Jim's Building Inspections

BEFORE YOU BUY
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Building Inspection Report

Inspection Date: Mon, 16 Feb 2026

Property Address: 131 Greens Rd, Wyndham Vale VIC 3024, Australia

Contents

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: Mon, 16 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	131 Greens Rd, Wyndham Vale VIC 3024, Australia
Client's Email Address:	
Client's Phone Number:	
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Company Contact Numbers:	0488 631 253

Special conditions or instructions

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

The following apply: 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 good condition with some minor defects found.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Porch, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Fascias, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Patio, Skirting Boards, Eaves, Window Frames
Roof	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.

- Exterior

- Fencing

- Gardens

- Interior

- Landscaping Timbers

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Timber Retaining Walls

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Duct work

- Ceiling linings

- External concrete or paving

- External finished ground level

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Fixed ceilings

- Landscaping

- Porch

- Stored items

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Wall linings

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

Defects 1.01

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

Implications:

• Increased risk of injury or fatality due to entanglement hazards, particularly in homes with children.

• Non-compliance with the Mandatory Safety Standards for Corded Window Coverings (ACCC) may result in legal penalties.

• Liability risks for landlords or property owners if not rectified, particularly in rental or tenanted properties.

Recommendations:

• Secure all blind cords using compliant cleats, cord tensioners, or guides installed at a minimum height of 1600mm from the floor, as per ACCC safety regulations.

• Replace any non-compliant blind mechanisms or convert to cordless alternatives where possible.

• Conduct a full check of all window coverings throughout the property to ensure compliance with applicable safety requirements.

• Property owners and landlords should ensure all corded window furnishings meet the current safety standards prior to occupancy or leasing.

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

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Defective and Inconsistent Window Winder Operation
Information:	During the inspection, several window winders were observed to be defective or inconsistent in operation. Issues noted include missing plastic operating handles to some winders, difficulty opening or closing certain windows, some winders found to be locked or seized, and others producing grinding noises during operation. These conditions indicate wear, damage, or incorrect adjustment of the window winder mechanisms.

Implications:

• Difficult or inoperable window winders can restrict ventilation and normal use of the windows

• Missing handles and grinding noises indicate deterioration or damage that may worsen over time

• Locked or seized winders may prevent windows from being opened in an emergency, posing a potential safety concern

• Continued use of defective winders may lead to complete mechanism failure or damage to window frames

Recommendations:

• All window winders should be inspected by a suitably qualified tradesperson

• Missing handles should be replaced, and winders that are difficult to operate, locked, or noisy should be repaired or replaced as required

• Following rectification, all windows should be tested to confirm smooth operation and safe opening and closing

In summary, multiple window winders are defective or compromised, and rectification is recommended to restore safe, functional, and consistent window operation throughout the dwelling.






Defects 3.02

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

Implications:

• Aesthetic presentation is compromised by visible cracking.

• Potential ongoing movement may lead to further deterioration or require repeated maintenance.

• May indicate underlying workmanship or preparation issues.

Recommendations:

• Engage a qualified painter or builder to assess the extent of cracking and undertake necessary repairs, which may include filling, sanding, and repainting affected areas.

• Monitor for any signs of worsening or recurring movement over time.

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






Defects 3.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Early Wear to Carpeted Flooring
Information:	During the inspection, the carpet in areas was observed to be showing early signs of wear. This includes visible flattening of the pile, localised tracking along the main traffic path, and minor surface irregularities. These conditions are commonly associated with regular foot traffic, furniture movement, and general use over time, particularly in high-use circulation areas.
	Implications:

- Progressive wear may lead to further deterioration of the carpet fibres, reducing overall service life.

- Worn areas can detract from the cosmetic presentation of internal spaces.

- If deterioration continues, localised repairs may become impractical, requiring partial or full replacement.

Recommendations:

- Continue routine cleaning and maintenance to slow further wear, including professional carpet cleaning as required.

- Consider the use of runners or protective mats in high-traffic areas to reduce ongoing deterioration.

- If wear becomes more pronounced or unacceptable, seek advice from a flooring specialist regarding repair or replacement options.

The observed carpet wear appears consistent with normal use and is not unusual for trafficked areas. Ongoing maintenance and monitoring will assist in managing presentation and extending the remaining lifespan of the flooring.

Defects 3.04

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

Implications:

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

Recommendations:

- Inspect the affected areas and refix or reinforce the architrave where movement is evident.
- Recaulk or fill the junction using a flexible sealant suitable for painted surfaces, then sand and repaint.
- Ensure that any attached fittings are adequately supported to reduce future stress on trim components.

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

Defects 3.05

Building: Main Building

Location: All Internal Areas

Finding: Cracking to Internal Wall Linings

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

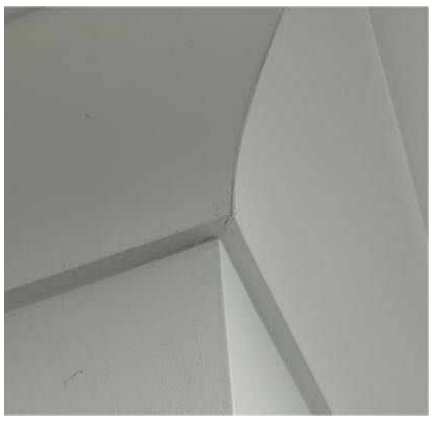
Implications:

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

Recommendations:

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

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



Defects 3.06

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

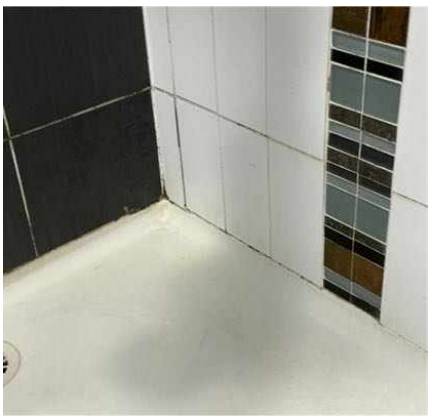
Implications:

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

Recommendations:

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

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



Defects 3.07

Building:	Main Building
Location:	Entry
Finding:	All external door seals - not installed
Information:	External perimeter door seals and bottom Raven door seals are essential components of a home's weatherproofing system. These seals serve as a protective barrier against external weather conditions, preventing rain, wind, dust, and pests from entering the home. Additionally, they play a critical role in maintaining indoor temperatures, improving energy efficiency, and reducing heating and cooling costs. During the inspection, it was observed that these seals were missing from all the external doors of the property. The absence of door seals leaves the home vulnerable to several issues, including: 1. Weather Intrusion: • Without proper seals, rain and wind can easily penetrate through gaps around the doors, potentially causing water damage, drafts, and discomfort for occupants. 2. Increased Energy Costs: • Gaps in doorways allow conditioned air to escape and outdoor air to enter, forcing HVAC systems to work harder to maintain indoor temperatures. This leads to higher

energy consumption and utility bills.

