



## Building Inspection Report

Inspection Date: Wed, 4 Feb 2026

Property Address: 26 Dowling St, COLAC, VIC, 3250, 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: Wed, 4 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 26 Dowling St, COLAC, VIC, 3250, Australia

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Client's Email Address:

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Client's Phone Number:

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Company Contact Numbers: 0488 631 253

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

The following apply: This inspection was carried out in accordance with AS 4349.1 – Inspection of Buildings (Pre-purchase Inspections – Residential Buildings) and is a visual, non-invasive assessment of the readily accessible areas of the property at the time of inspection only. No dismantling, removal of fixtures, cutting, excavation, or destructive testing was undertaken.

The inspection is limited to the condition of the property as observed on the day of inspection. Building conditions may change due to weather events, ground movement, occupancy, maintenance practices, or works carried out after the inspection. No opinion is offered regarding future performance, durability, or service life of any building element.

Areas that were inaccessible, restricted, concealed, or obstructed at the time of inspection are excluded from assessment. This includes, but is not limited to, areas concealed by linings, insulation, floor coverings, fixtures, stored items, furnishings, soil, vegetation, or fixed equipment. No representation is made regarding the condition of concealed or inaccessible areas, and defects may exist in these locations that were not visible at the time of inspection.

This inspection is not a structural engineering assessment. Any comments relating to structural performance, movement, or cracking are observational only and based on visible indicators present at the time of inspection. No soil testing, footing excavation, level survey, or engineering analysis was undertaken. Where structural concerns are suspected, further assessment by a suitably qualified structural engineer is recommended.

Moisture testing, where performed, is non-invasive and indicative only. The absence of elevated readings does not confirm the absence of leaks, moisture ingress, or waterproofing failure.

Waterproofing membranes, flashings, and concealed drainage elements are generally not visible and cannot be confirmed without invasive investigation. Past repairs, finishes, or cosmetic works may conceal underlying defects or moisture damage.

Services including electrical, plumbing, gas, drainage, heating, cooling, fire services, solar systems, appliances, and smoke alarms were not tested for operation or compliance, unless specifically stated otherwise in the report. No representation is made regarding approvals, certifications, or compliance with statutory requirements.

References to the Guide to Standards and Tolerances or other standards are provided as a general guide only. Older properties may not comply with current codes or standards, and this does not automatically constitute a defect. Descriptions such as “minor,” or “major” are relative terms only and should not be interpreted as statements of safety, cost, or urgency.

No cost estimates, rectification values, or opinions on market value are provided. This report is not a valuation and must not be relied upon to determine purchase price or contractual outcomes.

This report is prepared solely for the named client for the purpose of a pre-purchase building inspection. No responsibility is accepted to any third party. The report must not be reproduced, distributed, or relied upon by any other person without the inspector's prior written consent.

Photographs are provided for illustrative purposes only. Not all defects may be photographed, and the absence of a photograph does not indicate the absence of a defect.

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

## Section B General

### General description of the property

Building Type	Unit, Residential
Company or Strata title	Unknown
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Pergola, Water Tanks
Other Timber Bldg Elements	Doors, Door Frames, Architraves, Fascias, Internal Joinery, Landscaping Timbers and Construction, Eaves, Porch / Patio, Skirting Boards, Veranda Posts, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
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
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Posts
- Roof Exterior - Part
- Roof Void - Part
- The Site
- Trees
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - 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 cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Landscaping
- Overhanging vegetation
- Porch
- Unsafe to Access Roof - No Fall Protection System
- Vegetation
- Wall linings

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

## Undetected defect risk

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

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

When the risk of undetected defects medium or high we strongly recommend further inspection once

access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Significant Items

### Safety Hazard

#### Defects 1.01

Building:	Main Building
Location:	Bedroom
Finding:	Unsecured Blind Cords – Safety Hazard
Information:	During the inspection, several window coverings were found to have unsecured blind cords that were not fastened to the window frame or wall. This condition presents a significant safety risk, particularly to young children, as unsecured cords and loops have been linked to strangulation incidents.

#### Implications:

- Increased risk of injury or fatality due to entanglement hazards, particularly in homes with children.
- Non-compliance with the Mandatory Safety Standards for Corded Window Coverings (ACCC) may result in legal penalties.
- Liability risks for landlords or property owners if not rectified, particularly in rental or tenanted properties.

