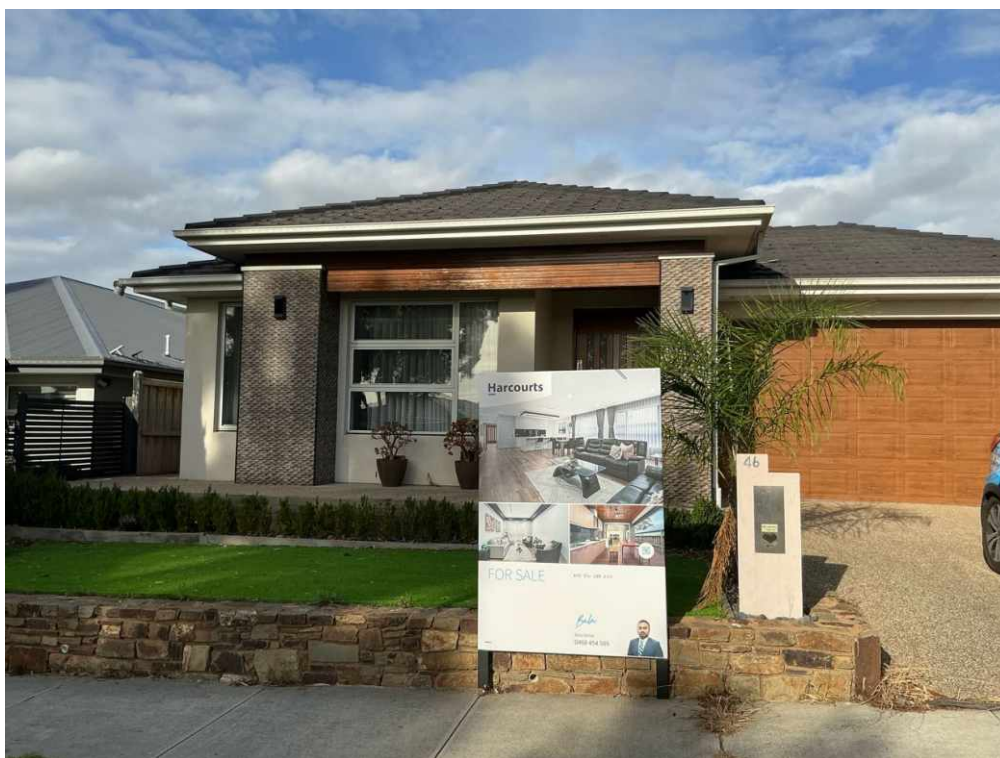




## Building Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 46 Sparrow St, Cranbourne VIC 3977,  
Australia



## Contents

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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, 1 Apr 2026

Modified Date: Fri, 3 Apr 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: 46 Sparrow St, Cranbourne VIC 3977, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Mohamed Khattab Ph: 0477 660 118  
Email: Berwick@jimbuildinginspections.com.au

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Engineers Australia 10472010

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Company Name: Jim's Building Inspections (Berwick)

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Company Address and Postcode: Pakenham 3810

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Company Email: Berwick@jimbuildinginspections.com.au

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Company Contact Numbers: 0477 660 118

### Special conditions or instructions

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

The following apply:

## Section A Results of Inspection - summary

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

	Found	Not Found
<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	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Garage, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Skirting Boards, Window Frames, Internal Joinery, External Joinery, Doors, Door Frames, Architraves, Deck
Roof	Pitched, Timber Framed, Tiles
Storeys	Single
Walls	Brick Veneer (Timber Framed), Rendered
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

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

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

### Inaccessible Areas

The following areas were inaccessible:

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

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment

- Ceiling linings
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Debris in gutters
- Decking
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Mould - Health Hazard
- Landscaping
- Pipework
- Porch
- Sarking
- Rugs
- Stored items
- Vegetation
- Wallpaper or Wall Coverings
- Wall linings

