



## Building Inspection Report

Inspection Date: Tue, 24 Feb 2026

Property Address: 57 Villa Doria Dr, Clyde North VIC 3978,  
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: Tue, 24 Feb 2026

Modified Date: Sun, 1 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 57 Villa Doria Dr, Clyde North VIC 3978, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Mohamed Khattab Ph: 0477 660 118  
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Engineers Australia 10472010

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Company Address and Postcode: Pakenham 3187

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Company Email: Berwick@jimbuildinginspections.com.au

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Company Contact Numbers: 0477 660 118

### Special conditions or instructions

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

The following apply: 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 |
|----------------------|-------|-----------|
| <b>Safety Hazard</b> |       | ✓         |
| <b>Major Defect</b>  |       | ✓         |
| <b>Minor Defect</b>  | ✓     |           |

### Overall Condition

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

## Section B General

### General description of the property

|                            |  |
|----------------------------|--|
| Building Type              | Residential, Detached  |
| Company or Strata title    | No   |
| Floor                      | Slab on ground   |
| Furnished                  | Furnished  |
| No. of bedrooms            | 4  |
| Occupied                   | Unoccupied   |
| Orientation                | South  |
| Other Building Elements    | Driveway, Garage, Fence - Post and Rail Construction                                   |
| Other Timber Bldg Elements | Skirting Boards, Window Frames, Internal Joinery, External Joinery, Doors, Architraves |
| Roof                       | Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)                              |
| Storeys                    | Single   |
| Walls                      | Brick Veneer (Timber Framed), Rendered   |
| Weather                    | Fine   |

## Section C Accessibility

### Areas Inspected

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

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

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

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment

- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Duct work
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Furniture
- Insulation
- Landscaping
- Wallpaper or Wall Coverings
- Wall linings

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

### Undetected defect risk

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Defects 3.01

Building: Main Building  
Location: Front Elevation  
Finding: Defective Installation and Gapping to Front Elevation Capping  
Information:

The front elevation rendered capping/parapet top was observed to have open gaps and incomplete sealing at the junction between the horizontal capping and the adjacent wall surface. There are visible separations at the corner joint and along the top edge, with inconsistent application of sealant and areas where the substrate appears exposed. The finish is irregular and does not present as a properly sealed weatherproof termination.

Open joints and unsealed gaps at capping locations can allow water ingress behind the rendered façade system. Over time, this may lead to moisture penetration into the wall structure, deterioration of the render coating, corrosion of embedded metal components (if present), and potential internal damp-related issues. Given this is a horizontal termination point, it is particularly vulnerable to rainwater entry.

It is recommended that a roofing contractor or registered builder inspect the affected capping and properly seal all joints using an appropriate exterior-grade flexible sealant. Any loose or poorly bonded sections should be rectified, and the capping should be refinished to provide a continuous, weatherproof seal in accordance with good building practice and NCC requirements.



### Defects 3.02

Building: Main Building  
 Location: Front Elevation  
 Finding: Gap to Capping Flashing at Front Elevation  
 Information:

A visible gap was observed at the junction between the metal capping flashing and the rendered wall at the front elevation. The flashing termination does not sit tightly against the wall surface, and sealant application appears incomplete, leaving an open section at the corner junction. The flashing edge and fixing are partially exposed.

Open gaps at capping flashing locations compromise the weatherproof integrity of the wall system. This area is a primary water-shedding point, and any separation can allow rainwater to enter behind the render and into the wall cavity. Over time, this may result in moisture ingress, deterioration of the render substrate, corrosion of metal components, and potential internal damp-related issues.

It is recommended that a qualified roof plumber remove and reinstate the affected flashing section to ensure it is properly dressed, mechanically secured, and sealed. All junctions should be sealed with a suitable external-grade flexible sealant, and the flashing should be finished to provide a continuous, watertight barrier in accordance with NCC requirements and good building practice.

