



## Building Inspection Report

Inspection Date: Fri, 9 Jan 2026

Property Address: 3 Traine Ct, Amaroo ACT 2914, Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
<b>Section B</b>	General
<b>Section C</b>	Accessibility
<b>Section D</b>	Significant Items
<b>Section E</b>	Additional comments
<b>Section F</b>	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: Fri, 9 Jan 2026

Modified Date: Sat, 10 Jan 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: 3 Traine Ct, Amaroo ACT 2914, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Richie Reinikka Ph: 0438 465 646  
Email: Bowral@jimbuildinginspections.com.au

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NSW Builders Registration 362826C

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Company Name: Jim's Building Inspections (Bowral)

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Company Address and Postcode: Bowral 2576

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Company Email: Bowral@jimbuildinginspections.com.au

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Company Contact Numbers: 0438 465 646

## 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: This inspection and report were limited to the assessment of works associated with the removal of the fireplace and associated components only.

The inspection did not include a full building assessment, and no opinion is expressed regarding building elements, systems, or conditions outside the defined scope of works. Any areas not directly related to the fireplace removal were excluded from inspection.

## 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 some minor defects found.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South West
Other Building Elements	Garage, Porch, Retaining Walls, Pergola, Shed, Driveway, Childrens Play Equipment, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Eaves, Fascias, Internal Joinery, Patio, Porch / Patio, Skirting Boards, Window Frames, Veranda Posts
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer
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.

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

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Locked Sheds or Outbuildings.
- 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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Duct work
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry

- Floor coverings
- Insulation
- No safe point from which to access roof exterior
- Pipework
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- 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: **Low**

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: Living Room  
 Finding: Ceiling - Incomplete or substandard works  
 Information: The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a licensed plasterboard contractor should be appointed to repair the ceiling. To ensure the safety of the area and the longevity of all associated building elements.



#### Defects 3.02

Building: Main Building  
 Location: Living Room  
 Finding: Insulation - Missing  
 Information: Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.



## Section D Significant Items

### D4 Further Inspections

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

- Registered Roofing Contractor
- Structural Engineer
- Reinspection by Jim's Building Inspections

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

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

- This summary relates only to observations associated with the removal of the fireplace and associated components.

When compared with buildings of similar age and construction, the property is considered to be in fair condition. A number of minor defects and areas of substandard workmanship were identified, associated with previous flue removal.

Evidence of remedial works associated with a former flue penetration was observed within the ceiling and roof space. These works include a localised patch repair to the ceiling lining, with insulation missing or not reinstated to the area where the flue previously penetrated the plasterboard. While the ceiling patch appears serviceable, the workmanship and detailing are considered substandard and detract from the overall finish.

Within the roof space, a localised repair to a roof batten was observed where the batten had been cut to accommodate the flue. Although the repair appears functional and is not expected to deteriorate in the short term, the length and detailing of the patch are below a typical professional standard.

Externally, roof tiles were reinstated to the former flue location. The tiles appear adequately positioned; however, they are visually inconsistent with the surrounding roof surface, which has been recently restored and painted. This inconsistency is considered aesthetic only.

For completeness, a deviation to the ceiling line consistent with the orientation and camber of the engineered roof trusses was also observed. This condition is unrelated to the removal of the fireplace or flue works and appears attributable to the truss configuration and ceiling fixing arrangement.

Overall, the observed items reflect a combination of functional but cosmetically substandard remedial works and unrelated construction characteristics. Allowance should be made for improvement of workmanship and finishes if a higher standard of presentation or completeness is desired.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

## Section D Significant Items

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

#### Noted Item

Building:	Main Building
Location:	Living Room
Finding:	Ceiling - Truss Line Deviation
Information:	A noticeable deviation was observed to the ceiling line along the cornice within the living room. The ceiling surface tracks out of alignment through the corner line, creating a visible convex profile rather than a straight plane.

This condition is consistent with the orientation of the engineered roof trusses running at right angles to the room. The camber of the truss, combined with the ceiling battens being fixed to the opposing face of the truss, has resulted in the ceiling lining following the truss profile rather than forming a uniform level finish. This deviation is attributable to the truss geometry itself and is not related to the installation or removal of the fireplace.

While this issue is primarily aesthetic, the extent of the deviation is readily noticeable and may be considered unacceptable to some occupants. It also raises questions regarding whether the truss camber and ceiling fixing arrangement are performing as intended for this space.

Further assessment is recommended to confirm whether the truss profile and ceiling alignment are within acceptable tolerances. This should be reviewed by a registered builder, the original truss manufacturer, or a structural engineer to determine whether any rectification or adjustment is required.





## The following items were noted as - Fair Condition

### Noted Item

Building:	Main Building
Location:	Living Room
Finding:	Roof Batten - Localised Patch Repair
Information:	A localised batten repair was observed within the roof space where a batten had previously been cut to accommodate a flue penetration. A short section of replacement timber has been installed and fixed to reinstate support to the roof covering.

While the repair appears to be performing its intended function and no immediate issues were observed, the length and detailing of the replacement section are considered substandard when compared to common roofing practice. The repair does not extend a sufficient distance beyond the original cut to provide a neat, uniform, and well-finished outcome.

Although deterioration or failure is not anticipated in the short term, substandard detailing of this nature may be more prone to movement or loosening over time and does not reflect a professional standard of workmanship.

Further review by a carpenter or roofing contractor is recommended to improve the detailing if desired, particularly if additional roof works are undertaken in the future.



**Noted Item**

Building: Main Building  
Location: Roof Exterior  
Finding: Roof Tiles - Localised Visual Inconsistency  
Information: Roof tiles were reinstated to the area where the flue penetrates the roof surface. While the tiles appear to be adequately positioned, the finish in this localised area is visually inconsistent with the surrounding roof covering, which has been recently restored and painted.

The affected tiles appear unpainted or less clean when compared to adjacent areas, resulting in a noticeable variation in appearance. This is considered an aesthetic matter only and does not indicate a functional defect.

If a uniform appearance is desired, the tiles may require cleaning or repainting to better match the surrounding roof surfaces.



## 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.