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

### **Undetected defect risk**

A risk rating is provided to help you understand the degree to which accessibility issues and the

presence of obstructions have limited the scope of the inspection

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

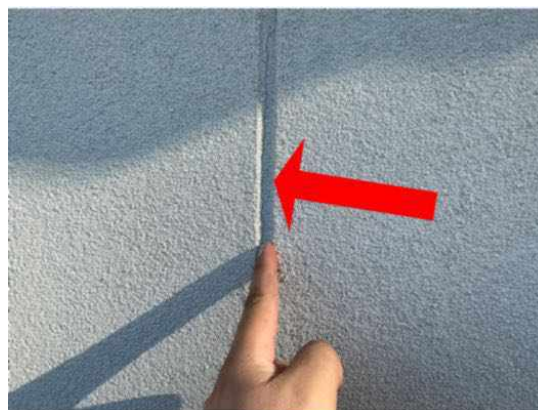
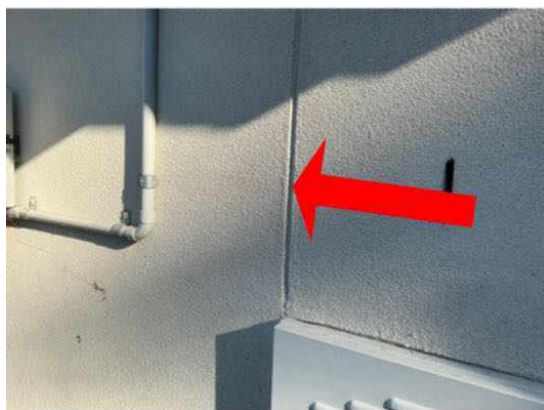
#### Defects 3.01

Building: Main Building  
Location: All External Areas  
Finding: Rendered Over Expansion Joint  
Information: The external expansion joint at the front elevation of the dwelling has been rendered over, obstructing the intended movement allowance of the joint. Expansion joints are designed to accommodate natural movement within the structure due to thermal expansion and contraction, and obstructing them may compromise this functionality.

When these joints are covered by rigid finishes such as render, the ability of the structure to move freely is reduced. This can lead to cracking in the render or adjacent building elements over time, and may also contribute to moisture ingress if movement causes gaps or fractures in the render.

It is recommended that the rendered-over section be carefully removed to expose the expansion joint, and the joint reinstated with an appropriate flexible sealant or control joint system to ensure it continues to function as intended.





### Defects 3.02

Building: Main Building  
 Location: LHS exterior wall  
 Finding: Loose Downpipe Due to Missing Wall Bracket  
 Information:

The left-hand side downpipe was observed to be missing a required wall bracket, resulting in the downpipe being inadequately secured and loose at the time of inspection.

This condition may lead to movement of the downpipe during wind or water discharge, increasing the risk of joint separation, leakage, or damage to the pipe and adjacent building elements over time.

It is recommended that a licensed plumber install appropriate wall brackets to securely fix the downpipe to the wall in accordance with standard installation requirements.



### Defects 3.03

Building: Main Building  
 Location: Ensuite - Master  
 Finding: Ensuite Tap Fixtures Impacting Mirror  
 Information: Both ensuite basin tap fixtures were observed to make contact with the mirror when

operated, indicating insufficient clearance between the tap fittings and the adjacent wall-mounted mirror.

This condition may result in repeated impact during normal use, leading to potential damage to the mirror surface and premature deterioration of the tap fixtures. Continued use in this manner increases the likelihood of cracking or breakage of the mirror, posing a safety hazard.

It is recommended that a licensed plumber replace the existing tap fixtures with suitably sized or appropriately designed fittings that provide adequate clearance from the mirror, ensuring safe operation without contact or risk of damage.



### Defects 3.04

Building:	Main Building
Location:	Bedroom - Master
Finding:	Tap - Leaking
Information:	The RHS tap in the master ensuite was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the

development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



### Defects 3.05

Building:	Main Building
Location:	Ensuite - Master
Finding:	Slow Drainage in En-Suite Vanity Sink
Information:	Upon inspection, the en-suite vanity sink was found to have very slow drainage, resulting in water pooling within the basin during use. This issue is typically associated with a partial blockage within the sink drain, which may lead to further plumbing complications if left unaddressed. Additionally, prolonged pooling of water can contribute to bacterial growth and potentially cause damage to surrounding cabinetry or surfaces due to excess moisture.

It is recommended that a licensed plumber be engaged to inspect and clear any obstructions within the drainage system as soon as possible to restore proper functionality and prevent further issues. Regular maintenance of sink drains is also advised to ensure efficient water flow.



