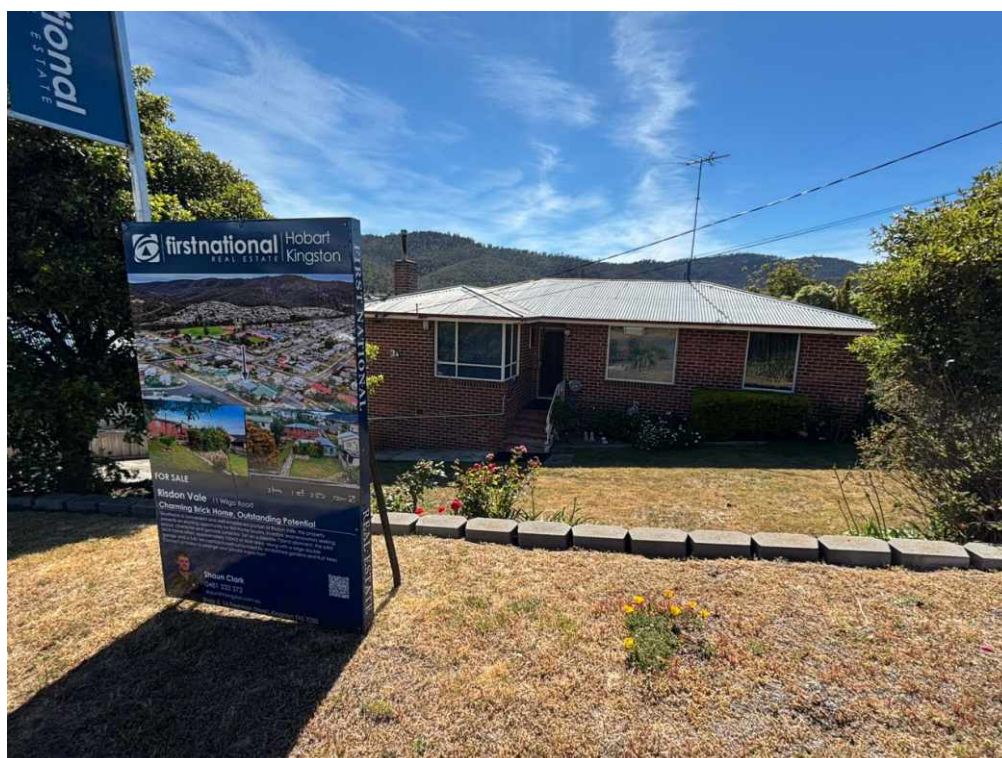




Building Inspection Report

Inspection Date: Tue, 16 Dec 2025

Property Address: 11 Wilga Rd, Risdon Vale TAS 7016,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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: Tue, 16 Dec 2025

Modified Date: Thu, 8 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 11 Wilga Rd, Risdon Vale TAS 7016, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Ash Ruscoe Ph: 0493 985 075
Email: Sandybay@jimsbuildinginspections.com.au

Builders Licence CC6482

Company Name: Jim's Building Inspections (Sandy Bay)

Company Address and Postcode: Tolmans Hill 7007

Company Email: Sandybay@jimsbuildinginspections.com.au

Company Contact Numbers: 0493 985 075

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: Someone was sleeping in the bedroom closest to entry , so this room was not inspected.

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 some minor defects identified.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Skirting Boards, Internal Joinery, Patio, Porch / Patio, Floorboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Roof Exterior - Part
- Subfloor
- 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.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part

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:

- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry

- Floor coverings
- Furniture
- Insulation
- Sarking
- Stored items
- 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

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building

Location: Multiple locations

Finding: Water staining

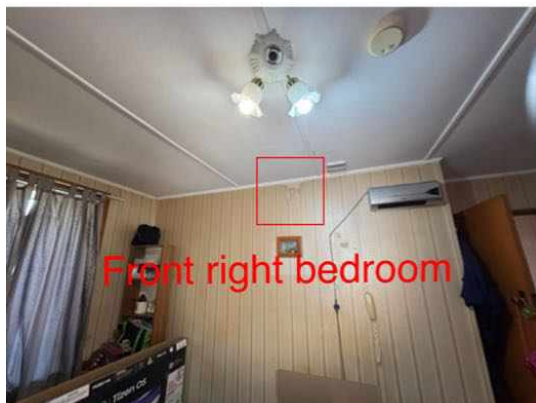
Information: In the multiple locations there is water staining to the walls (in the hallway above the front door, the middle front bedroom and back bedroom). The staining was all dry at the time of inspection. The moisture meter or thermal imaging did not indicate any elevated moisture readings. These may have been old leaks or condensation events or vermin waste.

Recommend client monitor.

If signs of moisture re-occurs, recommend client engage a Lic Plumber as soon as possible.

Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.