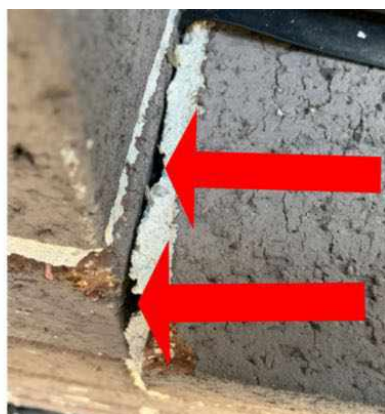


### Defects 3.03

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Yard - LHS  |
| Finding:     | Brickwork - Deteriorated mortar   |
| Information: | Mortar, or 'bedding', is the material which fills joints and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition. |

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.



### Defects 3.04

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | All External Areas  |
| Finding:     | Gaps Between External Paving and Brickwork and Behind Downpipes |
| Information: |   |

Gaps were observed between the external concrete paving and the adjacent brick veneer wall, as well as voids behind downpipes where they are fixed against the external wall surface. The separations appear unsealed and provide open pathways at the wall-to-ground and wall-to-downpipe junctions.

Open gaps at these locations can allow surface water to track toward and potentially into the wall cavity, particularly during heavy rainfall. Prolonged moisture exposure at the base of external walls may contribute to dampness issues, deterioration of mortar joints, and increased risk of concealed moisture-related defects. Gaps behind downpipes may also allow water splash-back or leakage to enter the wall interface.

It is recommended that a qualified tradesperson seal the affected junctions using an appropriate exterior-grade flexible sealant. The interface between paving and brickwork should be properly sealed while maintaining adequate drainage fall away from the structure, and all gaps behind downpipes should be closed to minimise the risk of water ingress in accordance with good building practice.





### Defects 3.05

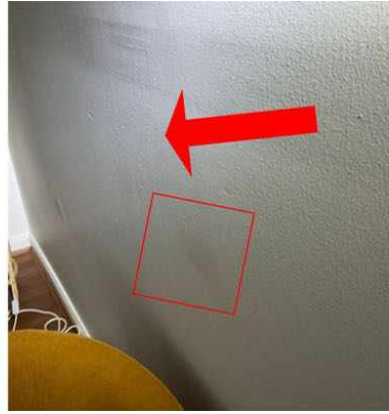
Building: Main Building  
 Location: Lounge  
 Finding: Minor Workmanship Defects to Door Frame Finishes in Lounge Room  
 Information:

Minor workmanship issues were observed in the lounge room, primarily around the door frame finishes. Localised areas exhibit rough finishing and incomplete preparation, with visible surface irregularities that require sanding. In addition, an isolated section of paint inconsistency was noted where the colour and finish do not match the surrounding surfaces.

Although cosmetic in nature, unfinished or poorly prepared surfaces detract from the overall quality of workmanship and presentation. Inconsistent paint application may lead to premature peeling or uneven wear over time if not properly rectified.

It is recommended that a qualified painter sand and prepare the affected door frame areas, apply appropriate undercoat where required, and repaint to achieve a consistent finish that matches the adjoining surfaces in accordance with acceptable trade standards.





### Defects 3.06

Building: Main Building  
 Location: Garage  
 Finding: Inadequate Paint Finish to Garage Walls  
 Information:

The paint finish within the garage was observed to be of poor workmanship, particularly at the upper sections of the walls and around the garage perimeter. The finish presents as inconsistent, with uneven coverage, visible lap marks and areas lacking uniform appearance. The overall presentation does not reflect an acceptable trade standard.

An inconsistent or poorly applied paint finish detracts from the quality of the build and may result in premature deterioration, patchiness or ongoing aesthetic concerns. While primarily cosmetic, such workmanship issues fall below reasonable expectations for a completed residential project.

It is recommended that a qualified painter return to site to properly prepare the affected surfaces, including sanding and spot priming where required, and reapply paint to achieve an even, consistent and uniform finish throughout the garage in accordance with acceptable painting standards.





### Defects 3.07

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Bedroom - Master 1  |
| Finding:     | Door handle - Not latching  |
| Information: | It was noted that the door in the master 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. |

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

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: Bedroom - Master 1  
 Finding: Poor Paint Finish to Master Bedroom 1 Door  
 Information:

The paint finish to the door of Master Bedroom 1 was observed to be of poor workmanship. A localised area has been patched and repainted; however, the finish is inconsistent with the remainder of the door surface. The colour tone and sheen do not match uniformly, and the patched section remains visibly distinguishable.