#### Recommendations:

- Secure all blind cords using compliant cleats, cord tensioners, or guides installed at a minimum height of 1600mm from the floor, as per ACCC safety regulations.
- Replace any non-compliant blind mechanisms or convert to cordless alternatives where possible.
- Conduct a full check of all window coverings throughout the property to ensure compliance with applicable safety requirements.
- Property owners and landlords should ensure all corded window furnishings meet the current safety standards prior to occupancy or leasing.

The unsecured blind cords present a serious but preventable safety hazard. Immediate corrective action is advised to ensure compliance and occupant safety.



## Major Defect

No evidence was found

## Minor Defect

### Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking to Painted Architraves and Skirting Boards
Information:	Cracks were observed opening up in various sections of the painted architraves and skirting boards. These cracks may be associated with minor building movement, timber shrinkage, or inadequate surface preparation prior to painting.

#### Implications:

- Aesthetic presentation is compromised by visible cracking.
- Potential ongoing movement may lead to further deterioration or require repeated maintenance.
- May indicate underlying workmanship or preparation issues.

#### Recommendations:

- Engage a qualified painter or builder to assess the extent of cracking and undertake necessary repairs, which may include filling, sanding, and repainting affected areas.
- Monitor for any signs of worsening or recurring movement over time.

This condition is not uncommon following recent painting, particularly in timber joinery, and is typically considered a maintenance item unless associated with significant structural movement.





### Defects 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking Between Architrave and Wall Junction
Information:	During the inspection, cracking and separation were observed between the architrave and the adjoining wall surface. This condition is commonly caused by normal building movement, minor frame shrinkage, or seasonal expansion and contraction of materials. In some cases, movement may also be influenced by additional loads from attached fittings such as blinds or curtain brackets.

#### Implications:

- Cracking detracts from the appearance of internal finishes.
- Minor separation may continue with seasonal changes or building movement.
- Unsealed gaps can collect dust or allow minor moisture staining over time.

#### Recommendations:

- Inspect the affected areas and refix or reinforce the architrave where movement is evident.
- Recaulk or fill the junction using a flexible sealant suitable for painted surfaces,

then sand and repaint.

- Ensure that any attached fittings are adequately supported to reduce future stress on trim components.

The condition appears cosmetic and is typical of normal building movement. It can be readily repaired through routine maintenance and repainting.





### Defects 3.03

Building: Main Building

Location: All Internal Areas

Finding: Cracking to Internal Wall Linings

Information: Cracking was observed to internal wall linings during the inspection. These types of cracks are generally considered common and are typically the result of natural building movement, age-related wear, thermal expansion and contraction, or minor installation-related issues in plasterboard or supporting framing members.

Implications:

- May result in minor functional issues such as jamming or sticking of doors and

windows.

- Reduces the cosmetic quality of interior finishes.
- Could indicate areas that warrant future observation for progressive movement.

Recommendations:

- Engage a qualified plasterer to repair cracks and consider installing expansion joints if necessary to accommodate ongoing building movement.
- Arrange for repainting by a qualified painter following any plaster repairs.
- Monitor cracks over time for signs of progression (e.g. widening, lengthening, or new cracks forming).
- If deterioration continues or operational issues with doors/windows arise, seek further assessment from a building inspector or structural engineer.

The cracking noted is typical of minor building movement and does not currently present as structural. Regular monitoring and cosmetic repair will assist in preserving the internal presentation and allow early intervention if future issues arise.





Defects 3.04

Building: Main Building  
 Location: Entry  
 Finding: Missing Bottom Door Seal to External Door  
 Information: During the inspection, it was noted that a bottom door seal had not been installed to one or more external perimeter doors. These seals—such as Raven or similar weather seals—are commonly used in conjunction with perimeter seals to improve the weather-tightness and energy efficiency of the dwelling.

Implications:

- Gaps at the base of external doors can allow drafts, moisture, dust, insects, and noise to enter the home.
- The absence of door seals can reduce the thermal efficiency of the property and negatively impact the overall energy rating.
- Poorly sealed doors may lead to higher heating and cooling costs due to loss of conditioned air.

Recommendations:

- After settlement, engage a competent handyman or carpenter to install bottom and perimeter door seals where missing.
- Select door seals that are compliant with energy efficiency requirements and appropriate for the type of door and threshold.
- Ensure proper installation to maximise effectiveness and longevity.

Installing appropriate bottom and perimeter door seals will assist in weatherproofing the property, enhancing thermal comfort, and supporting energy efficiency.



### Defects 3.05

Building: Main Building  
 Location: Entry

Finding: Security Door – Missing Pneumatic Door Closer (Gas Strut)  
Information: During the inspection, it was observed that the external security door is missing the pneumatic door closer (commonly referred to as a gas strut). As a result, the door does not self-close in a controlled manner and relies entirely on manual operation.

