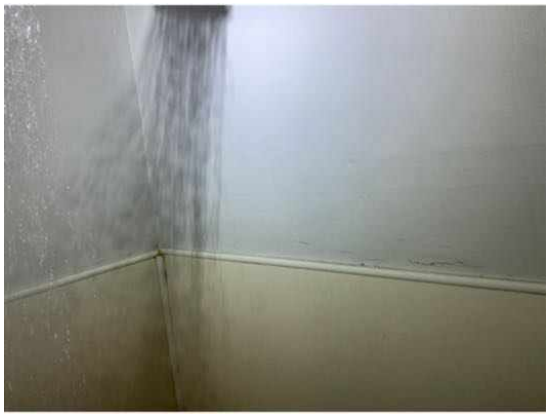
Building: Main Building
Location: Bathroom
Finding: Deteriorated and Inconsistent Shower Sealant

Information:

The sealant to the internal junctions of the shower recess, including wall-to-wall and wall-to-bathtub corners, was observed to be deteriorated, inconsistently applied, and locally debonded. Minor gaps were noted in sections of the sealant line, and mould growth was visible to some corner areas. The condition is consistent with age-related wear and prolonged exposure to moisture within this older bathroom.

Defective or deteriorated sealant may allow water to penetrate behind wall and floor finishes, potentially affecting the underlying substrate and concealed framing over time. If not rectified, moisture ingress may contribute to concealed damage, mould development within cavities, and deterioration of waterproofing performance.

It is recommended that a licensed plumber or suitably qualified bathroom renovation specialist remove all existing sealant to the shower recess junctions, thoroughly clean and treat affected areas for mould, allow surfaces to dry, and reapply a continuous bead of sanitary-grade mould-resistant silicone sealant in accordance with manufacturer guidelines. Ongoing maintenance of sealant lines should be undertaken to minimise the risk of water ingress into wall and floor cavities.



Defects 3.07

Building:	Main Building
Location:	Bathroom / bedroom 2
Finding:	Elevated Moisture Readings – Wall Behind Shower (Cabinetry Side)
Information:	

Following operation of the shower for approximately 30 minutes, moisture testing was undertaken to the wall surface and skirting board located directly behind the shower, accessible from within the adjoining cabinetry/storage area. Slightly elevated moisture readings were detected in this section of wall. The readings were not excessive at the time of inspection; however, they were above typical background levels expected in dry internal areas.

The precise source of the elevated moisture could not be confirmed during this visual and non-invasive inspection. A possible contributing factor may be minor water migration through shower junctions or sealant lines; however, this remains unconfirmed. No finishes were removed and no invasive investigation was carried out, therefore concealed conditions within the wall cavity, including framing and lining materials, could not be assessed.

It is recommended that a licensed plumber undertake further assessment, which may include controlled invasive inspection and testing of the shower recess and associated plumbing to determine whether active leakage or historic moisture ingress is present. Any identified defects to plumbing, sealant, or waterproofing systems should be

rectified accordingly to prevent potential concealed damage.

Defects 3.08

Building: Main Building

Location: All Internal Areas

Finding: Stiff Window Operation and Inadequate Weather Sealing

Information:

Several windows throughout the dwelling were noted to be stiff during operation, requiring additional pressure to open and close. While some windows operated satisfactorily, others did not move freely within their tracks. The condition may be associated with minor frame distortion, settlement, hardware wear, or lack of maintenance.

In addition, a number of windows were observed to be inadequately weather-sealed. Visible gaps were present between the sash and frame in certain locations. The tenant has reportedly inserted cardboard and paper materials into these gaps in an attempt to reduce draughts. This is considered a temporary and unsuitable measure and does not provide an effective or compliant weather seal.

Poorly sealed or difficult-to-operate windows may contribute to air leakage, moisture ingress during adverse weather, and reduced energy efficiency. It is recommended that a qualified carpenter or window specialist inspect the affected windows to assess frame alignment, hardware condition, and sealing components. Adjustment of hardware, planing or re-alignment of sashes, and installation or replacement of appropriate weather seals may be required to restore proper function and weather tightness.