Inconsistent paint application and colour variation detract from the overall presentation and indicate inadequate surface preparation and finishing. While cosmetic in nature, such defects fall below acceptable trade standards for a completed residential dwelling.

It is recommended that a qualified painter return to properly prepare the affected door surface, including sanding and priming as required, and repaint the entire door (not just the patched section) to ensure a uniform colour, sheen, and consistent finish throughout.



### Defects 3.09

Building: Main Building

Location: Bedroom - Master 1  
 Finding: Dented Window Sill to Master Bedroom 1  
 Information:

A dented section was identified to the window sill in Master Bedroom 1. The affected area presents as surface damage to the finished element, which is inconsistent with the expected condition of a newly constructed dwelling.

Surface dents and imperfections detract from the overall quality and presentation of the property and indicate incomplete finishing works. In a brand new home, internal elements such as window sills are expected to be delivered free from visible damage and finished to an acceptable trade standard.

It is recommended that a qualified plasterer or painter return to site to properly fill the damaged section, sand the surface smooth, and repaint the entire affected area as required to achieve a consistent and uniform finish in line with new-build expectations.



### Defects 3.10

Building: Main Building  
 Location: Ensuite - Master 1  
 Finding: Leaking Plumbing to Sink Tap in Master Ensuite 1  
 Information: Upon visual inspection, it was observed that the plumbing connected to the sink tap in master ensuite 1 is leaking. When the tap was tested, it was evident that the plumbing pipes beneath the sink are leaking into the vanity unit, affecting the cupboards and shelves underneath.

It is strongly recommended that a licensed plumber be engaged immediately to investigate the source of the leak and carry out the necessary repairs. Prompt action is required to prevent further water damage to the vanity and surrounding areas.



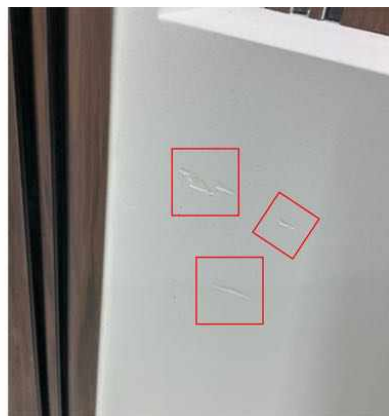
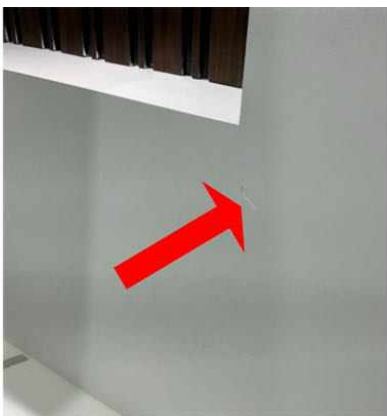
### Defects 3.11

Building: Main Building  
 Location: Nook  
 Finding: Poor Paint and Surface Finish to Nook Area Walls  
 Information:

The paint and surface finish to the nook area walls were observed to be of poor workmanship. Multiple dents and minor surface damages were identified, along with inconsistent paint application and uneven finish across various sections of the wall. The overall presentation does not meet acceptable trade standards for a newly constructed property.

Surface imperfections and inconsistent finishing detract from the quality of the build and indicate inadequate preparation prior to painting. In a new dwelling, internal wall surfaces are expected to be free from visible dents, patch marks, and uneven coating, with a uniform and consistent finish throughout.

It is recommended that a qualified painter properly prepare the affected areas by filling all dents and damaged sections, sanding the surfaces smooth, applying primer where required, and repainting to achieve a uniform, consistent, and professional finish in accordance with acceptable industry standards.





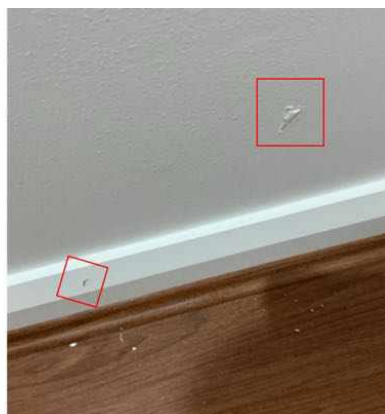
### Defects 3.12

Building: Main Building  
 Location: Walk-In Robe - Master 1  
 Finding: Dented Plaster and Skirting Finishes to Walk-In Robe (Master Bedroom 1)  
 Information:

Dents and minor surface damage were observed to the plasterboard wall linings and skirting boards within the walk-in robe of Master Bedroom 1. The affected areas present as localised indentations and inconsistent surface finishes, which are not consistent with the expected standard of a newly completed dwelling.