### Defects 3.06

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

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



### Defects 3.07

Building:	Main Building
Location:	Ensuite - Master
Finding:	Window frame - Scuffed
Information:	Superficial scuff marks were noted to the window frame of the master bedroom at the time of inspection. Marked and scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear.

Marked surfaces may be left at client discretion, as no repair/replacement is necessarily required. Marked surfaces are unlikely to result in the development of secondary damage; however, the client may wish to seek quotations for the cost to refurbish or replace the affected wall linings.

A general handyperson or professional painter may be appointed to rectify marked or scuffed surfaces at the client's discretion.



### Defects 3.08

Building:	Main Building
Location:	Pantry - Walk In
Finding:	Floor trim - Detached
Information:	The floor trim in the walk-in pantry has detached, indicating improper installation, wear and tear, or possible movement in the flooring. This defect may pose a trip hazard and affect the overall finish of the flooring. Rectification should involve securely refixing or replacing the trim using appropriate fixing methods to ensure durability and compliance with Australian Standards for flooring installation. A professional handyman can be allocated to completed this task at client's discretion.



### Defects 3.09

Building:	Main Building
Location:	Pantry - Walk In
Finding:	Missing Door Stop Causing Wall Damage
Information:	No door stop was installed in the walk-in pantry, resulting in the door handle impacting the adjacent plaster wall. Minor damage to the plaster surface was observed behind the door as a result.

This condition allows ongoing contact between the door hardware and wall surface,

which may lead to further deterioration of the plaster and potential damage to the door handle over time.

It is recommended that a suitable door stop be installed by a qualified carpenter or handyman to prevent further impact. The damaged plaster wall can be patched, sanded, and repainted by a qualified plasterer or painter as required.



### Defects 3.10

Building: Main Building  
 Location: Lounge Room  
 Finding: Damaged Lounge Room Blind Chain  
 Information:

The blind chain in the lounge room was observed to be detached from the track and appears to be cut, rendering the blind inoperable at the time of inspection.

This condition prevents normal operation of the blind and may lead to further damage to the blind mechanism if force is applied during use.

It is recommended that the blind chain be replaced or the blind assembly repaired by a professional handyman or blind specialist. Replacement can be carried out at the client's discretion depending on functional requirements.



### Defects 3.11

Building: Main Building  
 Location: Porch  
 Finding: Damaged Porch Tile Edge and Trim  
 Information:

Minor damage was observed to the edge of a tile at the front porch entry, where the tile appears scuffed with slight chipping. The adjacent tile edge trim has also been affected.

This condition is cosmetic in nature; however, damaged tile edges may worsen over time and can present a minor trip hazard or lead to further deterioration if left unaddressed.

It is recommended that a qualified tiler carry out repairs or replacement of the affected tile and edge trim as required. Rectification can be undertaken at the client's discretion.



### Defects 3.12

Building: Main Building  
 Location: Laundry  
 Finding: Laundry Tap Leak and Associated Moisture Damage  
 Information: The laundry tap plumbing was observed to be leaking into the cabinetry below, with

visible water damage to the underlying shelving. Signs consistent with mould growth and a musty odour were noted within the cabinet when the tap was in use. Additionally, the adjacent tiled flooring within the washing machine recess shows indications of moisture exposure, with possible mould presence and prior water damage.

This condition indicates an ongoing or previous water ingress issue, which may lead to further deterioration of cabinetry materials, potential mould proliferation, and damage to surrounding building elements if not addressed. Prolonged moisture exposure may also impact indoor air quality and contribute to unhealthy living conditions.

It is recommended that a licensed plumber be engaged without delay to investigate and rectify the source of the leak, and to assess the extent of any concealed moisture damage. Following rectification, a suitable mould remediation specialist and/or qualified trades (such as a cabinet maker or tiler) should be engaged as required to repair or replace affected materials and ensure the area is properly dried and restored.





### Defects 3.13

Building:	Main Building
Location:	Laundry
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. 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.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



### Defects 3.14

Building: Main Building  
 Location: Laundry  
 Finding: Minor Splitting to Laundry Sliding Door Frame  
 Information:

Minor splitting was observed at the base of the sliding door frame in the laundry. This is likely associated with past moisture exposure or previous water ingress; however, no elevated moisture readings were detected in door frame at the time of inspection.