3. Pest Entry:

• Unsealed doors provide easy access for insects, rodents, and other pests, which can compromise the cleanliness and safety of the home.

4. Noise Pollution:

• Door seals help reduce noise infiltration from outside, creating a quieter and more comfortable living environment.

Recommendations:

1. Immediate Installation of Door Seals:

• It is highly recommended to engage a skilled handyperson or tradesperson to install external perimeter door seals and bottom Raven door seals on all external doors. These seals should be selected and installed based on the specific needs of the homeowner and the property's design.

2. Material Selection:

• Choose high-quality seals that are durable and weather-resistant, ensuring long-term performance. Options should be compatible with the door material and local climate conditions.

3. Enhanced Energy Efficiency:

• Consider integrating additional weatherproofing measures, such as draft stoppers or threshold seals, for maximum energy efficiency and weather protection.

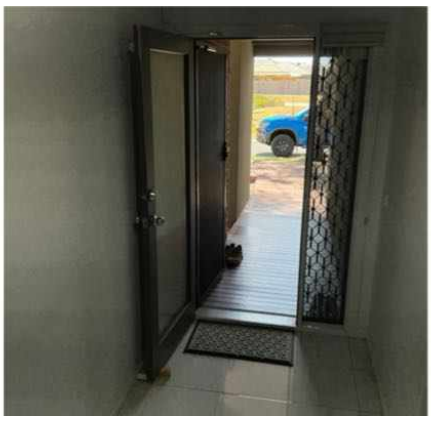
4. Regular Maintenance:

• Inspect door seals periodically to ensure they remain intact and functional. Replace worn or damaged seals promptly to maintain their effectiveness.

5. DIY Option for Simple Installations:

• For homeowners comfortable with DIY tasks, door seal kits are widely available and can be installed with basic tools. However, for a seamless and professional finish, engaging a skilled tradesperson is advised.

By installing and maintaining high-quality door seals, homeowners can protect their property from external elements, improve energy efficiency, and enhance the overall comfort and safety of their living spaces. Prompt action is recommended to prevent potential damage and unnecessary energy costs.








Defects 3.08

Building:	Main Building
Location:	Entry
Finding:	Binding Doors – Poor Operation and Frame Contact
Information:	During the inspection, one or more internal doors were noted to be binding against the door frames, making them difficult to open and close. This condition is typically caused by poor initial installation, deterioration of hinges, or movement in the surrounding structure due to minor settlement or environmental factors.

Implications:

- Impaired door functionality and reduced ease of use
- Potential for damage to door edges, hinges, or frame linings over time
- May indicate minor frame movement or humidity-related expansion in certain areas

Recommendations:

- Engage a qualified carpenter or handyman to inspect and adjust the affected doors
- Repair or replace worn or sagging hinges as needed
- Plane or rehang doors to restore correct clearance and function
- Monitor affected areas for signs of structural movement if issues persist or worsen

While commonly considered a maintenance item, binding doors should be corrected to ensure proper usability and to prevent further deterioration of door components.

Defects 3.09

Building:	Main Building
Location:	Entry
Finding:	Cracked and Previously Repaired Floor Grout – Entry Area
Information:	During the inspection, cracking to the floor tile grout was observed in the entry area. Localised sections of grout appear to have been previously repaired or patched, with inconsistent texture and colour compared to surrounding grout lines. Additional cracking is evident through adjacent grout joints within the same area, indicating ongoing or recurring movement rather than isolated surface wear.

Implications:

• Cracked and deteriorated grout can allow moisture, dirt, and debris to penetrate beneath the tiles, potentially affecting the adhesive bed over time

• Previous grout repairs combined with continued cracking may indicate underlying substrate movement or inadequate original installation

• Ongoing movement may lead to loosening of tiles, further grout failure, or tile cracking if not addressed

• Visible grout repairs and cracking detract from the presentation and finish of the entry area

Recommendations:

• Further assessment should be carried out to determine whether the cracking is cosmetic or related to substrate movement

• Affected grout should be removed and reinstalled using an appropriate grout material after confirming the stability of the tiled substrate

• If movement is ongoing, investigation by a suitably qualified contractor is recommended prior to regrouting to reduce the risk of recurrence

In summary, the cracked and previously repaired grout in the entry area indicates unresolved movement or installation-related issues, and remedial works should be undertaken to restore durability and prevent further deterioration.

Defects 3.10

Building:	Main Building
Location:	Bedroom
Finding:	Binding Robe Doors – Restricted Operation Due to Misalignment
Information:	Several robe doors throughout the property were observed to be binding against each other during opening and closing. This issue affects the functionality of the doors and may lead to progressive damage to door panels, frames, hinges, or surrounding finishes if left unresolved.

Implications:

- Difficulty in operating doors as intended, reducing occupant convenience.
- Increased wear on hinges and hardware due to misalignment or repeated force.
- Potential for cosmetic or structural damage to doors, frames, or adjacent finishes over time.

Recommendations:

- Engage a qualified carpenter or handyman to assess all affected robe doors.
- Adjust hinges, realign doors, or plane down contact points as needed to ensure smooth operation.
- Inspect hardware for wear or looseness and replace if necessary.
- Continue to monitor door performance and perform routine maintenance such as hinge tightening and lubrication.

Correcting this issue will restore proper functionality and prevent long-term deterioration of cupboard door systems.




Defects 3.11

Building:	Main Building
Location:	Bedroom - Master, Laundry
Finding:	Missing or Damaged Door Stops
Information:	One or more door stops were observed to be missing or damaged throughout the property. Door stops are an important protective component designed to prevent doors from swinging excessively and impacting walls, skirting boards, architraves, or adjacent fixtures.