Such surface defects detract from the overall presentation and indicate inadequate care during installation or finishing works. In a new property, plaster surfaces and skirting boards are expected to be delivered free from visible dents and damage, with a smooth and uniform finish.

It is recommended that a qualified painter or plasterer return to site to fill all dents and damaged sections, sand the surfaces smooth, prepare the skirting boards appropriately, and repaint to achieve a consistent and professional finish in accordance with acceptable trade standards.



### Defects 3.13

Building: Main Building

Location: Kitchen  
 Finding: Oven Not Installed at Time of Inspection  
 Information:

At the time of inspection, no oven appliance had been installed in the designated kitchen cavity. The space allocated for the oven was vacant, and the appliance connection and commissioning could not be assessed.

The absence of the oven prevents verification of installation compliance, operational performance, and safe connection to electrical supply in accordance with NCC requirements. In a newly constructed dwelling, all specified fixtures and fittings are expected to be installed and operational prior to handover.

It is recommended that the builder arrange for the oven to be supplied, installed, and fully commissioned by a licensed electrician prior to practical completion and handover. Confirmation of compliance and safe operation should be provided upon installation.



### Defects 3.14

Building: Main Building  
 Location: Kitchen  
 Finding: Poor Workmanship to Kitchen Cabinetry and Joinery  
 Information:

Poor workmanship was observed to the kitchen cabinetry and joinery finishes throughout. Untidy and inconsistent gaps were noted between panels and at junctions, with sections appearing unfinished. Debris and construction residue were present inside multiple cupboards. Exposed electrical wiring was observed within cabinetry cavities, not properly secured or concealed. In addition, several cupboard doors were misaligned and did not open and close smoothly.

Deficient joinery workmanship and incomplete finishing detract from the overall quality of the installation and fall below acceptable trade standards for a newly constructed dwelling. Exposed or unsecured electrical wiring within cupboards presents a potential safety risk and does not reflect compliant installation practice. Misaligned doors and poor clearances may lead to premature wear of hinges and hardware.

It is recommended that the cabinet maker return to site to rectify all identified issues. This should include realignment and adjustment of all cupboard doors and hardware, correction of uneven gaps, proper finishing of all joinery interfaces, removal of debris, and ensuring all electrical wiring within cabinetry is properly secured and safely concealed by a licensed electrician where required. All works should be completed to an acceptable professional standard prior to handover.



### Defects 3.15

Building: Main Building  
 Location: Kitchen  
 Finding: Rangehood Not Installed  
 Information:

At the time of inspection, the kitchen rangehood had not been installed. The designated space for the appliance was vacant, and no operational exhaust system was present above the cooktop area.

The absence of a rangehood prevents adequate mechanical ventilation of cooking fumes, moisture and grease-laden air. In a newly constructed dwelling, the rangehood forms part of the required kitchen fixtures and contributes to ventilation performance in accordance with NCC requirements.

It is recommended that the builder arrange for the rangehood to be supplied, installed,

and commissioned prior to practical completion and handover. Installation should be carried out in accordance with manufacturer specifications and relevant electrical requirements by a licensed electrician.



### Defects 3.16

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | All Internal Areas   |
| Finding:     | Multiple Workmanship and Finishing Defects Throughout Dwelling |
| Information: |  |

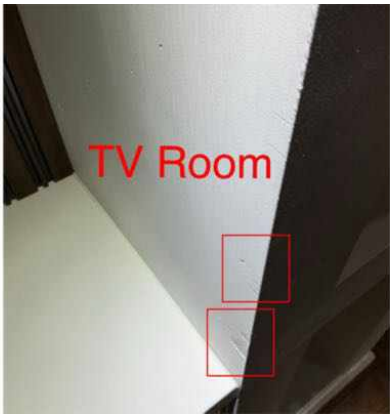
The photographs below indicate multiple workmanship and finishing defects throughout the dwelling. These include exposed and poorly routed wiring within kitchen cabinetry that has not been properly concealed, untidy and inconsistent finishes to skirting boards, and widespread painting and surface finishing defects across various areas of the home. Several locations exhibit poor plaster finishing, uneven surfaces, and substandard paint application.

