



Building Inspection Report

Inspection Date: Mon, 2 Mar 2026

Property Address: 6 Chagall Parade, Clyde North VIC 3978,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 2 Mar 2026

Modified Date: Tue, 3 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 6 Chagall Parade, Clyde North VIC 3978, Australia

Client's Email Address:

Client's Phone Number:

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Company Contact Numbers: 0477 660 118

Special conditions or instructions

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

The following apply:

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in Fair condition with minor defects. A Safety hazard was also identified

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Garage, Pergola, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Doors, External Joinery, Door Frames, Deck, Architraves, Eaves, Stair Railing, Staircase, Skirting Boards, Internal Joinery, Window Frames
Roof	Pitched, Timber Framed, Tiles
Storeys	Double
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Rendered
Weather	Fine

Section C Accessibility

Areas Inspected

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

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

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

Inaccessible Areas

The following areas were inaccessible:

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

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment

- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Decking
- Insulation
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- External finished ground level
- Landscaping
- Stored items
- Rugs
- Wallpaper or Wall Coverings
- Wall linings

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

Defects 1.01

Building: Main Building
 Location: Exterior walls - right side
 Finding: Exposed and Incomplete External Light Fitting – Side Yard (Behind Garage)
 Information:

At the time of inspection, the external light fitting located in the side yard behind the garage was observed to be improperly secured, with the base plate detached from the brick wall. Electrical wiring was visibly exposed at the mounting point, and the wall penetration around the fitting appeared unfinished and inadequately sealed.

Exposed electrical wiring and loosely mounted fittings present a potential electrical safety risk and may allow moisture ingress into the wall cavity. Inadequate sealing around penetrations through the external brickwork can also contribute to long-term moisture-related deterioration of internal building elements.

A licensed electrician should be engaged without delay to properly secure the light fitting, ensure all wiring connections are safely enclosed within an approved junction or mounting box, and adequately seal the wall penetration to prevent moisture ingress.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building

Location: Yard - Side
 Finding: Disconnected Downpipe – Side Yard (Behind Garage) - urgent rectification needed
 Information:

At the time of inspection, the downpipe located in the side yard directly behind the garage was found to be completely disconnected. The pipe has separated from its connection point, resulting in rainwater from the associated gutter discharging directly adjacent to the external wall and surrounding ground surface.

Uncontrolled discharge of roof water in this manner may lead to saturation of the footing area, increased risk of moisture ingress to the building envelope, potential foundation movement, and conditions conducive to timber pest activity. Ongoing water concentration at the base of the wall can also contribute to premature deterioration of external finishes and structural elements.

This defect requires immediate attention. A qualified plumber should be engaged without delay to reconnect and properly secure the downpipe and ensure it is effectively connected to an appropriate stormwater drainage system.



Defects 3.02

Building: Main Building
 Location: Alfresco
 Finding: Absence of Gutters and Downpipes – Alfresco / Patio Roof - urgent attention needed
 Information:

At the time of inspection, the roof structure over the rear alfresco/patio area was observed to be installed without any guttering or downpipe system. As a result, rainwater discharges directly from the roof edges onto the surrounding ground surface.

Uncontrolled roof water discharge may lead to water pooling adjacent to the dwelling, soil saturation, surface erosion, and potential moisture ingress to nearby structural elements. Prolonged moisture accumulation around the perimeter of the building may also create conditions conducive to termite activity and contribute to premature deterioration of external finishes and footings.

A qualified roofing contractor should be engaged without delay to install an

appropriate guttering and downpipe system to effectively collect and direct stormwater to a suitable drainage point in accordance with standard building practices.



Defects 3.03

Building: Main Building

Location: All Internal Areas

Finding: Windows - Stiff to slide

Information: Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected windows.



Defects 3.04

Building: Main Building
Location: Balcony
Finding: Minor Crack to Balcony Render
Information:

A minor crack was observed to the rendered surface within the balcony area at the time of inspection. The crack appears superficial and limited in extent, with no immediate evidence of significant structural movement associated with the affected section.

Such cracking is commonly associated with minor settlement, thermal movement, or normal material shrinkage over time. In its current condition, the defect appears to be primarily cosmetic in nature.

