



Building Inspection Report

Inspection Date: Sun, 4 Jan 2026

Property Address: 62 Victoria Rd, Loch VIC 3945, 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: Sun, 4 Jan 2026

Modified Date: Sat, 10 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 62 Victoria Rd, Loch VIC 3945, Australia

Client's Email Address:

Client's Phone Number:

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Company Address and Postcode: Pakenham 3187

Company Email: Berwick@jimbuildinginspections.com.au

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: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in poor condition with major and minor defects found.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Raised subfloor on engineered steel bearers supported by screw pile foundations
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Window Frames, Stair Railing
Roof	Timber Framed, Flat, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Weathertex cadding System, Timber Framed and Clad
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
- Subfloor - Part
- The Site
- 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:

- Wall exterior due to obstructions.
- Ceiling Cavity.
- Site - Part.
- Roof Exterior.

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:

- Ceiling linings
- Appliances and equipment
- Above safe working height
- Areas of skillion or flat roof - no access

- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Decking
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- External finished ground level
- Furniture
- Lack of clearance - subfloor
- Landscaping
- Stored items
- Wall linings

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

Undetected defect risk

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

The risk of undetected defects is: **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

Defects 2.01

Building: Main Building
Location: Hallway
Finding: Major Defect – Suspected Water Ingress Affecting Hallway Wall and Finishes Adjacent to Window

Information:

At the time of inspection, excessive moisture readings were detected to the skirting boards beneath the hallway window. In addition, visible deterioration was observed to the internal plasterboard above the same window, including paint peeling, cracking along the plaster joint, and surface damage. Non-invasive moisture testing and thermal imaging identified abnormal moisture presence in this area. The combined findings are consistent with moisture ingress occurring at or around the window opening, allowing water to enter the wall cavity and affect both lower and upper internal finishes.

As this dwelling has been recently completed and handed over by the builder, the presence of moisture-related damage within internal wall linings is of significant concern. If left unrectified, ongoing water ingress may continue to penetrate the wall cavity, potentially resulting in deterioration of concealed timber framing, swelling or decay of skirting boards, degradation of plasterboard linings, and an increased risk of mould growth. Continued exposure to moisture may also lead to more extensive damage and increased rectification costs over time.

It is strongly recommended that a registered builder and/or licensed plumber be engaged immediately to undertake an invasive investigation to determine the exact source and pathway of water ingress, including removal of internal linings where necessary. Any defects identified to the window installation, flashing, sealing, or integration with the external cladding system must be rectified without delay. Prompt action is essential to prevent further moisture penetration and consequential damage, particularly given the recent completion of the dwelling.



Defects 2.02

Building: Main Building
 Location: Entry
 Finding: Major Defect – Unrectified Ceiling Damage and Suspected Ongoing Moisture Ingress Adjacent to Entrance Sliding Door

Information: At the time of inspection, evidence of a previous water leak was observed at the entrance area adjacent to the sliding door. Sections of the internal ceiling plasterboard in this location had been cut to allow access to the roof space for repair works. However, at the time of inspection, these ceiling areas had not been reinstated, with exposed and unfinished plaster edges remaining visible. In addition, thermal imaging of the wall adjacent to the affected ceiling area identified abnormal moisture

concentration. Further non-invasive moisture testing to the skirting boards in this area recorded excessive moisture readings, indicating retained moisture within the wall cavity.

As this dwelling has been recently completed and handed over by the builder, the presence of unrectified ceiling damage and ongoing moisture within internal wall elements is of significant concern. If this condition remains unresolved, trapped moisture within the wall cavity may lead to deterioration of timber framing, damage to internal linings, and an increased risk of mould growth. The incomplete reinstatement of ceiling linings also represents poor finish and workmanship and may allow further moisture ingress if the original source has not been fully addressed.

It is strongly recommended that a registered builder and/or licensed plumber be engaged immediately to undertake an invasive investigation to determine the exact source and pathway of the moisture ingress, including inspection within the wall cavity and roof space as required. Any identified defects must be rectified without delay. Following confirmation that the moisture source has been rectified, all affected ceiling and wall linings are to be properly reinstated, including filling, sanding, and repainting to a smooth, consistent finish. Prompt rectification is essential given the recent completion of the dwelling and to prevent further moisture-related damage.





Defects 2.03

Building:	Main Building
Location:	Bathroom
Finding:	Major Defect – Non-Compliant Shower Floor Falls and Inadequate Drainage Performance
Information:	

At the time of inspection, the shower floor was assessed using a 600 mm spirit level placed at multiple locations within the shower area. Several sections of the shower floor were found to have insufficient falls toward the floor waste, with some areas recording no measurable fall (flat). In accordance with AS 3740, shower floors are required to be graded to the waste with a minimum fall of 1:60, which equates to approximately 10 mm fall over every 600 mm. This minimum required fall was not achieved in the areas inspected.