The absence of the door closer affects the intended function of the security door, particularly in controlling door movement and preventing slamming caused by wind or user operation. Over time, this may contribute to increased wear on hinges, fixings, and the door frame.

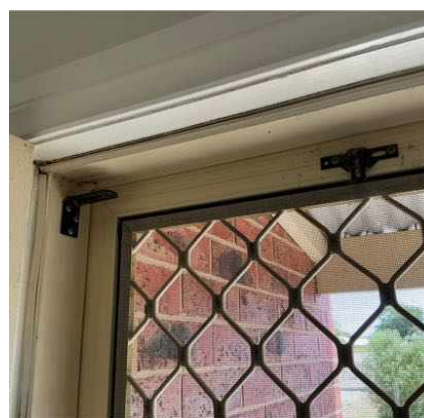
Implications:

- Reduced functionality of the security door due to lack of controlled self-closing action.
- Increased likelihood of the door slamming, which may cause damage to hinges, fixings, or surrounding frames.
- Potential safety concern where the door may swing freely in windy conditions.
- Additional maintenance or repair costs if damage occurs over time.

Recommendations:

- Install a suitable pneumatic door closer compatible with the existing security door.
- Ensure the closer is correctly adjusted to allow smooth, controlled closing without slamming.
- Have installation carried out by a suitably qualified tradesperson if required.

While this issue is not structural, rectification is recommended to restore the intended function, safety, and durability of the security door.



### Defects 3.06

Building: Main Building  
Location: Bedroom  
Finding: Damaged Internal Door Handle  
Information: During the inspection, damage was observed to one or more internal door handles. The damage includes visible chipping and surface deterioration to the handle finish, exposing the underlying material. This condition detracts from the overall presentation of the dwelling and indicates the handle has been subject to impact or poor handling. While the door remains operable at the time of inspection, the damaged finish may worsen with ongoing use.

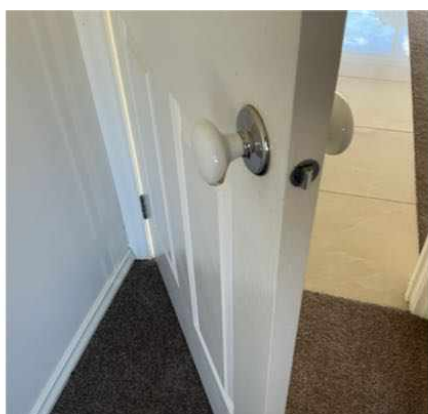
Implications:

- Reduced visual presentation and perceived finish quality of the interior.
- Potential for further deterioration of the handle surface with continued use.
- Possible discomfort or minor injury risk if sharp or rough edges develop.

Recommendations:

- Replace the damaged door handle with a new, matching unit to restore appearance and functionality.
- Check other internal door hardware for similar damage or defects and rectify as required.
- Ensure replacement hardware is securely fixed and operates smoothly.

In its current condition, the damaged door handle is considered a defect that should be addressed to maintain an acceptable standard of finish and usability within the dwelling.



### Defects 3.07

Building: Main Building  
Location: Kitchen

Finding: Kitchen Mixer Tap Leak at Neck  
 Information: The kitchen mixer tap was observed to be leaking from the neck when in use. Water was discharging from the upper section of the fitting rather than solely from the spout, indicating failure of the internal seals or cartridge.

Implications:

- Continued leakage may worsen over time, leading to increased water wastage.
- Moisture ingress into the bench or cabinetry below could cause swelling, deterioration, or mould development.
- Functionality of the mixer will be further compromised if left unresolved.

Recommendations:

- Engage a licensed plumber to service or replace the mixer tap.
- Inspect the cabinetry and surrounding surfaces for signs of moisture damage and repair if required.

This issue should be addressed promptly to restore proper operation and prevent further damage.



### Defects 3.08

Building: Main Building  
 Location: Laundry  
 Finding: Separation of Skirting Board from Wall Linings – European Laundry  
 Information: During the inspection, separation was observed between the skirting boards and the adjacent wall linings within the European laundry. The skirting boards are pulling away from the wall in several locations, with visible gaps along the top edge and at corner junctions. This condition is inconsistent with an acceptable standard of finish and may be associated with moisture-related movement or elevated humidity levels typically present in laundry environments, as well as inadequate fixing or sealing at the time of

installation.

