Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Sat, 10 Jan 2026

Property Address: 9B Ashbourne Road, Woodend, VIC 3442

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:	Sat, 10 Jan 2026
Modified Date:	Sun, 11 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	9B Ashbourne Road, Woodend, VIC 3442
Client's Email Address:	
Client's Phone Number:	
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	Engineers Australia 10472010
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Special conditions or instructions

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

The following apply: 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 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	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Fence - Fabricated Metal Fence, Pergola
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Fascias, Internal Joinery, Skirting Boards, Deck
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Light Weight Wall Clad, Timber Framed and Clad, Rendered
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 Void - Part

- The Site

- Wall Exterior

- Roof Exterior - Part

- Subfloor - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Site - Part.

- Wall exterior due to obstructions.

- Subfloor.

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

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Landscaping

- Sarking

- 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

No evidence was found

Major Defect

Defects 2.01

Building:	Main Building
Location:	Subfloor
Finding:	Major Defect – Excessive Moisture Affecting Subfloor Stumps
Information:	

High moisture readings were recorded to multiple subfloor stumps using a handheld moisture meter, with readings indicating excessively elevated moisture levels at the time of inspection. The affected stumps were also observed to be visibly damp. This condition is considered a major defect due to the potential impact on the structural performance and long-term durability of the subfloor support system.

Excessive and sustained moisture exposure to subfloor stumps may result in material deterioration, loss of bearing capacity, and progressive subfloor movement. This condition may be associated with factors such as poor site drainage, rising ground moisture, or inadequate subfloor ventilation. If left unaddressed, this issue has the potential to lead to structural instability, uneven flooring, and further damage to the building.

It is recommended that a registered builder specialising in restumping be engaged as a matter of priority to undertake a detailed assessment of the subfloor stumps and surrounding conditions. Remedial works may include improving site drainage, upgrading subfloor ventilation, and repairing or replacing affected stumps as required to restore the structural adequacy of the subfloor system.

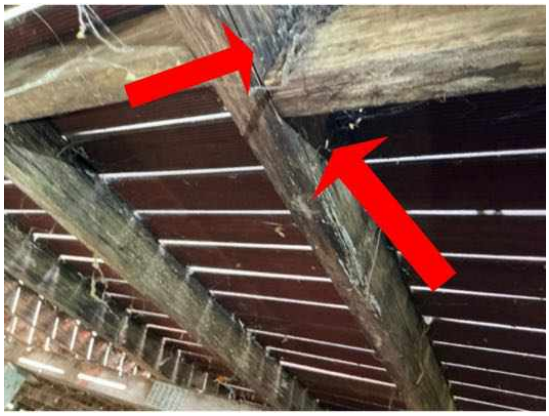
Defects 2.02

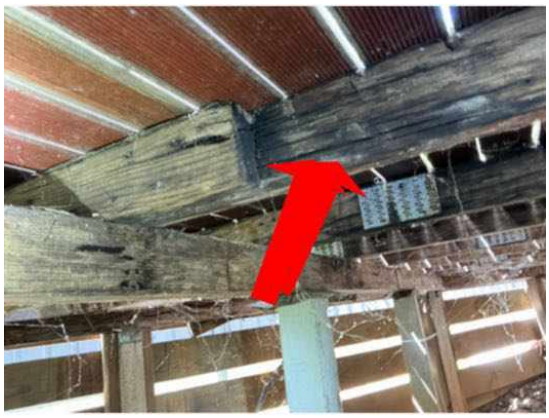
Building:	Main Building
Location:	Subfloor
Finding:	Major Defect – Timber Deterioration and Fungal Decay to Subfloor Structure Beneath Decking
Information:	

The subfloor structural timbers located beneath the external decking were observed to be deteriorated, with visible signs consistent with timber decay and fungal rot. The affected timbers show evidence of prolonged moisture exposure and material breakdown at the time of inspection.

This condition is considered a major defect, as fungal decay reduces the strength and load-bearing capacity of timber members and may compromise the structural integrity of the decking and associated subfloor structures. The deterioration is suspected to have developed as a result of damp conditions beneath the deck, likely caused by water passing through the decking timber panels and insufficient drying or ventilation to the subfloor area.

It is recommended that a registered builder or suitably qualified carpenter experienced in structural timber repairs be engaged as a matter of urgency to further assess the extent of timber decay. Remedial works are likely to include removal and replacement of affected timbers, rectification of moisture entry through the decking, and improvements to drainage and ventilation beneath the deck to prevent recurrence of fungal decay.






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:	Covered area
Finding:	Corrosion to Steel Posts and Beams – Rear Covered Area
Information:	Rust corrosion was observed to sections of the steel posts and steel beams supporting the rear covered area. The corrosion appears to be associated with the steel posts being in direct contact with the ground and exposed to ongoing weather conditions, including moisture and rainfall, which increases the risk of accelerated deterioration.

If left unaddressed, continued corrosion may compromise the protective coating and reduce the long-term durability of the steel elements. Progressive corrosion can also

lead to section loss over time, potentially affecting the structural performance and service life of the affected components.