To assess functional performance, the shower was operated continuously for approximately 20 minutes. During this period, water was observed to pool and remain scattered across multiple areas of the shower floor, rather than draining efficiently to the floor waste. The ponding visible in the shower area following operation confirms that the shower floor grading is ineffective and non-compliant.

Inadequate shower floor falls increase the risk of persistent water ponding, accelerated deterioration of grout and waterproofing systems, and potential moisture penetration to adjoining wall and floor junctions. This condition does not comply with

the minimum requirements of AS 3740 and is considered a significant defect in a recently completed dwelling.

It is strongly recommended that a registered builder and/or qualified tiler be engaged to carry out rectification works. Rectification is likely to require removal of floor tiles, inspection of the substrate and waterproofing membrane, regrading of the shower base to achieve compliant falls (minimum 10 mm fall over 600 mm toward the waste), and reinstatement of finishes. Rectification should be undertaken without delay.



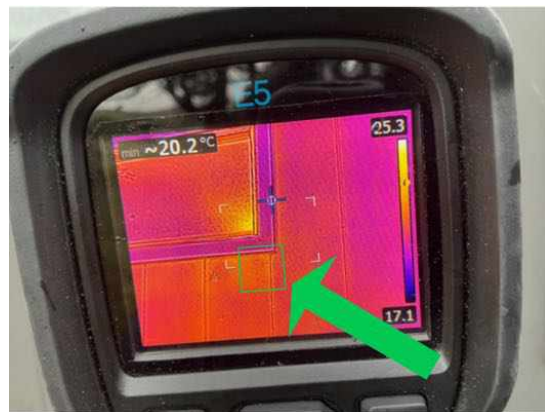
Defects 2.04

Building: Main Building
 Location: Bathroom
 Finding: Major Defect – Cracked Shower Tile and Suspected Water Ingress Through Wall Assembly

Information: At the time of inspection, a cracked floor tile was observed within the shower area. Given the dwelling is newly constructed, the presence of a cracked tile in a wet area is abnormal and of concern. A targeted water test was conducted by directing water toward the cracked tile for approximately 15 minutes. Subsequent inspection to the opposite side of the affected wall, including moisture testing to the external wall/cladding directly behind the crack location, identified elevated to excessive moisture readings in multiple areas.

The findings indicate that water may be penetrating past the tiled surface and waterproofing system at the location of the cracked tile, allowing moisture to enter the wall cavity. If left unaddressed, this condition may result in deterioration of the waterproofing membrane, damage to concealed wall framing, and an increased risk of mould growth and long-term moisture-related damage. This is a significant concern in a newly completed dwelling and suggests a failure in either the tile installation, substrate preparation, or waterproofing system.

It is strongly recommended that a licensed plumber and/or registered builder be engaged immediately to undertake an invasive investigation. This should include removal of the cracked tile, inspection of the underlying waterproofing membrane, and assessment of the wall cavity to confirm whether moisture is present or trapped behind the lining. Any defective waterproofing or tiling works must be rectified in full before reinstating finishes. Prompt action is required to prevent further moisture ingress and consequential damage.





Defects 2.05

Building:	Main Building
Location:	All External Areas
Finding:	Inadequate Surface Drainage Resulting in Water Ponding and Subfloor Moisture Risk
Information:	

At the time of inspection, the site was observed to have inadequate surface drainage around the dwelling, with ground levels sloping toward the building in multiple locations. Water is likely to pool against the external cladding and enter the subfloor area during rainfall events. This condition was particularly evident at the southern and eastern elevations, with the southern (rear) elevation being of heightened concern due to the significant natural slope behind the dwelling, which is likely to direct substantial volumes of surface water toward the building.

The current ground conditions indicate that, during periods of rainfall, water is likely to accumulate adjacent to the building perimeter and migrate into the subfloor area. Evidence of prior ground disturbance, including excavation or trenching works around the southern and eastern elevations, was noted; however, no visible evidence of subsoil (agi) drainage pipes or an effective perimeter drainage system was identified at the time of inspection.

If left unaddressed, ongoing water ingress into the subfloor may lead to persistent damp conditions, deterioration of building materials, increased moisture levels within the structure, and the creation of conditions conducive to termite activity. Prolonged exposure to subfloor moisture can also result in long-term durability and health concerns.

It is strongly recommended that the builder and/or a qualified drainage contractor be engaged as a matter of urgency to design and install an appropriate site drainage solution. This should include regrading of surface levels to direct water away from the building and the installation of a perimeter subsoil drainage system (agi drains) where required, connected to a lawful point of discharge. These measures are necessary to protect the dwelling from moisture ingress, particularly during heavy rainfall events.