Implications

- Increased risk of damage to walls, architraves, skirting boards, and door hardware due to uncontrolled door movement.
- Repeated contact may result in dents, chipped paint, or cracking to finishes.
- Accelerated wear to doors and frames, reducing their service life and appearance.

Recommendations

- Engage a suitably qualified tradesperson or handyperson to install or replace door stops where required.

- Ensure door stops are appropriate for the door configuration and swing direction (e.g. floor-mounted, wall-mounted, or hinge-pin types).

- Inspect and repair any associated surface damage caused by previous door impact.

Restoring effective door stops is a simple preventative measure that will help protect finishes, improve durability, and maintain the overall condition of the dwelling.

Defects 3.12

Building: Main Building
Location: Ensuite

Finding: Staining and Deterioration to Vanity Kick Panels – Bathroom and Ensuite

Information: During the inspection, brown staining and visible deterioration were observed to the lower kick panels of the vanities within both the bathroom and the ensuite. The staining is concentrated along the base and lower edges of the panels, with discolouration consistent with past moisture exposure. The exact source and timing of the moisture exposure could not be confirmed at the time of inspection.

Implications:

• Staining to vanity kick panels is commonly associated with historical water exposure from spills, cleaning practices, or minor plumbing leaks

• Prolonged moisture exposure can result in swelling, breakdown, or loss of integrity of vanity materials, particularly where composite board products are used

• If moisture exposure were to reoccur, further deterioration to cabinetry, adjacent finishes, or concealed materials may result

• The condition detracts from the overall presentation and finish of both wet areas

Recommendations:

• The vanities and surrounding areas should be checked to confirm there is no active plumbing leak or ongoing moisture source

• If no active moisture source is identified, the staining can be treated as historical and affected kick panels repaired or replaced as required

• Any identified plumbing or moisture-related issues should be rectified prior to undertaking cosmetic repairs

In summary, staining to the vanity kick panels in both the bathroom and ensuite is consistent with past moisture exposure. Further investigation and appropriate rectification are recommended to prevent continued deterioration and restore the finish of the cabinetry.

Defects 3.13

Building:	Main Building
Location:	Ensuite
Finding:	Door Binding on Striker Plate
Information:	One or more internal doors were noted to bind or fail to latch smoothly due to misaligned striker plates. This condition commonly occurs where minor frame movement has taken place, or where striker plates were not set correctly during installation.

Implications:

• Reduced functionality of doors, making them difficult to close or latch securely.

• Potential wear or damage to latches, handles, and frame linings from forced operation.

• May contribute to cosmetic deterioration of door finishes around the latch area.

Recommendations:

• Engage a qualified carpenter or handyman to realign or reposition affected striker plates.

• Adjust door hardware and hinges where necessary to ensure smooth and secure operation.

• Monitor for any signs of further frame movement that may cause recurrence.

In summary, misaligned striker plates were observed to one or more internal doors. Minor adjustment and maintenance are recommended to restore proper functionality.

Defects 3.14

Building:	Main Building
Location:	Ensuite
Finding:	Cracking and Deterioration to Skirting Board / Wall Junction Behind Toilet
Information:	During the inspection, cracking and separation were observed at the junction between the skirting board and wall behind the toilet. The affected area shows deterioration to the sealant and finish, with visible gaps and minor staining/discolouration consistent with possible past moisture exposure. Thermal imaging of the area was undertaken at the time of inspection and did not indicate elevated moisture levels, suggesting the condition is likely historical rather than active.

Implications:

• Cracking and separation at the skirting–wall junction can allow moisture to enter wall and floor junctions if water exposure reoccurs

• While thermal imaging did not identify active moisture at the time of inspection, past water exposure may have affected finishes or concealed materials

• If moisture exposure occurs again, further deterioration to wall linings or skirting materials may result

• The condition detracts from the overall finish and presentation of the bathroom area

Recommendations:

• The area should continue to be monitored for any signs of renewed moisture or

deterioration

• If no ongoing moisture source is identified, affected skirting boards and junctions should be repaired, resealed, and refinished

• If changes are observed in the future, further investigation by a suitably qualified tradesperson is recommended

In summary, cracking at the skirting and wall junction behind the toilet appears consistent with historical moisture exposure, with no active moisture detected by thermal imaging at the time of inspection; however, repairs and ongoing monitoring are recommended to prevent future issues.

Defects 3.15

Building:	Main Building
Location:	Ensuite, Kitchen
Finding:	Cracked Floor Tiles - Non Structural
Information:	Cracks were observed in the floor tiles across multiple areas of the home. These appear to be the result of minor settlement in the floor structure or natural expansion and contraction of materials over time. The cracking is localised and does not appear to indicate any structural concern at this stage.

Implications:

• Aesthetic presentation is affected in the areas where tiles have cracked.

• Cracks may harbour dirt or moisture if not addressed.

• Replacement tiles may be difficult to match in colour or pattern depending on availability.

Recommendations:

• Engage a tiling contractor or qualified handyperson to assess and replace affected tiles as required.

• If cracking becomes more extensive, consult a registered builder or building inspector for further evaluation.

Cracked tiles are a relatively common occurrence and typically considered a maintenance or cosmetic issue unless accompanied by other signs of structural movement.

Defects 3.16

Building:	Main Building
Location:	Kitchen
Finding:	Damaged and Chipped Laminate Edging to Kitchen Benchtop

Information:

During the inspection, the laminate edging to the kitchen benchtop was observed to be physically damaged and chipped in multiple locations, including corners and along exposed edges. The damage extends beyond minor delamination, with sections of laminate missing and the underlying substrate exposed. This condition is consistent with impact damage and/or prolonged moisture exposure affecting the integrity of the benchtop edge.

Implications:

• Exposed substrate is vulnerable to moisture ingress, which can lead to swelling and accelerated deterioration of the benchtop

• Once the substrate has been exposed, damage is typically progressive and cannot be reliably reversed

• Chipped and broken laminate edges increase the risk of further damage during normal use and cleaning

• The condition detracts from the overall presentation, durability, and serviceability of the kitchen

Recommendations:

• Affected benchtop sections should be assessed to determine whether localised edge repair is feasible

• Where the substrate has degraded or swollen, replacement of the benchtop may be required to achieve a durable outcome

• Water exposure to damaged edges should be minimised until rectification works are completed

In summary, the laminate edging to the kitchen benchtop is damaged beyond minor delamination, with exposed substrate evident. Remedial works or replacement are recommended to prevent further deterioration and restore functionality and appearance.