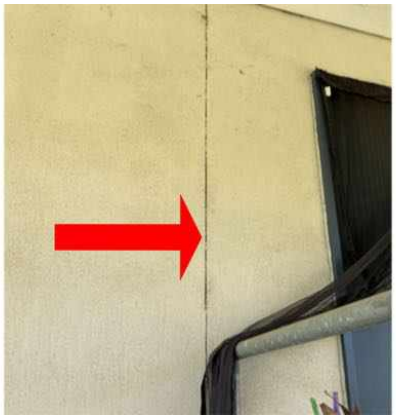
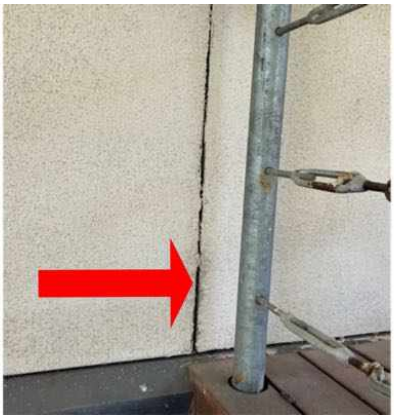
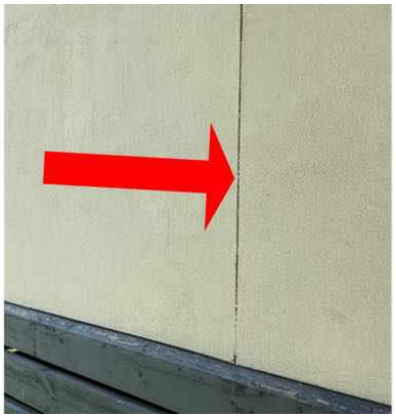
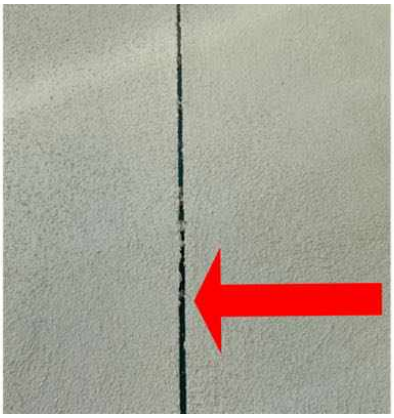
It is recommended that a registered builder be engaged to assess the extent of corrosion and determine appropriate remedial works. Remedial measures may include removal of surface rust, application of suitable corrosion protection systems, and detailing works to isolate the steel posts from direct ground contact to prevent further deterioration.

Defects 3.03

Building:	Main Building
Location:	All External Areas
Finding:	Inadequate Sealing to Expansion Joints – External Wall Cladding
Information:	The expansion joints between the external wall cladding panels on all elevations were observed to be exposed and inadequately sealed. The panel joints lack appropriate flexible sealant or compliant caulking to accommodate movement and provide effective weatherproofing.

Unsealed or poorly sealed expansion joints increase the risk of water ingress behind the cladding system, which may lead to moisture penetration, deterioration of wall framing, and potential mould growth. These openings may also provide entry points for pests and insects into the wall cavity.

It is recommended that a qualified renderer or caulking specialist be engaged to install suitable flexible sealant to all affected expansion joints in accordance with the cladding manufacturer's installation requirements. All works should ensure the joints remain flexible to accommodate thermal and structural movement while maintaining effective weatherproofing.

Defects 3.04

Building:	Main Building
Location:	All External Areas
Finding:	Non-Watertight Downpipe Connections
Information:	Multiple downpipes around the dwelling were observed to exhibit signs of previous water leakage, including staining and residue at joints. Several downpipe connections were noted to have small gaps, misalignments, or sections that are not fully sealed, indicating that the downpipe system is not consistently watertight. While no significant damage was evident at the time of inspection, these conditions suggest substandard jointing and/or previous movement of the downpipe components. If left unaddressed, leaking or poorly sealed downpipes can result in uncontrolled discharge of stormwater adjacent to the building. This may contribute to moisture penetration, deterioration of external building elements, erosion at the base of walls, and increased risk of moisture-related defects over time, particularly during heavy rainfall events.

It is recommended that a licensed plumber be engaged to inspect all downpipes around the dwelling, reseal and refit defective joints, realign misaligned sections, and ensure all connections are properly secured and watertight. Any downpipes or components that cannot be adequately sealed should be repaired or replaced as required to ensure effective and compliant stormwater drainage.

Defects 3.05

Building:	Main Building
Location:	All External Areas
Finding:	Fascias - Wood rot
Information:	Wood rot and timber deterioration was found to be affecting fascias and barges around the house, 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 3.06

Building:	Main Building
Location:	Western/Northern elevation
Finding:	Detached and Sagging Eave Lining Sheet – Western Elevation
Information:	

One eave lining sheet to the western elevation was observed to be slightly detached and sagging from its original position. The sheet appears to have loosened at its fixings, resulting in a visible deflection and an untidy finish to the eaves in this area.

If not rectified, a detached or sagging eave sheet may allow pest entry, moisture ingress, and further deterioration of the lining and associated fixings. Ongoing movement may also cause the sheet to drop further, increasing the extent of repair required and detracting from the overall presentation of the building.

It is recommended that a qualified carpenter or licensed builder be engaged to refix or replace the affected eave sheet, reinstate secure fixings, and ensure the eave lining is properly aligned and adequately supported to prevent future detachment.