Implications:

- Gaps between skirting boards and wall linings detract from the overall finish and presentation of the internal space.
- In a laundry environment, separation may be exacerbated by higher moisture or humidity levels, contributing to material movement over time.
- Gaps can allow dirt, debris, and moisture to accumulate behind the skirting, increasing the risk of further deterioration.

Recommendations:

- Refix the affected skirting boards to ensure they are securely fixed and flush with the wall linings.
- Seal the junction between the skirting boards and wall linings with an appropriate flexible sealant and repaint as required to achieve a consistent finish.
- Ensure the laundry area is adequately ventilated to minimise ongoing moisture and humidity-related movement.

While the issue is not structural, rectification is recommended to restore an acceptable internal finish and reduce the likelihood of further separation in this moisture-prone area.





### Defects 3.09

Building:	Main Building
Location:	Bathroom
Finding:	Loose Hand-Held Shower Bracket – Shower
Information:	AreaDuring the inspection, the wall-mounted bracket supporting the hand-held shower head was observed to be loose and inadequately secured to the wall lining. Movement was evident at the fixing point, indicating that the bracket is not firmly anchored to a suitable substrate behind the wall finish.

#### Implications:

- The loose bracket may continue to deteriorate with regular use, potentially detaching from the wall.
- Ongoing movement can damage wall linings, tiles, or waterproofing at the fixing point.
- This condition can allow water to penetrate behind the wall finish and into the wall cavity, increasing the risk of moisture damage over time.
- The condition presents a minor safety risk and reduces the functional usability of the shower.

#### Recommendations:

- Remove and refix the hand-held shower bracket securely into an appropriate fixing point or backing support.
- Repair and reseal any affected wall linings, tiles, or waterproofing at the fixing location.
- Ensure all penetrations are adequately sealed to maintain water resistance.

The loose shower bracket is considered a defect. Rectification is recommended to prevent water ingress, restore proper function, and reduce the risk of ongoing

moisture-related damage.



### Defects 3.10

Building:	Main Building
Location:	Bathroom
Finding:	Deteriorated Sealant and Caulking – Bathroom
Information:	During the inspection, the sealant to tiled junctions in the bathroom was found to be significantly deteriorated, with visible cracking, separation, and areas of missing caulking. This condition is typically caused by general ageing, exposure to moisture, and differential movement between adjacent surfaces such as wall tiles, vanity units, benchtops, and skirting boards. The failure of these joints compromises the waterproofing integrity of the wet areas.

#### Implications:

- Potential for water ingress into wall cavities, subfloor spaces, and adjacent joinery.
- Moisture-related damage to skirting boards, cabinetry, flooring, and wall linings.
- Increased risk of mould and mildew growth, potentially affecting occupant health.
- Reduced visual appeal and presentation of wet area finishes.

#### Recommendations:

- Engage a qualified trade to remove failed sealant and reapply with mould-resistant, flexible waterproof caulking.
- Inspect adjacent grout lines for similar deterioration and re-grout as required.
- Repair or replace any skirting boards or fixtures already affected by water damage.
- Ensure wet areas are adequately ventilated to prevent premature sealant degradation.

The condition of the sealant and caulking requires attention to prevent further deterioration and to maintain waterproofing performance in all wet areas.



### Defects 3.11

Building:	Main Building
Location:	Sliding Door
Finding:	Damaged Flyscreen Mesh to Sliding Door
Information:	During the inspection, the flyscreen mesh to the sliding door was observed to be damaged and partially pulled free from the frame edge. The mesh is no longer fully retained within the edge channel, resulting in visible gaps and loss of proper tension. This condition indicates deterioration or failure of the mesh retention system.

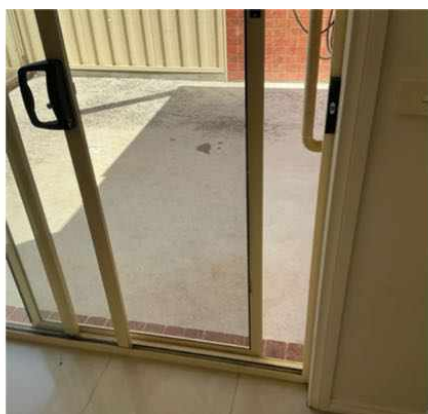
#### Implications:

- The flyscreen is ineffective at preventing insect entry due to gaps along the frame edge.
- Loose mesh is prone to further tearing or detachment with normal door operation.
- The defect detracts from the overall presentation and functional condition of the door assembly.

#### Recommendations:

- Replace the damaged flyscreen mesh and resecure it correctly within the frame retention channel.
- Confirm the frame and spline (or equivalent retention system) are in suitable condition to securely hold the replacement mesh.
- Test operation after repair to ensure the mesh remains properly tensioned and retained.