The overall standard of finishing observed falls below the reasonable expectations for a newly constructed dwelling at handover stage. Exposed wiring should be properly concealed and secured, and internal finishes including painting, plastering, and trim works are expected to be completed to an acceptable professional standard. Incomplete or poorly executed finishes detract from the presentation and quality of the build.

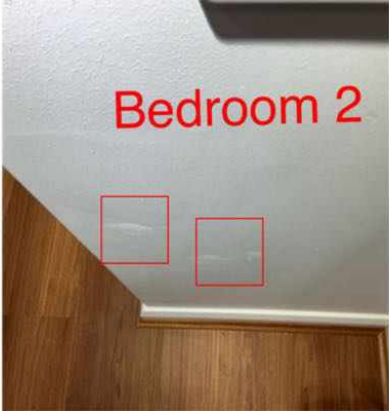
It is recommended that the builder undertake a comprehensive review of all identified locations prior to handover and arrange for rectification by the relevant qualified trades. This should include proper concealment of wiring by a licensed electrician where required, rectification of plaster defects, correction of skirting finishes, and repainting to achieve a consistent and professional finish throughout the property before practical completion.













**Defects 3.17**

Building: Main Building  
 Location: Pantry - Walk In  
 Finding: Rangehood to Pantry Area Not Installed  
 Information:

At the time of inspection, the rangehood designated to the pantry area had not been installed. The allocated location remains incomplete, and the appliance has not been fitted in position.

The absence of the installed rangehood means the mechanical ventilation system to this area is incomplete and cannot be assessed for operation or compliance. In a newly constructed dwelling, all specified fixtures and fittings are expected to be installed prior to practical completion and handover.

It is recommended that the builder arrange for the installation and commissioning of the rangehood to the pantry area prior to handover. Installation should be completed in accordance with manufacturer specifications and relevant electrical requirements by a licensed electrician.



**Defects 3.18**

Building: Main Building  
 Location: Pantry - Walk In

Finding: Window Restrictor Not Installed Properly

Information:

The window restrictor arm to the aluminium window has not been installed properly. The mechanism appears loosely fitted and not securely fixed to the frame, with poor alignment at the bracket connection.

Improper installation of the restrictor may affect its ability to function correctly as a safety device and may compromise compliance with fall prevention requirements.

It is recommended that the builder arrange for the window restrictor to be properly refixed and installed in accordance with manufacturer specifications to ensure secure and correct operation.



### Defects 3.19

Building: Main Building

Location: Laundry

Finding: Misalignment and Obstruction to Laundry Overhead Cupboard Doors

Information:

The laundry overhead cupboard doors were observed to be misaligned and not operating correctly. The doors do not open and close smoothly, with visible uneven gaps between panels. The underside strip (appears to be a light strip or trim) is interfering with the door movement, causing friction and restricting proper operation.

Cabinetry doors that rub, bind, or display inconsistent alignment indicate poor installation and hinge adjustment. Continued friction may result in premature wear to hinges, damage to door edges, and deterioration of the finish. In a newly constructed dwelling, cabinetry is expected to be properly aligned and operate freely without obstruction.

It is recommended that the cabinet maker return to site to realign and adjust all affected cupboard doors, recalibrate hinges, and reposition or properly secure the underside strip/light fitting to eliminate obstruction. All cabinetry should operate smoothly and present with consistent gaps in accordance with acceptable trade standards prior to handover.



**Defects 3.20**

Building: Main Building  
Location: Powder Room  
Finding: Poor Tiling and Grouting Finish to Powder Room  
Information:

Poor workmanship was observed to the wall tiling within the powder room. A section of grout was noted to be missing between tiles, and additional grout residue has been left on the tile surfaces. The finish appears incomplete and has not been properly cleaned following installation.