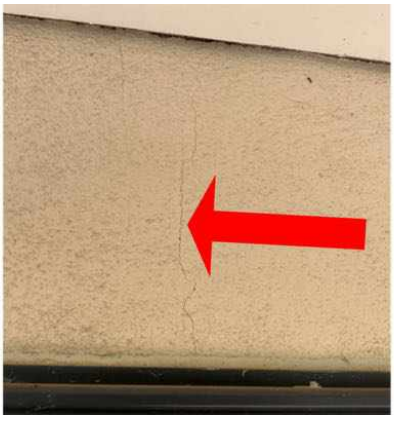
Defects 3.07

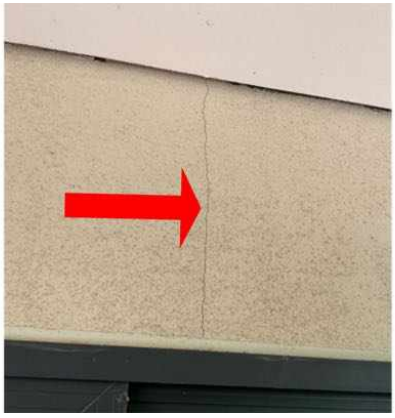
Building:	Main Building
Location:	All External Areas
Finding:	Deteriorated and Cracked Rendered External Wall Cladding
Information:	

Multiple sections of the rendered external wall cladding around the dwelling were observed to be deteriorated, with cracking evident in various locations. The condition varies across the elevations, including minor hairline cracking, more pronounced cracking, and areas where cladding sheets have begun to separate, creating small gaps between panels. These defects indicate loss of continuity in the cladding system and compromise its intended performance as a weather-resistant external envelope.

Cracked or separated rendered cladding is not reliably watertight and may allow moisture ingress into the wall system. If moisture penetrates behind the cladding, it can lead to concealed damage to wall framing, insulation, and internal linings, as well as increased risk of mould growth and long-term material deterioration. Over time, unaddressed cracking may worsen due to thermal movement and weather exposure, increasing the extent and cost of repairs.

It is recommended that a qualified cladding specialist be engaged to assess all affected elevations and carry out appropriate repairs. All gaps between cladding sheets should be properly sealed using a suitable waterproof and flexible sealant, and all cracks should be professionally repaired and patched to reinstate the cladding's watertightness and improve overall appearance. Any sections of cladding that cannot be adequately repaired should be replaced as necessary to ensure ongoing durability and weather protection.





Defects 3.08

Building:	Main Building
Location:	Deck
Finding:	Unstable Deck Balustrade and Associated Subfloor Deterioration
Information:	

The balustrade to the external decking area was observed to be unstable and flimsy at the time of inspection. Further inspection identified that several fixing screws to the balustrade were corroded, with some screws missing or no longer adequately secured. This has reduced the overall stability and effectiveness of the balustrade as a safety barrier.

The instability of the balustrade also appears to be contributed to by deterioration and timber decay to the subfloor structural elements beneath the decking. The compromised condition of the supporting subfloor timbers is likely reducing the capacity of the structure to adequately support the balustrade fixings, further affecting its stability.

It is recommended that a suitably qualified carpenter or registered builder be engaged to carry out a detailed assessment of the decking, balustrade, and supporting subfloor structure. Remedial works may include replacement of corroded or missing fixings, repair or replacement of deteriorated subfloor timbers, and strengthening or rebuilding sections of the balustrade as required to restore adequate stability and safety.

Defects 3.09

Building: Main Building

Location: All External Areas

Finding: Missing and Inadequate Sealant to External Junctions

Information:

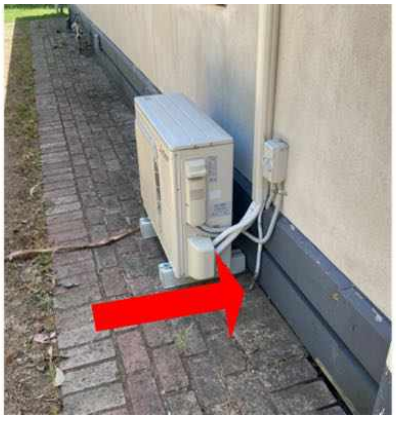
The property was observed to have inadequate and missing sealant in multiple areas around the exterior at the time of inspection. Affected areas include, but are not limited to, eaves junctions, edges, joints, and corners, where visible gaps were noted. These areas appear to have either insufficient sealant application or no sealant present at all.

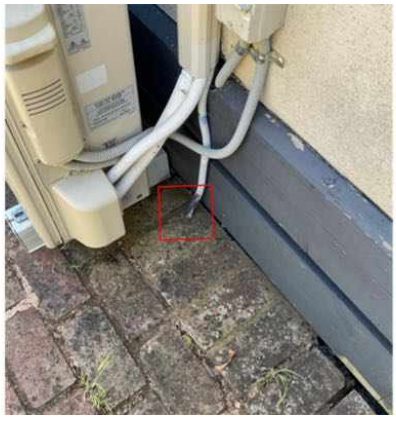
Gaps and unsealed junctions reduce the weather-tightness of the building envelope and may allow wind-driven rain, moisture, dust, and pests to enter the building and roof space. Over time, this may contribute to moisture ingress, deterioration of building materials, and an increased risk of vermin or pest infestation within the roof void and wall cavities.

It is recommended that a suitably qualified caulking or sealing specialist be engaged to thoroughly inspect all external edges, joints, corners, and penetrations and to apply appropriate external-grade sealant where required. All sealing works should be completed to ensure the building envelope and roof space are made as watertight and well-sealed as reasonably practicable, reducing the risk of moisture ingress and pest entry.

Defects 3.10

Building:	Main Building
Location:	Exterior walls - front
Finding:	AC Overflows - Not plumbed to suitable drainage
Information:	Upon inspection, it was found that the AC overflow is not plumbed or connected to suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may exacerbate the issue, potentially attracting termite activity to the area. We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.





Defects 3.11

Building:	Main Building
Location:	Exterior walls - front
Finding:	Detached Downpipe Bracket
Information:	One of the downpipe brackets to the front external wall was observed to be detached at the time of inspection. As a result, the downpipe is inadequately supported and not

securely fixed to the wall.

A detached or loose downpipe bracket can allow the downpipe to move during rainfall or wind, increasing the risk of joint separation, water leakage, and inefficient stormwater discharge. Over time, this may contribute to moisture penetration, staining, or deterioration of adjacent wall finishes and building elements.

