



Building Inspection Report

Inspection Date: Mon, 12 Jan 2026

Property Address: 10 Feathertop Wy, Nar Nar Goon North VIC
3812, 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, 12 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 10 Feathertop Wy, Nar Nar Goon North VIC 3812, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jamie Daou Ph: 0405 484 010
Email: Brighton@jimsbuildinginspections.com.au

DB-U 37884

Company Name: Jim's Building Inspections (Brighton)

Company Address and Postcode: Highett 3190

Company Email: Brighton@jimsbuildinginspections.com.au

Company Contact Numbers: 0405 484 010

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:

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 the condition documented in this report.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Porch, Shed, Water Tanks, Retaining Walls
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Fascias, Internal Joinery, Landscaping Timbers and Construction, , Porch / Patio, Skirting Boards, Window Frames
Roof	Tiled, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed), Full Brick
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.

- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- The Site
- 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 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
- Wall Exterior - where neighbouring buildings immediately adjoin.

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
- Areas of low roof pitch preventing full inspection
- 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
- Insulation
- Landscaping
- Pipework
- Roof framing - not trafficable
- Sarking
- 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: **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

Defects 2.01

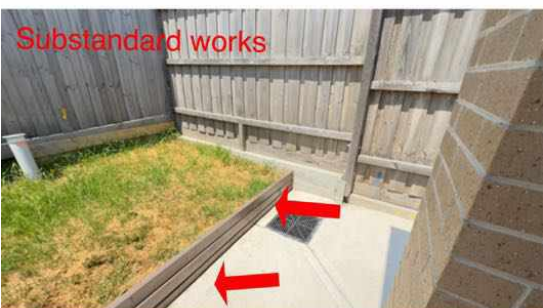
Building: Main Building
 Location: Yard - Front > All Areas
 Finding: Retaining Wall Masonry - Missing & Inadequate Height - Retaining Walls
 Information: Sections of the retaining wall were observed to be missing and / or at an inadequate height in these areas. This can compromise the structural function of the retaining walls, reducing its ability to restrain soil and manage ground loads. This condition may lead to soil movement, erosion, drainage issues, and potential instability of adjoining ground or structures.

The defect is likely attributable to substandard construction.

A suitably qualified licensed builder or structural engineer should be engaged immediately to assess the retaining walls along all boundaries of the property and specify what appropriate remedial works are required. Repairs or reconstruction should be carried out as soon as practicable to reinstate structural performance, manage soil retention, and reduce the risk of further ground movement or damage to nearby structures.







Minor Defect

Defects 3.01

Building:	Main Building
Location:	Laundry >
Finding:	Doors - Inadequate Door Stops
Information:	The inspection identified inadequate door stops in this area. Inadequate door stops can lead to damage to walls or doors and may impair the proper operation of the doors.

The inadequate door stop may be due to an oversight by the builder.

It is recommended that a qualified carpenter or competent handyman be engaged promptly to install an adequate door stop. Correct installation will protect doors and walls and ensure proper door functionality.



Defects 3.02

Building:	Main Building
Location:	Bedroom - Master >
Finding:	Windows - Stiff To Open
Information:	Windows were observed to be stiff to open in this area. The stiffness can make the

window difficult to operate, reduce usability, and may increase the risk of damage if force is applied.

Possible causes include misalignment, worn hardware, or buildup of debris.

It is recommended that the building owners engage a window specialist or registered builder immediately to assess the window and adjust, repair, or service it to restore smooth operation.



Defects 3.03

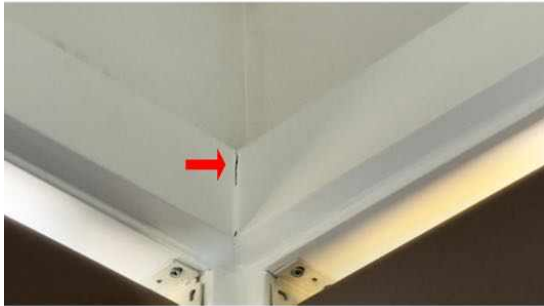
Building:	Main Building
Location:	All Areas
Finding:	Walls - Minor Plaster Cracking
Information:	Cracking was observed in this area. While generally cosmetic in nature, plaster cracks can result from minor building movement, seasonal expansion and contraction, or poor jointing and finishing at the time of construction.

Possible causes may include normal building settlement and movement, seasonal expansion and contraction of building materials and or poor installation or finishing of plasterboard joints.

Cracking should be monitored over time to assess whether movement is ongoing. Where cracking is purely cosmetic, patching and repainting may be undertaken as

part of routine maintenance by a qualified plasterer or painter.

If cracks widen, reoccur after repairs, or appear in conjunction with other structural signs, further investigation by a registered builder or structural engineer is recommended immediately.