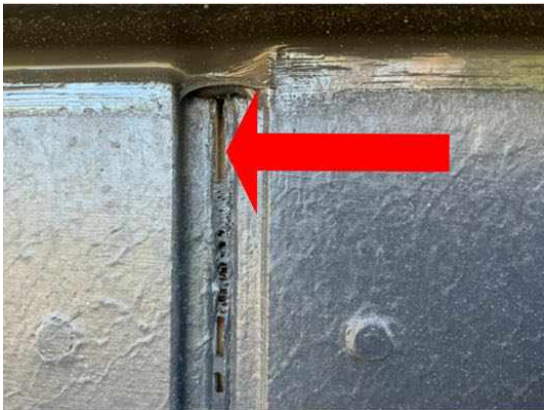
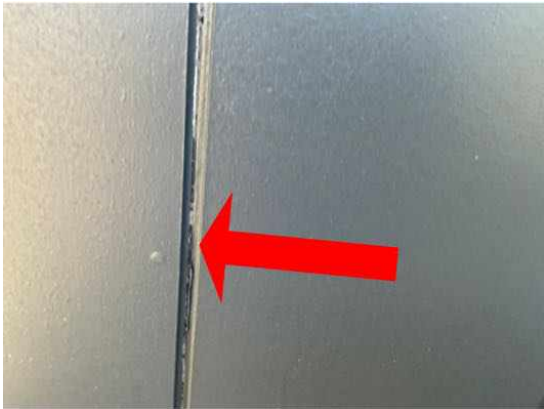
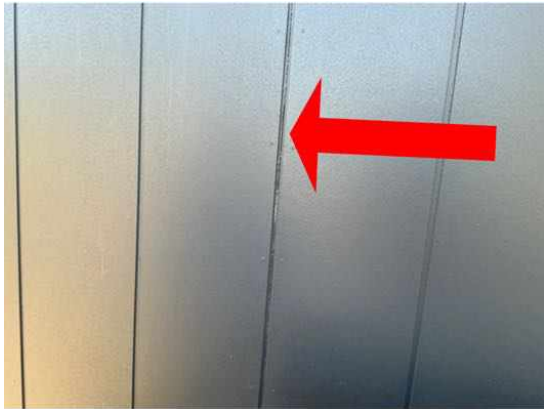
Defects 2.06

Building:	Main Building
Location:	All External Areas
Finding:	External Weathertex Cladding Joints Separated / Open Gaps Between Sheets
Information:	

At the time of inspection, the external Weathertex cladding was observed to have open gaps and separation at sheet joints, with sections of the joint line appearing unsealed and inconsistent. In multiple locations, the joint opening appears large enough to expose the backing/interface behind the cladding, indicating the joint has not been finished or has separated since installation.

Open or poorly sealed cladding joints can compromise the weatherproofing performance of the external wall system. If left unrectified, wind-driven rain and moisture may enter behind the cladding, potentially wetting the wall wrap, battens/cavity components and framing, leading to moisture damage, deterioration of materials, and an increased risk of mould growth. This is of particular concern on a newly completed dwelling and is not consistent with acceptable workmanship for an external building envelope.

It is strongly recommended that the builder and/or qualified cladding installer be engaged to investigate and rectify the cladding joint detailing without delay. Rectification should include confirming the correct jointing method has been used for this Weathertex system (e.g., appropriate jointer/trim/backing strip and sealing method), reinstating the joints in accordance with the manufacturer's installation requirements, and confirming the wall wrap and cavity behind the affected joints have not been compromised by moisture. Any defective sheets, trims, or sealants should be replaced and the joint finish made good to achieve a consistent, weather-resistant outcome.





Defects 2.07

Building:	Main Building
Location:	All External Areas
Finding:	Timber framing in direct contact with soil
Information:	

Sections of the subfloor timber framing were observed to be in direct contact with, or bearing on, the natural ground/soil. The timber is visibly seated against moist soil with no physical separation, capillary break, or durable barrier provided between the timber and the ground. This condition indicates that the timber is exposed to persistent ground moisture and wicking from the soil.

Timber in direct contact with soil is subject to continuous moisture exposure through capillary action, which significantly increases the risk of fungal decay, loss of structural integrity, and long-term deterioration of the timber section. Prolonged moisture exposure can lead to softening, rot, and reduction in load-bearing capacity. In addition, soil contact creates concealed conditions that accelerate biological attack and makes early detection of deterioration difficult.