The flyscreen mesh is defective due to damage and detachment from the frame edge. Rectification is recommended to restore effective insect screening and acceptable presentation.



### Defects 3.12

Building:	Main Building
Location:	Sliding Door
Finding:	Sliding Door – Deteriorated / Dislodged Felt Weather Seal
Information:	During the inspection, the felt weather seal to the sliding door was observed to be displaced and no longer seated correctly within the door frame. The seal appears partially detached and uneven, reducing its effectiveness as a barrier between the internal and external environments.

The felt seal is intended to limit air movement, dust ingress, insects, and moisture penetration while also assisting with smooth door operation. Where the seal is damaged or incorrectly positioned, its performance is compromised.

Implications:

- Increased air leakage, which may affect internal comfort and energy efficiency.
- Greater potential for dust, insects, and debris to enter the dwelling.
- Possible water ingress during wind-driven rain events.
- Reduced performance and longevity of the sliding door system.

## Recommendations:

- Refit or replace the felt weather seal to ensure it is continuous, secure, and correctly aligned.
- Confirm the door operates smoothly after rectification without binding or excessive gaps.
- Use manufacturer-compatible replacement seals where applicable.

While this issue is not structural, rectification is recommended to restore the intended weatherproofing, functionality, and performance of the sliding door.



### Defects 3.13

Building:	Garage
Location:	Garage
Finding:	Cracking to Internal Wall Linings
Information:	Cracking was observed to internal wall linings during the inspection. These types of cracks are generally considered common and are typically the result of natural building movement, age-related wear, thermal expansion and contraction, or minor installation-related issues in plasterboard or supporting framing members.

## Implications:

- May result in minor functional issues such as jamming or sticking of doors and windows.
- Reduces the cosmetic quality of interior finishes.
- Could indicate areas that warrant future observation for progressive movement.

## Recommendations:

- Engage a qualified plasterer to repair cracks and consider installing expansion joints if necessary to accommodate ongoing building movement.

- Arrange for repainting by a qualified painter following any plaster repairs.
- Monitor cracks over time for signs of progression (e.g. widening, lengthening, or new cracks forming).
- If deterioration continues or operational issues with doors/windows arise, seek further assessment from a building inspector or structural engineer.

The cracking noted is typical of minor building movement and does not currently present as structural. Regular monitoring and cosmetic repair will assist in preserving the internal presentation and allow early intervention if future issues arise.



### Defects 3.14

Building:	Garage
Location:	Garage
Finding:	Cracking to Painted Architraves and Skirting Boards
Information:	Cracks were observed opening up in various sections of the painted architraves and skirting boards. These cracks may be associated with minor building movement, timber shrinkage, or inadequate surface preparation prior to painting.

#### Implications:

- Aesthetic presentation is compromised by visible cracking.

- Potential ongoing movement may lead to further deterioration or require repeated maintenance.
- May indicate underlying workmanship or preparation issues.

Recommendations:

- Engage a qualified painter or builder to assess the extent of cracking and undertake necessary repairs, which may include filling, sanding, and repainting affected areas.
- Monitor for any signs of worsening or recurring movement over time.

This condition is not uncommon following recent painting, particularly in timber joinery, and is typically considered a maintenance item unless associated with significant structural movement.



### Defects 3.15

Building:	Garage
Location:	Garage
Finding:	Garage Ceiling – Linear Discolouration / Marking
Information:	During the inspection, linear discolouration was observed across the garage ceiling, following the alignment of the ceiling framing members above. The marks appear as long vertical lines and are consistent in spacing and pattern. No visible ceiling sagging,

cracking, or plaster failure was observed at the time of inspection.

This condition is commonly associated with temperature differentials between the garage space and the ceiling framing members. Garages are typically subject to greater fluctuations in temperature and humidity compared to habitable areas. The framing members conduct heat at a different rate to the surrounding plasterboard, which can result in minor condensation forming along these cooler lines. Over time, airborne dust and fine particles adhere to these areas, making the framing pattern visible on the ceiling surface. This phenomenon is often referred to as thermal ghosting.

Implications:

- The markings are generally cosmetic in nature.
- The condition is not, on its own, indicative of a structural defect.
- No clear evidence of active water ingress was observed at the time of inspection.

Recommendations:

- Monitor the ceiling for any changes, including spreading stains or signs of moisture.
- If appearance is a concern, cleaning and repainting may improve the visual condition.
- Improving insulation and ventilation above the garage ceiling may help reduce temperature differentials and limit recurrence.