If rectification is desired for appearance purposes, a qualified renderer may be engaged to patch and refinish the affected area to match the surrounding surface.



Defects 3.05

Building: Main Building
Location: Balcony
Finding: Cracked Balcony Floor Tiles
Information:

At the time of the final inspection, several floor tiles to the balcony area were observed

to be cracked. The cracking appears localised to individual tiles; however, the affected tiles were visibly damaged at the time of assessment.

Cracked tiles may allow moisture ingress beneath the tiled surface, potentially leading to deterioration of the tile bed, substrate, or associated waterproofing membrane over time. If left unrectified, this may result in further tile failure or water-related damage to underlying structural elements.

A qualified tiler should be consulted to carefully remove and replace the cracked tiles. During rectification, the underlying substrate and waterproofing should be checked to ensure they remain intact and serviceable.



Defects 3.06

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation

from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



Defects 3.07

Building: Main Building
Location: Ensuite - Master

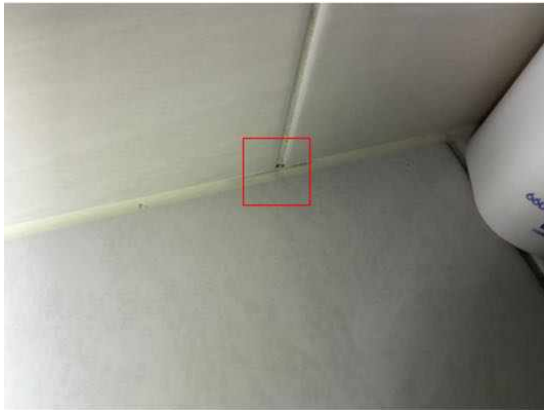
Finding: Sealant and grouting - Deteriorated

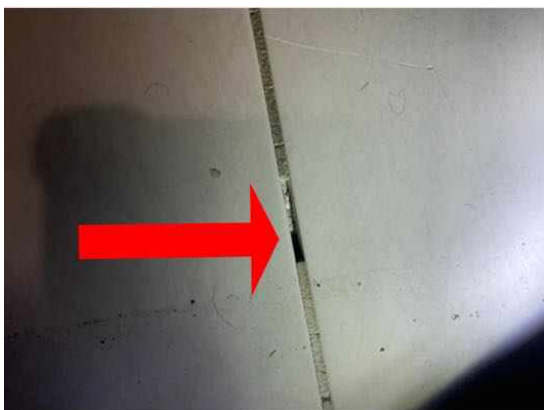
Information: It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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

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

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





Defects 3.08

Building: Main Building
 Location: Ensuite - Master
 Finding: Broken Floor Tiles – En-Suite Bathroom
 Information:

Multiple floor tiles within the en-suite bathroom were observed to be broken at the time of inspection. The damage appears localised to several tiles; however, the affected areas present visible deterioration to the finished floor surface.

Broken tiles may allow moisture penetration through joints and cracks, potentially affecting the tile bedding and underlying timber frame . If not addressed, this may result in further tile loosening or deterioration of the substrate over time.

A qualified tiler should be consulted to remove and replace the damaged tiles. During rectification, the underlying substrate and waterproofing should be checked to ensure they remain intact and serviceable.



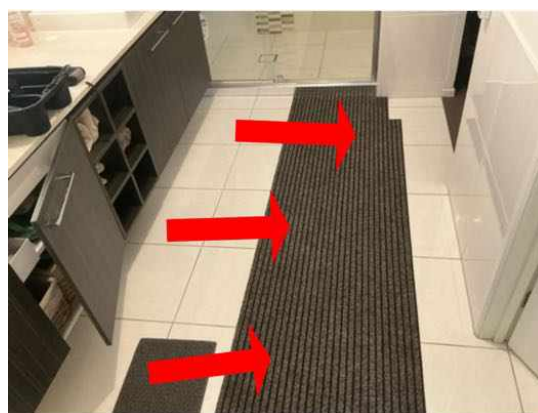


Defects 3.09

Building:	Main Building
Location:	Ensuite - Master
Finding:	Movement to En-Suite Floor Tiles
Information:	At the time of inspection, the en-suite bathroom floor was found to exhibit noticeable movement underfoot, with sections of the tiled surface feeling bouncy. In several areas, movement of individual tiles was evident when pressure was applied. This condition is likely attributable to inadequate fixing of the upper-level flooring sheets to the underlying floor joists, resulting in minor deflection of the substrate and subsequent movement of the tiled finish.