Missing grout can allow moisture penetration behind tiles, while excess grout residue affects the overall presentation and indicates inadequate finishing. In a newly constructed dwelling, tiling works are expected to be neatly finished, fully grouted, and free from visible residue.

It is recommended that a qualified tiler return to site to properly re-grout the affected joints, remove all excess grout residue from tile surfaces, and ensure the finish is completed to an acceptable professional standard.





**Defects 3.21**

Building: Main Building  
 Location: Master ensuite 2  
 Finding: Unstable Mirror Installation to Master Ensuite 2  
 Information:

The mirror on the right-hand side of Master Ensuite 2 was observed to be loosely installed. When operating the integrated buttons, the mirror noticeably moves and shakes, indicating it is not securely fixed to the wall.

An inadequately secured mirror may present a safety concern if movement worsens over time. Fixtures such as mirrors are expected to be firmly and securely installed, particularly where integrated electrical components are present.

It is recommended that the builder arrange for the mirror to be properly refixed and stabilised. The mounting brackets and fixings should be checked and secured to ensure the mirror is firmly supported and does not move during normal use.



**Defects 3.22**

Building: Main Building  
 Location: Master ensuite 2  
 Finding: Shower screen - Leaking  
 Information: Leaking was evident to the Master ensuite 2's shower screen at the time of

inspection. It is suspected that the leaking has occurred as a result of deteriorated or missing caulking to the shower or general ageing of the building elements.

Leaking from the shower where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a caulking contractor is required to repair or replace the caulking to the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.



### Defects 3.23

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

Prolonged moisture build-up in the roof cavity can lead to elevated humidity levels, which may contribute to mould growth, timber decay, and potential damage to insulation or other roof components over time.

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



**Defects 3.24**

Building: Main Building  
 Location: All External Areas  
 Finding: Bridging Attachments to the Building  
 Information: Bridging occurs when items fixed or placed against a building create concealed pathways for termites to bypass any existing termite management system and gain access to the structure undetected. Typical bridging elements include attachments such as hot water services, downpipes, verandahs, decks, steps, fences, and service conduits, where insufficient clearance exists between these elements and the building structure.

Where attachments are not isolated and do not maintain a clear inspection gap of at least 25mm from the building, they create a potential risk of concealed termite entry. Such concealed pathways compromise the effectiveness of any termite management system in place.

It is recommended that these areas be regularly inspected by a licensed and qualified pest inspector. Where bridging is identified, modifications should be made to restore adequate clearance or install appropriate barriers to mitigate the risk of concealed termite ingress.





### Defects 3.25

Building: Main Building  
 Location: All external areas  
 Finding: Termite Management System - no evidence of a chemical installation  
 Information: At the time of inspection, there was no evidence to indicate that a previous or current termite management system has been installed at the property. No durable notice was observed within the electrical switchboard or elsewhere on site to confirm the presence of any chemical or physical termite protection measures. Additionally, there were no visible indicators to suggest that preventative termite treatments or barriers have been applied in the past.

The absence of a termite management system leaves the property vulnerable to potential termite attack, which could lead to significant damage to timber building elements if left unaddressed.

It is highly recommended that the client consult with a licensed pest controller regarding the installation of a post-construction chemical termite barrier. Such systems are proven to be effective in preventing termite ingress and should be considered a priority, particularly where no existing protection is in place. A durable notice confirming the installation of any future system should be affixed within the switchboard in accordance with AS 3660.



## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements

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

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

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

The property is considered moderately susceptible to timber pest activity due to conducive conditions identified around the dwelling. No live termite activity was observed at the time of inspection. No termite management system was identified on-site. It is recommended that a qualified termite specialist be engaged to install a termite protection system and to carry out annual timber pest inspections to ensure ongoing protection and compliance.