Based on the inspection at the time, the observed markings appear consistent with thermal and environmental effects rather than a structural or moisture-related failure.





### Defects 3.16

Building:	Main Building
Location:	Roof Void
Finding:	Poorly Installed Ceiling Insulation
Information:	During the inspection, it was observed that the ceiling insulation has been inadequately installed, with numerous areas showing misalignment, gaps, and inconsistent coverage. Proper insulation is critical to achieving thermal comfort, reducing energy usage, and ensuring compliance with minimum energy efficiency expectations. Even minor gaps can drastically reduce insulation effectiveness—industry studies indicate that as little as 5% missing coverage can compromise performance by up to 50%.

#### Implications:

- Reduced energy efficiency, leading to increased heating and cooling costs.
- Inconsistent internal temperatures and reduced thermal comfort throughout the home.
- Greater potential for condensation or mould due to ineffective insulation coverage.
- Possible pest activity or debris accumulation in roof voids due to gaps and poor sealing.

#### Recommendations:

- Engage a licensed insulation contractor to assess and rectify the ceiling insulation, ensuring even and continuous coverage across the entire ceiling area.
- Check for and seal potential roof cavity entry points, such as gaps at vents, eaves, or service penetrations, to prevent pest intrusion.
- Ensure the roof void is free of debris and that ventilation pathways are not obstructed.

- Reinspect insulation after any roof or ceiling works to ensure it remains correctly positioned and undisturbed.

The current condition of the insulation reflects substandard workmanship and requires attention to restore the property’s thermal efficiency, comfort, and energy performance.





### Defects 3.17

Building:	Main Building
Location:	All External Areas
Finding:	External Garden Beds Abutting Dwelling Walls
Information:	At the time of inspection, garden beds were observed built up directly against the external brick walls of the dwelling. Soil, vegetation, and leaf litter were in direct contact with the base of the wall and, in multiple areas, obstructed subfloor ventilation openings.

This condition is not consistent with good building practice, as it creates a range of potential moisture management, ventilation, and durability issues.

#### Implications:

- Obstruction of subfloor vents reduces ventilation and may lead to elevated moisture levels under the dwelling
- Prolonged damp conditions can contribute to decay of structural flooring components and internal air quality issues
- Excess soil and moisture against walls may increase the risk of masonry staining, brick fretting, or damp penetration into lower wall cavities
- Drainage from the garden beds may direct water toward the base of the wall, exacerbating moisture retention or ponding near footings
- Vegetation root systems and ground movement can disturb wall footings, paving, or adjacent slab edges
- Leaf litter and organic debris accumulation may attract pests or block surface drainage paths

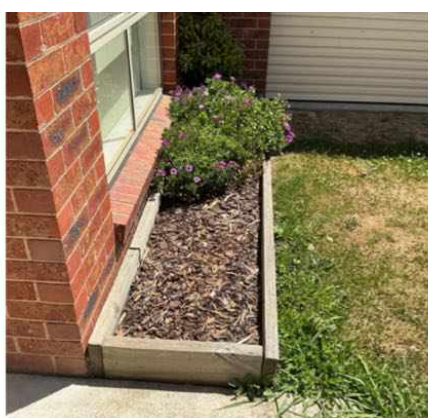
#### Recommendations:

- Reduce the height and proximity of garden beds so that a minimum clearance is

maintained from the brick walls and subfloor vents

- Ensure vents are unobstructed and free of soil, vegetation, or leaf litter to enable adequate airflow
- Consider installing edging or root barriers to separate planting areas from the dwelling perimeter
- Regularly clear and maintain drainage paths to prevent water pooling at the base of the building

To prevent deterioration of building elements and maintain proper ventilation and drainage, garden beds must be modified to ensure adequate clearance and separation from the dwelling.



### Defects 3.18

Building:	Main Building
Location:	Front Gable
Finding:	Deteriorated External Paintwork
Information:	During the inspection, multiple external areas—including timber window frames, fascias, guttering, veranda components, and other fixtures—were noted to have deteriorated, incomplete, or missing paintwork. While often considered cosmetic, the lack of adequate surface protection significantly increases the risk of weather-related

material degradation.

Implications:

- Exposed timber and metal elements are vulnerable to moisture ingress, potentially leading to wood rot, corrosion, or premature deterioration.
- Left unaddressed, ongoing exposure may result in more extensive and costly repairs.
- The weathered appearance may reduce the property's visual appeal and long-term value.
- Potential underlying damage may remain concealed until surface treatments are removed during preparation.