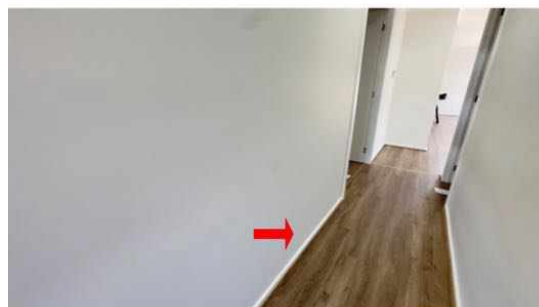


Defects 3.04

Building: Main Building
Location: Entry Hall
Finding: Walls - Paint Finishes Discolouration
Information: The walls were inspected for paint condition, and discolouration was observed in this area.

While primarily a cosmetic issue, the affected paint may indicate age-related wear, poor surface preparation, or previous repairs.

When practical, a qualified painter should be engaged to prepare and repaint the affected areas. Addressing paint deterioration will improve the appearance of the ceilings and help protect the surfaces from further wear.



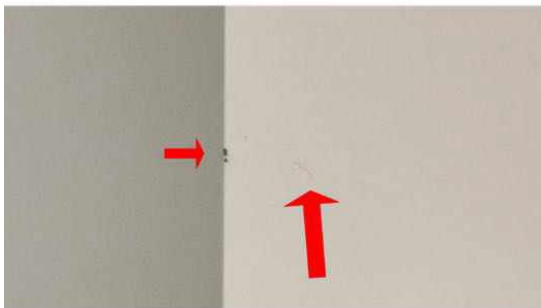
Defects 3.05

Building:	Main Building
Location:	Bedroom - Master >
Finding:	Walls - Plaster Walls Damaged
Information:	Minor damage to plaster wall surfaces was observed in this area, including small dents, chips, and surface imperfections. This type of damage is commonly associated with general wear and tear, minor impact, or movement over time.

While the damage is not considered structural in nature, it detracts from the overall presentation and finish of the property. Ongoing deterioration may occur if left unattended.

A suitably qualified plasterer or competent handyman should be engaged, at the client's discretion, to carry out minor patching, sanding, and repainting as required to

restore the affected areas to an acceptable standard.



Defects 3.06

Building:	Main Building
Location:	Garage
Finding:	Concrete - Discolouration
Information:	Concrete surfaces were visually inspected and discolouration was observed in this area. Discolouration may affect the aesthetic appearance of the surface and could indicate exposure to environmental factors, staining, and wear.

Possible causes include weathering, sun exposure, water staining, or contact with chemicals or organic matter.

A qualified cleaning specialist should be engaged when practical to clean or treat the affected areas. Prompt attention will improve appearance and maintain the surface condition.



Defects 3.07

Building: Main Building
Location: Garage >
Finding: Concrete - Damaged Surfaces
Information: Concrete Surfaces were visually inspected in this area. Damaged surfaces were observed, including chipping, spalling and surface abrasion.

Damaged concrete surfaces can reduce durability, aesthetic appearance, and may increase susceptibility to further deterioration over time. Possible causes include age-related wear, impact, weathering, or substandard original construction.

A qualified concreter should be engaged when practical to repair or resurface affected

areas. Prompt attention will restore a smooth surface, improve durability, and maintain presentation.



Defects 3.08

Building: Main Building
Location: Garage
Finding: Walls - Nails Popping
Information: The walls were inspected and evidence of nail popping (where nails or screws have worked loose) was observed. This is generally a cosmetic issue, although repeated occurrences may indicate minor movement of the framing or shrinkage of materials.

Possible causes include timber framing shrinkage or seasonal expansion/contraction, slight building settlement causing movement of fixings or inadequate or failing fixings during original construction.

A licensed plastering contractor should be engaged immediately to reset or replace loose fasteners, patch affected areas, and repaint as required. Although nail popping does not typically affect structural integrity, addressing it will maintain wall appearance and prevent further minor damage.



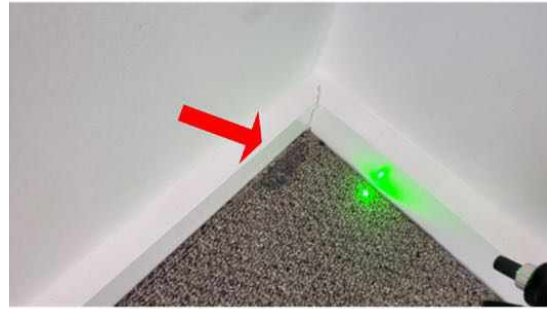
Defects 3.09

Building:	Main Building
Location:	Bedroom - Master
Finding:	Floors - Carpet Damaged
Information:	The carpet was inspected and found to be damaged in this area, with signs of burning. Damaged carpet can reduce comfort, detract from the appearance of the space, and, over time, expose the subfloor to additional wear or moisture.