It is recommended that a suitably qualified tradesperson re-secure the detached downpipe bracket to the wall substrate using appropriate fixings and ensure the downpipe is correctly aligned, firmly supported, and fully operational. All associated brackets should be checked and adjusted as necessary to maintain a secure and watertight installation.

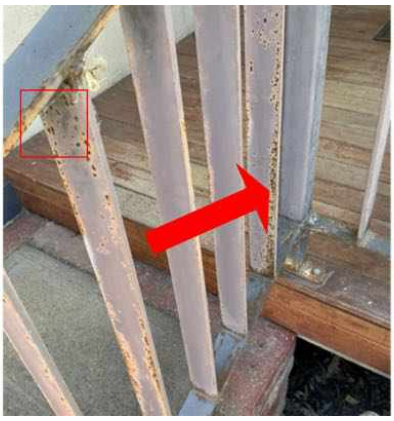
Defects 3.12

Building:	Main Building
Location:	Porch
Finding:	Minor Corrosion to Balustrade and Steel Elements – Porch Area
Information:	

Minor signs of surface rust were observed to the balustrade at the entry of the porch area, as well as to some of the steel elements associated with the double lintels within the same area. At the time of inspection, the corrosion appeared to be superficial in nature, with no evidence of significant section loss or structural distress noted.

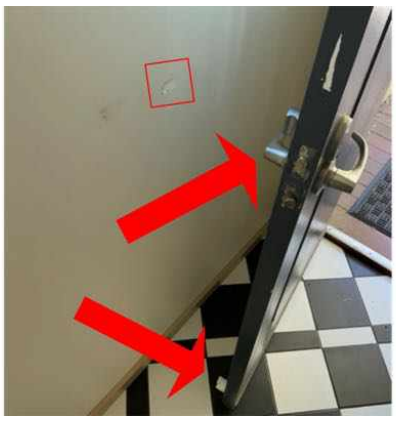
If left untreated, surface corrosion can progressively worsen, particularly when exposed to weather and moisture. Ongoing rusting may lead to deterioration of protective coatings, staining of adjacent finishes, and eventual reduction in the durability and service life of the affected steel components.

It is recommended that a suitably qualified tradesperson clean the affected areas, remove surface rust, and treat the steel with an appropriate rust-inhibiting primer followed by a suitable protective coating or paint system. Regular maintenance should be undertaken to prevent further corrosion and to maintain the condition and appearance of the affected elements.



Defects 3.13

Building:	Main Building
Location:	All Internal Areas
Finding:	Missing Door Stoppers to Multiple Internal Doors
Information:	Several internal doors throughout the property were found to be missing door stoppers. Door stoppers are essential to prevent door handles or doors themselves from striking and damaging adjacent walls or finishes during normal use.
	The absence of door stoppers increases the risk of impact damage to wall linings, paintwork, and door hardware, potentially leading to ongoing maintenance issues.
	It is recommended that a suitably skilled handyman or carpenter install appropriate door stoppers to all affected doors to protect surrounding surfaces and ensure safe, controlled door operation.



Defects 3.14

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 3.15

Building: Main Building
Location: Bathroom

Finding: Sealant and grouting - Deteriorated

Information: It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

Defects 3.16

Building: Main Building

Location: Bathroom

Finding: Shower screen - Leaking

Information: Leaking was evident to the shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of deteriated or missing caulking to the shower or general ageing of the building elements.

Leaking from the shower where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a caulking contractor is required to repair or replace the caulking to the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.

Defects 3.17

Building: Main Building
Location: Bathroom
Finding: Bathroom sink plumbing pipes - Leaking
Information: The plumbing pipes in the bathroom sink were found to be leaking at the time of inspection.

This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements

Defects 3.18

Building:	Main Building
Location:	Kitchen/Hallway
Finding:	Misaligned Sliding Door – Kitchen to Hallway
Information:	

The sliding door between the kitchen and the hallway was observed to be misaligned at the time of inspection. The door is stiff to operate and does not slide smoothly within its cavity. Evidence of friction between the door leaf and the internal wall cavity was noted, resulting in visible scratching to the door surface.

A misaligned sliding door can lead to ongoing wear and damage to the door leaf, track, rollers, and surrounding wall cavity lining. Continued friction may worsen the scratching, reduce the service life of the door components, and eventually result in jamming or failure of the sliding mechanism.

It is recommended that a suitably qualified handyman or carpenter be engaged to realign the sliding door, adjust or service the rollers and track as required, and ensure the door operates smoothly without contact with the wall cavity. Any damaged finishes should be repaired as necessary after realignment.

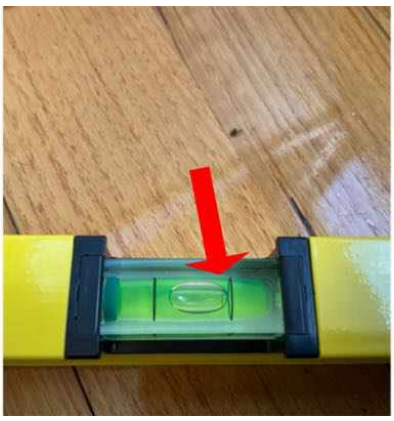
Defects 3.19

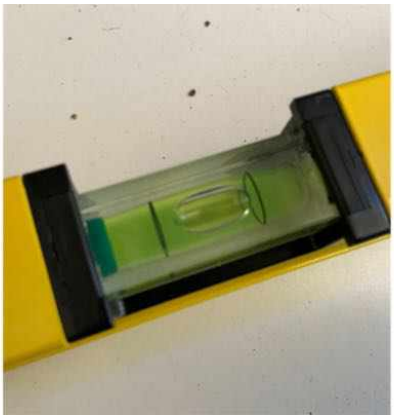
Building:	Main Building
Location:	All Internal Areas
Finding:	Flooring - Uneven
Information:	

The internal flooring was observed to be uneven and out of level at the time of inspection, with measured variations of approximately 4–5 mm in multiple areas. This degree of unevenness may be consistent with minor defects such as normal or expected movement of the building foundations over time; however, it may also indicate movement or settlement of the associated subfloor structure and stumps.