The timber framing should not be in direct contact with soil. A registered builder should be engaged to remove soil contact, reinstate an appropriate separation between timber and ground, and repair or replace any affected timber. Works may include re-supporting the framing on compliant supports, improving ground levels and drainage, and replacing any timber that shows signs of moisture damage or deterioration to prevent ongoing structural and durability issues.



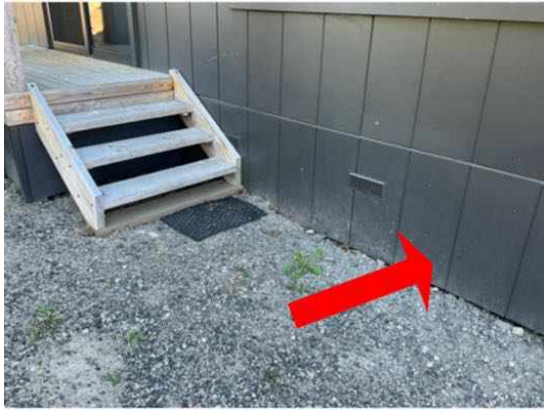
Defects 2.08

Building: Main Building
 Location: All External Areas
 Finding: Major Defect – External Weathertex Cladding Installed with Inadequate Ground Clearance

Information: At the time of inspection, the external Weathertex wall cladding was observed to be installed with insufficient clearance to the surrounding unprotected ground in multiple locations around the entire perimeter of the dwelling. In many areas, the cladding terminates at or very near ground level, with soil, gravel, leaf debris, and natural ground buildup in close proximity or direct contact with the bottom edge of the cladding.

This installation does not comply with the Weathertex installation manual, which requires a minimum clearance of 225 mm between the bottom edge of the cladding and unprotected ground (such as soil, garden beds, or natural ground). Inadequate ground clearance significantly increases the risk of moisture ingress through capillary action and splash-back, leading to persistently damp conditions at the base of the wall system. If left unrectified, this may result in deterioration of cladding materials, moisture penetration into the wall cavity, internal moisture damage, and the creation of conditions conducive to termite activity, particularly given the reduced ability to visually inspect the subfloor perimeter.

It is strongly recommended that the builder be engaged to urgently rectify this condition by regrading and lowering ground levels around the entire dwelling perimeter to reinstate a minimum 225 mm clearance to unprotected ground, in strict accordance with the Weathertex installation requirements. Where site conditions result in water collecting or flowing toward the building, appropriate surface and/or subsoil drainage measures should also be installed to ensure water is directed away from the structure and does not accumulate against the cladding or subfloor area.





Minor Defect

Defects 3.01

Building: Main Building
 Location: Kitchen
 Finding: Kitchen Benchtop Not Adequately Secured to Joinery
 Information:

At the time of inspection, the kitchen benchtop was found to be inadequately secured to the underlying cabinetry. The benchtop was loose and moved when light pressure was applied, indicating that it has not been fixed correctly to the joinery.

If left unrectified, continued movement may result in damage to the benchtop or cabinetry and reflects poor workmanship for a recently completed dwelling.

It is recommended that a qualified cabinetmaker or kitchen installation specialist be engaged to properly secure the benchtop to the joinery in accordance with standard installation practices.



Defects 3.02

Building: Main Building
 Location: Laundry
 Finding: Damaged Paint Finish to Timber Sliding Door Frame (Laundry)
 Information:

At the time of inspection, damage to the paint finish was observed to the lower section of the timber frame to the sliding door in the laundry. The paint appears to have been removed or damaged, likely due to impact.

If left unrectified, the damaged finish may detract from the appearance of the door frame and reduce the durability of the painted surface.

It is recommended that the affected area be lightly sanded, prepared, and repainted to achieve a consistent and satisfactory finish.



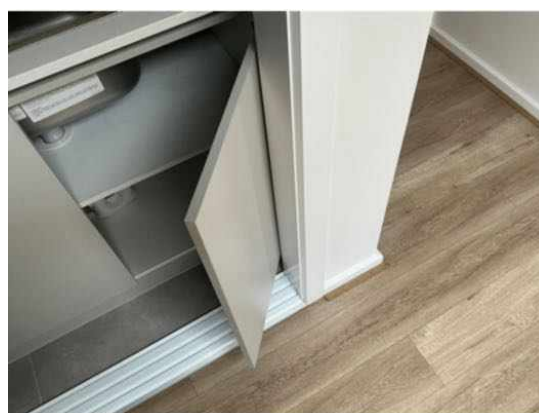
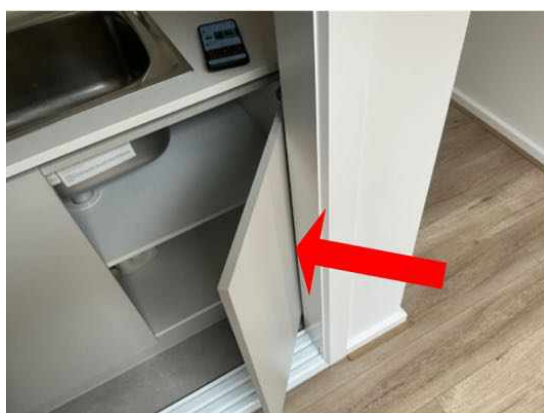
Defects 3.03