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

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

## Disclaimer

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

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

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

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

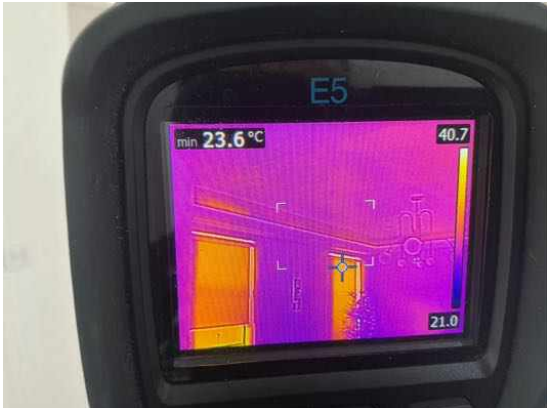
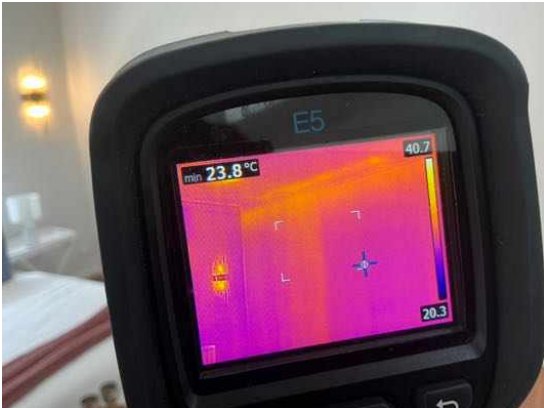
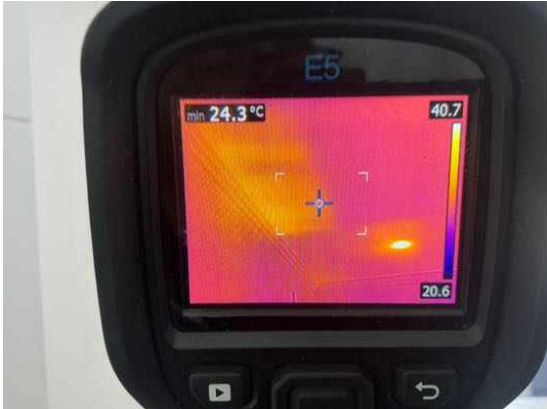
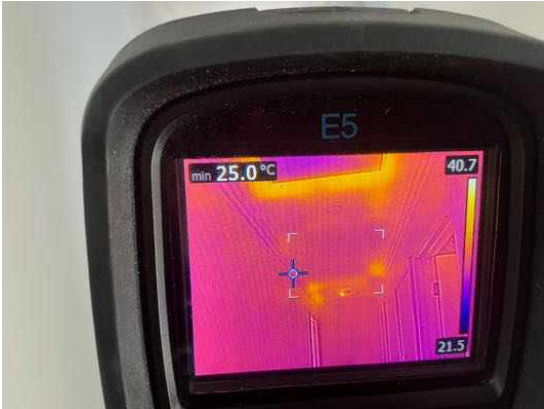
For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

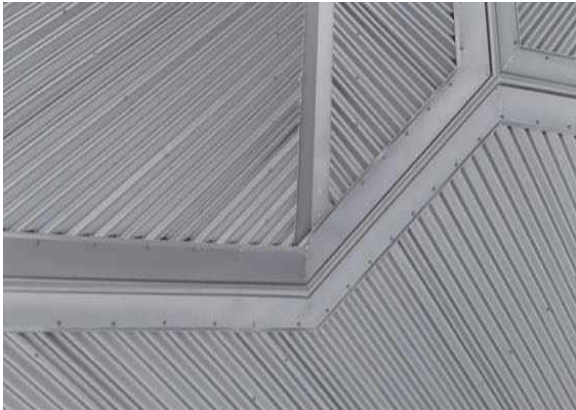
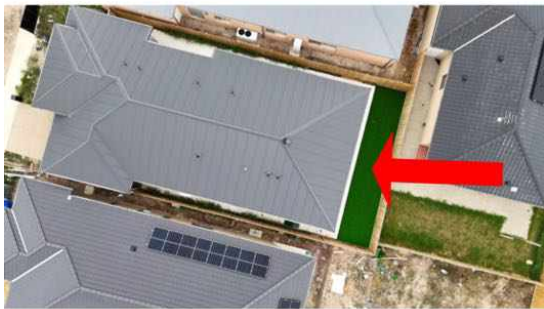
### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

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





**Noted Item**

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



**Noted Item**

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





## Definitions to help you better understand this report

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

## **NO CERTIFICATION**

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

## **RECTIFICATION COSTS**

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