



## Building Inspection Report

Inspection Date: Tue, 18 Feb 2025

Property Address: 62 Hutt St, NORTHAM, WA, 6401, 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, 18 Feb 2025

Modified Date: Thu, 20 Feb 2025

## The Parties

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Name of the Client: Vi Vu

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Name of the Principal(If Applicable):

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Job Address: 62 Hutt St, NORTHAM, WA, 6401, Australia

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Client's Email Address: Vivian-vu@outlook.com

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Client's Phone Number: 0421252822

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Consultant: Gopan Mondal Ph: 0474 474 284  
Email: Maylands@jimbuildinginspections.com.au

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Structural Engineering EA 4031795

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Company Name: Jim's Building Inspections (Maylands)

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Company Address and Postcode: Maylands 6051

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Company Email: Maylands@jimbuildinginspections.com.au

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Company Contact Numbers: 0474 474 284

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## 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: No appropriate access to the Roof Void could be arranged.

## Section A Results of Inspection - summary

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

|                      | Found | Not Found |
|----------------------|-------|-----------|
| <b>Safety Hazard</b> | ✓     |           |
| <b>Major Defect</b>  | ✓     |           |
| <b>Minor Defect</b>  | ✓     |           |

### Overall Condition

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

## Section B General

### General description of the property

|                            |   |
|----------------------------|---|
| Building Type              | Detached, Residential   |
| Company or Strata title    | No  |
| Floor                      | Timber Stumps   |
| Furnished                  | Furnished   |
| No. of bedrooms            | 4   |
| Occupied                   | Occupied  |
| Orientation                | North West  |
| Other Building Elements    | Shed, Driveway, Carport, Fence - Perforated Materials / Wire Mesh   |
| Other Timber Bldg Elements | Architraves, Door Frames, Patio, Floorboards, Floating Floor, Fascias, External Joinery, Eaves, Doors, Skirting Boards, Stumps, Window Frames |
| Roof                       | Pitched, Tiled, Timber Framed   |
| Storeys                    | Single  |
| Walls                      | Timber Framed and Clad, Weatherboards   |
| 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
- Interior
- Outbuildings
- Roof Exterior - Part
- Timber Retaining Walls
- Subfloor - Part
- 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.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Subfloor - 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:

- Vegetation
- Wall linings
- Unsafe to Access Roof - No Fall Protection System
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Rugs
- Subfloor area - Limited access due to restrictive crawl space

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.

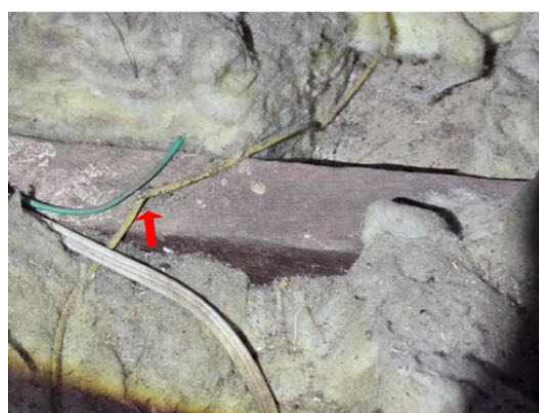
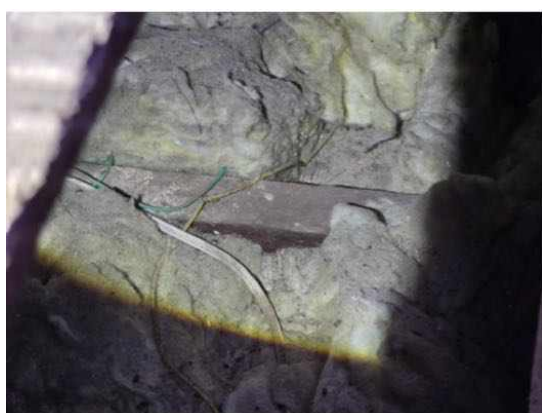


## Section D Significant Items

### Safety Hazard

#### Defects 1.01

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Roof Void > Rear, Centre  |
| Finding:     | Electrical wires exposed  |
| Information: | Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification. |







## Defects 1.02

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Exterior Walls > All Areas   |
| Finding:     | Asbestos - Suspected ACM Identified on Site  |
| Information: | Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos. |

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.