This condition may result from everyday use or accidental impact.

A qualified flooring installer should be engaged when practical to clean, repair and or replace the affected carpet. Timely attention will restore visual appeal, comfort, and the longevity of the flooring.





Defects 3.10

Building: Main Building

Location: Roof Void >

Finding: Roof Void - Exhaust Fans Not Ducted To Atmosphere

Information: The exhaust fans in the roof void are not ducted to the atmosphere. The issue is observed where fan outlets discharge directly into the roof space instead of venting outside.

This has likely occurred due to incomplete installation or missing ducting. Unducted fans may cause moisture buildup, condensation, and potential damage to insulation, ceiling linings, or timber, increasing the risk of mould growth and structural deterioration.

A licensed HVAC technician or licensed roof plumber is required to install proper ducting to vent the exhaust fans to the atmosphere. This should be rectified immediately to prevent moisture-related damage and maintain the performance of the ventilation system.





Defects 3.11

Building: Main Building

Location: Front

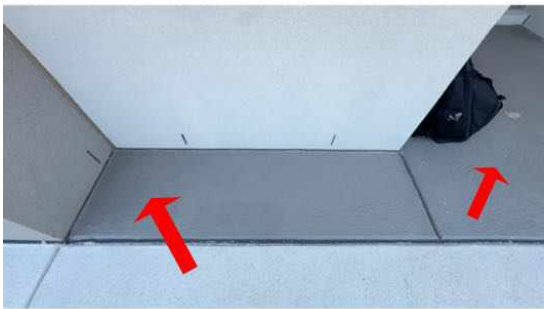
Finding: Concrete - Inadequate Fall

Information: The concrete path adjacent to the dwelling was observed to have inadequate fall away from the structure. Insufficient fall can result in water ponding and directing surface runoff toward the building, increasing the risk of moisture ingress, rising damp, and potential deterioration of footings, slab edges, or adjacent building elements.

This condition is attributed to substandard workmanship at the time of construction.

A suitably qualified concreter or registered builder should be engaged immediately to assess the area and rectify the falls to ensure surface water is directed away from the building in accordance with good building practice. Timely rectification will reduce the risk of moisture-related damage and long-term structural issues.





Defects 3.12

Building: Main Building
Location: All External Areas >
Finding: Windows - All External Frames Not Sealed
Information: All external window frames were observed to be inadequately sealed at the time of inspection. Unsealed or poorly sealed window frames can allow water penetration, air leakage, and pest ingress, which may lead to deterioration of surrounding wall materials, internal moisture damage, and reduced thermal efficiency.

This condition is likely due to substandard workmanship or deterioration of sealants over time.

A suitably qualified tradesperson should be engaged to install appropriate external-grade sealant to all affected window frames. Rectification should be carried out as soon as practicable to maintain weatherproofing, prevent moisture ingress, and protect adjoining building elements.









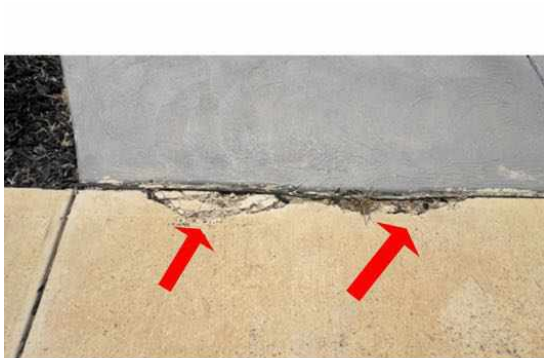
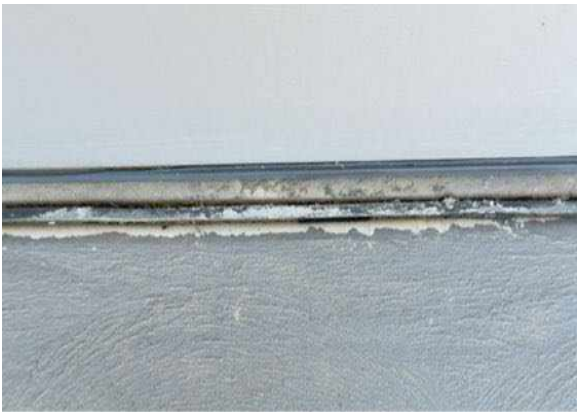
Defects 3.13

Building: Main Building
Location: Driveway
Finding: Concrete - Poor Surface Finish
Information: Concrete surfaces were visually inspected and poor surface finishing was observed in this area, including rough textures, uneven troweling and inconsistent concrete painted surface profiles.

