



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report VR

Inspection Date: Sun, 8 Mar 2026

Property Address: 5 Courtley Ave, Kellyville Ridge NSW 2155,
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: Sun, 8 Mar 2026

Modified Date: Mon, 9 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 5 Courtley Ave, Kellyville Ridge NSW 2155, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Rishi Rishikesan Ph: 0406 661 250
Email: Kellyville@jimsbuildinginspections.com.au

B Sc(Engineering)

Company Name: Jim's Building Inspections (Kellyville)

Company Address and Postcode: Kings Langley 2147

Company Email: Kellyville@jimsbuildinginspections.com.au

Company Contact Numbers: 0406 661 250

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 must be read in full to clearly understand all items identified as defects listed within the report.

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Floor	Concrete, Slab on ground
Walls	Brick Veneer (Timber Framed)
Other Timber Bldg Elements	Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Deck
Roof	Timber Framed, Tiles, Pitched
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Pergola
Building Type	Residential, Detached
Company or Strata title	No
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	East
Storeys	Single
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
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Roof Exterior
- Roof Void
- Slab Edge
- Wall Exterior
- Timber Retaining Walls

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

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

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:

- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.

- Duct work
- Debris in gutters
- Evidence of recently painted walls or ceilings
- Furniture
- Floor coverings
- Insulation
- Landscaping
- Solar Panels
- Vegetation

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- The building appears to be in good condition compared to buildings of similar age and construction.

Minor defects were found at the time of the inspection. As mentioned in defects details, recommendations are advised to avoid further damage or deterioration of building elements.

No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

Please be aware that limitations did affect the inspection with inaccessible areas, which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow the full inspection to be carried out. The rating for the risk of undetected defects is therefore medium.

This report must be read in full to clearly understand all items identified as defects listed within the report.

For further information, advice and clarification please contact Rishi Rishikesan on: 0406 661 250

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of live termite activity was absent at the time of the inspection
Information:	No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage. If no evidence of termites was found at this inspection be aware that at the initial stage of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced. As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended inspection you should contact a pest controller immediately.

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - Evidence of installation
Information:	<p>There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.</p> <p>Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.</p>



Noted Item

Building: Main Building
 Location: Alfresco
 Finding: Bridging of termite barrier
 Information: Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.



Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Landscaping Timber
Information:	There is no evidence of termite damage in these timber.

Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove untreated timber that is in direct contact with external grounds. If there is old tree stumps present frequent pest inspections are advised to readily identify any termite activity in these areas. Monitor treated landscape timbers within the garden area, as treated pine breaks down and rots over a period of time causing conducive conditions for termite activity.





Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Roof Tile - Good condition
Information: Upon inspection of the exterior and interior roofing, the majority of rood tiles were considered to be in a good condition. There is no leakages at the time of the inspection.







Noted Item

Building: Main Building
Location: Roof Void
Finding: Insulation - adequate
Information: Upon inspection of the roof void it was noted that there is adequate insulation. Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is adequate Insulation which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.





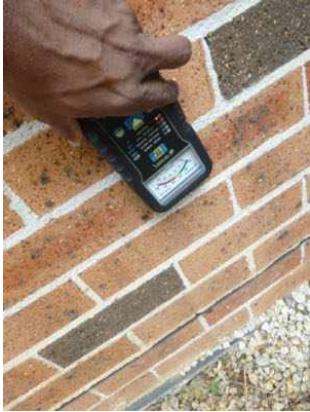
Noted Item

Building: Main Building
Location: All Areas
Finding: No Excessive Moisture
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. No evidence of excessive moisture was found inside the house at the time of the inspection.











Noted Item

Building: Main Building
 Location: Bathroom And other wet area
 Finding: No evidence of excessive moisture- Bathroom & Laundry
 Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. There was NO evidence of excessive moisture present at the time of inspection in bathrooms.

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. Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.









Noted Item

Building: Main Building
 Location: Garage Living
 Finding: Ceiling - Minor sagging
 Information: Sections of the ceiling were found to be minor sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused

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

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



Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which

impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.



Noted Item

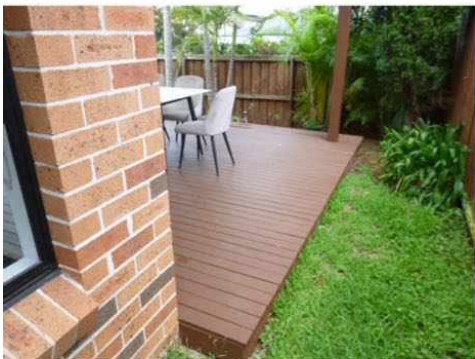
Building: Main Building
 Location: All Areas
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.













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.