



## Building Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: 20 Deoro Parade, Clyde North VIC 3978,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 27 Feb 2026

Modified Date: Mon, 2 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 20 Deoro Parade, Clyde North VIC 3978, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Mohamed Khattab Ph: 0477 660 118  
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Engineers Australia 10472010

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Company Email: Berwick@jimbuildinginspections.com.au

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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 report has been prepared in accordance with Australian Standard AS 4349.1-2007 for pre-purchase building inspections and is based on a visual, non-invasive assessment of the accessible areas of the property.

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

## Section B General

### General description of the property

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Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Garage, Fence - Post and Rail Construction
Other Timber Bldg Elements	Internal Joinery, Window Frames, External Joinery, Door Frames, Doors, Architraves
Roof	Pitched, Timber Framed, Tiles
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

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## 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.

- Interior
- Exterior
- Roof Exterior - Part
- The Site
- Wall Exterior
- Roof Void - Part

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

### Inaccessible Areas

The following areas were inaccessible:

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

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

### Obstructions and Limitations

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

- Debris in gutters
- Ceiling linings

- Appliances and equipment
- Above safe working height
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Rugs
- Stored items
- Wallpaper or Wall Coverings
- Wall linings

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

### Undetected defect risk

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

The risk of undetected defects is: **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

No evidence was found

### Minor Defect

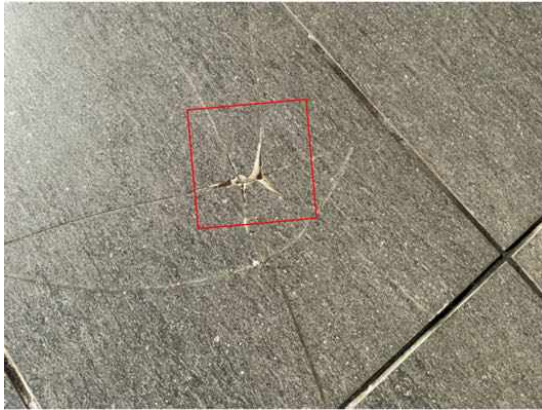
#### Defects 3.01

Building: Main Building  
Location: Front Elevation  
Finding: Front Porch Tiling – Cracked / Loose / Debonded Tiles  
Information:

At the time of inspection, the tiled porch area to the front elevation was observed to be in poor condition. A large number of tiles were cracked and/or broken, and multiple tiles were loose and debonded from the underlying concrete slab (i.e., tiles could be lifted/moved by hand), indicating failure of the bonding bed/adhesive and loss of effective adhesion.

This condition presents an increased risk of trip hazards and further progressive deterioration, and it may also allow water to enter beneath the tiles, which can contribute to ongoing debonding and deterioration of the bedding/screed and grout lines over time.

It is recommended that a suitably qualified tiler attend to assess the full extent of tile debonding and substrate condition, then undertake rectification which may include removing and reinstating affected tiles and re-bedding/re-grouting as required. Where widespread debonding is confirmed, full removal and re-tiling of the porch area may be necessary, including appropriate substrate preparation, waterproofing (if applicable), and installation to suitable standards.



Defects 3.02

Building: Main Building  
Location: All External Areas  
Finding: Cracking - External Concrete Paving and Driveway Damage Category 2 - Distinct (less than 3mm)  
Information: Distinct cracks were identified in external concrete paving and driveway. 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.

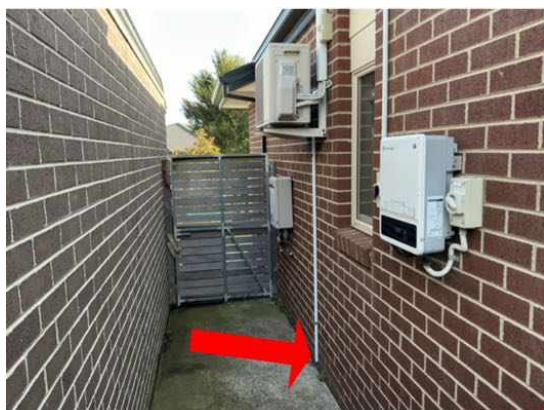




### Defects 3.03

Building:	Main Building
Location:	All External Areas
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 3.04

Building:	Main Building
Location:	All External Areas
Finding:	Gaps Around External Window Frames
Information:	Multiple gaps were identified between the external window frames and the adjoining brickwork across several elevations. These gaps appear to be the result of either poor or inconsistent sealant application during installation, or deterioration of the original sealant over time.