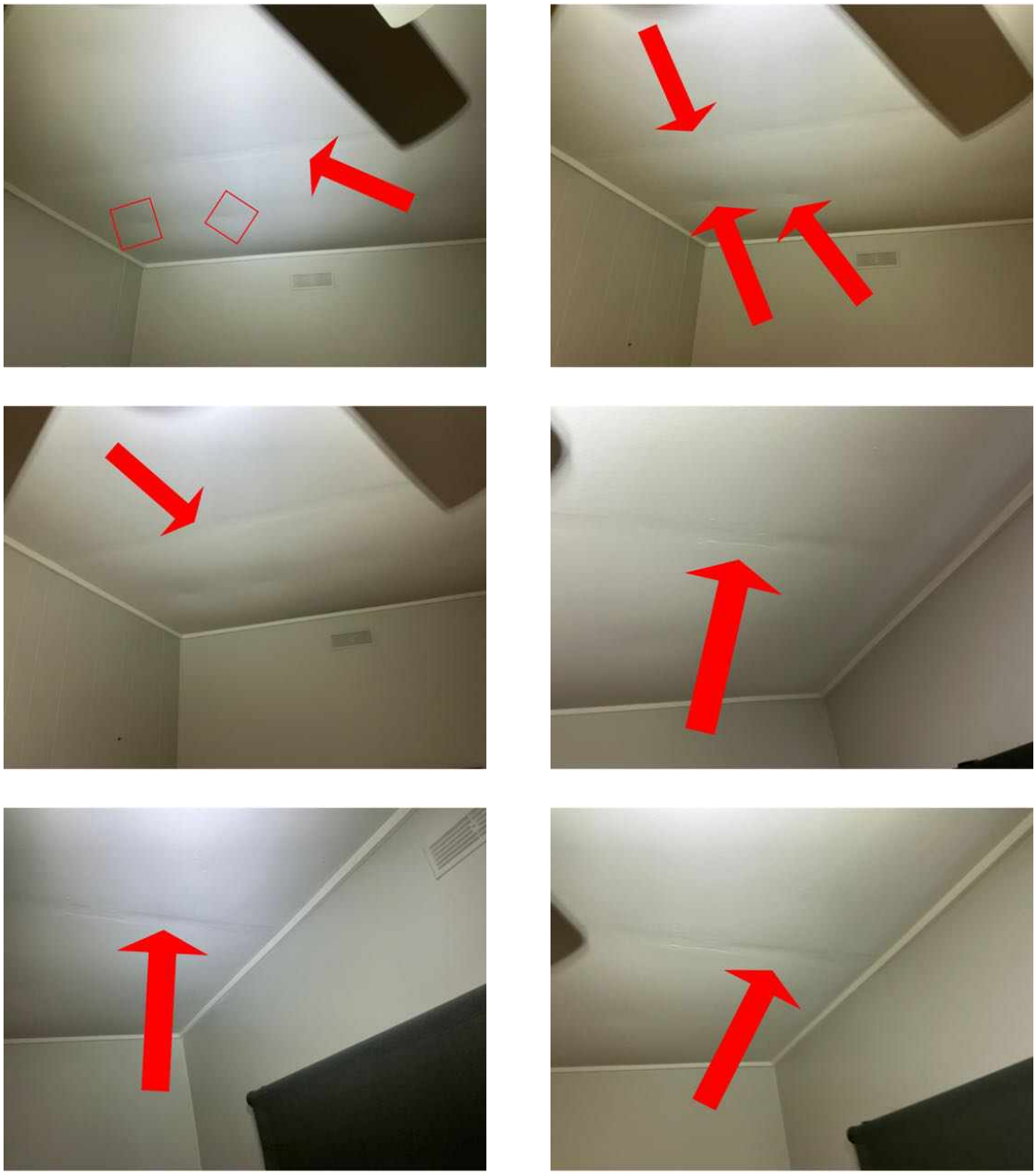
Defects 3.09

Building:	Main Building
Location:	Bedroom 2
Finding:	Ceiling - Sagging
Information:	Sections of the ceiling in bedroom 2 were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused

the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

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



Defects 3.10

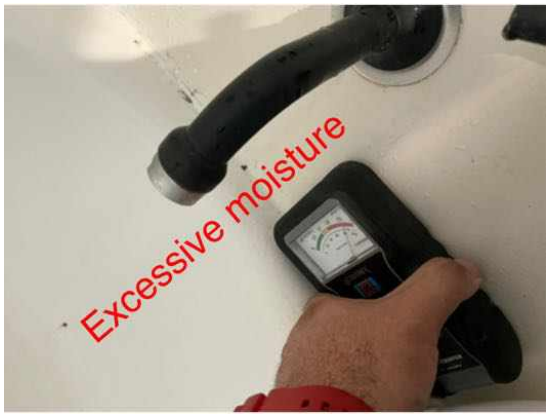
Building:	Main Building
Location:	Bathroom
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



Defects 3.11

Building:	Main Building
Location:	Bathroom
Finding:	Window - Wood rot
Information:	Wood rot was found to be affecting the bathroom window. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.