Excessive movement within the substrate can lead to progressive deterioration of grout lines, loosening of tiles, and potential compromise of the timber framing system over time. Continued deflection may result in further tile cracking or debonding if not addressed.

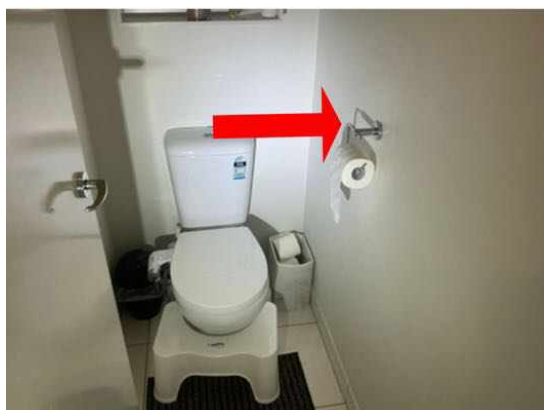
A flooring specialist or qualified tiler should be consulted to assess the extent of substrate movement and recommend appropriate rectification measures. This may involve securing the flooring sheets to the underlying joists and reinstating the tiled surface as required to ensure a stable and durable finish.



Defects 3.10

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

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



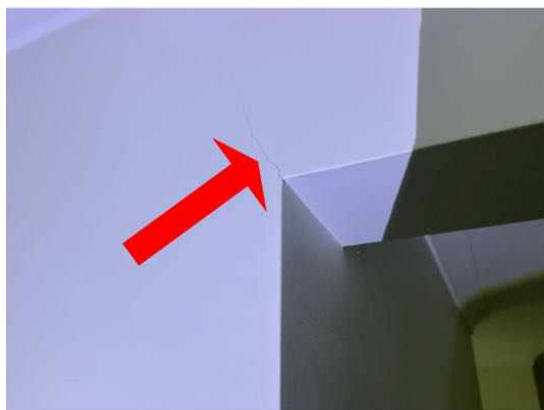
Defects 3.11

Building: Main Building
 Location: Living Room
 Finding: Minor Crack to Internal Plaster Wall
 Information:

A minor crack was observed to the plaster wall adjacent to an internal opening at the time of inspection. The crack was small in width and limited in extent, with no indication of significant structural distress.

Such cracking is commonly associated with normal building movement, minor settlement, or material shrinkage over time. In its current condition, the crack appears cosmetic in nature.

If rectification is desired for appearance purposes, the affected area may be filled, sanded, and repainted by a qualified painter or plasterer to restore a uniform finish.



Defects 3.12

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

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



Defects 3.13

Building:	Main Building
Location:	Bedroom 4
Finding:	Missing Striker Plate – Bedroom 4 Door
Information:	

At the time of inspection, the door to Bedroom 4 was found to be missing the striker plate to the door jamb. As a result, the door latch is unable to properly engage, and the door does not open and close as intended.

The absence of the striker plate prevents secure latching of the door and may lead to misalignment, unnecessary wear to the latch mechanism, and reduced functionality of

the door assembly.

A qualified carpenter or handyman should be engaged to supply and install a suitable striker plate and adjust the door hardware as required to ensure proper alignment and secure operation of the door.



Defects 3.14

Building: Main Building

Location: Bathroom 2

Finding: Movement to Floor Tiles – Second Bathroom

Information: At the time of inspection, the floor tiles within the second bathroom were found to exhibit movement underfoot. In particular, sections near the entry area felt slightly bouncy, and minor movement of individual tiles was noticeable when pressure was applied. This condition is consistent with possible inadequate fixing of the flooring substrate to the underlying joists, resulting in deflection and subsequent movement of the tiled finish.