Defects 3.17

Building:	Main Building
Location:	Bathroom
Finding:	Shower water damage - Skirtingboards
Information:	Water damage was identified to surrounding building elements located outside of the shower area. The visible damage is consistent with prolonged exposure to moisture and suggests that water from the shower has regularly reached areas beyond the intended wet zone. The staining, swelling, or deterioration of skirtings, architraves, or adjacent wall surfaces indicates that moisture has been penetrating materials not designed to withstand constant water exposure.

Implications:

• Ongoing water ingress can result in continued deterioration of timber elements and internal linings

• Prolonged exposure may compromise structural components concealed behind the wall or floor finishes

• Damaged materials can become a source of mould growth, which may pose health risks and increase remediation costs

• If active water ingress is present, it may indicate inadequate waterproofing or sealing around the shower area

Recommendations:

• Engage a licensed plumber or waterproofing specialist to investigate the cause and determine whether the waterproofing membrane or shower enclosure is failing

• Conduct a moisture meter assessment to determine if the area remains damp or if the damage is historic and no longer active

• If no further moisture ingress is detected, the damaged materials may be repaired or

replaced by a qualified carpenter, painter, or registered builder

• Where active leaks are present, necessary rectification should be prioritised to prevent further internal damage

The water damage noted adjacent to the shower suggests a failure to adequately contain water within the wet area. Although the visible damage may be manageable with minor repair works, it also raises concerns about possible concealed defects. Further investigation is recommended to ensure the issue is not ongoing and to determine the appropriate scope of rectification.

Defects 3.18

Building:	Main Building
Location:	All Areas
Finding:	Uncontrolled Discharge from Air Conditioner Overflow Pipe
Information:	The air conditioning unit's overflow pipe discharges directly onto the adjacent surface, rather than being connected to a compliant stormwater or drainage system. This results in persistent dampness in the immediate area, particularly during extended periods of use.

Implications:

• Elevated moisture levels near the structure may promote fungal growth or decay in adjacent materials.

• Prolonged dampness can lead to corrosion of nearby metal components or deterioration of timber framing and finishes.

• Termites are attracted to damp and decaying conditions, increasing the risk of termite ingress and concealed structural damage.

• Pooling water may create slip hazards on nearby paved or hard surfaces.

Recommendations:

• Engage a licensed plumber to assess and reroute the overflow pipe into a compliant drainage system, ensuring water is directed safely away from the property.

• Monitor adjacent building elements for signs of moisture damage, corrosion, or fungal growth.

• Ensure that landscaping, garden beds, or other features around the area do not trap moisture against the building.

• Incorporate this item into ongoing property maintenance schedules to reduce the risk of long-term damage or pest attraction.

Although this is a relatively minor plumbing oversight, it presents an ongoing risk to nearby building elements and termite management. Correction is typically straightforward and should be planned as part of post-settlement maintenance to preserve building durability and reduce pest-related risks.

Defects 3.19

Building:	Main Building
Location:	Front Facade
Finding:	Fine Cracking to External Render
Information:	During the inspection, fine cracking was observed to the external rendered wall surfaces in multiple locations. The cracking appears generally hairline in nature and

follows linear patterns consistent with minor movement, shrinkage, or thermal expansion of the rendered finish. No significant displacement or bulging of the wall surfaces was observed at the time of inspection.

Implications:

• Fine cracking in render can allow moisture to penetrate the rendered coating, particularly during prolonged or wind-driven rain

• Moisture ingress may lead to deterioration of the render system and underlying wall materials over time

• If left unmaintained, minor cracking can widen and become more difficult and costly to repair

Recommendations:

• The affected render cracking should be monitored and sealed using an appropriate flexible, paintable exterior sealant

• Following sealing, the areas should be repainted to maintain weather resistance and uniform appearance

• Any increase in cracking width, length, or pattern should be further investigated by a suitably qualified professional

In summary, fine cracking to the external render is present and, while currently considered minor, requires maintenance to prevent moisture ingress and ongoing deterioration of the rendered wall system.




Defects 3.20

Building:	Main Building
Location:	Front Yard
Finding:	Weather-Deteriorated External Decking
Information:	At the time of inspection, the external decking areas were observed to be in a weather-deteriorated condition. The decking boards show signs of prolonged exposure to the elements, including surface breakdown, loss of protective coatings, and general material degradation. These conditions indicate that the timber has exceeded routine maintenance levels and is now experiencing reduced durability and serviceability.

Implications:

- Reduced structural integrity and load-bearing reliability of decking boards.
- Increased risk of timber decay, moisture ingress, and fungal deterioration.
- Higher likelihood of splintering, surface failure, and trip or injury hazards.
- Shortened remaining service life of the decking structure.

Recommendations:

- Engage a qualified contractor to assess the structural condition of the decking.

• Replace deteriorated decking boards where deterioration is advanced.

• Re-treat or seal any salvageable boards to improve durability.

• Implement a regular maintenance program to reduce further weather-related degradation.

The decking areas are in a weather-deteriorated condition and no longer present as being in sound serviceable order. Remedial works and partial or full replacement should be anticipated to restore safety, durability, and long-term performance.

Defects 3.21

Building:	Main Building
Location:	Porch
Finding:	Cracking and Separation of Timber Quad Moldings at Eaves
Information:	During the inspection, cracking and separation was noted at the mitre joints of timber quad moldings installed around the eaves in multiple locations. This condition is common in aging properties and is typically associated with natural movement and environmental exposure over time.

Implications:

• Cosmetic deterioration of external timber finishes.

• Potential for moisture ingress if gaps are left untreated, leading to timber decay.

• May require ongoing monitoring as the building continues to age and move.

Recommendations:

• Engage a qualified carpenter or handyman to:

• Reattach and secure any loose quad moldings.

• Fill visible gaps at mitre joints with a flexible, weather-resistant exterior filler.

• Repaint affected areas with a high-quality, weatherproof coating to protect from further weathering.

• Monitor repaired areas as part of routine exterior maintenance, particularly following seasonal changes or heavy rain events.