Defects 1.03

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Internal Walls > Centre Right,Rear Right   |
| Finding:     | Asbestos - Suspected ACM Identified on Site  |
| Information: | Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos. |

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.





## Major Defect

### Defects 2.01

|              |  |
|--------------|--|
| Building:    | Main Building  |
| Location:    | Carport > Front Left   |
| Finding:     | Post/Column - Severely Rusted or corroded at base (Carport)  |
| Information: | Post/Column of the carport shows evidence of severe rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. |

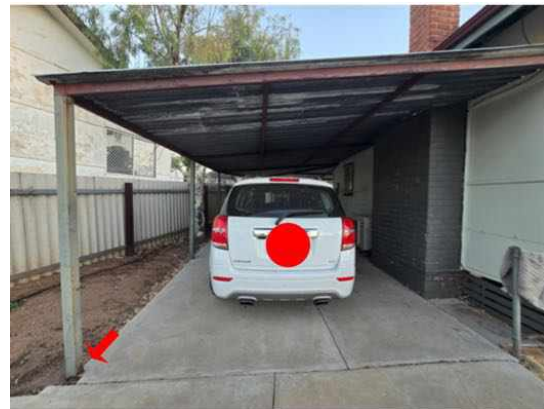


As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen structural integrity if not addressed in the short-term future.

Base of the column/post fully corroded away which requires replacement on urgent basis to restore the structural integrity.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



## Defects 2.02

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Rear Patio > Rear Left  |
| Finding:     | Post/Column - Severely Rusted or corroded at base (rear patio area)   |
| Information: | Post/Column of the rear Patio shows evidence of severe rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. |

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen structural integrity if not addressed in the short-term future.

Base of the column/post fully corroded away which requires replacement on urgent basis to restore the structural integrity.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



## Defects 2.03

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Roof Void > Rear Right  |
| Finding:     | Timber Rafter - Crack or split (Major Structural)   |
| Information: | It appears that the wooden rafter has sustained some form of damage. It looks like there is a crack or split in the beam. This type of damage can potentially weaken the structure over time, depending on the severity and the load the beam is bearing. |





## Minor Defect

### Defects 3.01

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Carport > Front Left  |
| Finding:     | Carport Roof Steel Rafter - Rusted or corroded (non-severe)   |
| Information: | Carport Roof Truss shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. |

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.





### Defects 3.02

|              |   |
|--------------|---|
| Building:    | Main Building   |
| Location:    | Rear Patio > Rear Left  |
| Finding:     | Patio Roof Truss - Rusted or corroded (non-severe)  |
| Information: | Rear Patio Roof Steel Rafter shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. |

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



## Section D Significant Items

### D4 Further Inspections

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

- Asbestos Inspector
- Registered Roofing Contractor
- Registered/Licensed Builder
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

- Compared to other buildings of a similar age, the visual appraisal and a limited assessment of serviceability of the weatherboard/timber frame dwelling at the time of inspection was in a fair condition. All significant items have been noted in the body of the report and will require addressing.

The stability of the subfloor & roof structure is of concern due to settlement in the foundations & rafters cracks in the roof structure. The relevant professional services should be engaged immediately to clarify any required work. Maintenance work items needing attention may be performed at the client's discretion. Works should not be neglected as further deterioration may occur.

It is suspected that Asbestos maybe present in the property which could be safety hazard if disturbed.

Several limitations and obstructions impeded the inspection and, if 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 Gopan Mondal on: 0474 474 284

## **Section E Attachments and Further Comments**

- Defects Report
- Definitions

Section D Significant Items

The following items were noted as - For your information

Noted Item

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







**Noted Item**

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





## Definitions to help you better understand this report

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