Uneven flooring can affect the performance, appearance, and usability of floor finishes and may be an early indicator of subfloor movement. While minor and relatively uniform level variations are often associated with age-related settlement, any progression beyond the observed tolerances may indicate subsidence or deterioration of subfloor stumps, which could lead to more significant structural issues if left unaddressed.

It is advised that the flooring be closely monitored over several months to identify any ongoing or progressive movement. If the floor levels remain relatively unchanged during this period, the condition is likely attributable to expected foundation movement. However, if further unevenness is noted, a more detailed and potentially invasive inspection of the subfloor structure and stumps should be undertaken. In such circumstances, rectification works may be required and should be carried out by a registered builder experienced in re-stumping and subfloor rectification.

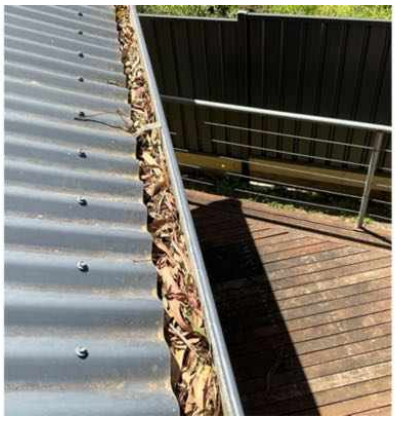


Defects 3.20

Building:	Main Building
Location:	Gutters
Finding:	Gutters - Blocked
Information:	Sections of the external gutters were blocked with debris 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 3.21

Building: Main Building

Location: Living Room

Finding: Deteriorated Internal Paint Finish – Living Area Wall Below Window

Information:

The internal wall surface below the window in the living area shows deterioration to the paint finish, including peeling, flaking, and localised delamination. This condition was visible at the time of inspection and affects the appearance and finish of the internal wall lining.

Deteriorated paint finishes in this location reduce the overall presentation of the room and may continue to worsen over time if not addressed, potentially leading to further

flaking and damage to the underlying surface finish.

It is recommended that a suitably qualified painter or handyman prepare the affected wall surface by removing loose and flaking paint, lightly sanding and sealing the area as required, and repainting the wall using an appropriate internal paint system to restore an acceptable finish.

Defects 3.22

Building: Main Building

Location: Hallway

Finding: Squeaking Timber Flooring – Localised Areas

Information:

The timber flooring in the areas shown was observed to produce squeaking noises when walked on. This condition is commonly associated with normal movement within the flooring system, including minor movement of the subfloor structure and/or localised inadequate fixing of the floorboards to the subfloor.

Squeaking floors are generally considered a convenience or amenity issue rather than a structural defect. At the time of inspection, no evidence was noted to suggest that this condition is indicative of a structural failure or a significant defect affecting the integrity of the floor system.

If the squeaking is of concern to the occupants, a suitably qualified carpenter or flooring contractor may be engaged to investigate and carry out localised repairs, such as re-fixing or tightening affected boards. Otherwise, the condition may be monitored as part of normal building movement and wear over time.

Defects 3.23

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - damp
Information:	The subfloor was found to be damp at the time of inspection. This excessive moisture could be the result plumbing leaks, and or water ingress from external sources. Prolonged dampness in the subfloor can lead to the degradation of structural elements such as stumps, causing them to weaken or rot over time. If left unaddressed, the dampness may lead to instability in the stumps, which could affect the overall structural integrity of the building. This could result in uneven floors, increased risk of subsidence, and costly repairs to rectify the damage. Moreover, the damp environment may promote the growth of mould and timber pests, further exacerbating the situation. It is recommended to engage a licensed plumber or registered builder as a matter of urgency to assess the source of the moisture and rectify any leaks or ventilation issues. In addition, the affected subfloor should be treated to address the moisture problem, and any damaged stumps should be replaced to ensure the stability and safety of the property.

Defects 3.24

Building: Main Building

Location: Deck

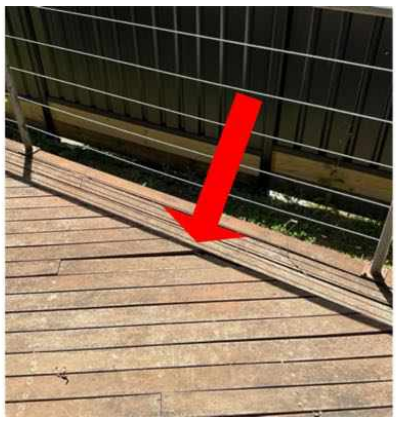
Finding: Inadequate Support to Decking – Localised Bouncy Areas

Information:

Several localised areas of the external decking were observed to feel bouncy and inadequately supported when walked on at the time of inspection. These sections exhibited noticeable deflection under normal foot traffic, indicating that the decking does not provide a firm or stable walking surface in those areas.

Bouncy or deflecting decking typically indicates insufficient support from the underlying substructure, which may be due to deterioration, inadequate fixings, or insufficient spacing of supporting members beneath the decking. If left unaddressed, this condition may worsen over time and increase the risk of further deterioration or potential safety concerns.