Defects 3.12

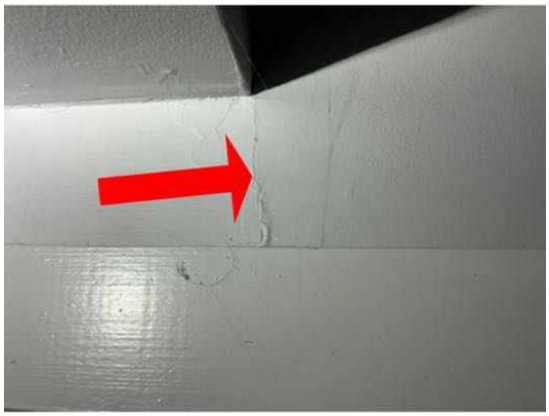
Building:	Main Building
Location:	All Internal Areas
Finding:	Minor Internal Wall Cracking – Movement Related
Information:	

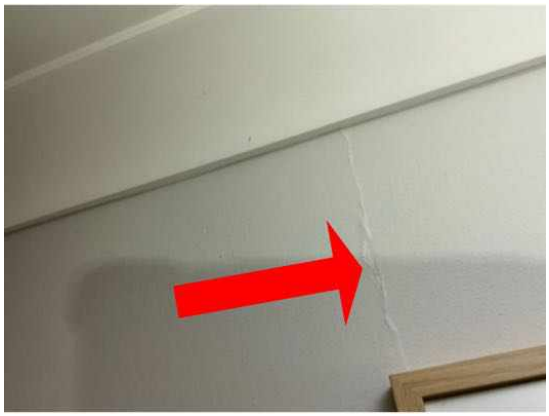
Minor cracking was observed to internal wall linings in the hallway and several bedrooms. The cracks were predominantly vertical and horizontal in orientation, with some horizontal cracking occurring along plasterboard joints where slight separation has developed. The cracking observed is considered minor in width and typical of movement-related stress within the structure.

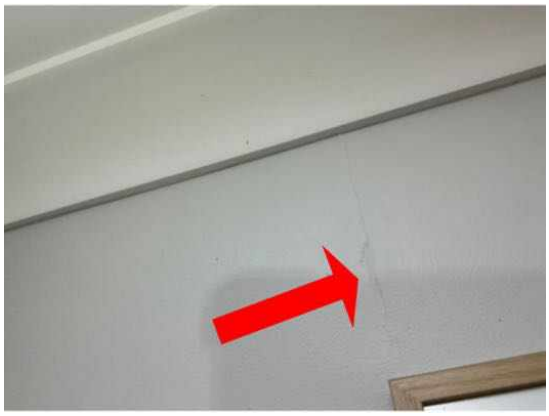
The pattern and location of cracking are consistent with general building movement and possible differential settlement of the supporting stump system. Where subfloor stumps experience minor subsidence or seasonal movement, stress can transfer to wall linings, resulting in joint separation and fine cracking. While the cracks are presently cosmetic in nature, ongoing movement may lead to recurrence if the underlying cause is not addressed.

It is recommended that a registered builder assess the subfloor support system to determine whether stump settlement or uneven bearing conditions are contributing to the movement. Consideration should also be given to improving site drainage and maintaining consistent moisture conditions around the stump footings to minimise seasonal ground movement. Cosmetic repairs, including filling, sanding, and repainting

of affected plaster areas, may be undertaken once the structural movement has been assessed and stabilised.







Defects 3.13

Building:	Main Building
Location:	Kitchen
Finding:	Tap - Water hammer
Information:	The kitchen sink tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged. A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Defects 3.14

Building: Main Building

Location: Laundry

Finding: Rusting to Metal Laundry Vanity Base

Information: The base of the metal laundry vanity unit was observed to be significantly rusted, particularly around the lower edges and beneath the sink area. The corrosion is likely due to prolonged exposure to moisture from splashing, cleaning, or potential leaks from plumbing fixtures above. The rust has visibly affected the surface finish and may continue to deteriorate the structural integrity of the unit if left unaddressed.