Defects 3.02

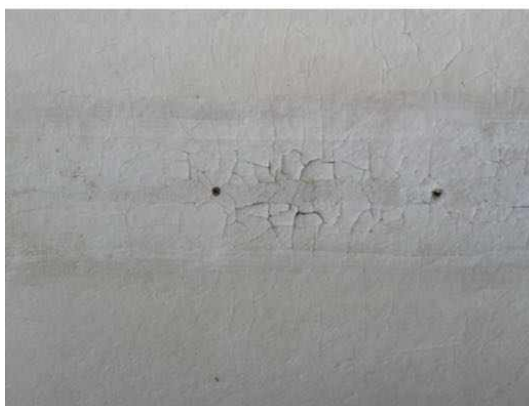
Building:	Main Building
Location:	Kitchen
Finding:	Kitchen paint deterioration
Information:	In the kitchen, the paint to the ceiling is deteriorated. There may have been an old light installed in this location in the past, that has been removed.

Recommend client engage a Handy Person/Painter to rectify at clients convenience.

Paint deterioration is due to a lack of regular maintenance. Early intervention will prolong the useful life of these building elements.

Paint is the only protection that timbers have from moisture and steam.





Defects 3.03

Building:	Main Building
Location:	Multiple locations
Finding:	Metal windows maintenance
Information:	In multiple locations through out the house, the windows require some maintenance. The windows are in fair condition on the interior and exterior.

There is some rust and corrosion due to the condensation where the water runs down the glass and onto the metal. The corrosion needs to be prepped, treated with rust neutraliser and painted.

Many of the windows have pivot screws missing from the window stays. Instead there are some improvised solutions, but they are preventing the windows from operating fully. Recommend that the current repairs be removed and have a short nut and bolt fitted (similar to the original pivot screws). This will improve the function of the windows.

The bathroom window in particular needs attention as the paint is very deteriorated, there is corrosion and mould.

These metal windows are maintenance intensive.

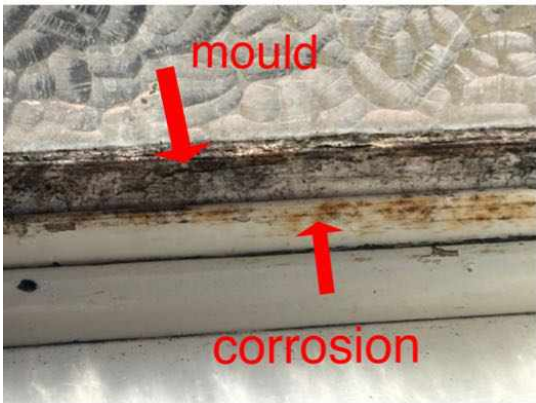
Recommend client engage a Handy Person to rectify as soon as possible.

Mould can cause health issues.

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.

Photos are indicative only (not all photos are shown).





Defects 3.04

Building: Main Building
Location: Laundry
Finding: Cupboard door handle missing
Information: In the laundry the door handle was missing to laundry sink cupboard. This impedes the function of the door.

Recommend client engage Handy Person to rectify at clients discretion.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.



Defects 3.05

Building: Main Building
 Location: Toilet
 Finding: Toilet hot tap
 Information: The toilet hot tap wouldn't turn on with reasonable force. This impedes the function of the tap.

Recommend client engage a Handy Person to rectify as soon as practicable.



Defects 3.06

Building: Main Building
 Location: Toilet
 Finding: Silicone deteriorated to toilet vanity cabinet
 Information: In the toilet the silicone has deteriorated on the vanity cabinet, where sink meets the tiles.

Recommend client engage Handy Person to rectify at clients convenience.

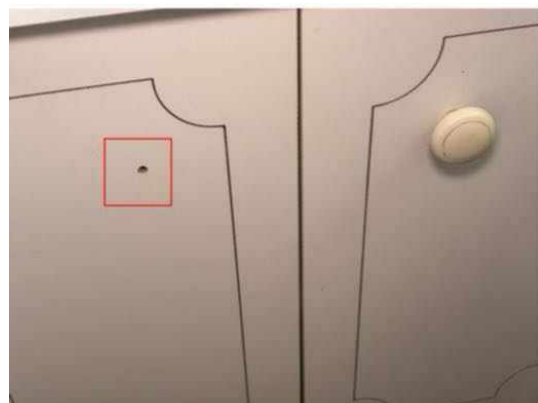
Always ensure that silicone, sealants and/or grout is in good condition to prevent any moisture issues occurring in the future.



Defects 3.07

Building: Main Building
Location: Toilet
Finding: Door handle missing
Information: In the toilet the door handle was missing to vanity sink cabinet. These impedes the function of the door.

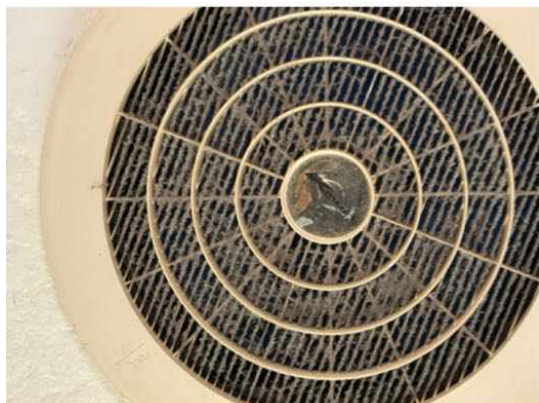
Recommend client engage Handy Person to rectify at clients discretion.



Defects 3.08

Building: Main Building
Location: Toilet
Finding: Exhaust fan toilet
Information: The exhaust fan in the toilet is very dirty and noisy when operated. This defect impedes the function of the fan. The fan is at the end of its serviceable life and requires replacement.