Unsealed or poorly sealed gaps can allow moisture ingress, wind-driven rain, draughts, and provide potential entry points for pests. Ongoing exposure to moisture may also contribute to internal dampness and premature deterioration of surrounding building elements.

A qualified handyman or registered builder should apply a consistent, waterproof, flexible exterior-grade sealant around all affected windows to ensure adequate weatherproofing and protection against moisture and pest entry.



### Defects 3.05

Building: Main Building  
 Location: Laundry  
 Finding: Laundry Door – Deteriorated Door Skin and Moisture Damage  
 Information:

At the time of inspection, the lower section of the external laundry door was observed to be significantly deteriorated. The door skin and paint finish along the bottom edge and adjacent to the threshold were peeling, delaminating, and deteriorating, with visible moisture staining and substrate breakdown. The damage appears consistent with prolonged moisture exposure at the base of the door, likely due to weather exposure, inadequate sealing, or water ponding at the threshold area. Localised deterioration was also noted around the door hardware penetration.

This condition may allow ongoing moisture ingress into the door core, leading to further swelling, decay, and progressive material failure. If left unaddressed, deterioration may compromise the structural integrity and serviceability of the door and could result in the need for full door replacement. Continued moisture exposure may also affect adjacent framing components.

It is recommended that a qualified carpenter assess the door and determine whether repair is feasible. Rectification may include removal of the door, cutting back and sealing affected areas, re-skinning or repairing the lower section where possible, and properly sealing and repainting all exposed edges with suitable exterior-grade coatings. If deterioration is advanced or the core is compromised, full replacement of the external door with a suitable weather-resistant unit should be undertaken. Additionally, the threshold area should be checked to ensure appropriate drainage and sealing to prevent recurrence.



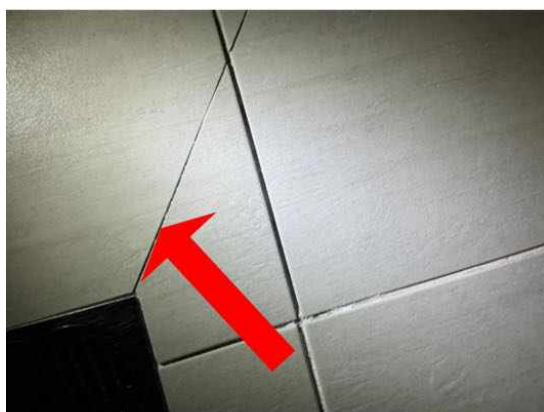
### Defects 3.06

Building:	Main Building
Location:	Ensuite - Master
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 3.07

Building:	Main Building
Location:	Ensuite - Master
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 3.08

Building:	Main Building
Location:	Bedroom - Master
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



### Defects 3.09

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower screen - Leaking
Information:	Leaking was evident to the ensuite shower screen at the time of inspection. It is suspected that the leakage has occurred as a result of deteriorated and/or missing caulking to the shower screen junctions or general ageing and breakdown of sealing materials to the shower enclosure.

Leaking from the shower, if left unattended, is likely to lead to moisture ingress into adjoining flooring and wall components. Prolonged exposure to moisture can result in deterioration of building materials, swelling of timber elements, damage to finishes, and may necessitate extensive remedial works. Active moisture conditions may also create an environment conducive to mould growth.

In addition, the lower section of the adjacent door frame was observed to exhibit signs of previous moisture-related deterioration. The base of the frame appears to have sustained water damage, which is likely associated with ongoing or historical water escape from the shower screen area, or possible water ponding against the door

frame over time.

It is recommended that a qualified caulking contractor be engaged to remove and replace all deteriorated sealant to the shower screen and surrounding junctions to ensure proper waterproof sealing. These works should be undertaken without delay. Furthermore, a qualified carpenter should be consulted to assess the condition of the lower section of the door frame and undertake repairs as required, which may include cutting back damaged timber, repairing or replacing the affected section, followed by appropriate sealing and repainting to prevent recurrence.



### Defects 3.10

Building: Main Building  
 Location: Kitchen  
 Finding: Kitchen Window Sill – Minor Timber Deterioration  
 Information:

At the time of inspection, minor deterioration to the timber window sill within the kitchen area was observed. The affected area appears to exhibit slight surface wear and localised finish breakdown, likely resulting from repeated water splash exposure from the adjacent kitchen sink over time.