Building: Main Building
 Location: Laundry
 Finding: Laundry Cabinetry Doors Obstructed by Sliding Door and Frame
 Information:

At the time of inspection, the laundry cabinetry doors were found to be unable to open fully due to obstruction from the adjacent sliding door tracks and sliding door frame. This condition prevents proper access to the cabinetry and significantly restricts the functionality of the laundry space. It was noted that some internal cabinetry doors have been removed by the occupant to allow access, which is not an acceptable outcome for a completed dwelling.

The current configuration represents a poor design outcome given the limited size of the laundry, as the hinged cabinetry doors require clearance that is not available within the space.

It is recommended that the builder and/or cabinetmaker review the laundry cabinetry design and modify it to a more suitable solution, such as installing sliding or alternative low-clearance cabinetry doors, to allow practical and unobstructed use of the laundry without interference.





Defects 3.04

Building: Main Building

Location: Bathroom

Finding: Shower Screen Frame Not Adequately Rigid

Information: At the time of inspection, the shower screen frame was observed to be flimsy and lacked adequate rigidity. Movement was evident when light pressure was applied, indicating that the frame has not been sufficiently secured or braced.

If left unrectified, continued movement may result in premature wear, loosening of fixings, or misalignment of the shower screen components.

It is recommended that a glazier or bathroom installation specialist review and adjust

the shower screen installation to ensure it is properly fixed and adequately rigid.



Defects 3.05

Building: Main Building
 Location: Western elevation
 Finding: Electrical switchboard installed contrary to approved stamped plans
 Information:

The approved stamped construction plans indicate that the main electrical switchboard was designed to be installed on the western elevation wall adjacent to the external air-conditioning unit. However, at the time of inspection, the main electrical switchboard was found to be installed in the front yard near the boundary fence. This location is not shown, detailed, or noted anywhere within the approved stamped plans provided for this dwelling.

Installation of the electrical switchboard in a location that differs from the approved stamped plans represents a departure from the approved design and raises concerns regarding regulatory compliance, design coordination, and owner consent. No evidence was available at the time of inspection to confirm that this change was formally approved, documented, or amended through revised plans, permits, or written owner authorisation. Unapproved changes of this nature can affect compliance, safety considerations, access requirements, and future maintenance or alterations.

The builder should be requested to provide written clarification and documentary evidence confirming whether this change was approved by the relevant authority and whether amended plans or permits were issued. If no approval exists, the installation should be reviewed by a licensed electrician and the relevant building surveyor to determine compliance requirements and whether rectification or formal approval is required to align the works with the approved documentation.



Defects 3.06

Building: Main Building
 Location: Bathroom
 Finding: Inadequate Water Flow at Shower Outlet
 Information:

At the time of inspection, the water flow at the shower outlet was observed to be weak and below what would be reasonably expected for normal use.

If left unaddressed, inadequate water flow may affect the functionality and user experience of the shower.

It is recommended that a licensed plumber inspect the shower installation to confirm correct water pressure, flow rate, and fixture performance, and rectify as required.



Defects 3.07

Building: Main Building
 Location: Bedroom 1
 Finding: Door handle - Not latching
 Information:

It was noted that the door in Bedroom 1 was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if

left unattended.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.08

Building: Main Building
 Location: Bathroom
 Finding: Tap - Loose
 Information: The tap in the bathroom has not been installed correctly 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.



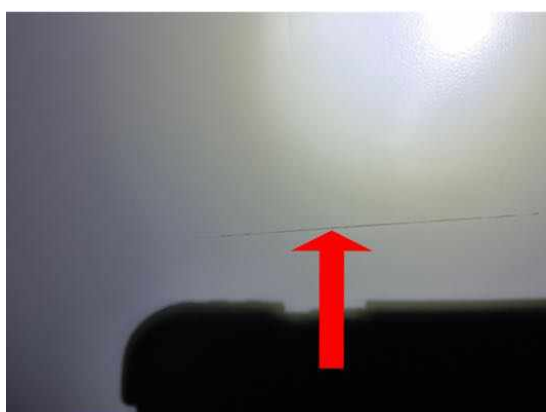
Defects 3.09

Building: Main Building
 Location: Toilet (WC)
 Finding: Sliding Door to WC Requires Realignment

Information: At the time of inspection, the sliding door to the WC was found to be misaligned and did not operate smoothly. The door showed signs of internal scratching, likely caused by contact with fixings or components within the wall cavity.