Recommend client engage a Lic Electrician to install a new unit as soon as practicable.

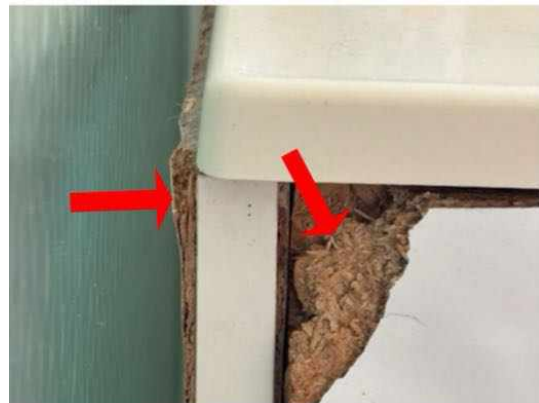


Defects 3.09

Building: Main Building
Location: Bathroom
Finding: Bathroom vanity sink cabinet
Information: The bathroom vanity sink cabinet is badly water damaged. It is still functioning however it will need replacement in the medium term.

I recommend that the client engage lic plumber to replace the cabinet /sink as soon as practicable.

When the cabinet is out, the missing tiles could be replaced and the wall and floor checked for any damage.



Defects 3.10

Building: Main Building
 Location: Bathroom
 Finding: Silicone to shower deteriorated
 Information: In the bathroom the shower silicone has deteriorated, on the floor and walls of the shower panels. There is also a gap visible to the silicone where the shower frame meets the glass. The silicone needs to be removed and re-caulked. There were elevated moisture readings behind the wall panels down low.

Recommend client engage a Handy Person to rectify as soon as possible.

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.

Failure to remedy could result in damage to surrounding building elements.



Defects 3.11

Building:	Main Building
Location:	Bathroom
Finding:	Shower penetrations elevated moisture indications
Information:	In the bathroom there were elevated moisture readings, behind the shower wall panels

underneath the penetrations. This indicates water is likely behind the wall panels.

Recommend client engage a Lic Plumber to remove the penetrations to the shower, and seal/silicone them as soon as possible. Whilst on site I also recommend that the plumber perform a more invasive inspection to determine if there is any damage inside the walls where there are elevated moisture indications behind the shower wall panelling.

If not rectified, water will continue to ingress and may lead to water damage and deterioration of the surrounding building elements if the water proofing membrane is not intact or absent. There may already be some damage. However our non invasive inspection is unable to determine the adequacy of the water proofing system.

Tiles, grout and sealants are used to protect building materials to ensure that they are water-tight and prevent water penetration to the underlying structure.





Defects 3.12

Building:	Main Building
Location:	Bathroom
Finding:	Water staining to bathroom ceiling
Information:	In the bathroom there is water staining to the bathroom ceiling. This is due to the bathroom being a high moisture environment.

Recommend client monitor.

If moisture re-occurs recommend client engage a Lic Plumber as soon as possible.

Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.



Defects 3.13

Building: Main Building
 Location: Bathroom
 Finding: Gap above shower
 Information: In the bathroom above the shower, there is no joining strip to the junction of two panels, the gap is caulked but not well. This may allow moisture ingress.

Recommend client engage a Handy Person to caulk and paint as soon as possible, to prevent water ingress.



Defects 3.14

Building: Main Building
 Location: Bathroom
 Finding: Missing tiles/grout deteriorated and silicone missing
 Information: In the bathroom there are missing tiles behind the vanity cabinet. Also the grout has deteriorated to the wall tiles and there is no silicone to the gap between the sink and the wall.

Recommend client engage a Handy Person to rectify as soon as possible.

Tiles and grout are used to protect building materials to ensure that they are water-tight and prevent water penetration to the associated structures. Always ensure that silicone, sealants and/or grout is in good condition to prevent any moisture issues occurring in the future.

Photos are indicative only (not all photos are shown).



Defects 3.15

Building: Main Building
 Location: Bathroom
 Finding: Front entry door
 Information: The front entry door frame is damaged on the inside and outside, where the dead lock is fitted. Also where the screen door is fitted, the front door jamb has been damaged.

The screen door is also missing a handle on the inside and the fly screen is damaged.

Recommend client engage Handy Person to rectify at clients convenience.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.





Defects 3.16

Building: Main Building
Location: Roof void
Finding: FYI roof void access
Information: FYI there was very little limited access to the roof void. Due to the low roof pitch and the way the timber is framed.





Defects 3.17

Building:	Main Building
Location:	Roof void
Finding:	Unorthodox electrical wiring roof void
Information:	There is unorthodox electrical wiring in the roof void. All electrical work should be carried out by a Lic Electrician.

Recommend client engage a Lic Electrician to inspect and rectify (if necessary) as soon as possible.