While primarily cosmetic, these defects reduce aesthetic appeal, and increase susceptibility to surface wear or deterioration over time. This condition may be caused by rushed or substandard finishing during construction, inadequate curing, or poor quality concrete mix.

A qualified concreter should be engaged when practical to treat affected areas. Prompt attention will improve appearance, durability, and long-term performance of the driveway.





Defects 3.14

Building: Main Building
Location: Yard - Back
Finding: Concrete - Poor Surface Finish
Information: Concrete surfaces were visually inspected and poor surface finishing was observed in this area, including rough textures, uneven troweling and inconsistent concrete surface profiles.

While primarily cosmetic, these defects may allow water pooling, reduce aesthetic appeal, and increase susceptibility to surface wear or deterioration over time. This condition may be caused by rushed or substandard finishing during construction, inadequate curing, or poor quality concrete mix.

A qualified concreter should be engaged when practical to grind, resurface, or treat affected areas. Prompt attention will improve appearance, durability, and long-term performance of the driveway.





Defects 3.15

Building:	Main Building
Location:	Inside of the Fencing Side Gate >
Finding:	Gates - Gate Binding
Information:	Binding or jamming of the gate was observed in this area. This affects functionality and may cause secondary damage to surrounding building elements.

Binding can result from minor issues, including poor installation, worn hinges, or misalignment.

When practical, a qualified carpenter should be engaged to inspect and carry out necessary repairs.



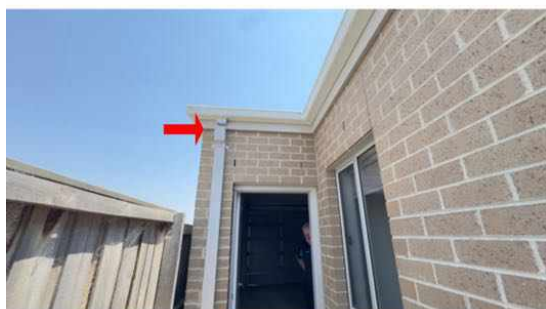
Defects 3.16

Building:	Main Building
Location:	Side Of House >
Finding:	Roof Plumbing - Downpipes Not Connected To Storm Water
Information:	Downpipes in this area are not connected to the stormwater drainage system, allowing water to discharge directly onto surrounding ground.

This has likely occurred due to missing connections, poor installation, or design oversight. Uncontrolled water discharge may cause erosion, pooling, water ingress

near the building, and potential damage to landscaping, paving, or foundations.

A licensed roof plumber is required to inspect and connect the downpipes to the stormwater system in this area. This should be rectified immediately to ensure proper drainage and prevent potential water damage.

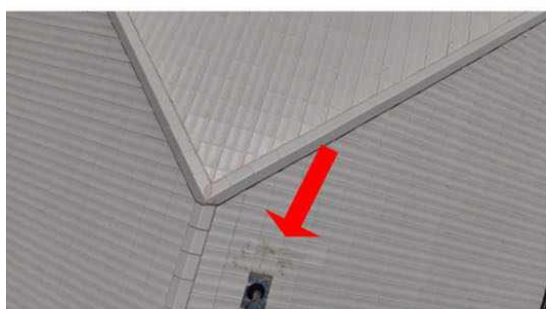
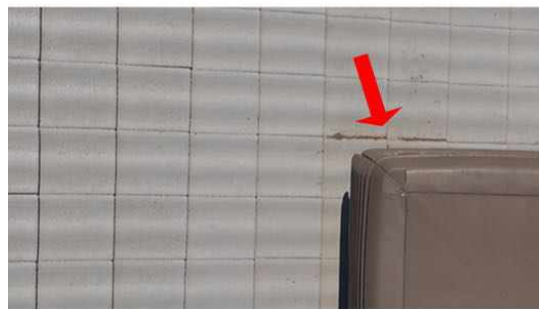


Defects 3.17

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Roof Tiles Discolouration
Information:	Roof tiles in this area were observed to exhibit surface discolouration at the time of inspection. The discolouration appears to be cosmetic in nature and is likely the result of residue or staining left behind from previous trade works that were not adequately cleaned upon completion.

While this condition does not appear to affect the immediate performance of the roof covering, it detracts from the overall presentation and, if left untreated, may contribute to long-term staining or accelerated surface deterioration.

A suitably qualified roof maintenance contractor or cleaning specialist should be engaged immediately to clean the affected tiles using appropriate methods. This will improve the appearance of the roof and assist in maintaining the longevity of the roofing materials.



Defects 3.18

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Substandard Workmanship (HVAC)
Information:	Roof plumbing works associated with the HVAC installation were observed to be of a substandard quality at the time of inspection. Deficiencies in workmanship may compromise the effective management of rainwater and increase the risk of water ingress, moisture damage, and premature deterioration of surrounding roofing materials.