The separation observed is consistent with typical age-related wear and environmental exposure, and is considered a maintenance item rather than a structural concern. Prompt attention will help prevent moisture-related deterioration and preserve the external appearance of the property.

Defects 3.22

Building:	Main Building
Location:	Garage
Finding:	Stormwater Discharge to Ground Adjacent to Building
Information:	The stormwater outlet serving the bay window roof projects directly through the gutter and discharges onto the ground surface at the front of the dwelling. No downpipe connection or underground drainage system is provided to convey stormwater away from the structure. This arrangement allows roof water to discharge close to the building's base and foundation area, which is not a compliant or durable method of stormwater disposal.

Implications:

- Concentrated roof water discharge can cause localised erosion and softening of soil near footings.
- May contribute to foundation movement or uneven settlement over time.
- Increased risk of water ingress, dampness, and termite attraction in proximity to the structure.
- Non-compliance with accepted stormwater management practices for roof drainage.

Recommendations:

- Engage a licensed plumber to connect the gutter outlet to a compliant downpipe and lawful point of discharge.

- Ensure stormwater from all roof catchments is directed into the property's approved stormwater drainage system.

- Verify that surface levels slope away from the dwelling to maintain adequate site drainage.

In summary, roof water discharge directly to the ground near the building is a non-compliant practice that poses moisture and structural risks. Rectification is required to ensure compliance with standard stormwater drainage provisions and to protect the building's foundation integrity.

Defects 3.23

Building:	Main Building
Location:	External Garage Access
Finding:	Broken Quad Moulding Above External Garage Access Door
Information:	During the inspection, the quad moulding to the infill panel above the external garage access door was observed to be broken and partially detached. The damage has resulted in visible gaps at the junction between finishes, indicating incomplete or deteriorated trim installation.

Implications:

• Broken or missing quad moulding detracts from the overall finish and presentation of the external doorway

• Gaps at trim junctions can allow moisture ingress, pest entry, and draughts if left unsealed

• Ongoing exposure to weather may lead to further deterioration of adjacent materials

Recommendations:

• The damaged quad moulding should be replaced with a suitable external-grade trim

• All junctions should be properly fixed, sealed, and finished to prevent moisture ingress

• Surrounding materials should be checked for any secondary damage prior to reinstallation

In summary, the broken quad moulding above the external garage access door requires repair or replacement to restore an appropriate finish and reduce the risk of moisture ingress and further deterioration.

Defects 3.24

Building:	Main Building
Location:	Infills
Finding:	Gaps to Infill Panels Above Windows
Information:	During the inspection, multiple infill panels located above external windows were observed to have visible gaps along the vertical side junctions where the infill meets the adjoining brickwork. These gaps appear inconsistent in width and indicate that the infill panels have not been adequately fitted or sealed to the surrounding masonry.

Implications:

• Unsealed gaps at infill panel junctions can allow moisture ingress into wall cavities, increasing the risk of internal water damage and deterioration of concealed materials

• Gaps may permit draughts, dust, and insect or pest entry into the dwelling

• Inadequate sealing and finishing detracts from the overall weatherproofing performance and external presentation of the building

Recommendations:

• All gaps between infill panels and adjoining brickwork should be properly sealed using an appropriate external-grade, flexible sealant

• Infill panel installation should be reviewed to ensure correct fit, fixing, and alignment prior to sealing

• Affected areas should be monitored for any signs of moisture ingress or internal damage, particularly following wet weather

In summary, the gaps observed to multiple infill panels above windows represent a weatherproofing and finish deficiency and should be rectified to improve durability, performance, and protection of the building envelope.

Defects 3.25

Building:	Main Building
Location:	Left-hand Front
Finding:	Downpipe Not Properly Connected to Stormwater Riser
Information:	During the inspection, it was observed that one of the downpipes is not fully inserted into the stormwater riser below. The downpipe terminates short of the riser inlet, leaving a visible gap. As a result, roof water may discharge at the base of the dwelling during rainfall events rather than being directed into the stormwater system.

Implications:

• Uncontrolled discharge of roof water may lead to water ponding at the base of the structure

• Prolonged moisture exposure at ground level can contribute to foundation movement, dampness issues, and deterioration of building materials

• Ineffective stormwater drainage increases the risk of erosion and water-related damage around the dwelling perimeter

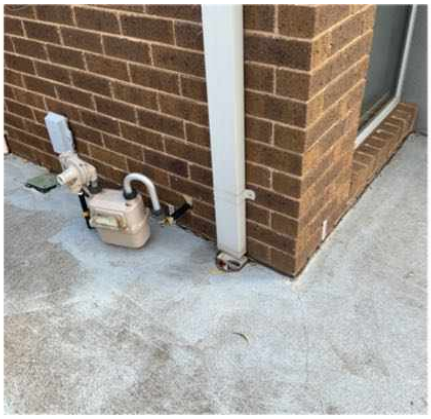
Recommendations:

• The downpipe should be extended and securely connected into the stormwater riser to ensure effective water discharge

• The connection should be checked to confirm it is stable, aligned, and capable of handling roof water flow during heavy rainfall

• Once rectified, the area should be monitored during rain to confirm water is being properly directed away from the dwelling

In summary, the downpipe is not correctly connected to the stormwater system and requires rectification to ensure roof water is effectively managed and discharged away from the base of the dwelling.



Defects 3.26

Building:	Main Building
Location:	Roof Exterior
Finding:	Hip Ridge Tiles – Silicone Repairs to Ridge Joints
Information:	During the inspection, the hip ridge tiles were observed to have been repaired at the joints using silicone sealant. The silicone appears to have been applied as a surface treatment to bridge gaps and cracking between ridge tile sections rather than as part of a traditional flexible pointing or mortar-based repair. While no active water ingress or internal leakage was observed at the time of inspection beneath these areas, the method of repair is not considered a permanent or durable solution.