This condition is currently minor and appears stable; however, if left unattended, the splitting may worsen over time, particularly in a moisture-prone environment such as a laundry.

Repairs can be undertaken at the client's discretion, including filling, sanding, and repainting the affected area. A qualified painter or carpenter can carry out the necessary rectification works as required.



### Defects 3.15

Building: Main Building  
 Location: Kitchen

Finding: Tap - Loose  
 Information: The tap in laundry sink has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.



### Defects 3.16

Building: Main Building  
 Location: Yard - Side  
 Finding: HWS Overflow - Not Connected  
 Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



### Defects 3.17

Building: Main Building  
 Location: Exterior walls - right side  
 Finding: Inadequate Sealing to External Window Frames (RHS Elevation)  
 Information:

The two external windows located on the right-hand side of the property (when facing the house) were observed to have the bottom rubber seals tucked into the brickwork, creating a noticeable gap between the window frames and the surrounding masonry.

This condition compromises the watertightness of the window installation and may allow water ingress during rainfall, potentially leading to internal moisture damage, deterioration of building materials, and mould development if left unaddressed.

It is recommended that a qualified caulking specialist be engaged without delay to properly seal around the affected window frames, ensuring all gaps are filled and the installation is made fully watertight in accordance with standard practice.





### Defects 3.18

Building:	Main Building
Location:	Yard - Side
Finding:	AC Overflows - Not plumbed to suitable drainage
Information:	Upon inspection, it was found that the AC overflow is not plumbed or connected to suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may exacerbate the issue, potentially attracting termite activity to the area.

We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.



**Defects 3.19**

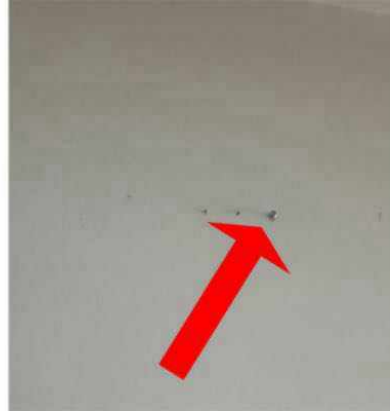
Building: Main Building  
Location: All Internal Areas  
Finding: General Wear and Tear to Internal Finishes  
Information:

Minor signs of wear and tear were observed at the time of inspection, including small chips to wall surfaces and minor cracking and splitting to sections of skirting boards and door frames.

These conditions are consistent with normal ageing, minor building movement, and day-to-day use, and do not represent significant structural concerns. However, they may affect the overall aesthetic condition of the property.

Repairs can be undertaken at the client’s discretion, including patching, filling, sanding, and repainting by a qualified painter or carpenter as required.





### Defects 3.20

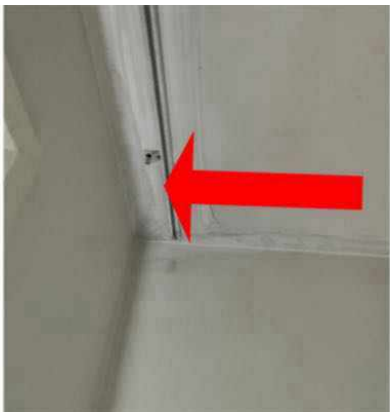
Building: Main Building  
 Location: Bedrooms 3 and 4  
 Finding: Widespread Ceiling and Wall Staining – Bedrooms 3 and 4  
 Information:

Widespread dark staining was observed in Bedroom 3, particularly across the ceiling, within the wardrobe, and to sections of the walls. Similar staining was also noted in Bedroom 4. The exact cause of the staining could not be confirmed at the time of inspection.

This condition is generally consistent with prolonged exposure to airborne contaminants such as smoke, soot, or other environmental factors. While primarily

cosmetic, the staining may be difficult to remove fully and can affect the overall presentation and indoor environment if not addressed.

It is recommended that a professional cleaning service be engaged initially to attempt removal of the staining. If unsuccessful, repainting of the affected surfaces by a qualified painter will likely be required to restore the rooms to an acceptable condition.





### Defects 3.21

Building: Main Building  
 Location: Hallway 2  
 Finding: Dislodged Ceiling Return Air Grille  
 Information:

The ceiling return air grille appears to be partially dislodged, with the cover not properly seated within the frame and sections of the internal duct/void exposed.