Ongoing substrate movement can lead to progressive grout cracking, tile loosening, and potential compromise of the timber-framing over time. If not rectified, further tile deterioration or debonding may occur.

A flooring specialist or qualified tiler should be consulted to assess the extent of

substrate movement and recommend appropriate rectification measures. This may involve securing the flooring sheets to the supporting structure and reinstating the tiled surface as required to provide a stable and durable finish.



Defects 3.15

Building: Main Building
 Location: Bathroom 2
 Finding: Loose Vanity Cabinet Hinges – Bathroom 2
 Information:

At the time of inspection, the vanity cabinet door hinges within Bathroom 2 were found to be loose. The fixings appear to have loosened over time, resulting in minor movement and misalignment of the cabinet doors.

Loose hinges may affect the proper operation of the doors and, if left unattended, may lead to further wear to the hinge hardware or damage to the cabinet carcass.

A qualified carpenter or handyman should be engaged to resecure and tighten the hinges and adjust the cabinet doors as required to ensure correct alignment and smooth operation.





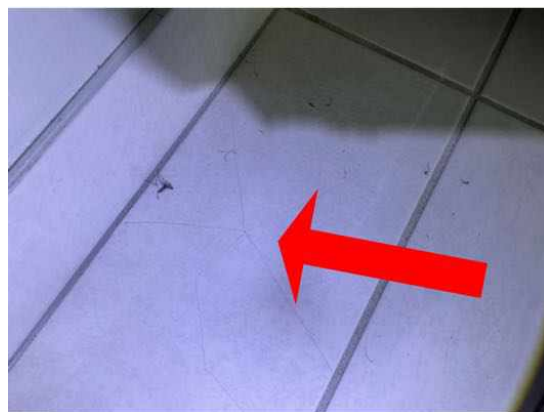
Defects 3.16

Building: Main Building
 Location: Bathroom 2
 Finding: Cracked / Broken Tiles – Bathroom 2
 Information:

At the time of inspection, several tiles within Bathroom 2 were observed to be cracked or broken. The damage appears localised to individual tiles; however, the affected areas present visible deterioration to the tiled surface.

Cracked or broken tiles may allow moisture penetration through the damaged sections and grout lines, potentially affecting the tile bedding and underlying waterproofing system over time. If not addressed, this may result in further tile loosening or substrate deterioration.

A qualified tiler should be consulted to carefully remove and replace the damaged tiles. During rectification, the underlying substrate and waterproofing should be checked to ensure they remain intact and serviceable.





Defects 3.17

Building: Main Building
 Location: Bathroom 2
 Finding: Minor Sag / Gap to Cornice – Bathroom 2
 Information:

At the time of inspection, the cornice within Bathroom 2 was observed to exhibit a minor sag with a small gap visible at the junction between the cornice and adjoining surface. The separation appears slight and limited in extent.

Such gaps commonly occur due to normal building movement, minor settlement, or material shrinkage over time. In its current condition, the issue appears to be minor and predominantly cosmetic in nature.

If rectification is desired, a qualified plasterer may be engaged to assess the affected section and undertake filling and re-finishing as required to restore a uniform appearance.



Defects 3.18

Building: Main Building
 Location: Bathroom 2
 Finding: Minor Moisture Damage to Bottom of Bathroom Door
 Information:

At the time of inspection, minor deterioration was observed to the lower edge of the bathroom door. The damage appears consistent with previous exposure to moisture, which may be attributable to water splash, elevated humidity, or condensation within the bathroom environment. The affected area was limited to the bottom section of the door.

Prolonged exposure to moisture can cause swelling, paint deterioration, or minor timber fibre breakdown at the base of internal doors, particularly in wet areas. In its current condition, the issue appears minor and primarily cosmetic.

If rectification is desired for appearance purposes, the affected section may be lightly sanded, sealed, and repainted. Care should also be taken to ensure adequate ventilation within the bathroom to minimise ongoing moisture exposure.