Implications:

- Silicone sealant is a temporary repair method and is prone to deterioration, shrinkage, and loss of adhesion when exposed to prolonged UV radiation and thermal movement

- Failure of the silicone over time may allow water penetration beneath ridge tiles, increasing the risk of roof leaks, timber decay, and ceiling damage

- The presence of silicone repairs may indicate prior movement or deterioration of ridge bedding or pointing

- Future maintenance or re-roofing works may be required sooner than expected if the underlying ridge system is not properly reinstated

Recommendations:

- Engage a licensed roofing contractor to assess the condition of the hip ridge tiles, bedding, and pointing

- Remove silicone sealant and reinstate ridge tile joints using an appropriate compliant system, such as flexible pointing or re-bedding and pointing as required

- Monitor the affected areas during heavy rainfall until permanent repairs are

carried out

In summary, while no active leaks were detected at the time of inspection, the silicone repairs to the hip ridge tiles should be regarded as temporary, and proper rectification is recommended to ensure long-term weatherproofing and roof durability.






Defects 3.27

Building:	Main Building
Location:	Roof Exterior
Finding:	Shallow Flat Roof Tray Drainage Behind Parapet Walls
Information:	During the inspection, it was observed that behind the front parapet walls there is a

flat roof tray system designed to collect a significant portion of roof water from the front roof areas. The tray appears shallow in depth and is serviced by a relatively small drainage outlet. Leaf debris and sediment were also present within the tray at the time of inspection, which may further reduce its effective drainage capacity.

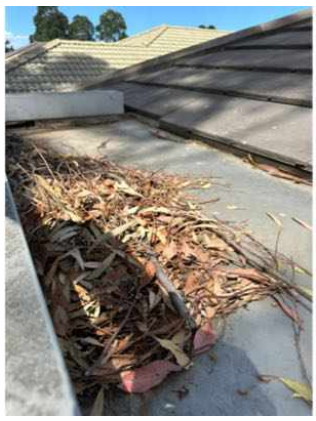
Implications:

- The shallow tray depth and limited outlet size increase the risk of water ponding during heavy rainfall events.
- Restricted drainage capacity can result in water backing up beneath roof tiles or flashing interfaces.
- Prolonged ponding increases the likelihood of waterproofing deterioration and water ingress into the structure.
- Based on current plumbing and drainage standards, this configuration would not typically be considered compliant for effective roof water management.

Recommendations:

- Engage a licensed plumber or roofing specialist to assess the flat roof tray design and drainage capacity.
- Consider upgrading the tray depth and/or increasing the size and number of drainage outlets to improve performance.
- Ensure the tray and outlet are regularly cleaned and maintained to minimise blockage from debris.
- Further investigation may be warranted during periods of heavy rainfall to confirm performance under load.

While no active leaks were identified at the time of inspection, the existing flat roof tray arrangement presents an elevated risk of water ingress in heavy rainfall conditions and should be addressed to improve long-term reliability and weatherproofing performance.



Defects 3.28

Building:	Main Building
Location:	Gutter
Finding:	General Gutter Maintenance Requirements
Information:	Regular maintenance of the guttering system is essential to ensure effective roof drainage and to prevent avoidable damage to the building structure. Gutters naturally collect leaves, dirt, and other debris over time, which can reduce their ability to channel water away from the home.

Implications:

- Blocked or restricted gutters can cause water to overflow onto fascias, eaves, and wall cladding.
- Prolonged overflow may contribute to moisture damage, deterioration of building materials, and internal leaks.
- Inadequately maintained gutters increase the risk of debris accumulation and associated fire hazards in bushfire-prone areas.

Recommendations:

- Carry out regular cleaning of gutters and downpipes—typically twice a year, and more frequently in areas with nearby trees.

- Inspect for signs of sagging, corrosion, or leaks, and repair as required.
- Consider installing gutter guards to assist with reducing debris build-up and improving long-term performance.
- Ensure gutters remain clear during high-risk bushfire seasons by removing any combustible debris.

Routine gutter maintenance is a simple but important measure to protect the home from water ingress, deterioration, and potential fire hazards.

Section D Significant Items

D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

- Registered Roofing Contractor

- As identified in summary and defect statements

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building

Location: All Internal Areas

Finding: Internal Inspection Limitations Due to Obstructions

Information: Multiple internal areas were obstructed at the time of inspection by stored furniture, personal belongings, and other fixed items. These obstructions restricted visibility and access to wall surfaces, floor areas, window reveals, and other internal elements that would ordinarily be inspected. As a result, concealed defects may exist in areas that could not be sighted or reached.

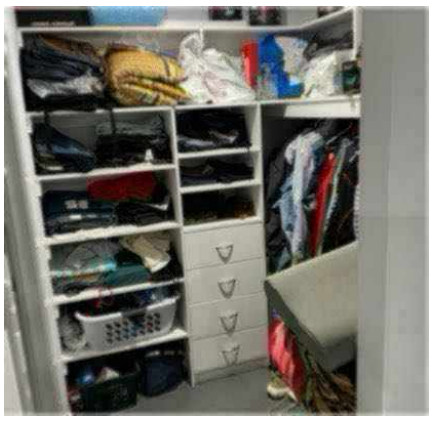
Implications:

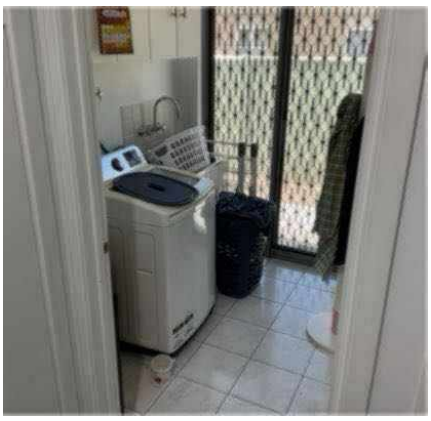
- Obstructions may conceal defects such as cracking, moisture damage, deterioration, or structural movement.
- Restricted access prevents a full assessment of the condition and performance of internal building elements.
- Potential safety hazards, such as electrical or plumbing issues, may remain undetected behind stored items.
- The accuracy and completeness of the inspection are reduced where visibility is impeded.

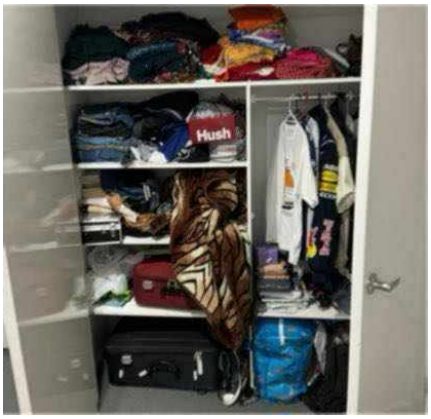
Recommendations:

- Remove or relocate stored items and furniture to allow full visibility and access to all internal areas.
- Arrange a re-inspection once the spaces are cleared so a complete assessment can be performed.
- Monitor any newly exposed areas for signs of moisture, movement, or deterioration once accessible.
- Ensure access points, including doors, cupboards, and walkways, are unobstructed for future inspections.