While the deterioration is considered minor and primarily cosmetic in nature at this stage, continued moisture exposure may contribute to progressive timber degradation if not maintained.

It is recommended that the affected timber surface be lightly sanded, allowed to dry thoroughly, and refinished with an appropriate moisture-resistant primer and paint system. Ongoing care should be taken to minimise water splash onto the sill to prevent recurrence.



### Defects 3.11

Building: Main Building  
 Location: Kitchen  
 Finding: Oven – Inoperable at Time of Inspection  
 Information:

At the time of inspection, the oven was not responding to operational controls and could not be activated or tested. As a result, the appliance's functionality and performance could not be assessed.

An inoperable oven may indicate an electrical supply issue, internal component fault, control failure, or general appliance malfunction. Without further diagnostic testing, the exact cause of the issue cannot be determined.

It is recommended that a qualified electrician or licensed appliance technician be engaged to investigate the fault, confirm the cause of non-operation, and undertake repairs or replacement as required.



### Defects 3.12

Building:	Main Building
Location:	All Internal Areas
Finding:	Smoke Alarm Non-Operational
Information:	During inspection, the smoke alarm appeared to have been tampered with or opened and did not appear to be operational at the time of inspection. Smoke alarms are essential safety devices and must be fully functional in accordance with current building regulations and Australian Standards.

It is recommended that a licensed electrician inspect and test the smoke alarm, and carry out any necessary repairs or replacement to ensure it is fully operational.



### Defects 3.13

Building:	Main Building
Location:	Laundry
Finding:	Laundry – Detached Skirting Tile
Information:	

At the time of inspection, one skirting tile to the laundry floor perimeter was observed to have detached and come away from the wall. The tile was no longer bonded in position, indicating localised adhesive failure.

Although the defect is minor in extent, detached tiles can present a sharp edge hazard and may allow moisture to penetrate behind the wall lining if left unaddressed.

It is recommended that a qualified tiler be engaged to re-fix or replace the affected skirting tile, ensuring appropriate surface preparation and bonding to prevent recurrence.



### Defects 3.14

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet roll holder - Loose
Information:	The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A general handyperson may be required to perform these works.



### Defects 3.15

Building:	Main Building
Location:	Bathroom 2
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 3.16

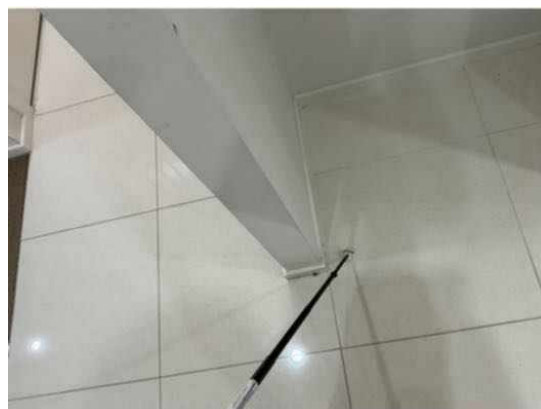
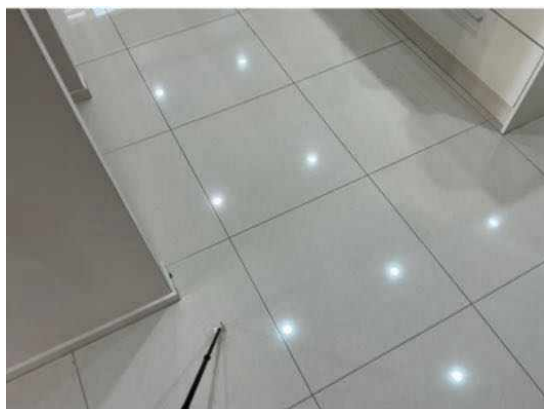
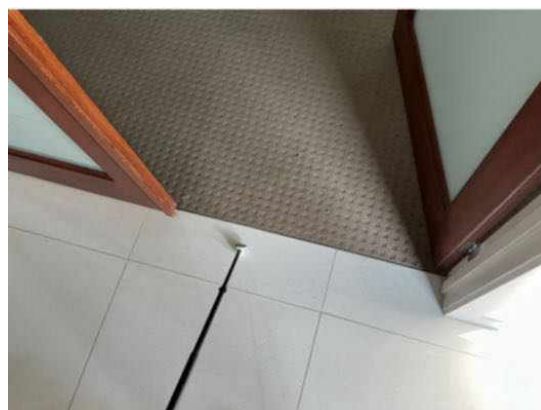
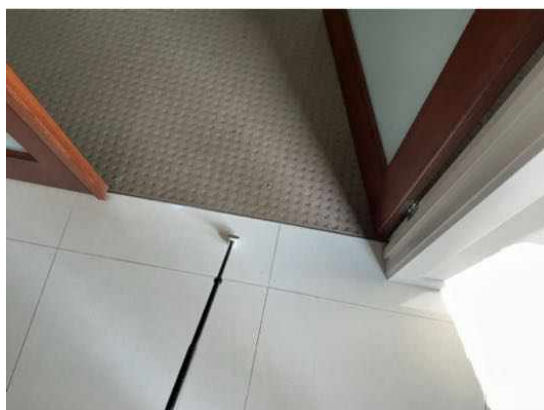
Building:

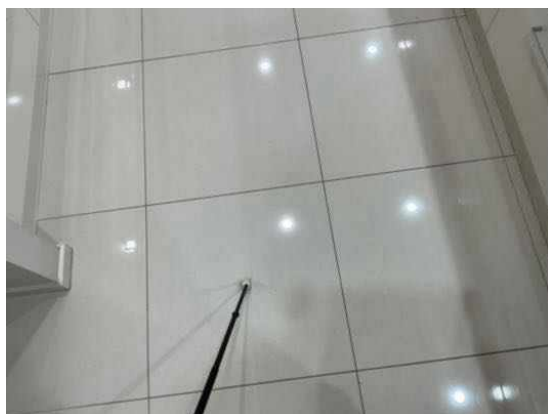
Main Building

Location: All Internal Areas  
Finding: Tiles - Drummy  
Information: Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.





### Defects 3.17

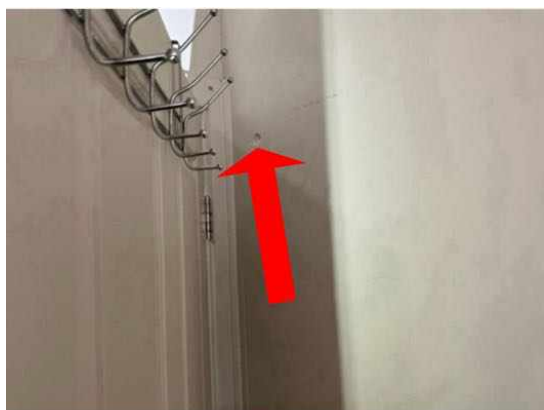
Building: Main Building  
 Location: All Internal Areas  
 Finding: General Internal Wear and Tear – Minor Cosmetic Damage  
 Information:

During the inspection, various minor wear and tear items were observed throughout the dwelling. These included minor damage to an internal door, localised plaster damage to the second bedroom (including impact marks consistent with contact from a clothes hanger), and small holes to plasterboard walls within the master bedroom and hallway areas, likely associated with previous installation of TV brackets and wall-mounted fixtures.

These conditions are considered minor and cosmetic in nature and are consistent with general use and ageing of the property. They do not represent structural defects or significant building failures.

Rectification, if desired for presentation purposes, may include patching affected plaster areas, filling holes, sanding surfaces smooth, and repainting to match existing finishes. Such works are discretionary and may be undertaken as part of routine maintenance.





### Defects 3.18

Building:	Main Building
Location:	Bedroom - Master
Finding:	Master Ensuite – Elevated Moisture Readings to Skirting Board
Information:	

At the time of inspection, elevated moisture readings were recorded to the skirting board located behind/adjacent to the shower area within the master ensuite using a non-invasive moisture meter. No invasive testing was undertaken. The elevated readings may be associated with water escape from the shower screen area, including previously noted leakage, or may be attributable to other concealed plumbing or waterproofing issues. The exact source of moisture could not be confirmed at the time of inspection.

Persistently elevated moisture levels within wall linings and skirting components may lead to deterioration of timber elements, swelling, material breakdown, and potential mould development if not rectified.