Defects 3.19

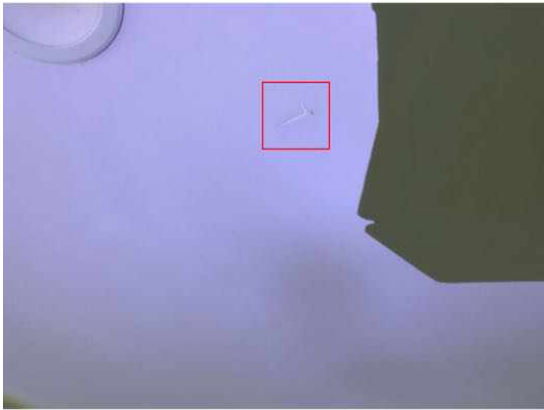
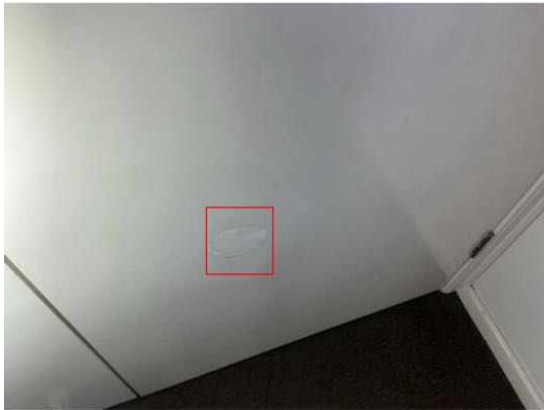
Building:	Main Building
Location:	All Internal Areas
Finding:	General Cosmetic Wear and Tear Observations
Information:	

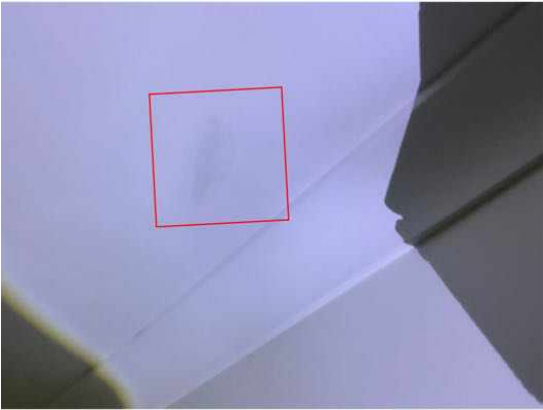
At the time of inspection, general wear and tear was observed throughout the property. This included areas of paint overspray between ceilings and walls, patch repairs that appear not to have been properly sanded or refinished, and sections with a poor paint finish. In the upstairs bedrooms, minor ceiling staining and areas of colour variation were also noted. Non-invasive moisture testing was conducted to the affected ceiling areas, and no abnormal moisture readings were detected at the time of inspection. The variation in appearance appears consistent with previous patching and repainting using differing paint types or colour batches.

These observations are considered cosmetic in nature and do not, in isolation, constitute structural or major building defects. The issues relate primarily to finish quality and presentation rather than performance of building elements.

If rectification is desired for aesthetic purposes, a qualified painter may be engaged at the client's discretion to properly prepare, sand, and repaint the affected areas to

achieve a consistent and uniform finish.





Defects 3.20

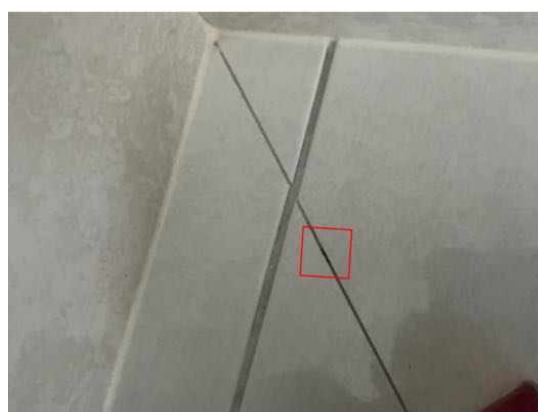
Building:	Main Building
Location:	Bathroom 2
Finding:	Shower damp - Sealant and grout
Information:	Damp is evident to the lower 400mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of deterioration. Leaking pipes within the wall is also a possible cause however this seems unlikely in this instance as there is no moisture build up around the taps or transferring to the other side of the wall. There appears to be no sealant around the tap spindles which may be a small contributing factor.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks, degraded materials or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Damp conditions also create a conducive environment for termite infestation.