This condition appears to be the result of poor installation practices and/or inadequate detailing of roof penetrations associated with the HVAC system.

A licensed roof plumber, in conjunction with a suitably qualified HVAC contractor if required, should be engaged immediately to assess the installation and carry out rectification works to ensure all roof plumbing and penetrations are compliant, weatherproof, and installed in accordance with relevant Australian Standards and manufacturer requirements. Prompt rectification is advised to reduce the risk of future water ingress and associated damage.



Defects 3.19

Building:

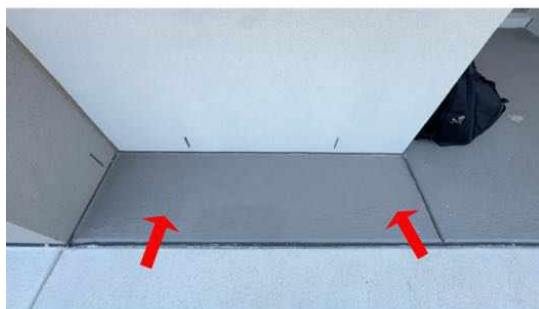
Location: All External Areas

Finding: Site Drainage - Inadequate

Information: The overall site drainage was observed to be inadequate at the time of inspection. Poor drainage can cause water to pond near external walls, increasing the risk of rising damp, foundation movement, timber decay, and deterioration of associated building elements.

Ground levels should slope away from the dwelling to direct water from walls and footings. Downpipes must be properly connected to the stormwater system and should not discharge directly onto walls, paving, or plinths. Stormwater should be directed away from the property through adequately sized and maintained drains. Where ground levels are too high and cover the damp-proof course (DPC), lowering the levels may be necessary to expose the DPC and allow effective drainage.

A licensed plumber should be engaged promptly to investigate and recommend suitable remedial works, which may include the installation of an agricultural (aggie) drain or other site drainage improvements. Immediate action is strongly recommended, as inadequate drainage can lead to progressive water damage and secondary building defects over time.





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

- Dear Friday and family,

THANK YOU

Thank you for engaging me to conduct your Building Inspection today. It was an absolute pleasure.

Buying a property is one of the biggest financial and emotional decisions you'll ever make, and I want you to feel supported every step of the way.

*Building Inspection reports often highlight defects - sometimes major, sometimes minor. Please don't be alarmed. Instead, I encourage you to read my report in its entirety and then to contact me when convenient so we can go through the findings together, and in more detail.

My mission is simply to protect you, your family, and your investment.

Please find my overall summary below.

Best Regards

Jamie

Building Inspection Report Summary – This building inspection report **MUST BE READ IN FULL**. Reliance should not be placed on the summary alone.

Overall, compared to other buildings of similar age and construction, the property appears to be in generally **GOOD CONDITION**. One Major Defect, Minor Defects, and maintenance issues were observed that will require immediate attention and remedial works. If left unmanaged, some of these defects may worsen over time and develop into more significant and costly issues.

Please note that the inspection was subject to limitations, including areas obstructed by furniture, stored items, fixed joinery, floor coverings, blinds, curtains, soft furnishings, artwork, or ceiling linings. These obstructions may have prevented a full visual assessment of some building elements.

Report Photos - All rooms are numbered sequentially from left to right when entering the property from

the front door and progressing through each building level.

*Safety Hazards Found;
Non Observed (as per AS 4349.0-2007).

*Major Defects Found Included;
Observed (as per AS 4349.0-2007).

- Sections of the retaining walls were observed to be missing and / or at an inadequate height in multiple areas.

A Structural Engineer should be engaged as a matter of urgency to assess the extent of this issue.

*Minor Defects Found;
Observed (as per AS 4349.0-2007).

All minor defects and maintenance issues identified in this report should be addressed promptly to prevent escalation into major defects or potential safety hazards.

Gypsum wall linings were observed throughout the property, which have the potential to conceal underlying structural defects or water ingress. Ceilings, walls, windows, door openings, and wet areas were inspected and tested using both a Thermal Camera & a Tramex Moisture Meter. No elevated moisture levels were detected at the time of inspection, other than those defects specifically identified within the body of this report.

Regardless, these areas should still be regularly monitored, and further investigation is recommended should any signs of moisture ingress, structural movement, or other defects become evident in the future.

Based on these observations, the risk of undetected defects is assessed as HIGH.

It is strongly recommended that areas not visible during inspection be reviewed again, and further investigation conducted where practical to ensure all latent defects and risks are identified.

An additional second manhole should also be installed in an appropriate ceiling location to allow safe and regular access for inspection of the roof void.