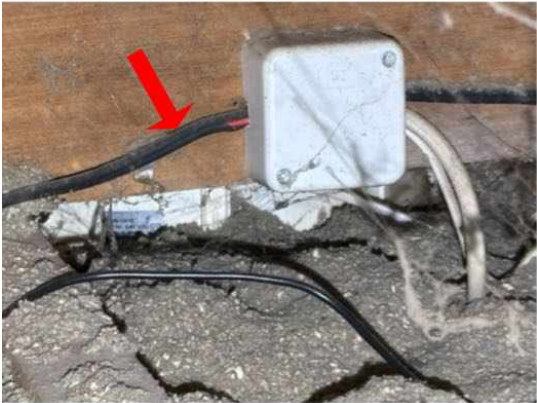
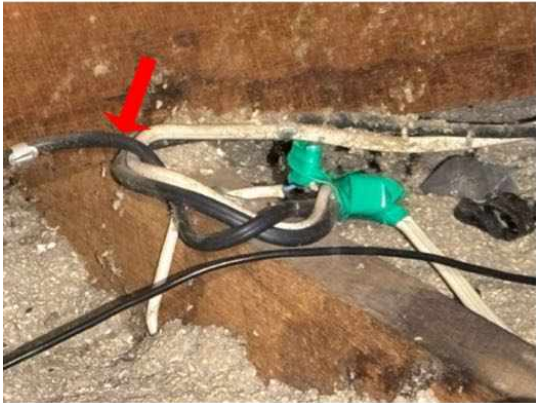
Unorthodox electrical wiring could potentially be a safety hazard.



Defects 3.18

Building:	Main Building
Location:	Switchboard
Finding:	Switchboard and black wiring assessment
Information:	The switchboard is the original that was installed when the house was constructed. The switchboard has ceramic fuses and no safety switches. Also in the roof void and subfloor there is a lot of older black electrical wiring.

Recommend client engage a Lic Electrician to inspect, advise and rectify if required, as soon as possible.



Defects 3.19

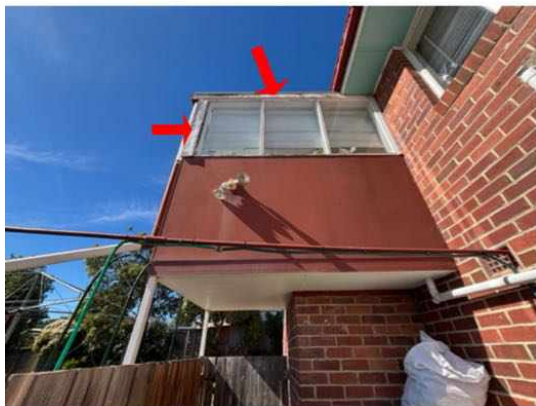
Building:	Main Building
Location:	Multiple locations
Finding:	Paint Deterioration to exterior timbers
Information:	On the exterior of the house, the paint is very deteriorated to exterior timbers including the subfloor access door, frame, fascias, laundry etc.

Recommend client engage a Handy Person/Painter to rectify as soon as practicable.

It is likely that paint deterioration has developed as a result of frequent exposure to rain and other weather conditions.

Failure to maintain the timbers over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Early intervention and regular maintenance will prolong the useful life of these building elements.

Paint is the only protection that timbers have from water ingress.







Defects 3.20

Building:	Main Building
Location:	Roof
Finding:	Roof maintenance required
Information:	The roof requires some maintenance work. It is the original roof that was installed when the house was built. It is in poor condition.

There are popped nails, rusted nails, missing screws, roof and capping sheet edges lifting and corrosion. However the sheets themselves had little sheet lap corrosion, and if the maintenance is kept up there should be many more years of serviceable life for this roof.

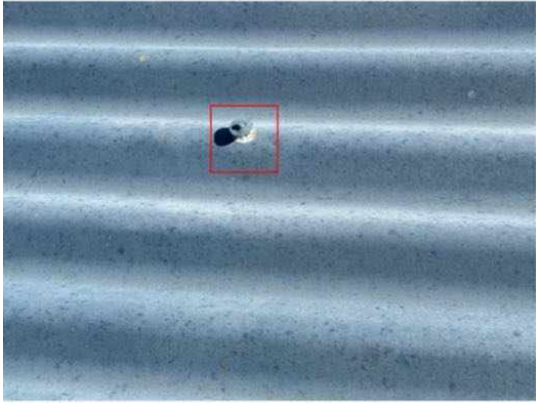
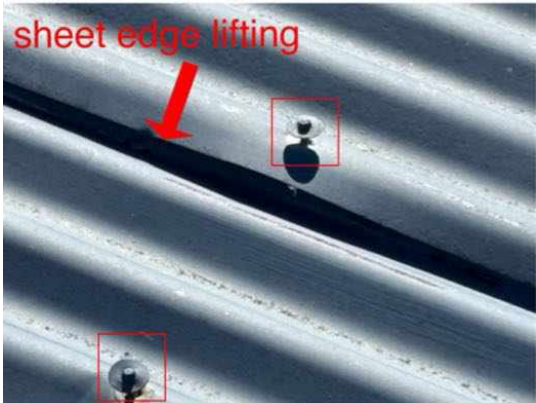
Recommend client engage a Handy Person to rectify as soon as possible.

The roof is held down primarily by nails, which was normal practice at the time of construction. However as the timber dries and shrinks the nails and timber lose friction and the suction of the roof by winds, works the nails loose.

Any loose nails should be replaced by roof screws which offer superior hold down power. This is the minimum recommendation.