This condition may affect the efficiency of the HVAC system, allow dust and debris to enter the ducting, and poses a risk of the grille becoming fully detached over time if not properly secured.

It is recommended that a qualified HVAC technician or handyman refit and securely fix the return air grille, ensuring it is properly aligned, fully seated, and adequately supported within the ceiling opening.



### Defects 3.22

Building: Main Building  
 Location: Toilet (WC)  
 Finding: Toilet roll holder - Loose  
 Information:

The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

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



### Defects 3.23

Building:	Main Building
Location:	Bathroom 3
Finding:	Slow Drainage in bathroom 3 Vanity Sink
Information:	Upon inspection, the bathroom 3's vanity sink was found to have very slow drainage, resulting in water pooling within the basin during use. This issue is typically associated with a partial blockage within the sink drain, which may lead to further plumbing complications if left unaddressed. Additionally, prolonged pooling of water can contribute to bacterial growth and potentially cause damage to surrounding cabinetry or surfaces due to excess moisture.

It is recommended that a licensed plumber be engaged to inspect and clear any obstructions within the drainage system as soon as possible to restore proper functionality and prevent further issues. Regular maintenance of sink drains is also advised to ensure efficient water flow.



### Defects 3.24

Building:	Main Building
Location:	Bathroom 3
Finding:	Tab fixture affecting mirror
Information:	The basin tap fixtures was observed to make contact with the mirror when operated, indicating insufficient clearance between the tap fitting and the adjacent wall-mounted mirror.

This condition may result in repeated impact during normal use, leading to potential damage to the mirror surface and premature deterioration of the tap fixture. Continued use in this manner increases the likelihood of cracking or breakage of the mirror, posing a safety hazard.

It is recommended that a licensed plumber replace the existing tap fixture with suitably sized or appropriately designed fittings that provide adequate clearance from the mirror, ensuring safe operation without contact or risk of damage.



### Defects 3.25

Building:	Main Building
Location:	Bathroom 3
Finding:	Towel rail - loose
Information:	The towel rail was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the towel rail to its original fixing. A general handyman may be required to perform these works.



### Defects 3.26

Building: Main Building  
 Location: Toilet (WC)  
 Finding: Continuously Running WC Toilet Cistern  
 Information:

The toilet within the WC was observed to be continuously filling with water at the time of inspection, indicating that the cistern was not shutting off properly. The issue persisted until the water supply was manually isolated.

This condition suggests a fault within the cistern components (such as the inlet valve or float mechanism), which may result in ongoing water wastage, increased utility costs, and potential overflow risk if left unaddressed.

It is recommended that a licensed plumber be engaged without delay to inspect the cistern mechanism, identify the faulty components, and carry out the necessary repairs or replacements to restore proper operation.



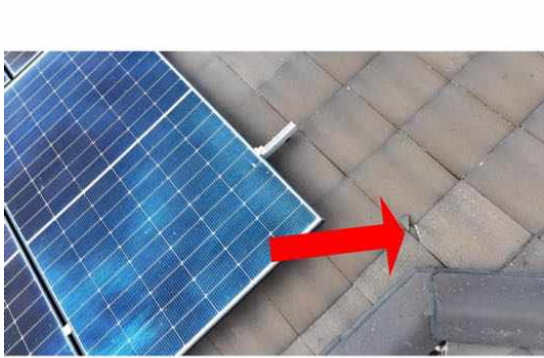
### Defects 3.27

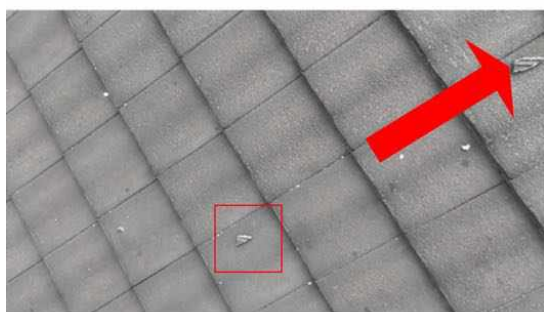
Building: Main Building  
 Location: Roof Exterior  
 Finding: Dislodged and Damaged Roof Tiles  
 Information:

Several roof tiles along the eaves line were observed to be misaligned and slightly displaced, with visible irregular gaps between adjacent tiles. In addition, multiple roof tiles were found to be cracked and broken.