If left unrectified, continued operation in this condition may result in further damage to the door and affect its functionality.

It is recommended that a qualified carpenter or handyman realign the sliding door and adjust internal components as required to ensure smooth operation and prevent further damage.



Defects 3.10

Building: Main Building
 Location: Bathroom
 Finding: Bathroom Mirror Not Securely Fixed
 Information:

At the time of inspection, the bathroom mirror was found to be inadequately fixed to the wall. The mirror was loose and exhibited noticeable movement when lightly touched.

If left unrectified, continued movement may lead to further loosening of fixings and potential damage to the mirror or wall surface.

It is recommended that a glazier or handyman securely refix the mirror to the wall in accordance with standard installation practices.

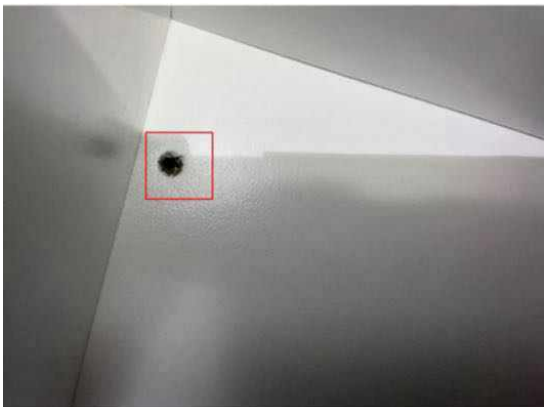
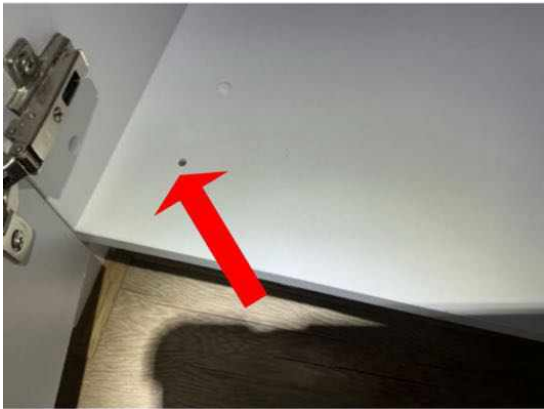


Defects 3.11

Building:	Main Building
Location:	All Internal Areas
Finding:	Substandard Workmanship to Joinery, Fixtures, and Finishes
Information:	The photographs provided show multiple instances of poor workmanship and incomplete finishes throughout the dwelling. These include cabinet modifications where screw and nail fixings have been left exposed without cover caps, damaged or inadequately installed flyscreens, bathroom door frames exhibiting an unsatisfactory finish requiring sanding and repainting, and poorly finished reworked cabinetry within the master bedroom walk-in robe. In addition, the silicone sealant applied around the kitchen window was found to be excessive and non-uniform, resulting in an untidy and visually unacceptable finish.

While these items are non-structural, they detract from the overall presentation and quality of the dwelling and are not consistent with reasonable workmanship standards expected of a newly completed home.

It is recommended that the builder and relevant trades, including cabinetmakers, painters, and glaziers, return to properly rectify all workmanship and finish issues. Rectification should include concealing fixings, repairing or replacing damaged components, re-finishing affected surfaces, and removing and reapplying silicone sealant neatly and evenly to achieve an acceptable standard of finish.





Defects 3.12

Building:	Main Building
Location:	All External Areas
Finding:	Air Conditioning Condensate Overflow Not Connected
Information:	

At the time of inspection, the air-conditioning condensate overflow pipes were found to be loose and not connected to any approved drainage system. The current arrangement does not provide controlled disposal of condensate.

In accordance with the NCC (Plumbing Code of Australia) and AS/NZS 3500, condensate from mechanical plant is required to be discharged to an approved drainage system or lawful point of discharge. Uncontrolled discharge may result in water pooling, dampness, or moisture-related damage to adjacent building elements.

It is recommended that a licensed plumber or qualified HVAC installer connect the condensate overflow to an approved drainage system, such as the stormwater system, in accordance with NCC plumbing requirements.