A re-inspection is recommended once all obstructed areas are made fully accessible, as concealed conditions cannot be assessed until adequate access is provided.



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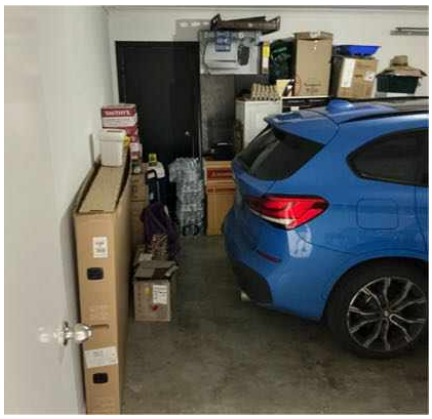
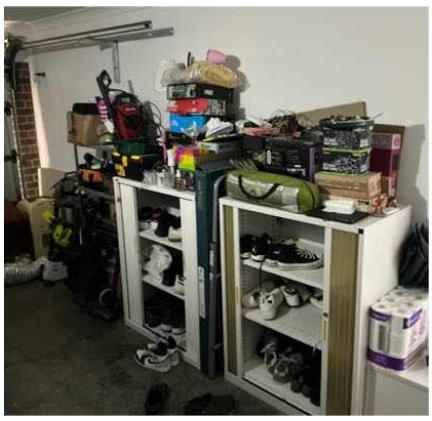




Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	General Condition – Tired Presentation and Localised Cleanliness Issues
Information:	At the time of inspection, the dwelling presented as generally tired in appearance, with multiple areas showing signs of wear, ageing, and a lack of routine upkeep. Localised cleanliness issues were noted throughout the house, including accumulated dirt, staining, and marked surfaces, which detract from the overall presentation and indicate that regular maintenance and cleaning have not been consistently maintained.

Implications:

• A tired and unclean presentation can obscure defects or early signs of deterioration that may otherwise be more readily identifiable

• Accumulated dirt and staining may contribute to accelerated wear of finishes, fittings, and surfaces

• The condition suggests a likelihood of ongoing maintenance requirements following purchase

• Further issues may become evident once thorough cleaning and general maintenance are undertaken

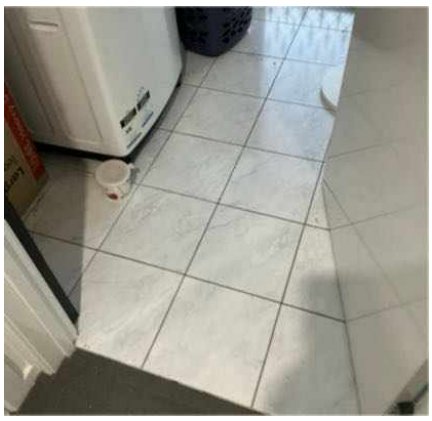
Recommendations:

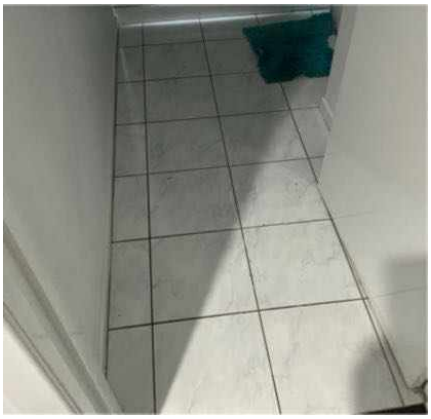
• A comprehensive clean of the dwelling is recommended to improve presentation and allow clearer assessment of finishes and surfaces

• Allow for ongoing maintenance, repairs, and cosmetic improvements to address wear and ageing throughout the house

• Any areas of concern identified after cleaning should be further assessed and rectified as required

In summary, the house presents as generally tired with localised cleanliness issues evident, and allowance should be made for cleaning, maintenance, and potential remedial works to restore and maintain the overall condition of the dwelling.





Noted Item

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

intended at the time of inspection.

• No obvious signs of damage, malfunction, or missing components were observed.

Recommendations:

• Confirm inclusions with the sales contract to ensure all appliances and the reverse cycle air conditioner are covered.

• Retain user manuals and warranty information where available.

• Re-test all appliances and the air conditioning system upon settlement and prior to first use, as function may vary with time, load, or power supply conditions.

• Engage a licensed electrician or suitably qualified appliance or air conditioning technician to conduct a safety and performance check, particularly if installation dates, service history, or compliance documentation are unknown.

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

Noted Item

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

Implications:

• Absence or non-functioning of smoke detectors increases the risk to life in the event of a fire.

• Non-compliance with current Australian Standards (AS 3786) or relevant state legislation may lead to fines or insurance issues post-settlement.

• Poor placement or outdated detectors may reduce early warning capability, especially during sleeping hours.

Recommendations:

• Following settlement, the client should engage a licensed electrician or fire safety professional to:

• Inspect all existing smoke detectors for compliance, functionality, and correct placement.

• Install new or additional units where necessary, ensuring compliance with AS 3786 and state-based legislation.

• For optimal fire safety, ensure smoke detectors are:

• Interconnected where required.

• Positioned in all sleeping areas and paths of travel as per current regulations.

• Maintained according to manufacturer instructions and replaced every 10 years.

• Tested monthly, with annual battery replacement where applicable.

Important Note:

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

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

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Ceiling Insulation – Well Installed and Contributing to Energy Efficiency
Information:	Ceiling insulation was observed to be well installed throughout the accessible areas of the roof space. The batts appear evenly distributed, with no significant gaps, compression, or displacement. This level of installation supports good thermal performance and contributes positively to the home's energy efficiency.

Implications:

• Helps maintain consistent indoor temperatures year-round.

• Reduces demand on heating and cooling systems, lowering energy usage and utility costs.

• Enhances overall occupant comfort and environmental performance.

Recommendations:

• Conduct periodic checks, especially after trades have accessed the roof space, to ensure insulation remains undisturbed.