It is recommended that a licensed plumber be engaged to undertake further investigation, which may include invasive inspection as required, to determine the root cause of the moisture ingress. Following identification of the source, appropriate rectification works should be carried out to prevent further damage.



### Defects 3.19

Building:	Main Building
Location:	Roof Void
Finding:	Bathroom Exhaust Fans Not Ducted to External Atmosphere
Information:	The exhaust fans installed in the bathrooms 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.



### Defects 3.20

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Partially Blocked
Information:	Sections of the external gutters were partially 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 3.21

Building: Main Building  
 Location: Laundry  
 Finding: Laundry Tap – Not Operational  
 Information:

At the time of inspection, the laundry tap was not operational and no water discharge was observed when tested. As a result, the serviceability and functionality of the tap could not be confirmed.

The lack of operation may be due to a localised plumbing fault, isolation valve being closed, internal tap failure, or other supply-related issue. Without further investigation, the exact cause could not be determined at the time of inspection.

It is recommended that a licensed plumber be engaged to investigate the cause of non-operation, restore proper water supply to the fixture, and undertake repairs or replacement as required.



### Defects 3.22

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet seat - loose
Information:	The toilet seat was found to be loose and shifting during use at the time of inspection. This defect likely developed due to wear and tear of the seat's fixing hardware. However, it may also be the result of improper installation or accidental impact.

If left unaddressed, the loose toilet seat could worsen, leading to potential damage to the mounting points or discomfort for users. In some cases, further instability may lead to minor injuries or increased wear on the toilet bowl.

It is recommended that the toilet seat be properly refastened or replaced by a licensed plumber to ensure safe and stable use.



### Defects 3.23

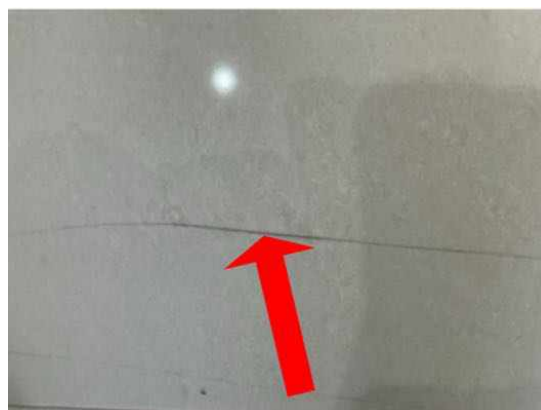
Building:	Main Building
Location:	Hallway
Finding:	Hallway Floor Tile – Surface Scratch
Information:	

At the time of inspection, one floor tile within the hallway area was observed to have a visible surface scratch. The tile was not cracked, chipped, or structurally damaged;

however, the surface finish exhibited minor cosmetic scratching.

The condition is considered superficial and does not affect the structural integrity or serviceability of the tiled flooring. The issue is aesthetic in nature only.

Replacement of the affected tile may be undertaken at the client's discretion should the appearance be of concern. Otherwise, no immediate repair is considered necessary, and the tile may remain in its current condition.



### Defects 3.24

Building:	Main Building
Location:	Gutter
Finding:	Gutters - Water pooling
Information:	Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior

plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.



## 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](http://www.jims.net).

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

- Upon inspection, the 4-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require urgent attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed promptly to maintain the overall condition of the property.

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 limitations were present at the time of inspection, restricting access and visibility in certain areas. These impediments affected the ability to conduct a fully comprehensive assessment. The client is advised to clear these obstructions and arrange a follow-up inspection to ensure all areas are thoroughly inspected.

## 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.

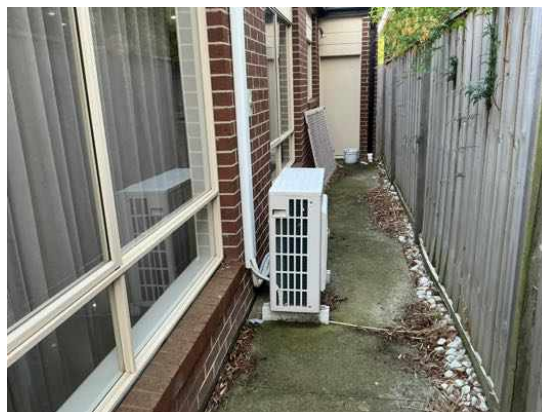
For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All 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 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: 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.





## Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not a pest report.** As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

## **NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

## **RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.