It is recommended that a suitably qualified carpenter or registered builder be engaged to assess the affected decking areas and the supporting substructure beneath. Rectification works may include strengthening or replacing supporting members and re-fixing the decking boards as required to restore adequate support and stability.



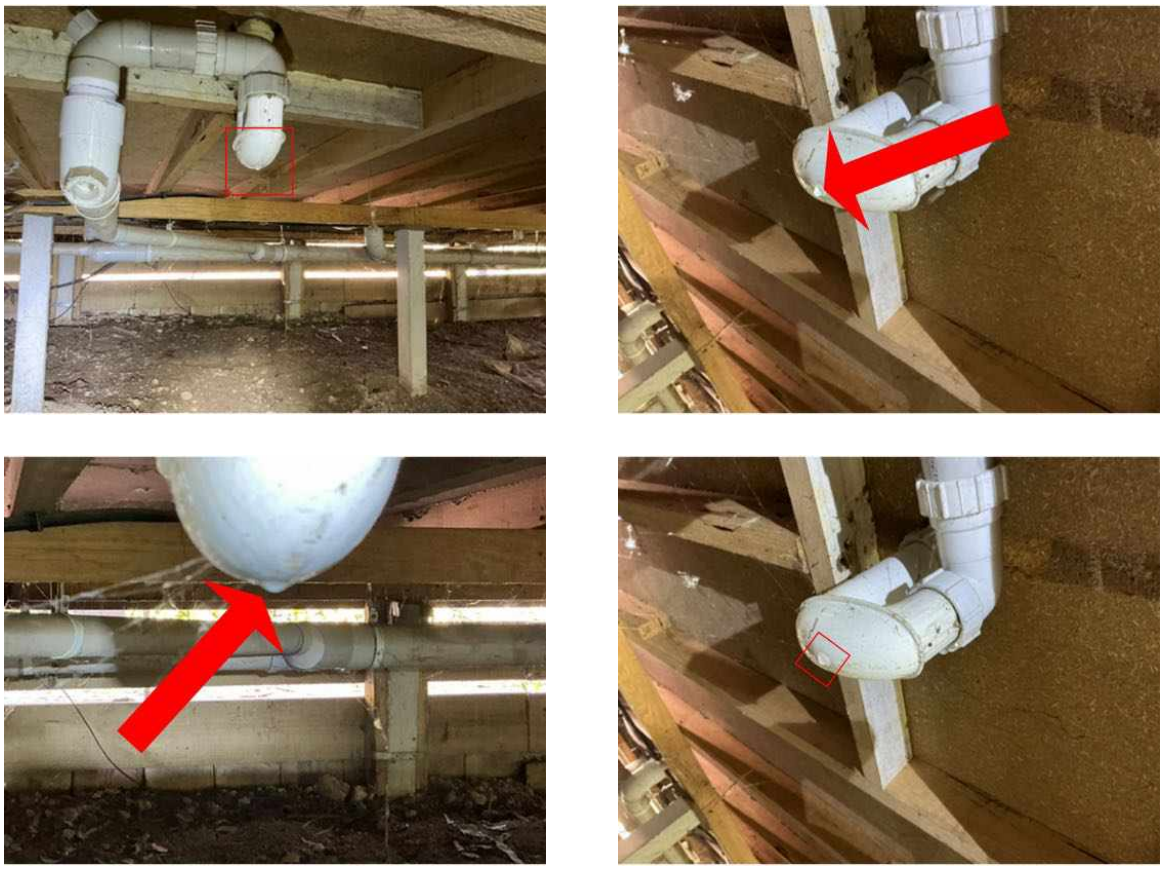
Defects 3.25

Building: Main Building
Location: Subfloor
Finding: Leaking Plumbing to Subfloor – Shower and Laundry Areas
Information:

Evidence of water leakage was observed to plumbing pipework located beneath the shower area and beneath the laundry, with water discharging into the subfloor at the time of inspection. This condition indicates that the plumbing system is not watertight and is allowing uncontrolled water escape below the floor level.

Ongoing leakage into the subfloor may contribute to elevated moisture levels, deterioration of subfloor timbers or stumps, and adverse subfloor conditions if not promptly addressed. Continued moisture exposure may also increase the risk of secondary issues such as fungal decay, corrosion of fixings, or movement within the subfloor structure.

It is recommended that a licensed plumber be engaged as a matter of urgency to investigate the source of the leaks and carry out all necessary repairs to the plumbing pipework. Following rectification, the affected subfloor area should be allowed to dry and be re-assessed to confirm that no further moisture-related issues are present.



Defects 3.26

Building: Main Building

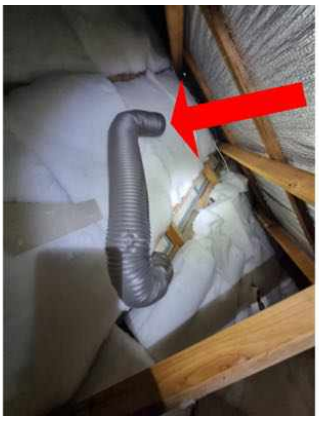
Location: Roof Void

Finding: Bathroom and kitchen Exhaust Fans Not Ducted to External Atmosphere

Information: The exhaust fans installed in the bathroom, WC and the kitchen rangehood were observed to be discharging directly into the roof cavity rather than being ducted to the external atmosphere. This configuration does not comply with best practice ventilation standards, as it allows moist air to accumulate within the roof space.

Prolonged moisture build-up in the roof cavity can lead to elevated humidity levels, which may contribute to mould growth, timber decay, and potential damage to insulation or other roof components over time.

It is recommended that a licensed ventilation specialist or electrician be engaged to install compliant ducting that vents the exhaust air to the outside of the building, in accordance with current building regulations and ventilation standards.



