



## Building Inspection Report

Inspection Date: Mon, 2 Mar 2026

Property Address: 18 Bowser Cres, Wangaratta VIC 3677,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 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: 18 Bowser Cres, Wangaratta VIC 3677, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Vince McLindon Ph: 0490 970 459  
Email: Albury@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections Albury

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Company Address and Postcode: Thurgoona 2640

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Company Email: Albury@jimsbuildinginspections.com.au

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Company Contact Numbers: 0490 970 459

## 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
<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 minor defects identified.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Timber Stumps, Concrete Stumps
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	South
Other Building Elements	Fence - Fabricated Metal Fence, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Fascias, Internal Joinery, Landscaping Timbers and Construction, Deck, Skirting Boards, Stumps, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Raining

## Section C Accessibility

### Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

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:

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

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 linings
- Appliances and equipment
- Areas of low roof pitch preventing full inspection

- Floor coverings
- Furniture
- Debris in gutters
- Decking
- Insulation
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Inclement weather conditions prevented inspection of roof exterior
- External finished ground level
- Lack of clearance - subfloor
- Pipework
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- Vegetation
- 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: Roof Plumbing  
Finding: Roof Plumbing - Water pooling & Leaking  
Information: Areas of water pooling & leaking were identified to areas of the gutters & down-pipes. Water pooling of the gutters can lead to deterioration of the roof plumbing over time, if neglected. Water was found to be overflowing from the gutters, and areas of the gutters have pulled away from the roof & were sagging.

A licensed roof plumber should be engaged promptly, to provide further advice & remedial works where necessary.





### Defects 3.02

Building:	Main Building
Location:	External Brickwork, Extension wall
Finding:	Brickwork - Deterioration (Fretting) & Rising Damp
Information:	Deterioration also known as fretting, was evident in some areas of the brickwork. Rising damp (high moisture reading above the damp-proof course) was also evident in some areas of the brickwork, and to the wall of the extension, (likely due to moisture transfer from the brickwork to the plaster)

Overtime, general aging and contact with moisture can cause the bricks to become brittle & eroded. Recommend consulting with a damp proofing specialist in the short term to provide further advice & remedial works where necessary to avoid further

deterioration.



**Defects 3.03**

Building: Main Building  
 Location: Roof Exterior  
 Finding: Sagging Under-purlins  
 Information: Some under purlins in the roof appear to be sagging at the time of inspection, a relatively common finding in buildings of a similar age.

While this type of construction is common for the era of building, additional support may be required.

While it would appear that this defect has been present for an extended period of time, it is recommended that the client engage a registered builder, in the short term, to further assess and provide additional support where necessary, to ensure the longevity of the roof framing & avoid further sagging.



### Defects 3.04

Building:	Main Building
Location:	External Brickwork
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to areas of the brickwork at the time of inspection. Step cracking, has a variety of possible causes. However, the most common is movement of adjacent footings. Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings.

The client should monitor the cracking. Should the step cracking lengthen, widen or become more numerous, the client should contact a structural engineer promptly, to provide further advice.



**Defects 3.05**

Building: Main Building  
Location: Bedroom Ceiling  
Finding: Elevated moisture - Ceiling  
Information: Elevated moisture readings were identified at, but not limited to the ceiling of the rear bedroom. Potential causes of moisture include damaged plumbing fittings and fixtures, or deterioration of the roof plumbing and cladding.

Recommend engaging a licensed roof plumber and/or roofing contractor promptly to identify the cause of the moisture & provide remedial works.



## Defects 3.06

Building: Main Building

Location: Roof Exterior

Finding: Roof Exterior & Flashings - Weathered, Cracking

Information: Areas of general weathering & cracking/chipping of the roof exterior & tile pointing were noted. Some flashings were also found to be weathered and lifted. While weathering of the roof exterior and flashings is consistent with the age of the property, maintenance works are advised, to ensure the longevity of the roof exterior.

Recommend consulting with a licensed roofing contractor in the short term, to provide further advice on maintenance works required.





**Defects 3.07**

Building: Main Building  
Location: All external areas, HWS, Aircon, Gutters & Down-pipes  
Finding: Potential Water pooling - against property  
Information: It appears that there are potential areas around the perimeter of the property that could be susceptible to water pooling.

Where insufficient drainage of taps, hot water system & aircon overflows, and overflowing / leaking of roof plumbing is present, water pooling is likely to occur, and can create areas conducive to timber pests and potential damage to the subfloor structure overtime, if neglected.

Recommend consulting with a licensed plumber in the short term to further assess and provide remedial works.





**Defects 3.08**

Building: Main Building  
Location: Fascia's, External Trims, Roof Framing, Stumps  
Finding: Fungal decay & weathering  
Information: Areas of fungal decay (wood rot) & weathering were identified at but not limited to areas of the fascia's, roof framing, timber stumps, and external trims.

For areas of fungal decay, the client should engage a licensed carpenter in the short term, to replace affected materials. For areas of general weathering, it is advised the client engage a licensed painter to apply protective sealant or coating to these areas.





Defects 3.09

Building: Main Building  
 Location: Kitchen, Extension  
 Finding: Flooring - Uneven  
 Information: Some areas, of the flooring throughout the building appear to be slightly uneven.