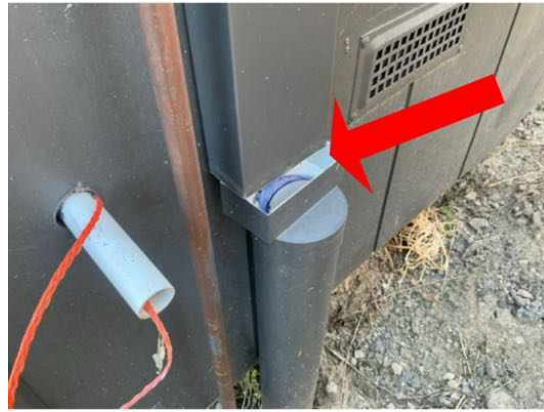
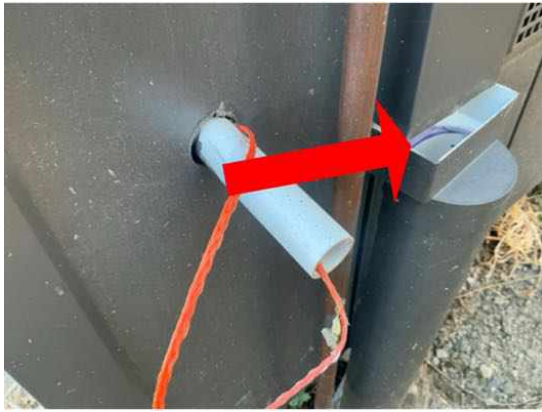
Defects 3.13

Building: Main Building
 Location: Western elevation
 Finding: Disconnected Downpipe at Western Elevation
 Information:

At the time of inspection, the downpipe at the western elevation was found to be disconnected from the stormwater drainage system, likely due to a drop in the surrounding ground level.

If left unrectified, uncontrolled roof water discharge may lead to water pooling, erosion, or moisture-related issues adjacent to the building.

It is recommended that the builder or licensed plumber reconnect the downpipe to the stormwater system and make good the surrounding ground levels as required to ensure effective drainage.



Defects 3.14

Building: Main Building

Location: Entry

Finding: Door lock - Not latching

Information: It was noted that the entry sliding door's lock was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.15

Building:	Main Building
Location:	All External Areas
Finding:	Inadequate Weatherproofing at Window-to-Cladding Interface
Information:	

At the time of inspection, gaps, poor sealing, and incomplete detailing were observed at the junction between the window frame/sill and the external Weathertex cladding. The sealant application was inconsistent, with visible openings and separation at the lower window sill and corner junctions, indicating that the window-to-cladding interface has not been adequately weatherproofed.

This condition creates a high risk of water ingress, particularly during wind-driven rain events. Moisture entering at this location may bypass the external cladding system and penetrate the wall cavity, potentially wetting the wall wrap, battens, insulation, and timber framing. If left unrectified, this may lead to elevated moisture levels, material deterioration, mould growth, internal water damage, and the creation of conditions conducive to termite activity.

It is strongly recommended that the builder and/or a qualified window installer or cladding contractor be engaged immediately to carry out an invasive inspection of the affected window opening. Rectification works should include reinstating compliant window flashing and sealing details in accordance with the NCC weatherproofing intent and the relevant manufacturer's installation requirements, ensuring all gaps are properly sealed and the wall system is restored to a weather-resistant condition.



Defects 3.16

Building:	Main Building
Location:	Western elevation
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: Laundry

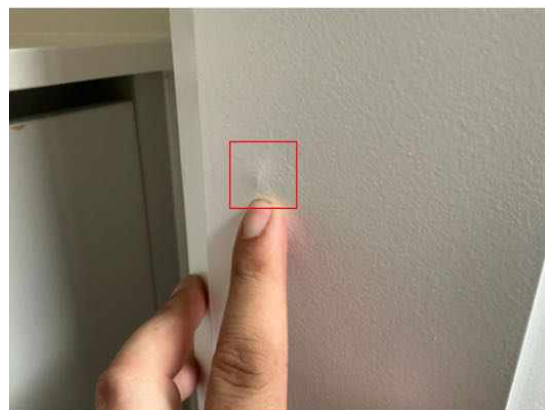
Finding: Popped Nail to Timber Sliding Door Frame (Laundry)

Information:

At the time of inspection, a popped nail was observed in the timber frame of the sliding door within the laundry. This condition is indicative of poor workmanship and an incomplete finish.

If left unrectified, the protruding nail may continue to work loose and affect the appearance and durability of the door frame.

It is recommended that a qualified carpenter or handyman re-fix the affected area, set the nail correctly, and make good the surface to achieve a neat finish.



Defects 3.18

Building: Main Building

Location: Western elevation
 Finding: Unsealed Electrical Conduit Penetration to External Cladding
 Information: An external electrical conduit penetration was identified where a PVC conduit, containing a draw wire for future services, protrudes through the external cladding and is left open-ended. The penetration is inadequately finished, with no appropriate sealing, grommet, or weatherproof flashing provided at the cladding interface. This condition was observed externally and presents as poor workmanship rather than an incomplete service installation.