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

- Licensed Plumber

- Registered/Licensed Builder

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

- At the time of inspection, the Two bedroom property was assessed to be in average overall condition relative to properties of a similar age and type.

Two major defects were identified at the time of the inspection, which require attention and are summarised below. All other defects are detailed within the body of this report and should be reviewed thoroughly.

The first major defect relates to elevated moisture and damp conditions affecting subfloor stumps. High moisture levels were recorded to multiple stumps, indicating adverse subfloor conditions that may contribute to deterioration of the stump materials and potential subfloor movement if left unaddressed. It is recommended that a suitably qualified professional, such as a registered builder specialising in re-stumping, be engaged to assess the subfloor conditions, identify the underlying cause of moisture ingress, and carry out appropriate remedial works, which may include improving drainage, ventilation, or repairing affected stumps as required.

The second major defect relates to deterioration of the subfloor structural timbers beneath the external decking, with evidence of timber decay consistent with prolonged moisture exposure. This condition may compromise the structural performance of the decking and associated subfloor elements if not rectified. It is recommended that a registered builder or suitably qualified carpenter be engaged to further assess the extent of deterioration, replace affected timbers, and address moisture entry through the decking to prevent recurrence.

It is also noted that electrical power was not connected to the property at the time of inspection. As a result, fixed appliances, air-conditioning systems, and other electrically operated services could not be tested or assessed as part of this inspection.

All defects identified during the inspection have been documented in the body of this report and should be reviewed thoroughly by the client. Appropriate qualified tradespersons should be engaged to carry

out the recommended works.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the defect statements, to carry out the necessary repairs and maintenance as soon as possible.

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.

Disclaimer

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. As a visual inspection, this assessment is limited to the conditions observed during the inspection period, and as such, cannot account for potential changes or developments occurring after the inspection date. Once the inspection is complete and the report is issued, it should be noted that it represents the status of the property at that moment in time and may not reflect any subsequent changes.

Particularly regarding external elements such as concrete paving and outdoor drainage systems, evaluations are inherently limited when conducted in dry conditions, and it may not be possible to assess the complete drainage performance or identify water pooling issues that could become evident in periods of rainfall. Although a spirit level was used to check multiple areas of the paving for slope, this method cannot account for each and every point across the paving, nor can it replicate the effects of heavy rain. Thus, without rainfall during the inspection, any potential drainage issues or water pooling along the perimeter cannot be fully anticipated.

Furthermore, this report notes that various wet areas, such as showers, may not have been used for extended periods. While moisture testing was conducted at accessible locations, prolonged inactivity can obscure potential leaks or hidden defects, as some issues may only manifest after sustained use. Therefore, issues related to inactive wet areas may require ongoing observation over time to ensure that any potential problems can be identified and addressed.

Any recommendations provided herein are made to the best of professional judgment, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is recommended that clients undertake regular inspections and proactive maintenance, particularly of exterior elements and areas exposed to environmental factors, to support the ongoing integrity of the property and to address potential issues that may arise under varying conditions. Regular professional evaluations can help ensure that the property’s condition is maintained over time, especially as weather and usage patterns fluctuate.

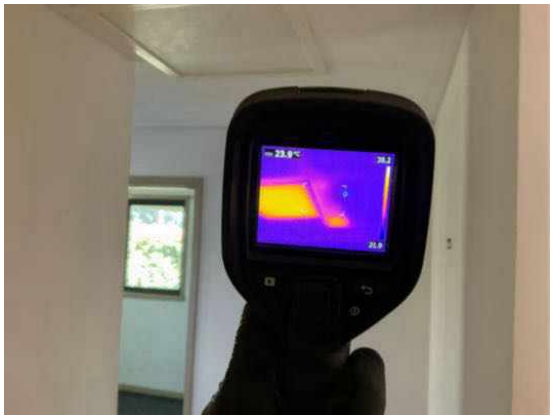
For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

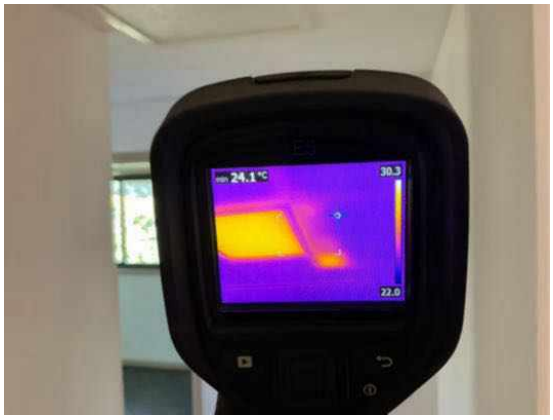
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference



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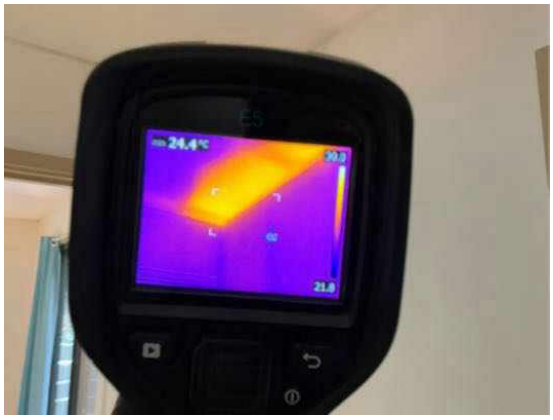
min 24.1 °C
29.9
21.6


min 24.6 °C
30.0
21.8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min 24.4 °C
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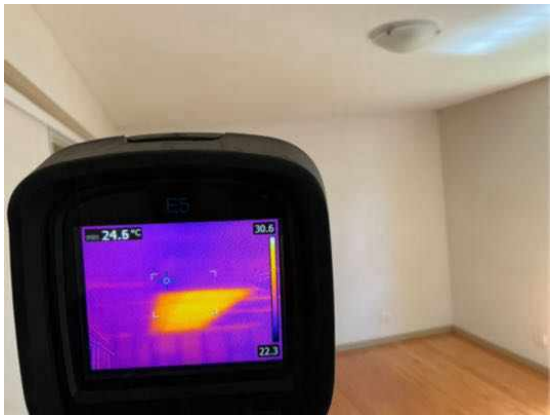
E5
min 24.4 °C
Calibrating...
30.6
22.2