It is advised that the client monitor the flooring to identify any further movement. Where flooring remains relatively unchanged for an extended period of time, it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where further movement and unevenness occurs, a structural engineer should be engaged promptly for further evaluation.



### Defects 3.10

Building: Main Building  
 Location: Windows  
 Finding: Windows - Stiff to slide  
 Information: Some windows were found to be stiff to slide at the time of inspection. General maintenance works ie; cleaning of the tracks or adjustment of the frame may be required to return the windows to a fully operational level. These minor works can be conducted by a general handyman, at clients discretion.



### Defects 3.11

Building:	Main Building
Location:	Interior Ceilings, Eaves
Finding:	Ceiling & Eaves - Sagging
Information:	Sections of the internal ceilings & eaves were found to be sagging at the time of inspection. Causes of ceiling and eaves sagging include fixings (e.g. nails or glue) that have become loose and require re-fixing.

Where sagging has occurred, works such as re-gluing of ceiling sheets and installing additional fixings may be required. Such works may be performed by relevant tradespeople, such as plasterers or licensed carpenters.





## Section D Significant Items

### D4 Further Inspections

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

- Licensed Plumber
- As identified in summary and defect statements
- Licensed Plumber specialising in Roof Plumbing
- Reinspection by Jim's Building Inspections

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

- Compared to other buildings of a similar age, the visual inspection of the brick veneer, timber framed, dwelling at the time of inspection was in a fair condition. All findings have been noted in the body of the report.

Step cracking & deterioration (fretting) were identified to areas of the external brickwork. High moisture was also identified above the damp proof course in some areas, as well as the extension plaster wall. Recommend consulting with a damp-proofing specialist in the short term, to provide further advice & remedial works to avoid further deterioration. Areas of cracking should be monitored. Should cracking widen, lengthen or become more numerous, a structural engineer should be engaged promptly, to provide further advice.

Areas of water pooling, leaking and sagging/separation of the gutters & down-pipes were identified. Recommend engaging a licensed roof plumber promptly, to provide further advice & remedial works where necessary, to avoid further water damage to surrounding materials.

Some areas of the roof framing were found to be sagging. Recommend consulting with a registered builder in the short term, to provide further advice & remedial works, to ensure the longevity of the roof structure & avoid further sagging.

Other findings include but are not limited to:

- Elevated moisture reading identified to the rear bedroom ceiling. Recommend licensed roof plumber to provide further advice & remedial works where necessary.
- areas of cracking & chipping were noted to the roof exterior. Weathered & lifted flashings were also noted. Recommend engaging a licensed roofing contractor to provide further advice regarding maintenance works needed.
- areas of wood rot identified to fascia's, stumps, roof framing and trims. Recommend licensed

carpenter and/or painter to provide maintenance & replacement works where necessary.

Maintenance work items needing attention may be performed at the client's discretion. Works should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and, if feasible, should be removed, and a further inspection should be performed. The subfloor was unable to be inspected due to low clearance & obstructions. Recommend gaining access to this area and a reinspection be conducted, prior to client's completion of due diligence. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Vince McLindon on: 0490 970 459

### Section D Significant Items

The following items were noted as - For your information

#### 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. A re-inspection is recommended once the areas are made accessible.









### Noted Item

Building: Main Building  
 Location: Kitchen Sink  
 Finding: Water Staining Present  
 Information: It appears water staining was present at, but not limited to beneath the kitchen sink. No high moisture was evident in this area at the time of inspection.

Recommend that the client monitor the area. Should leaking persist or return, a licensed plumber should be engaged promptly to provide remedial works.



### Noted Item

Building: Main Building  
 Location: Bathroom  
 Finding: Sealant and grouting - Monitor & General Maintenance  
 Information: It appears that the sealant and grouting in the tiled areas are slightly weathered, a common defect in houses of a similar age.

It is noted for the clients information that sealant and grouting in areas that come into regular contact with water should be maintained.

Should the sealant deteriorate further, a tiling contractor should be engaged to provide maintenance works where necessary to ensure all wet areas are sufficiently sealed.



### Noted Item

Building:	Main Building
Location:	Bedroom Doors
Finding:	Door Handles - Loose
Information:	It appears that some door handles are loose and require adjustment to tighten. A general handyman may be appointed to perform these minor works at the clients discretion.



### Noted Item

Building:	Main Building
Location:	Roof void
Finding:	Sarking - Not Present
Information:	It is noted for your information that sarking has not been installed on the roof, a common finding in buildings of a similar age. Sarking is a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void.
	The client can consult with a licensed roofing contractor at their discretion, to provide further advice.



### Noted Item

Building: Main Building  
Location: Stove  
Finding: Stove - Not Igniting  
Information: It appears that the stove was not igniting at the time of inspection. Recommend engaging a licensed electrician at clients convenience to provide maintenance works.



### Noted Item

Building: Main Building  
Location: Right Side  
Finding: Vent Pipe - Disconnected  
Information: It appears that a vent pipe was disconnected at the time of inspection. Recommend consulting with a licensed plumber at clients discretion, to provide further advice and remedial works.



## 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.