Ongoing corrosion to metal fixtures in wet areas can result in sharp edges, staining of surrounding surfaces, and eventual weakening or failure of the unit itself. Additionally, it may be an indicator of poor ventilation or inadequate moisture control within the laundry area, which could contribute to further issues over time.

It is recommended that the metal vanity unit be assessed for replacement or repair, and that moisture sources in the area be identified and addressed. Ensuring proper sealing, drainage, and ventilation will assist in preventing similar deterioration in the future.

Defects 3.15

Building: Main Building

Location: Laundry

Finding: Tap - Loose

Information: The tap in the laundry room has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

Defects 3.16

Building: Main Building

Location: Roof Void

Finding: Damaged Roof Batten – Evidence of Timber Pest Activity

Information:

One roof batten within the roof space was observed to be significantly deteriorated and compromised. The timber batten shows damage consistent with previous timber pest (wood borer) activity, likely historic in nature. The affected batten exhibits loss of timber section and reduced structural integrity.

Roof battens provide direct support to the roof covering, and deterioration may affect the stability and fixing of roof tiles or sheeting in the immediate area. While the damage appears aged, any structurally compromised batten should be assessed to

ensure adequate ongoing support to the roof covering.

It is recommended that a qualified carpenter inspect the affected batten and replace it as required. In addition, confirmation from a licensed pest control professional should be considered to verify that no active timber pest infestation remains within the roof structure.




Defects 3.17

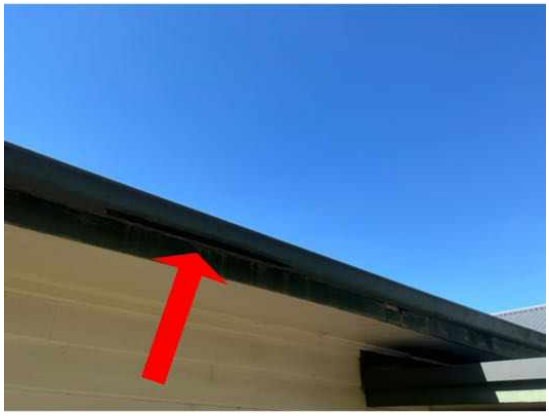
Building: Main Building
Location: Front Elevation
Finding: Rusted and Leaking Gutters – Front Elevation
Information:

The metal gutters along the front elevation were observed to be rusted, with visible corrosion and evidence of leakage at the time of inspection. The extent of deterioration indicates material breakdown beyond normal surface weathering.

Corroded and leaking gutters may result in uncontrolled discharge of roof water, potentially contributing to moisture accumulation around footings, accelerated deterioration of fascia boards, and increased risk of subfloor movement over time.

It is recommended that a licensed roof plumber remove and replace the affected gutter sections at the front elevation. All new guttering should be correctly graded toward downpipes and securely fixed in accordance with current standards to ensure

effective stormwater discharge.



Defects 3.18

Building:	Main Building
Location:	All External Areas
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.






Defects 3.19

Building:	Main Building
Location:	Front Elevation
Finding:	Entry Porch Gutter Discharging to Ground
Information:	

The gutter servicing the entry porch area was observed to discharge directly into the

surrounding soil and is not connected to the stormwater drainage system. Roof water is therefore being released at ground level adjacent to the structure.

Uncontrolled discharge of roof water into the soil near footings may contribute to localised ground saturation, erosion, and potential movement of the foundation system over time. Inconsistent moisture conditions around footings may increase the risk of differential settlement, particularly in reactive soil conditions.

It is recommended that a licensed roof plumber connect the entry porch gutter and associated downpipe to the approved stormwater drainage system. All stormwater discharge points should be directed to a legal point of discharge in accordance with relevant drainage requirements to minimise the risk of foundation movement.

Defects 3.20

Building: Main Building
Location: All External Areas
Finding: Loose and Partially Detached Eaves – Front Elevation
Information:

Sections of the eaves lining at the front elevation were observed to be loose and slightly detached from their supporting framework. The affected areas appear to have minor separation at fixing points.

Loose eaves may allow entry of vermin, moisture, and wind-driven rain into the roof space and can progressively worsen if not secured. Detachment may also pose a safety risk if panels become further displaced.