This condition may allow water ingress beneath the tiles during rainfall, potentially affecting the underlying timber structure. Cracked tiles further compromise the integrity of the roof covering and increase the likelihood of leaks and ongoing deterioration if not addressed.

It is recommended that a qualified roof tiler be engaged to realign and properly seat the displaced tiles, and to replace all cracked and damaged tiles. The surrounding roof area should also be checked to ensure all tiles are secure and the roof is watertight.



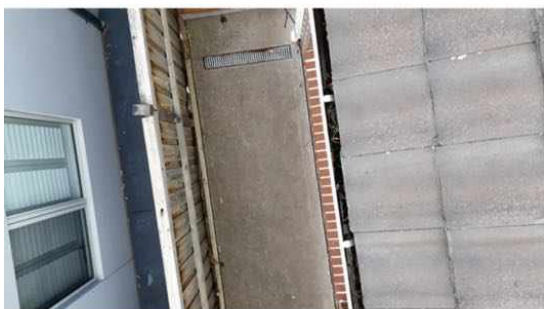
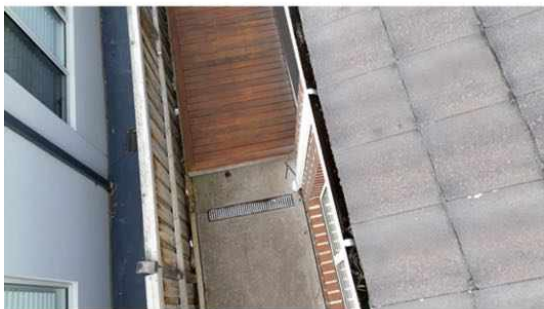


### Defects 3.28

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

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

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



**Defects 3.29**

Building: Main Building  
Location: Gutters  
Finding: Gutters - Partially Blocked

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

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

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

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



### Defects 3.30

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

Prolonged moisture build-up in the roof cavity can lead to elevated humidity levels, which may contribute to mould growth, timber decay, and potential damage to

insulation or other roof components over time.

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



### Defects 3.31

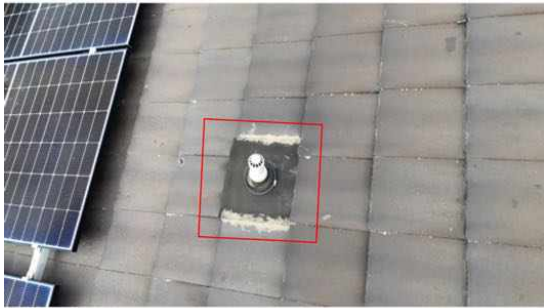
Building: Main Building  
 Location: Roof Exterior  
 Finding: Inadequate Flashing and Sealing Around Roof Penetration  
 Information:

The roof penetration (flue vent) was observed to have non-standard and inconsistent flashing, with visible patching and sealant applied around the base. The surrounding tiles appear irregularly cut, and the flashing does not appear to be properly integrated with the roof tile profile.

This condition may allow water ingress during rainfall, particularly as sealant-based repairs are not considered a durable or long-term waterproofing solution. Over time, this may lead to moisture penetration into the roof space, potentially affecting insulation, sarking, and structural timber elements.

It is recommended that a qualified roof plumber be engaged to remove the temporary patching and install a compliant flashing system appropriate for tiled roofing, ensuring

proper integration with the surrounding tiles and a fully watertight finish.



## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Registered Roofing Contractor
- Licensed Plumber
- Mould Remediation Specialist

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

- Upon inspection, the 4-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require urgent attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed urgently to maintain the overall condition of the property.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the defect statements, to carry out the necessary repairs and maintenance as soon as possible.

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

## Disclaimer

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

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

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

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

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

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Additional Photos  
 Information: Additional photos are provided for your general reference

#### Noted Item

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





### Noted Item

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

### Noted Item

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



### Noted Item

Building: Main Building  
Location: Kitchen  
Finding: Oven Not Tested  
Information:

The oven was not tested at the time of inspection.

As a result, the operational condition and functionality of the appliance could not be confirmed, and any existing faults or defects may not have been identified.

It is recommended that the client arrange for testing of the oven prior to settlement, or engage a qualified electrician or appliance technician to assess its functionality if required.



## 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.