Recommendations:

- Engage a qualified painter to assess and repaint all affected areas using appropriate exterior-grade, weather-resistant coatings.
- Prior to painting, ensure damaged or decayed materials are repaired or replaced by licensed tradespersons.
- Incorporate repainting into a comprehensive post-settlement exterior maintenance plan to protect materials and preserve the home's appearance.
- Schedule routine inspections and touch-ups every few years to maintain surface protection and extend the lifespan of external finishes.

Although primarily maintenance-related, deteriorated paintwork can accelerate material failure if left unattended. Prompt rectification will improve both durability and presentation.



**Defects 3.19**

Building:	Main Building
Location:	Front Gable
Finding:	Deteriorated Decorative Finial to Gable End
Information:	During the inspection, the decorative timber finial located at the gable end was observed to be incomplete, with the upper portion missing and the remaining timber exhibiting advanced decay. The exposed timber shows clear signs of weathering and rot, likely due to prolonged exposure to moisture and the absence of adequate protective coatings. The deteriorated condition indicates the element is no longer performing as intended and is continuing to degrade.

Implications:

- Ongoing timber decay is likely to worsen if left unrectified, potentially affecting adjacent fascia or gable-end components.
- Loose or decayed timber elements present a risk of falling debris, particularly during high winds.
- The missing and deteriorated finial detracts from the overall external presentation and may indicate broader maintenance deficiencies to exposed timber elements.

Recommendations:

- Remove the remaining decayed finial and assess the condition of the underlying fixing point and adjacent timber.
- Replace the finial with a new, appropriately detailed element or make good the gable end to a durable, weather-resistant finish.
- Ensure all exposed timber is properly sealed, painted, or otherwise protected to reduce future moisture ingress and decay.

In summary, the gable-end finial is incomplete and affected by timber decay. Remedial works are recommended to address the deterioration, prevent further damage, and restore the integrity and appearance of the gable end.



## Defects 3.20

Building:	Main Building
Location:	Pergola
Finding:	Disconnected Downpipes – Inadequate Stormwater Management
Information:	During the inspection, it was observed that multiple downpipes are not connected to a compliant stormwater drainage system. Roof runoff is discharging directly onto the ground adjacent to the structure, which undermines effective site drainage and may contribute to future moisture-related concerns.

### Implications:

- Excess moisture near footings may lead to subsidence, foundation movement, or damp subfloor conditions.
- Persistently damp soil increases the likelihood of conducive conditions for termite activity in adjacent timber elements.
- Localised erosion may occur to soil, landscaped areas, or hardstand surfaces near the dwelling.
- Heavy rainfall events may result in water pooling or localised inundation at the building perimeter.

### Recommendations:

- Engage a licensed plumber to inspect all downpipe terminations and reconnect them to a compliant stormwater drainage system, in accordance with AS/NZS 3500.3 and NCC 2022 Volume Two, Part 2.2.
- Where a compliant stormwater system is not in place, a suitable drainage solution should be designed and implemented by a qualified contractor.
- Temporary flexible downpipe extensions may be used to divert water away from the base of the structure until permanent works are completed.

Effective stormwater discharge is critical in preventing long-term structural and environmental issues. Rectification should be prioritised to mitigate potential damage and ensure regulatory compliance.



## Section D Significant Items

### D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

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

### D5 Conclusion - Assessment of overall condition of property

- Compared to other buildings of a similar age, this brick veneer dwelling at the time of inspection was found to be in good condition. Minor items have been identified. These have been noted in the body of the report and will require addressing.

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

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Daniel Hills on: 0488 631 253

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Condition of Installed Appliances and Air Conditioner - Operational  
 Information: the time of inspection, the installed appliances—including the oven, cooktop, rangehood, dishwasher, and reverse cycle air conditioner—were checked for basic operational function. All appliances powered on and responded as expected to standard user inputs, indicating they are in working condition.

#### Implications:

- Appliances, including the reverse cycle air conditioner, appear to be functioning as intended at the time of inspection.
- No obvious signs of damage, malfunction, or missing components were observed.

#### Recommendations:

- Confirm inclusions with the sales contract to ensure all appliances and the reverse cycle air conditioner are covered.
- Retain user manuals and warranty information where available.
- Re-test all appliances and the air conditioning system upon settlement and prior to first use, as function may vary with time, load, or power supply conditions.
- Engage a licensed electrician or suitably qualified appliance or air conditioning technician to conduct a safety and performance check, particularly if installation dates, service history, or compliance documentation are unknown.