Another option would be to take it further, such as replacing all nails with screws and then treating rust and coating with a membrane paint, this will further enhance the longevity of the roof.

Roof plumbing structures protect the property from water ingress. Client should ensure these structures be maintained on a regular basis.







Defects 3.21

Building: Main Building

Location: Roof

Finding: Unorthodox plumbing

Information: There is unorthodox plumbing. The laundry roof is discharging to the garage gutters. The garage gutters are sagging, clogged and discharging to a small diameter pipe that then discharges directly to the ground. The left hand side down pipe is also discharging to the ground.

Down pipes discharging directly to the ground can cause damage to the footings of buildings and subsidence.

All plumbing work should be carried out by a Lic Roof Plumber.

Recommend client engage a Lic Roof Plumber to inspect and rectify as soon as possible.





Defects 3.22

Building:	Main Building
Location:	Roof
Finding:	Gutter leaks
Information:	There are gutters leaks in multiple locations (right hand side rear and right hand side front of the house). Two gutter clips have come loose and need to be replaced/re-secured. Some of the guttering has been replaced in the recent past. Some of the staining and damage below the new sections may not be leaks at these locations, just the old damage that was not fixed when new guttering was installed. However the remaining guttering is in very poor condition, there is corrosion and there are holes in some sections. The remaining guttering needs to be replaced as soon as practicable.

Recommend client engage a Lic Roof Plumber to rectify as soon as practicable.

Recommend client ensure that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

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.

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

moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.





Defects 3.23

Building:	Main Building
Location:	Multiple locations
Finding:	House - gutters require cleaning
Information:	The gutters require cleaning. If client is going to replace them, then don't clean first just replace. However if you decide to defer replacement, then I recommend client engage a Handy Person to clean the gutters as soon as possible.

Recommend client ensure that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

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.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.



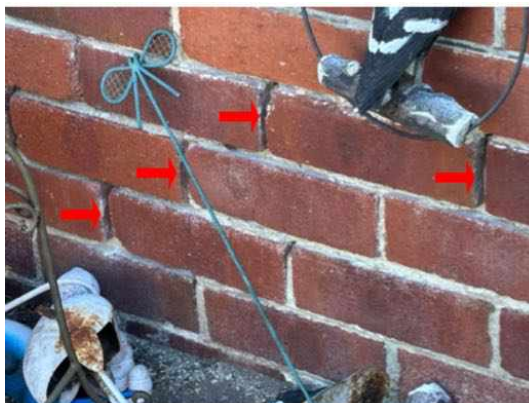
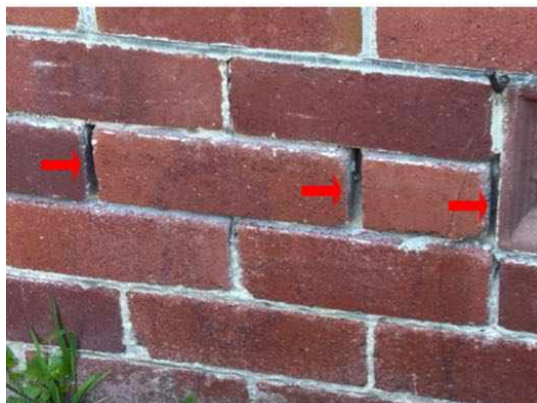


Defects 3.24

Building:	Main Building
Location:	Exterior walls - front
Finding:	Mortar degraded
Information:	The mortar (pointing) on the brickwork near the front steps, has deteriorated and is in need of repair.

Recommend client engage a qualified Bricklayer to rectify at clients convenience.

Degraded pointing is likely due to weather and movement. Also some mortar mixes may not have been equal at time of construction. Failure to repair will potentially allow more movement of brickwork and lead to water ingress.



Defects 3.25

Building:	Garage
Location:	Garage
Finding:	Garage - gutters require cleaning
Information:	The garage gutters are sagging, right side is clogged and discharging to a small diameter pipe, that then discharges directly to the ground.

Recommend client engage a Handy Person to clean the gutters as soon as possible.

Recommend client ensure that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

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.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.



Right side



Debris in here



Left side
clean



Defects 3.26

Building:	Garage
Location:	Garage
Finding:	Garage roof maintenance required
Information:	The garage roof requires some maintenance work. There are popped nails and roof sheet edges lifting.

Recommend client engage a Handy Person to rectify as soon as possible.

The roof is held down by nails, which was normal practice at the time of construction. However as the timber dries and shrinks the nails and timber lose friction and the suction of the roof by winds, works the nails loose.

Any loose nails should be replaced by roof screws which offer superior hold down power. This is the minimum recommendation.

Roof plumbing structures protect the property from water ingress. Client should ensure these structures be maintained on a regular basis.