It is recommended that a qualified carpenter resecure the affected eaves lining, replace any damaged fixings or framing as required, and ensure the eaves are properly aligned and firmly fixed to prevent further movement.

Defects 3.21

Building:	Main Building
Location:	All External Areas
Finding:	Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

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

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.




Defects 3.22

Building:	Main Building
Location:	Shed
Finding:	No gutters installed to the shed
Information:	No gutters were installed to the shed. Recommend engaging a plumber to install gutters and down pipes to reduce the risk of footing movement and other moisture related issues as soon as possible.


Defects 3.23

Building:	Main Building

Location: Shed

Finding: Severe Timber Decay – Floor Structure to Backyard Shed

Information:

Significant timber decay was observed to the floor structure within the backyard shed. The affected floorboards and/or supporting floor timbers exhibit advanced deterioration consistent with prolonged moisture exposure and fungal decay. Sections of the timber appear structurally compromised, with visible loss of material and reduced load-bearing capacity.

Deteriorated floor timbers may present a safety hazard due to potential localised failure under load. Continued exposure to moisture may further accelerate decay and spread to adjacent structural elements if not rectified.

It is recommended that a qualified carpenter or registered builder remove and replace all decayed floorboards and any associated supporting timbers within the shed floor system. In conjunction with timber replacement, the source of moisture (e.g., inadequate ground clearance, poor drainage, rising damp, or roof leakage) should be identified and rectified to prevent recurrence of timber decay.

Defects 3.24

Building:	Main Building
Location:	Yard - Side
Finding:	Uncapped Drain Inspection Opening at External Wall
Information:	

An external drain inspection opening was observed at ground level adjacent to the wall (refer photo). The inspection point appears uncapped/open, with visible deterioration/corrosion around the rim and joint area. Vegetation and loose ground material are present around the fitting, increasing the likelihood of debris entering the opening. The drain type (stormwater vs sewer) and the condition of the below-ground pipework could not be confirmed during this visual, non-invasive inspection.

An uncapped inspection opening can allow debris, insects/vermin and tree roots to enter the pipework, increasing the risk of partial or complete blockage. If connected to the sewer, the opening may also allow odours and potentially sewer gases to escape. If connected to stormwater, the opening may surcharge during heavy rainfall events. Either way, discharge or leakage at ground level can contribute to localised soil saturation adjacent to the building, which may adversely affect subfloor conditions and contribute to movement over time.

It is recommended that a licensed plumber/drainage contractor attend to identify the service (sewer/stormwater), confirm the configuration, and reinstate a secure, compliant sealed access cap suitable for the installation. Any deteriorated/corroded sections or failed joints should be repaired or replaced to ensure the opening is serviceable and watertight. Where there is any doubt about the condition of the line (given the open termination and age/deterioration), the plumber should consider CCTV inspection and/or pressure/leak testing to confirm there is no concealed damage, leakage, or root intrusion.

Defects 3.25

Building:	Main Building
Location:	Shed
Finding:	Timber Borer Damage – Backyard Shed Structure
Information:	

Timber borer activity was identified to structural timber elements within the backyard shed. Numerous small, round exit holes and associated timber deterioration were observed to multiple members, indicating prolonged infestation. The damage has resulted in localised loss of timber section and reduced material integrity in affected areas.

Timber borer infestation can compromise the structural performance of timber members over time. While the activity observed may be historic, the presence of widespread exit holes indicates that the timbers have been significantly affected. The inspection was visual and non-invasive only; therefore, concealed sections could not be assessed and active infestation cannot be conclusively confirmed or ruled out.

It is recommended that a licensed timber pest control operator be engaged to assess the extent and status (active or historic) of the infestation and implement appropriate treatment measures if required. In addition, a qualified carpenter or registered builder should be consulted to assess all affected structural members and undertake replacement or structural reinforcement of any compromised timbers to restore adequate structural capacity.






Defects 3.26

Building:	Main Building
Location:	Subfloor
Finding:	Surface Deterioration to Subfloor Concrete Stump
Information:	Surface deterioration and paint delamination were observed to the concrete subfloor stump. The applied coating is peeling and flaking, indicating prolonged exposure to moisture within the subfloor environment. Continued moisture exposure may accelerate surface degradation and contribute to deterioration of surrounding materials and subfloor components over time if not addressed.

It is recommended that the affected stump be cleaned, prepared, and recoated with a suitable masonry-grade protective coating. Subfloor moisture levels and ventilation should also be reviewed to minimise ongoing exposure to damp conditions.