Consultation with a bathroom sealant specialist is advised immediately to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



Defects 3.21

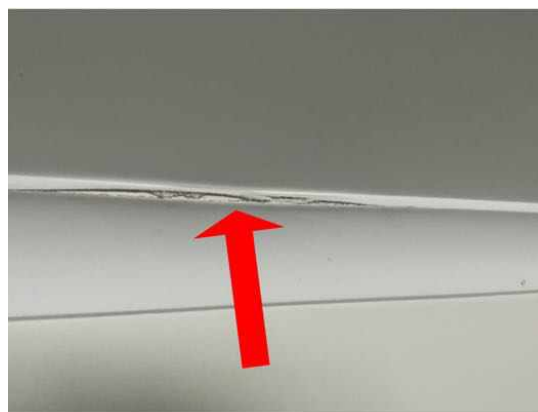
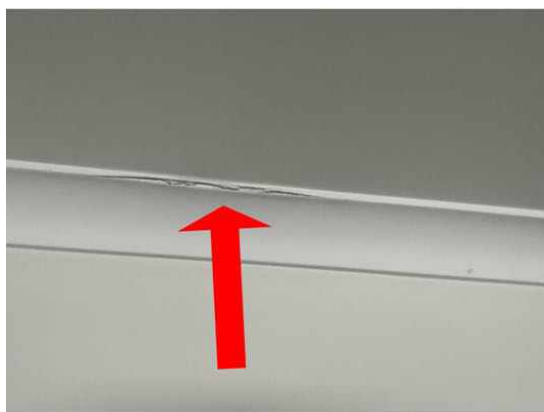
Building:	Main Building
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Location: Bedroom 2
 Finding: Damaged Cornice – Bedroom 2
 Information:

At the time of inspection, damage was observed to the cornice within Bedroom 2. The affected section exhibited visible deterioration. Non-invasive moisture testing was undertaken to the area, and average moisture readings were detected at the time of assessment.

Cornice damage may occur due to previous impact, movement, or historical moisture exposure. While moisture readings were within an average range at the time of testing, the visible damage warrants further review to determine the underlying cause and prevent potential recurrence.

A qualified plasterer should be engaged to investigate the cause of the damage and carry out appropriate rectification works, including repair or replacement of the affected cornice section as required.



Defects 3.22

Building: Main Building
 Location: Living Room
 Finding: Localised Squeaking to Upper-Level Flooring – Living Area
 Information:

At the time of inspection, a small section of the upper-level flooring within the living area was found to produce a squeaking sound underfoot. The condition appeared localised to a specific area rather than widespread across the floor.

Squeaking to upper-level floors commonly occurs where flooring sheets are not adequately secured to the underlying joists, resulting in minor movement and friction between materials. This movement may develop over time due to settlement, shrinkage, or loosening of fixings.

If rectification is desired, a qualified carpenter or flooring specialist should be consulted to assess the affected area and secure the flooring sheets to the underlying joists as required to minimise movement and associated noise.



Defects 3.23

Building:	Main Building
Location:	Roof Void
Finding:	Bathroom Exhaust Fans Not Ducted to External Atmosphere
Information:	The exhaust fans installed in the bathrooms were observed to be discharging directly into the roof cavity rather than being ducted to the external atmosphere. This configuration does not comply with best practice ventilation standards, as it allows moist air to accumulate within the roof space.

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

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



Defects 3.24

Building:	Main Building
Location:	Roof Void

Finding: Loose Flexible Ducting Observed – Roof Space

Information:

At the time of inspection, a section of flexible ducting was observed positioned loosely within the roof space and resting on the ceiling insulation. The ducting was not secured in an elevated or supported manner consistent with typical installation practices, and its function or intended connection point was not clearly identifiable from the accessible viewing position.

Loose or unsupported ducting within the roof cavity may indicate incomplete installation, redundant material left in place, or potential inefficiency within the mechanical ventilation or heating/cooling system. Regardless of its intended purpose, ducting should be properly secured and appropriately terminated to prevent performance issues or unintended discharge into the roof void.