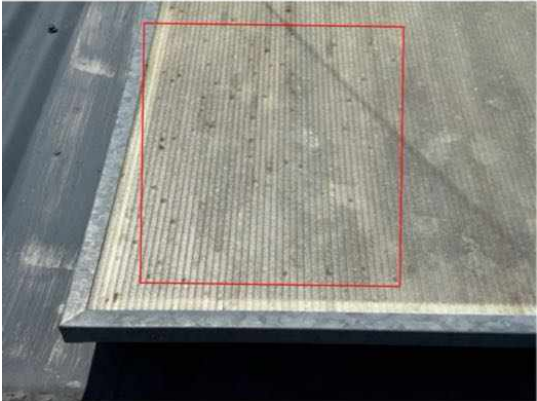


Defects 3.27

Building: Main Building
 Location: Roof
 Finding: Skylight deteriorated
 Information: There is a sky light fitted to the roof. The tops of the skylight are made of plastic coreflute material. The top layer of coreflute has been badly damaged by UV which has caused holes. The skylight frame is also corroding.

Recommend client engage a Handy Person to treat and paint the corrosion and replace coreflute as soon as possible.

Failure to rectify will allow water into the roof in the near future.



Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

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

- This 3 bedroom, 1 bath property is in fair condition when compared to other properties of similar age and construction style that have been well maintained.

The switchboard and black electrical wiring, are the original materials that were installed at the time of construction. They may need to be upgraded. There is also unorthodox electrical work in the roof void. This needs to be inspected by a Lic Electrician as soon as possible.

Some of the windows have been upgraded. However in the front right bedroom and middle front bedroom the windows are fixed units (there is no way to open them). Therefore there is no way to exit through those rooms if there is a fire. This would not comply with modern building regulations. Recommend you seek advice from your Rental Manager.

The roof and gutters to the house and garage require maintenance as soon as possible. Some of the gutters have been replaced, however the others are in very poor condition and likely need replacing. There are also gutter leaks and unorthodox plumbing works that require a Lic Roof Plumber to attend to as soon as possible. The plumber will also need to check plumbing penetrations to the shower as soon as possible.

There was very limited access to the roof void as it was so low. Part of the wall has been removed between kitchen and the laundry, however no beam has been installed (refer to main body of report for full details and photos).

Although quite a few minor defects have been identified, the structure overall appears generally sound.

The following was identified:

Safety Hazards: Nil

Major Defects: Nil

Minor Defects: Summary of MAIN minor defects are listed below

(Important: Client must refer to the main body of the report to view ALL minor defects with detailed information and photos). Only the main minor defects are listed below).

Recommend client engage a Lic Plumber to rectify:

- * Elevated moisture readings behind shower panel walls underneath penetrations.
- * Unorthodox plumbing to laundry roof to the garage, both garage down pipes are discharging to the ground.
- * Gutter leaks in multiple locations, corrosion and holes and two gutter clips need re-securing. Some guttering will need replacement.
- * Replace bathroom vanity cabinet.
- * Toilet hot tap not operating.

Recommend client engage a Lic Electrician to rectify :

- * Inspect, assess and rectify the switchboard and black wiring as soon as possible.
- * Unorthodox electrical wiring in the roof void as soon as possible.
- * Toilet exhaust fan is very dirty and noisy and needs replacement.

Recommend client engage a Handy Person to rectify:

- * Roof and gutter maintenance required as soon as possible.
- * Skylight corrosion to exterior frame and coreflute badly deteriorated needs attention as soon as possible.

- * Kitchen paint deterioration to ceiling.
- * Metal windows require maintenance on the interior and exterior.
- * Door knob missing off laundry sink.
- * Silicone between basin and tiles in the toilet has deteriorated.
- * Door knob missing off toilet cupboard.
- * Silicone deteriorated to shower walls and floors. Elevated moisture readings behind the shower wall panels.
- * Water staining to bathroom ceiling.
- * Bathroom wall gap above shower has been poorly repaired.
- * Missing tiles behind vanity cabinet, deteriorated grout and missing silicone.
- * Front entry door frame is damaged inside and out. Screen door front of the door jamb is damaged, missing a handle and fly screen damaged.
- * Paint deterioration to exterior timbers.
- * Mortar deterioration near the front steps.

To confirm:- I am a Licensed Building Services Provider and I also hold Professional Indemnity insurance for building inspections.

For further information, advice and clarification please contact Ash Ruscoe on: 0493 985 075

Section D Significant Items

The following items were noted as - For your information

Noted Item

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



Noted Item

Building: Main Building
 Location:
 Finding: Additional Photos - Obstructions and Limitations
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be

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



Noted Item

Building: Main Building

Location:

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

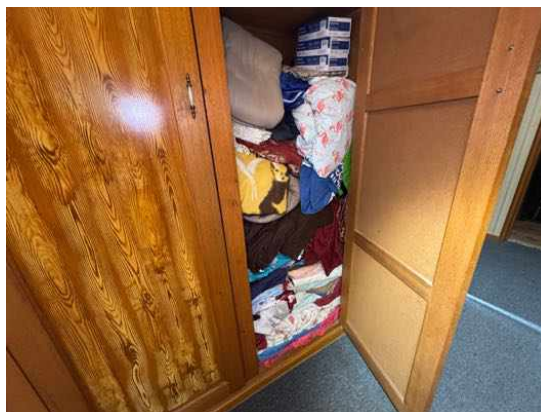
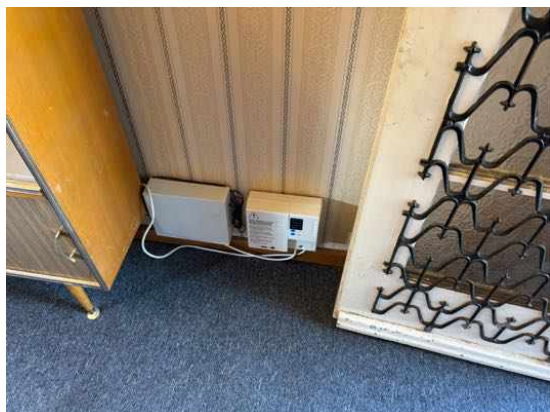
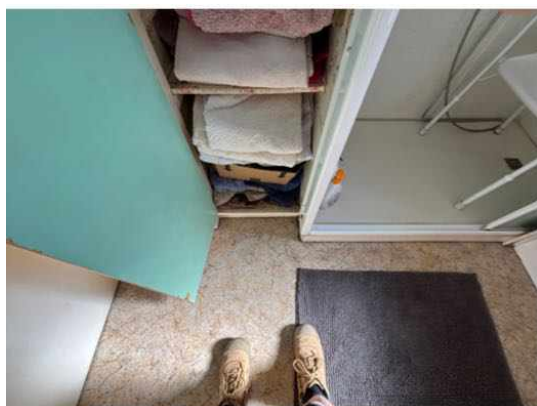
Building: Main Building

Location:

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building:	Main Building
Location:	Exterior & Interior
Finding:	Lead Paint
Information:	Not stating that this house has any lead paint because testing would be required to confirm that. This is just general information.

Except from "WorkSafe Tasmania":

Paint containing lead was used in many Australian homes before 1970, but those built more recently may still also pose a risk to health. Lead paint can be found on interior and exterior walls and features, and on fences and railings.

Exposure to lead is a health hazard, not just in the workplace. Even small amounts of dust or chips of paint containing lead, generated during minor home repairs, can be a health risk. It may be covered by more-recently applied paint, and becomes a health and safety risk when the paint deteriorates and becomes flaky, powdery or peeling; or during paint removal.

Anyone painting a house or doing maintenance that could disturb paint containing lead should avoid exposing themselves and their families, neighbours and pets to its hazards.

Photos are indicative only (not all photos are shown).

Noted Item

Building: Main Building
 Location: Multiple locations
 Finding: Asbestos - Suspected ACM Identified on Site
 Information: Suspected Asbestos Containing Material (ACM) was identified in the:

* Eaves sheet linings

* Laundry exterior walls

Any property built prior to 1987 is likely to contain some asbestos containing materials. Between 1987 and 1990 it is likely that these properties also may contain some asbestos containing materials. Any cement sheet product (fibro) in a property of this age should be considered to contain asbestos unless tested otherwise.

Definitive reporting on Asbestos is outside the Scope of this Report. This suspected ACM is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is some risk of the identified building elements containing asbestos.

As definitive Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which includes the taking of samples for definitive confirmation of the presence of Asbestos. Only scientific testing of those samples of material by an accredited National Association of Testing Authorities (NATA) asbestos testing laboratory can confirm the presence of asbestos.

In the interim, the client is advised to act with caution when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos. Client should make any contractors aware of the suspected ACM before any works commence.

For further information regarding asbestos I recommend go to: ["asbestosawareness.com.au"](http://asbestosawareness.com.au) and start at ["asbestos in the home"](#).

Photos are indicative only (not all photos are shown).



Noted Item

Building: Main Building

Location: Kitchen

Finding: FYI Kitchen wall removed

Information: FYI a portion of the wall between the laundry and kitchen has been removed. The roof void access to this area was very limited. There doesn't appear to be a beam installed to the area in the roof void, or below the top plate in the kitchen where the wall was removed. There appears to be some sag to the ceiling.

Recommend client monitor.

If ceiling sagging or cracking increases, recommend client engage a Lic Builder to

rectify as soon as possible.

Failure to rectify could lead to further sagging of the ceiling.



Noted Item

Building: Main Building
Location: Laundry
Finding: FYI Laundry exterior door
Information: FYI the laundry exterior door is a cavity sliding unit at the top of the stairs. This is not a traditional back door entry and would not comply with modern building standards. However it may have complied with the standards of the time. No action recommend,

just for your information.



Noted Item

Building: Main Building
 Location: Living room
 Finding: FYI heat pump
 Information: FYI there is a heat pump fitted in the living room.



Noted Item

Building: Main Building
 Location: Hallway
 Finding: Smoke alarm removed
 Information: For your information, in the hallway there is an alarm base, however there is no alarm fitted. If this property is to be a rental, client should consult with Real Estate Rental Manager to ascertain smoke alarm rules. This will need to be done before the property is made available for rent.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building.

Please refer to AS3786 and state based legislation, which may also apply.



Noted Item

Building: Main Building
 Location: Multiple locations
 Finding: FYI - Fixed Windows
 Information: In the front right and middle bedrooms, the windows have been replaced with windows that are fixed (so they are unable to be opened). The minimum standards for rental property require suitable ventilation to rooms.