Defects 3.27

Building: Main Building

Location: All External Areas

Finding: Moisture Staining to Eaves

Information:

Moisture staining and discolouration were observed to the soffit/eaves lining and adjacent wall cladding near the downpipe penetration . Localised marks and surface deterioration are consistent with ongoing wetting in this area, likely associated with overflow, leakage, or poor sealing at the gutter/downpipe junction and/or around the penetration.

Persistent wetting can contribute to deterioration of eaves linings, fascias and cladding finishes, and may increase the risk of mould growth and concealed moisture damage to timber framing over time if not addressed.

A licensed roof plumber should inspect the gutter, downpipe connection and penetration detailing, and rectify as required (e.g., reseal joints, replace defective sections, ensure correct falls, and ensure watertight connections). Once the moisture source is rectified and the area is dry, a qualified painter/carpenter should repair any affected substrate (if required) and repaint/recoat the soffit and cladding to restore weather protection and appearance.

Defects 3.28

Building: Main Building

Location: Family Room

Finding: Timber Decay – External Door Framing (Family Room to Backyard)

Information:

Exposed timber framing was observed beneath the external access door from the family room to the backyard. The visible timber shows signs consistent with wood rot and moisture-related deterioration. The affected area appears to include the lower framing members and potentially the timber directly behind the external cladding.

Timber decay at door thresholds can compromise the structural integrity of the opening, affect door alignment and weather tightness, and allow ongoing moisture ingress into concealed wall cavities. Given the exposed condition, there is a risk that deterioration may extend beyond the visible section.

As this inspection was non-invasive, the full extent of decay could not be determined. It is recommended that a qualified carpenter or registered builder undertake an invasive inspection to assess the extent of deterioration to the framing and adjacent structural elements. All decayed timbers should be removed and replaced, and the underlying source of moisture ingress rectified to prevent recurrence.

Defects 3.29

Building:	Main Building
Location:	Gutters
Finding:	Gutters - Blocked
Information:	Sections of the external gutters were blocked with debris, soil and leaves. 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. Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard. Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Defects 3.30

Building: Main Building

Location: Roof Exterior

Finding: Advanced Corrosion – Roof Capping (Family Room) and Backyard Shed Roofing

Information:

Significant rusting and advanced surface corrosion were observed to the roof capping above the family room at the rear of the dwelling. In addition, the roof sheeting to the backyard shed exhibits extensive corrosion and material deterioration. The affected metal components show clear signs of prolonged weather exposure and breakdown of protective coatings.

Advanced corrosion to roof capping and roof sheeting can lead to reduced material thickness, perforation, water ingress, and progressive structural deterioration if not addressed. Ongoing rust development may result in leakage and further damage to underlying structural elements.

It is recommended that a licensed roof plumber assess the extent of corrosion to both the roof capping and shed roofing. Immediate rust treatment, including removal of loose corrosion, application of appropriate rust converter, priming, and protective coating, should be undertaken where feasible. Severely deteriorated or perforated sections should be replaced to ensure ongoing weatherproofing and structural performance.

Defects 3.31

Building: Main Building

Location: All External Areas

Finding: Weatherboard Deterioration – External Cladding

Information:

The external timber weatherboards around the dwelling were generally in fair condition; however, localised areas of deterioration were observed in several sections. Some boards exhibit early signs of timber degradation consistent with weather exposure and possible minor wood rot. Surface coating breakdown was also noted in isolated areas.

Deterioration of weatherboards, if left unaddressed, may allow moisture penetration into the wall cavity, potentially affecting concealed framing and reducing the durability of the cladding system over time.

It is recommended that a qualified carpenter inspect the affected sections to assess the extent of timber deterioration. Any decayed boards should be repaired or replaced as required. All weatherboards should be properly prepared, sealed, and repainted with a suitable exterior-grade protective coating to enhance durability and prevent further moisture ingress.

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- The three-bedroom dwelling was found to be in an average condition when compared with other properties of a similar age and construction type, with a number of minor defects identified throughout the building. These defects are detailed individually within the body of this report and relate to items such as weathering, maintenance shortcomings, aged finishes, and localised performance issues that are typical for a dwelling of this era. While many of these matters are not structurally critical in isolation, they collectively demonstrate the need for ongoing maintenance, and the client is strongly advised to carefully review every defect listed in this report and arrange for timely rectification before they escalate into more serious or costly problems.