*Items for Your Information

- Asbestos Risks: This was not an asbestos inspection.
- Maintenance: Ongoing preventative maintenance (gutters, drainage, repainting, sealing cracks) is essential.

If you would like to discuss any part of this report in more detail, or if you need further assistance with next steps, please do not hesitate to contact me.

I'm happy to help in any way I can.

'It's sad but true - All buildings, plans & construction projects hide costly defects. Let me Inspect before you invest - It's the smartest move you'll ever make.'

Best Regards,
Jamie Daou

Master Builder
Licence No: DB-U 37884
Specialist Building Consultant
Registered Building Practitioner
Forensic Building Defects Investigations
VCAT Expert Witness, Building Dispute Matters

For further information, advice and clarification please contact Jamie Daou on: 0405 484 010

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Flyscreens - Missing
Information: At the time of inspection, flyscreens were observed to be missing from the windows in this area. It could not be determined whether the flyscreens were never installed or were removed after installation.

The absence of this building element detracts from the functional performance of the windows. Missing flyscreens increase the risk of insect and pest ingress into the adjoining rooms and reduce the overall amenity of the property.

It is recommended that all missing flyscreens be installed or replaced to restore the intended function of the windows and improve occupant comfort. A suitably qualified handyman may be engaged to carry out these works at the client's discretion.





Noted Item

Building: Main Building
 Location: Roof Void
 Finding: Roof Void - Limited Access
 Information: Limited access to the roof void was present due to facts including but not limited to, limited access, insulation, Air condition Unit & ducting, obstructions or placement of insulation and or sarking, for this reason complete access to the roof void was not possible.

A visual inspection was carried out from accessible areas only, recommend installing another access hatch in a more accessible area for a re-inspection.

Additional photos are supplied for your general reference.

NOTE: Unless all insulation is removed from the roof space a full inspection is never possible, timber pest or termite activity and/or damage may not be visible.





Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Smoke Detectors - Advisory
Information:

During the inspection, smoke detectors were noted for advisory purposes only. The operation, age, type, and compliance of smoke detectors could not be fully verified as part of this inspection.

Smoke detectors are critical life-safety devices, and non-compliant, outdated, or non-operational units may not provide adequate warning in the event of a fire.

It is recommended that a licensed electrician be engaged immediately to test, service, and upgrade smoke detectors as required to ensure correct operation and compliance with current safety requirements.





Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Water Supply & Drainage - Shower, Basins, Toilets, & Plumbing Fixtures
 Information: The shower recess was tested, and no visible water penetration to surrounding areas was observed at the time of inspection, except where noted as a separate defect elsewhere in this report. Water appeared to flow freely toward the floor waste. Moisture detected to the shower walls is documented separately in the report. The shower floor waste appeared clear during inspection.

Flushing the toilet revealed no visible leaks, and the fixture appeared to operate normally unless otherwise noted as a separate defect. No water damage was observed to the vanity unit unless specifically stated elsewhere in the report. Basins, bathtubs, laundry tubs, vanities, and sinks were tested and inspected with no evidence of leaks, blockages, or drainage issues at the time of inspection unless otherwise noted. All internal taps and shower heads were tested with no leaks observed, unless documented as a separate defect.

*Important Note:

This inspection provides a snapshot of performance at the time of testing. Water leaks or drainage issues may not become apparent until the fixtures are used consistently over time and surrounding areas are monitored.



Noted Item

Building: Main Building
Location: All Areas Interior & Exterior
Finding: Moisture Levels - Advisory - No Elevated Moisture Levels Present
Information: At the time of inspection, no elevated moisture levels were detected in these areas. Moisture readings were taken (using a Tramex Moisture Meter) and non-invasive testing methods and reflect conditions present at the time of inspection only. This item is noted for advisory purposes and should not be relied upon as a guarantee that moisture issues are not present elsewhere or may not occur in the future.

It is important to note that moisture levels can fluctuate due to weather conditions, plumbing usage, seasonal changes, or intermittent leaks. Concealed moisture within wall cavities, subfloor areas, or other inaccessible locations may not be detected during a visual or limited moisture assessment.

Ongoing monitoring of the property is recommended, and further investigation by a qualified tradesperson should be considered if signs of water ingress, dampness, staining, mould growth, or material deterioration become apparent.







Noted Item

Building: Main Building

Location: All Areas Interior & Exterior

Finding: Thermal Scanning & Diagnostic - Advisory - No Elevated Moisture Levels Present

Information: During the inspection, a thermal imaging camera was utilised as a non-invasive diagnostic tool to assist in identifying potential irregularities associated with moisture ingress, heat loss, insulation deficiencies, or concealed building defects. Thermal imaging detects surface temperature variations that may indicate abnormal conditions within building elements.