While the appliances and reverse cycle air conditioner were operational during the inspection, it should be noted that a full performance test was not conducted, and future performance or safety compliance cannot be guaranteed.



### Noted Item

Building: Main Building  
 Location: Living Room  
 Finding: Servicing and Safety of Gas Wall Heaters  
 Information: It is strongly advised that all gas wall heaters within the property are regularly serviced and maintained by a licensed and registered plumber. Over time, gas appliances can become inefficient or develop faults, which may lead to serious safety hazards such as carbon monoxide leaks, fire risk, or poor combustion efficiency.

Important Note:

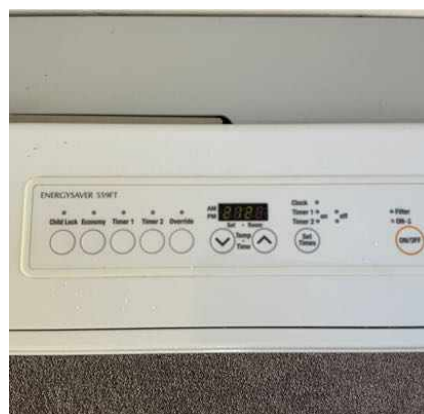
Gas inspections, including testing for leaks or carbon monoxide emissions, are not

within the scope of a standard building inspection. Only a licensed plumbing professional can assess the compliance and safety of gas appliances in accordance with Victorian gas safety regulations.

Recommendations:

- Engage a licensed and registered plumber to carry out a full service and safety inspection of all gas wall heaters prior to use.
- Ensure future servicing is completed in accordance with manufacturer specifications and gas safety regulations.
- Install a carbon monoxide detector in all rooms containing gas heaters for added safety and peace of mind.

While a visual assessment of gas appliances is included in this report, their operation, compliance, and safety can only be verified by a licensed plumbing professional. A qualified inspection and servicing should be treated as a priority to ensure occupant safety.



**Noted Item**

Building: Main Building  
 Location: All Internal Areas

Finding: Smoke Detector Compliance Not Assessed  
Information: The inspection and reporting on the presence, function, and compliance of smoke detectors—whether battery-operated or hard-wired—fall outside the formal scope of this pre-purchase building inspection. However, general observations regarding smoke alarm coverage or deficiencies are noted for the client's awareness.

Implications:

- Absence or non-functioning of smoke detectors increases the risk to life in the event of a fire.
- Non-compliance with current Australian Standards (AS 3786) or relevant state legislation may lead to fines or insurance issues post-settlement.
- Poor placement or outdated detectors may reduce early warning capability, especially during sleeping hours.

Recommendations:

- Following settlement, the client should engage a licensed electrician or fire safety professional to:
  - Inspect all existing smoke detectors for compliance, functionality, and correct placement.
  - Install new or additional units where necessary, ensuring compliance with AS 3786 and state-based legislation.
- For optimal fire safety, ensure smoke detectors are:
  - Interconnected where required.
  - Positioned in all sleeping areas and paths of travel as per current regulations.
  - Maintained according to manufacturer instructions and replaced every 10 years.
  - Tested monthly, with annual battery replacement where applicable.

Important Note:

This report does not verify the number, condition, location, or legal compliance of smoke detection systems. Clients are strongly advised to confirm fire safety measures prior to occupancy through a specialist inspection.

Ensuring smoke detectors meet current requirements is essential to protect future occupants and comply with legal obligations following possession of the property.



### Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Sheets Good Condition
Information:	The roof covering comprises metal sheet roofing, which was observed to be in generally good condition at the time of inspection. The sheets appeared secure, with no visible signs of corrosion, displacement, or significant damage. Fasteners were evenly installed and showed no signs of deterioration or lifting. Flashings, cappings, and penetrations (including around solar panels and roof-mounted appliances) also appeared adequately sealed.

#### Implications:

- Properly installed and maintained sheet roofing offers reliable protection against weather ingress.
- Ongoing maintenance, including periodic inspection of screws, seals, and flashings, is necessary to prevent future issues.
- Accumulation of debris in gutters or around roof penetrations may impede water runoff if left unmanaged.

#### Recommendations:

- Maintain routine roof inspections every 1–2 years, particularly before and after storm seasons.
- Monitor for signs of fastener loosening, rust development, or flashing wear.
- Keep gutters and valleys free of debris to ensure efficient drainage and prolong material life.

At the time of inspection, the roofing system appeared sound and well-maintained. Continued upkeep will help preserve its function and longevity.



## Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not a pest report.** As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

**NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

**RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.