A licensed HVAC technician should be engaged to review the ducting within the roof space, confirm its purpose, and ensure all ductwork is correctly installed, supported, and functioning as intended.



Defects 3.25

Building: Main Building

Location: All External Areas

Finding: Cracking - External Concrete Paving and Driveway Damage Category 1 - Fine (less than 2mm)

Information: Fine cracks were identified in external concrete paving and driveway. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be less than 2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such

as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.26

Building: Main Building
Location: Exterior walls - rear
Finding: Open Stormwater Downpipe Outlet – Rear Exterior
Information:

At the time of inspection, the base of the rear downpipe was observed to contain an open circular outlet within the lower section of the pipe. The opening appears to be missing a cover or connection piece, leaving a direct discharge point at the base of the downpipe onto the surrounding decking surface.

An open outlet at the base of a downpipe may allow uncontrolled discharge of stormwater into the immediate surrounding area. This can contribute to localised water accumulation, saturation of adjacent materials, potential deterioration of nearby building elements, and conditions conducive to timber pest activity. Additionally, debris entry into the pipe system may occur where openings are left unsealed.

A qualified plumber should be engaged to assess the affected downpipe and install an appropriate fitting, cover, or connection to ensure proper stormwater discharge to an approved drainage point.



Defects 3.27

Building:	Main Building
Location:	All External Areas
Finding:	Localised Deflection to Decking – Front and Rear
Information:	

At the time of inspection, sections of both the front and rear decking areas were found to feel bouncy underfoot. In several localised spots, the decking boards exhibited noticeable deflection, suggesting inadequate support beneath or potential deterioration of the underlying framing members. The affected areas felt as though the boards were compressing downward when weight was applied.

Such movement may indicate early-stage timber decay or deterioration of the decking substructure, particularly where moisture exposure has occurred over time. If timber rot is present beneath the surface boards, the structural capacity of the decking may progressively reduce, increasing the risk of further movement, board failure, or potential safety concerns if left unaddressed.

A qualified carpenter should be engaged without delay to remove the affected decking boards and undertake a thorough inspection of the underlying joists, bearers, and

support members. Any timber found to be deteriorated or structurally compromised should be replaced, and the decking reinstated to ensure adequate support and long-term performance.



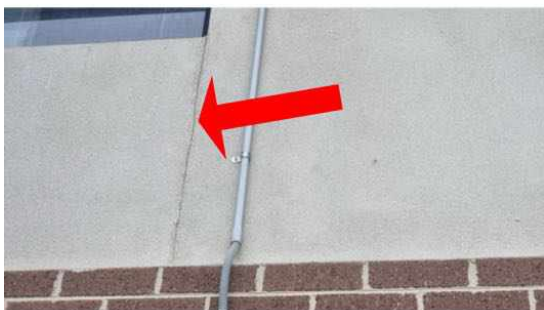
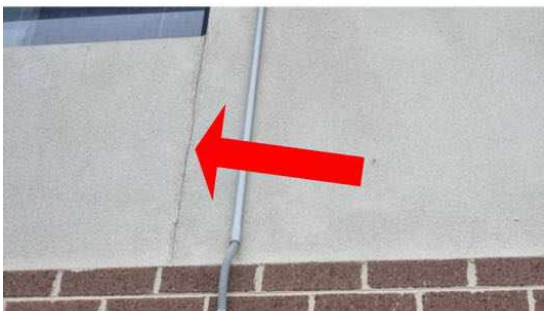
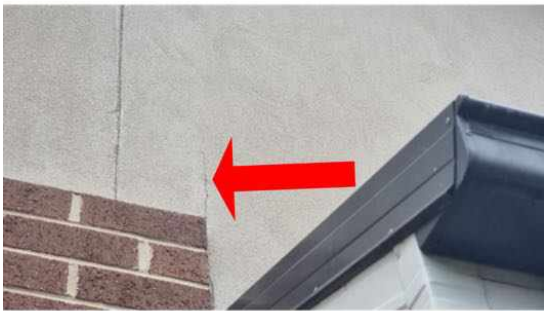
Defects 3.28

Building:	Main Building
Location:	All External Areas
Finding:	Cracking and Open Expansion Joints – Level 1 Cladding
Information:	

Upon visual inspection of the Level 1 cladding, a minor crack was observed to the rendered surface along the side elevation. In addition, sections along the left-hand side elevation were noted where the expansion joints have opened, resulting in visible gaps within the cladding system.