E5
min 24.1 °C
30.0
21.7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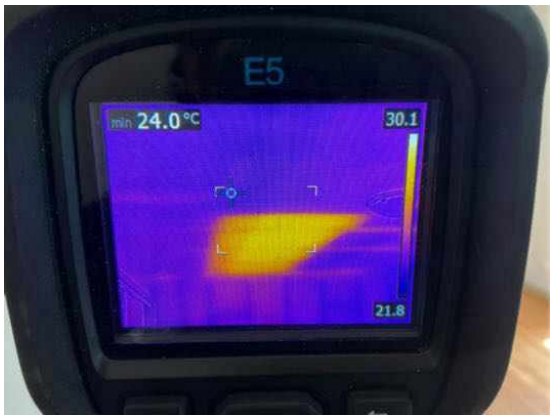
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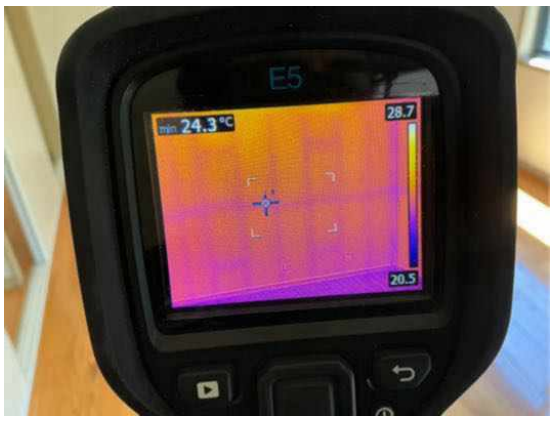
E5
min 24.3 °C
28.7
20.5


E5
min 23.9 °C
28.9
20.6


E5
24.0 °C
31.2
22.9


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E5
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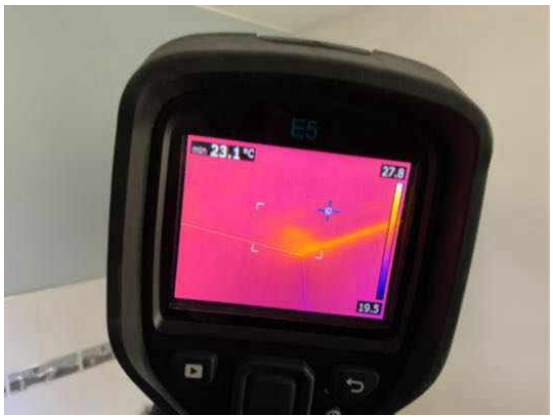
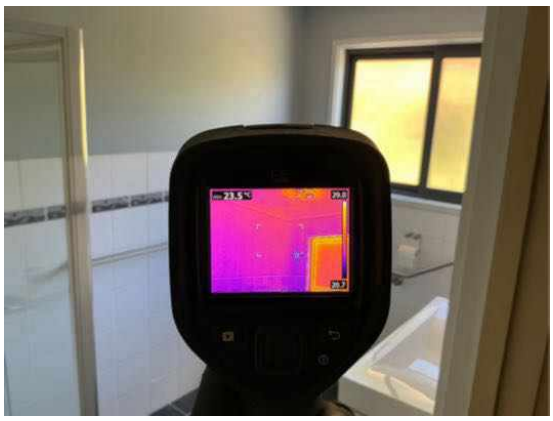
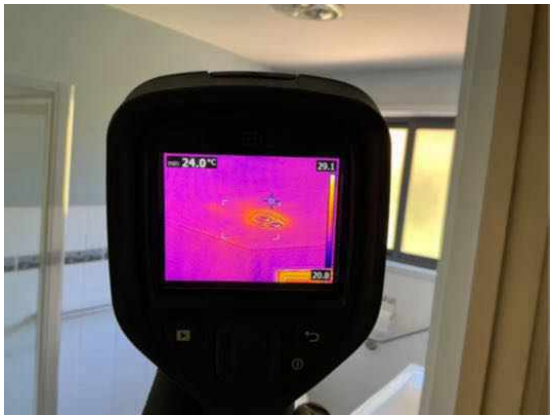
26.6
18.4


23.0°C
27.1
18.8


23.1 °C
27.8
19.5





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.

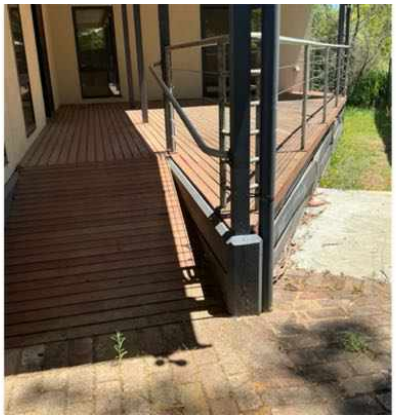
Noted Item

Building: Main Building

Location: 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: Roof Void

Finding: Obstructions and Limitations - roof cavity

Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity 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.

Noted Item

Building:	Main Building
Location:	Subfloor
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.