However, a major defect was identified within the roof structure, where one of the rafters has been cut to accommodate a previously installed skylight. Although the skylight has since been removed, the rafter remains severed and has not been structurally reinstated. The alteration has compromised the integrity and load-bearing continuity of the roof framing member.

Cutting a primary structural rafter without appropriate engineering reinstatement may adversely affect load transfer within the roof system and can result in deflection or additional stress being imposed on adjacent members over time. The condition represents an incomplete structural modification and poses a risk to the long-term performance of the roof structure.

It is recommended that a registered builder assess the affected rafter and undertake appropriate structural rectification. This may include structural reinstatement, sistering, or replacement of the compromised member to restore adequate load-bearing capacity in accordance with accepted building practice.

Overall, all defects identified in this report should be taken seriously and rectified as soon as practicable by appropriately qualified tradespersons to prevent further deterioration, protect the structural integrity of the dwelling, and maintain a safe and functional living environment.

Several obstructions and inspection limitations were present at the time of assessment, restricting access and visibility in certain areas. These limitations affected the ability to conduct a fully

comprehensive inspection. The client is advised to remove these obstructions and arrange a follow-up inspection to ensure that all areas of the property can be thoroughly assessed.

For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

Section D Significant Items

The following items were noted as - For your information

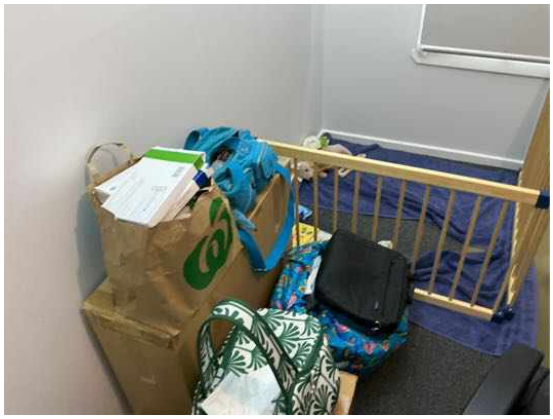
Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.
	As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.
	In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

Noted Item

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



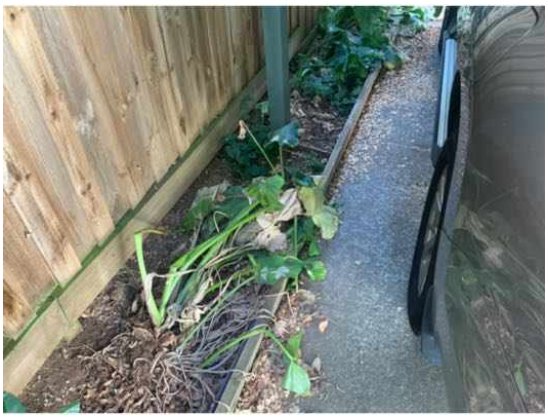


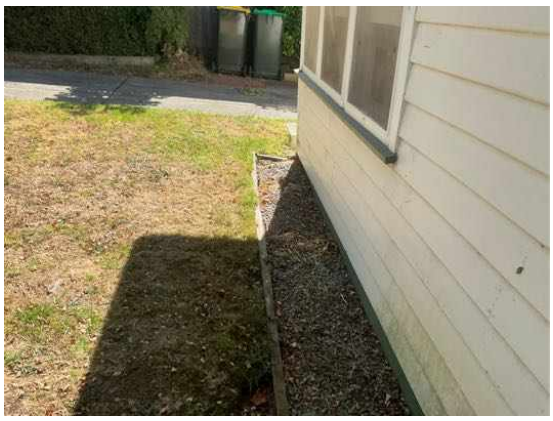

Noted Item

Building: Main Building
Location: Roof Void
Finding: Obstructions and Limitations - roof cavity
Information: photographs illustrate the obstructions and limitations that impeded the inspection of the roof cavity area of the property at the time of inspection. The access hole was particularly small, measuring approximately 35cm, which is below the minimum size required by Australian Standard AS4349.1. Such obstructions can conceal a range of defects and should be removed to allow a full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Obstructions and Limitations - Exterior
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the external areas 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 Areas
Finding:	Obstructions and Limitations - subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the subfloor area 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.

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 cm2 (Residential) or 10 micrograms/100 cm2 (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.