Open expansion joints and cracks in rendered cladding may permit moisture ingress into the wall cavity if left unsealed. Over time, water penetration can contribute to deterioration of internal framing elements, insulation, and internal finishes, as well as promote mould growth or further movement-related cracking.

It is recommended that a qualified caulking specialist be engaged as a matter of urgency to seal all identified cracks and open expansion joints with an appropriate flexible sealant. All affected areas should be properly prepared and sealed to restore weather tightness and prevent moisture ingress into the building envelope.



Defects 3.29

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

Any areas of guttering that shows evidence of water pooling should be checked for

partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

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



Defects 3.30

Building:	Main Building
Location:	Gutters
Finding:	Gutters - Partially Blocked
Information:	Sections of the external gutters were partially blocked with debris, soil and leaves. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such

moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



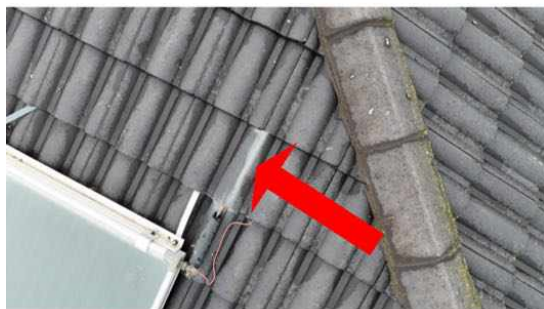
Defects 3.31

Building: Main Building
Location: Roof Exterior
Finding: Broken and Improperly Repaired Roof Tile
Information:

At the time of inspection, one roof tile was observed to be cracked and previously repaired using a silicone-based sealant. The repair appears to be a temporary measure rather than a permanent solution, and the integrity of the tile remains compromised.

Silicone patching does not restore the structural performance or long-term weather resistance of a damaged roof tile. Over time, such repairs may fail, potentially allowing water ingress into the roof cavity and contributing to deterioration of sarking, battens, or internal ceiling finishes.

A qualified roofing contractor should be engaged to remove and replace the damaged tile with a new tile of matching profile and specification to ensure proper weatherproofing and long-term performance of the roof covering.



Defects 3.32

Building: Main Building
 Location: Roof Exterior
 Finding: Moss / Lichen Growth to Roof Tiles and Ridge Capping
 Information:

At the time of inspection, significant moss and lichen growth was observed along the ridge capping and adjacent roof tiles. The biological growth was widespread in sections and appears to have developed over time due to prolonged moisture retention on the roof surface.

Accumulation of moss and lichen can impede proper water runoff, retain moisture against the tile surface, and contribute to gradual deterioration of the roof covering and ridge mortar. Over time, this may increase the risk of tile displacement, mortar breakdown, and potential water ingress into the roof cavity if left unmanaged.

A qualified roofing contractor should be engaged to safely clean the affected roof areas using appropriate methods. Following cleaning, the condition of the ridge capping and pointing should be assessed, and any deteriorated mortar or flexible pointing repaired as required to ensure ongoing weather tightness and durability of the roof covering.



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

- Upon inspection, the 5-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified, as detailed within the body of this report, that require swift attention to prevent them from developing into more significant issues. In addition, a safety hazard was identified to the side exterior wall behind the garage, where an external light fitting was found improperly secured with exposed electrical wiring visible at the mounting point. Exposed wiring presents a potential electrical risk and should be addressed by a licensed electrician without delay. It is crucial that these defects be rectified promptly to maintain the overall condition and safety of the property.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the individual defect statements, to carry out the necessary repairs and maintenance as soon as possible. In particular, a licensed electrician should be consulted urgently to secure the external light fitting and ensure all wiring is safely enclosed and compliant.

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

Disclaimer

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Obstructions and Limitations - Interior
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the internal areas of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Obstructions and Limitations - Exterior
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the external areas of the property at the time of inspection.

These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations - roof cavity
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



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.