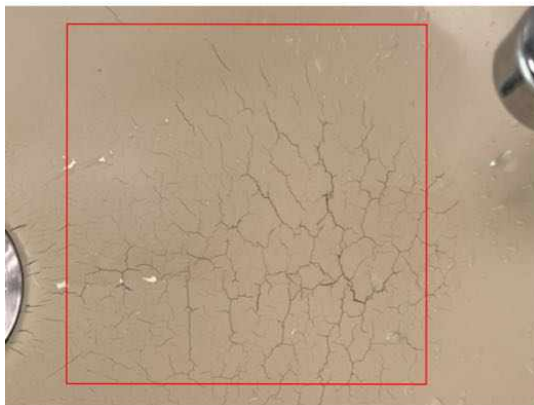
If this property is to be a rental, client will need to consult with the Real Estate Rental Manager to ascertain rules pertaining to ventilation. This will need to be done before the property is made available for rent. If ventilation is not compliant then windows may need to be replaced or modified.

<https://cbos.tas.gov.au/topics/housing/renting/beginning-tenancy/minimum-standards>



Noted Item

Building: Main Building
 Location: Toilet
 Finding: FYI Crazing
 Information: FYI Crazing was evident to the toilet vanity sink at the time of inspection. Crazing is cosmetic. The basin was not leaking at the time of inspection. Client could choose to engage a Bathroom Contractor to re-surface or replace the unit.



Noted Item

Building: Main Building
 Location: Toilet
 Finding: FYI wallpaper deteriorated
 Information: FYI the wall paper to the toilet has deteriorated.



Noted Item

Building: Main Building
Location: Bathroom
Finding: FYI Craziing bathroom sink
Information: FYI Craziing was evident to the bathroom sink at the time of inspection. Craziing is cosmetic. The basin was not leaking at the time of inspection. However the cabinet is also very damaged and I have recommended replacement of the vanity cabinet/ basin by a plumber.



Noted Item

Building: Main Building
 Location: Roof void
 Finding: FYI insulation
 Information: FYI there is blown in insulation in the roof void.

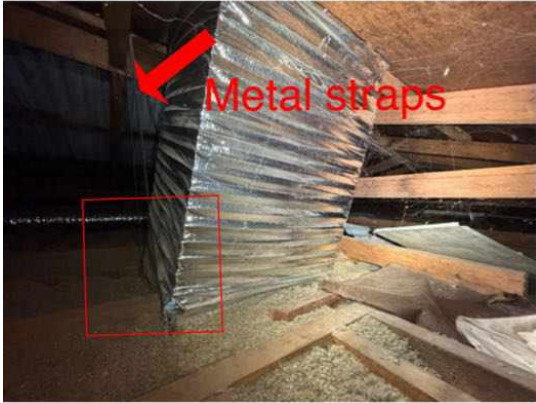


Noted Item

Building: Main Building
 Location: Roof void
 Finding: FYI - Joist compromised roof void
 Information: In the roof void two joists has been compromised/cut to install the skylight. These timbers are carrying the ceiling load, so not a lot of weight. However they are right near the access hatch, so someone kneeling on them could cause movement and ceiling damage. They appear to have metal straps connecting them to the roof framing as some method of supporting them, however this not a method I have seen before.

If a Carpenter is attending for other tasks, I suggest the client request the Carpenter inspect and rectify (if required).

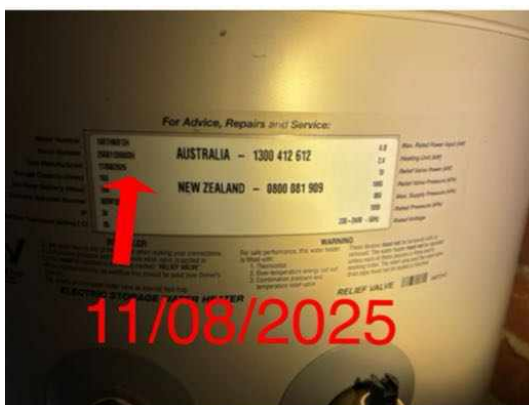
Joists are structural timbers that support the roofing structure. Failure to rectify could potentially cause damage to the surrounding building elements.





Noted Item

Building: Main Building
 Location: Subfloor
 Finding: FYI Hot Water System
 Information: FYI the hot water system was installed in 2025.



Noted Item

Building: Main Building
 Location: Subfloor
 Finding: FYI Water staining in subfloor - laundry
 Information: FYI In the subfloor there is water staining to the area underneath the old laundry. However it was dry to touch at the time on the inspection.

Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.



Noted Item

Building: Main Building
Location: Subfloor
Finding: FYI Water staining in subfloor - shower
Information: FYI In the subfloor there is water staining to the area underneath the shower. However it was dry to touch at the time on the inspection.

Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.





Noted Item

Building: Main Building
 Location: Subfloor
 Finding: FYI Efflorescence
 Information: FYI In the subfloor, efflorescence appears to be affecting the brickwork to the front wall and the surrounding ground. A channel has been dug to manage the water ingress. The front wall of the house is below the finished ground level and the natural ground slopes towards the house.

Recommend that the client/tenants do not store items in this area where there is moisture present. If efflorescence even begins to affect the floor timbers then client should engage a Lic Builder/Carpenter to rectify as soon as possible.

Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer. It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles.





Noted Item

Building: Main Building
Location: Garage
Finding: FYI louvres missing
Information: FYI there are louvres missing to the window at the back of the garage.



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.