Any thermal anomalies identified during the inspection were further assessed where accessible using visual inspection methods and moisture testing. It is noted that

thermal imaging is an indicative tool only and does not confirm the presence of defects or moisture without supporting evidence.

Due to the concealed nature of building construction and the limitations inherent in non-invasive inspection methods, the absence of significant thermal anomalies at the time of inspection does not guarantee that concealed defects or moisture issues are not present. Ongoing monitoring and further investigation are recommended should concerns arise.

Noted Item

Building:	Main Building
Location:	All Areas, Interior & Exterior
Finding:	Appliances, Heating & Cooling Systems, Mechanical Systems, Plumbing, Electrical, Fireplaces - Advisory
Information:	The inspection did not include testing, operation, safety, or assessment of any installed or portable appliances or mechanical systems. This includes, but is not limited to, ovens, cooktops, microwaves, rangehoods, dishwashers, ducted vacuum systems, air-conditioning units, heating systems, hot water services, ceiling fans, exhaust fans, intercoms, security systems, fireplaces, and solid fuel heaters.

Any observations or images relating to appliances are provided for your information only and cannot be relied upon as part of this building inspection.

Where appliances are beyond their warranty period, the owner should be prepared for potential costs of repair or replacement at any time. The operation of these appliances cannot be guaranteed, and further inspection by a licensed tradesperson may be required. Many appliances are only covered by limited manufacturer or installer warranties. Confirming warranty status is strongly recommended prior to purchase, as out-of-warranty items may require servicing, replacement, or certification by a qualified technician.

In accordance with AS 4349.1–2007 (Pre-Purchase Building Inspections – Residential), appliances and mechanical systems are excluded from the scope of a standard building inspection. These systems may present electrical, gas, or fire safety risks if not properly maintained, serviced, or installed.

Do not rely on this inspection to confirm that all appliances or mechanical systems are functioning.

Appliances may be worn, damaged, or malfunctioning. Electrical or gas appliances can pose serious safety hazards if incorrectly installed or maintained.

A licensed electrician, plumber, gasfitter, or HVAC technician should be engaged at the building owners discretion to:

Test the operation of all appliances and mechanical systems.

Assess safety, compliance, and certification requirements.

Service, repair, or replace equipment as necessary, particularly where service history or warranty coverage is unknown.

Inspect any water, gas, or electrical connections associated with appliances to ensure safety and compliance.

Observations and images of appliances are for informational purposes only and do not form part of the formal building inspection.







Noted Item

Building: Main Building

Location:

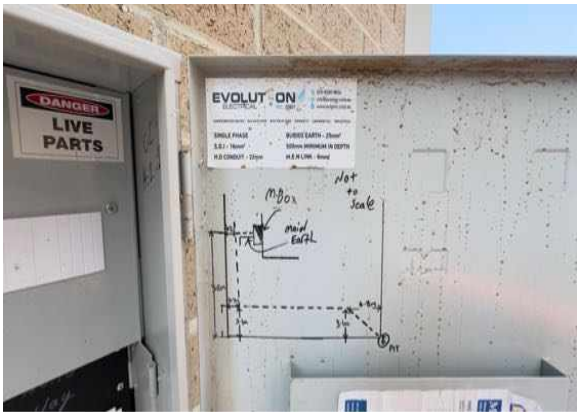
Finding: Electrical Switch Board - Location

Information: For your information, the main electrical switchboard was visually inspected. No intrusive testing or detailed electrical assessment was performed as part of this inspection.

For full compliance and safety verification, a licensed electrician should be engaged to inspect the switchboard, test all circuits, and ensure all components are functioning correctly. This will help maintain electrical safety and prevent potential hazards.

(AS 4349.1-2007: Electrical Switchboard & meter inspections are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)





Noted Item

Building: Main Building
 Location:
 Finding: Gas Meter - Location For Your Information
 Information: The gas meter was inspected and photographed for reference and location purposes only.

Gas meters can be affected over time by age, environmental exposure, or accidental impact, which may lead to corrosion, physical damage, leakage, or non-compliance with current regulations. Regular checks are recommended to ensure ongoing safe operation.

For your information, a licensed gasfitter should be engaged to carry out routine inspections and maintenance.

Observations are for informational purposes only and do not constitute a full safety or compliance inspection.

(AS 4349.1–2007: Gas meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building: Main Building
 Location:
 Finding: Water Meter - Location For Your Information Only
 Information: The water meter was photographed at the time of the inspection. The meter is included for reference & location purposes only.

Advisory / Possible Risks:

Water meters can be affected over time by age, environmental exposure, accidental impact, or poor maintenance. Potential issues could include leaks, corrosion, or malfunction that may impact water supply or cause water damage.