The lack of proper sealing compromises the weatherproofing of the external wall system and may allow water, moisture, insects, and vermin to enter the wall cavity. Over time, this can contribute to moisture-related deterioration of building elements, reduced durability of the cladding system, and increased risk of concealed damage within the wall assembly.

It is recommended that a licensed electrician or suitably qualified tradesperson properly terminate the conduit by installing an appropriate cap or gland and sealing the penetration in accordance with good building practice and the intent of NCC weatherproofing provisions, ensuring the external wall envelope is adequately protected.



Defects 3.19

Building: Main Building
 Location: Northern elevation
 Finding: Northern Elevation: Use of Expanding Foam at Subfloor Penetrations
 Information:

At the northern elevation, the external wall cladding around the subfloor penetrations has been infilled using expanding polyurethane foam rather than a properly detailed flashing and sealing system. The foam filler is visibly exposed, uneven, and deteriorating, and it has been used as the primary method of closing gaps between the cladding and the pipe penetrations.

Expanding foam is not a durable or weatherproof solution for external cladding

penetrations and is susceptible to UV degradation, moisture absorption, and breakdown over time. Its use in this location does not provide a reliable weather-tight seal and increases the risk of water ingress behind the cladding, moisture accumulation within the subfloor, and subsequent deterioration of adjacent building elements.

It is recommended that the foam filler be removed and the penetrations be rectified by a suitably qualified contractor using appropriate flashing, sleeves, and sealants in accordance with good building practice and the cladding manufacturer's installation requirements, to ensure a durable and weather-tight outcome.



Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Licensed Electrician
- As identified in summary and defect statements
- Registered/Licensed Builder

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

D5 Conclusion - Assessment of overall condition of property

- A building inspection was conducted on the two-bedroom dwelling with the sole purpose of identifying building defects and non-compliance items in accordance with the approved stamped plans. The inspection identified numerous defects and widespread non-compliance, and the overall standard of construction and workmanship is considered unacceptably poor.

Numerous defects and non-compliance issues were identified throughout the property, including but not limited to poor workmanship, inadequate detailing, deviations from the approved stamped plans, improper drainage and moisture management, substandard sealing and flashing to external penetrations, plumbing and overflow deficiencies, electrical layout discrepancies, structural detailing concerns at the subfloor and wall base, and widespread issues affecting durability, weatherproofing, and long-term performance. The extent and frequency of these issues indicate a systemic lack of quality control during both the manufacturing and on-site installation stages.

If left unrectified, several of the identified defects have the potential to lead to premature deterioration of building materials, moisture ingress, subfloor moisture problems, increased risk of termite activity, ongoing maintenance issues, and reduced service life of the dwelling. In some cases, the defects may also pose safety, functional, and compliance risks.

All identified defects, observations, and non-compliance items have been clearly documented and detailed individually within the body of this report. It is strongly recommended that the report be reviewed in full and that the builder provide formal explanations, approvals, and rectification proposals for all items noted, with rectification works to be carried out in accordance with the NCC, relevant Australian Standards, manufacturer requirements, and the approved stamped plans.

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 inspection limitations were present at the time of assessment, restricting access and visibility in certain areas. These limitations affected the ability to conduct a fully comprehensive inspection. The client is advised to remove these obstructions and arrange a follow-up inspection to ensure that all areas of the property can be thoroughly assessed.

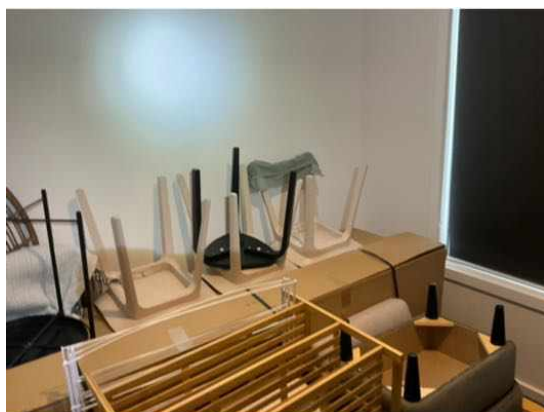
For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

Section D Significant Items

The following items were noted as - For your information

Noted Item

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



Noted Item

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



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations - Roof Cavity No access Hole
Information:	The roof cavity was inaccessible at the time of the inspection due to no access hole which impeded the inspection of the roof cavity of the main building 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:	Subfloor
Finding:	Obstructions and Limitations - subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the subfloor 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 Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference







Definitions to help you better understand this report

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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