• Pay particular attention to areas around lighting, ductwork, and wiring, where gaps are more likely to occur.

• If insulation is ever disturbed or found to be incomplete, engage a qualified insulation installer to reinstate coverage as needed.

Properly maintained insulation plays a critical role in household energy performance and offers long-term cost savings when kept in good condition.

Noted Item

Building:	Main Building
Location:	Alfresco
Finding:	Enclosed Decked Alfresco Area – Permit Status Unconfirmed
Information:	At the time of inspection, the originally decked alfresco area had been enclosed with the installation of windows and a sliding door system constructed over the existing decking. This enclosure alters the original use of the alfresco space and may constitute a change from an external, non-habitable area to an enclosed or habitable-style space. No documentation was provided at the time of inspection to confirm that building permits or approvals had been obtained for these works.

Implications:

• Enclosing an alfresco or decked area typically requires building approval, particularly where the use of the space is altered

• Works completed without the appropriate permits may be deemed non-compliant by the relevant building authority

• Unapproved works can create issues with insurance coverage, resale, or council enforcement action

• Construction over decking may also raise concerns regarding structural adequacy, weatherproofing, and long-term durability if not properly designed and approved

Recommendations:

• The vendor should be requested to provide evidence of building permits, approvals, and final inspections relating to the enclosure

• If documentation cannot be provided, further enquiries should be made with the relevant local council or building surveyor

• Independent assessment by a suitably qualified professional may be required to confirm structural adequacy and compliance

In summary, the enclosure of the decked alfresco area represents a change to the original use of the space, and confirmation of appropriate approvals and compliance should be obtained prior to purchase.






Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Aged Roof Covering – General Weathering
Information:	The tiled roof covering was observed to be in fair condition, with signs of general wear and weathering consistent with the age of the property. The roof appears to have performed adequately over time, offering effective protection against the elements.

However, preventative maintenance will be necessary to preserve the integrity of the roofing system and reduce the risk of future issues developing.

Implications:

• Ongoing exposure to weather may gradually degrade roofing materials, increasing the risk of water ingress over time.

• Aged roof coverings are more prone to developing defects such as tile displacement, sealant deterioration, and flashing failure if not periodically maintained.

• Delayed maintenance can result in higher repair costs and potential internal damage from moisture intrusion.

Recommendations:

• Engage a licensed roofing contractor to:

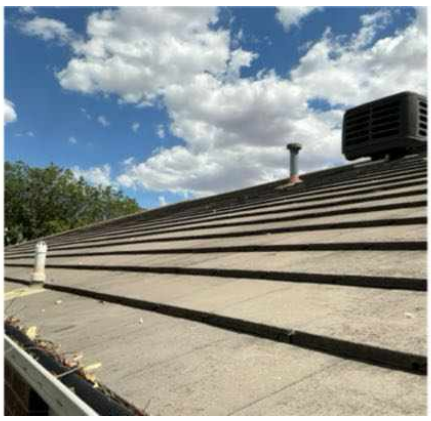
• Conduct a comprehensive assessment of the roofing system and identify any areas requiring maintenance or preventative works.

• Carry out minor servicing such as cleaning, resealing flashings, and replacing any worn or deteriorated components.

• Schedule routine roof inspections to monitor condition and ensure timely detection of emerging issues.

• Consider future planning for eventual roof covering renewal as part of a long-term maintenance strategy.

The current condition of the roof suggests it has generally performed well, but proactive upkeep will be required to extend its service life and prevent the development of secondary defects.



Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Photovoltaic (PV) Solar Panel System – Limitations and Considerations
Information:	A rooftop PV solar panel system was present at the time of inspection. While the installation appeared intact from a visual standpoint, no assessment was made regarding its electrical compliance, inverter performance, or energy output. The inspection of solar power systems is outside the scope of a standard building inspection.

Implications:

• Panels, wiring, isolators, and inverters may degrade over time or fail without regular servicing.

• Safety risks such as arc faults, exposed wiring, or non-compliant isolators may go unnoticed without a licensed electrical inspection.

• Lack of documentation, service records, or labelling can complicate future upgrades, insurance claims, or system troubleshooting.

Recommendations:

• Engage a Clean Energy Council (CEC) accredited electrician or solar technician to

inspect the entire system for safety, compliance, and performance.

• Confirm that the system meets the requirements of AS/NZS 5033:2021 and AS/NZS 4777.1:2016.

• Ensure the inverter is functioning correctly and that appropriate system documentation is available.

As the inspection of solar power systems is beyond the scope of this report, no assurance is provided regarding the operational status or safety compliance of the system.

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Redundant Solar Hot Water Panels Remaining on Roof
Information:	During the inspection, redundant solar hot water panels were observed remaining installed on the roof. A reasonably new heat pump hot water system has been installed at ground level and appears to have replaced the original solar hot water system. The solar collectors on the roof are no longer connected or serving an active function.

Implications:

• Redundant solar panels add unnecessary weight and fixings to the roof structure without providing any benefit

• Unused roof penetrations, brackets, and flashings associated with the old system may increase the risk of future water ingress if not properly sealed and maintained

• The presence of obsolete equipment may result in additional maintenance obligations and detract from the overall condition and presentation of the roof

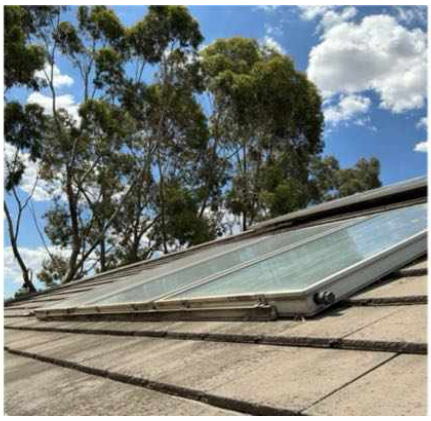
Recommendations:

• The redundant solar hot water panels should be removed by a suitably qualified contractor

• All associated brackets, pipework, and roof penetrations should be removed and the roof covering professionally made good

• Any disturbed tiles or roof materials should be reinstated to ensure the roof remains weather-tight

In summary, the solar hot water panels are no longer in use following installation of the heat pump system and should be removed, with the roof fully reinstated, to reduce ongoing maintenance risks and potential water ingress issues.



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 cm2 (Residential) or 10 micrograms/100 cm2 (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.