Recommendation / Actions:

It is recommended that a licensed plumber carry out routine inspections and maintenance to ensure continued safe and compliant operation. Observations are for informational purposes only and do not form part of a full safety or compliance inspection.

(AS 4349.1–2007: Water meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building:
 Location:
 Finding: Neighbouring Properties - For Your Information
 Information: Neighbouring properties were visually inspected from publicly accessible areas. No detailed structural, noise, or compliance testing was performed as part of this inspection.

Recommendation: For concerns regarding noise, encroachments, or structural issues affecting neighbouring properties, it is recommended to engage relevant specialists (e.g., acoustic consultant, building surveyor, or a registered builder) and/or contact the local council.

(AS 4349.1–2007: inspection of neighbouring properties is not included in standard pre-purchase building inspections; this statement is for your information only.)



Noted Item

Building:

Location:

Finding: Council Assets - Footpaths, Crossovers, & Adjacent Infrastructure

Information: For your information, council-owned assets located on or adjacent to the property, including footpaths, vehicle crossovers, kerbs, drainage pits, street signage, and other infrastructure, were visually inspected where accessible.

During the inspection, minor cracking, surface wear, or uneven sections were observed on footpaths or crossovers. Some accessible metal components, such as street signage or grates, showed signs of rust or deterioration. Debris accumulation and vegetation encroachment were also noted around council infrastructure. Access or visibility was limited to certain council-owned assets.

These areas should be monitored, and for detailed assessment, maintenance, or compliance verification, the relevant local council authority should be contacted immediately. Regular monitoring of adjacent council assets is recommended to ensure ongoing safety and proper maintenance.

(AS 4349.1–2007: inspection of council-owned infrastructure is not included in standard pre-purchase building inspections; this statement is for your information only.)



Noted Item

Building: Main Building
 Location: All Areas
 Finding: Additional Photos - Obstructions & Limitations
 Information: These photographs provide evidence of obstructions and restrictions that prevented full access to certain areas of the property at the time of inspection. Such obstructions may include stored goods, furniture, floor coverings, stored building materials, dense vegetation, vehicles, or fixed finishes.

It is important to note that these restrictions can conceal a wide range of building defects, including but not limited to:

Structural damage such as cracking or movement in walls, floors, or ceilings.

Water ingress, rising damp, or drainage issues.

Pest activity such as termites or timber decay.

Electrical, plumbing, or safety hazards.

Because these areas could not be visually assessed, no comment can be made on their condition within this report.

Recommendation:

It is strongly recommended that obstructions be removed and concealed areas made fully accessible immediately. A re-inspection should then be carried out to allow a complete assessment of the property's condition. This is particularly important prior to purchase, as defects in concealed areas can carry significant rectification costs.







Noted Item

Building:

Location:

Finding:

Information:

Client Testimony - Kim & Family

“Jamie is an outstanding Registered Builder and Building Inspector and an absolute professional to deal with. He has a deep understanding of high-end luxury residential properties, and it’s clear his expertise comes from decades of hands-on experience building beautiful homes in Bayside.

He has an exceptional ability to identify hidden defects, construction shortcuts, and potential risks that could easily turn a dream home purchase into a costly mistake. Jamie also takes the time to explain everything in a clear, honest, and easy-to-understand way. There’s no pressure and no confusion and he delivers practical advice you can trust.

What I appreciated most was Jamie’s personal approach. He genuinely cares about his clients and treats every inspection as if it were his own personal home or investment.

Thank you again Jamie

Kim & family :)”



Noted Item

Building:

Location:

Finding:

Information:

Client Testimony - Rebel & Richard Hungerford

"After recently engaging Jamie to undertake a pre-purchase building and pest inspection on a prospective property to purchase in Melbourne; I am confident to highly recommend Jamie for all building Inspection purposes. After utilising other building consultants for various property purchases and having seen many reports I have disappointingly arrived at the conclusion that most provide little value add information to the purchasing process. Information that a buyer necessarily draws on to make a significant financial decision. Jamie prioritises this value add, in his work, stating repeatedly that a major focus of his effort is the protection of his clients. This is a rare demonstration of his professional ethics within an industry that suffers from a lack of integrity in general. The attention to detail, detailed explanations and photographic evidence provided in his reports are pivotal examples of this work ethic and subsequent value add to the purchaser's decision making process. Jamie allocates more actual time onsite than most, thoroughly assessing and providing expert advice based on his many years of experience in the building industry. As an example, Jamie took extra time to assess our building which had some major defects present to ensure he covered all bases. The follow up was great and he generously answered all questions in respect to the report. I plan to engage Jamie exclusively in future for all my building consultation needs.

I am 100% happy to recommend Jamie due to his integrity, reliability, and expertise."

Rebel & Richard Hungerford"



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 ² (Residential) or 10 micrograms/100 cm ² (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.