



REPORT 01 | SAMPLE

JPR PROPERTY INSPECTIONS

Residential Building Inspection Report

BUILDER-LED PROPERTY INSIGHT

PROPERTY

Sample Property, Sydney NSW

ISSUE DATE

1 January 2026



PREPARED BY JPR BUILDING & DEVELOPMENT PTY LTD

NSW Licensed Builder 300964C

jprbuilding.com.au

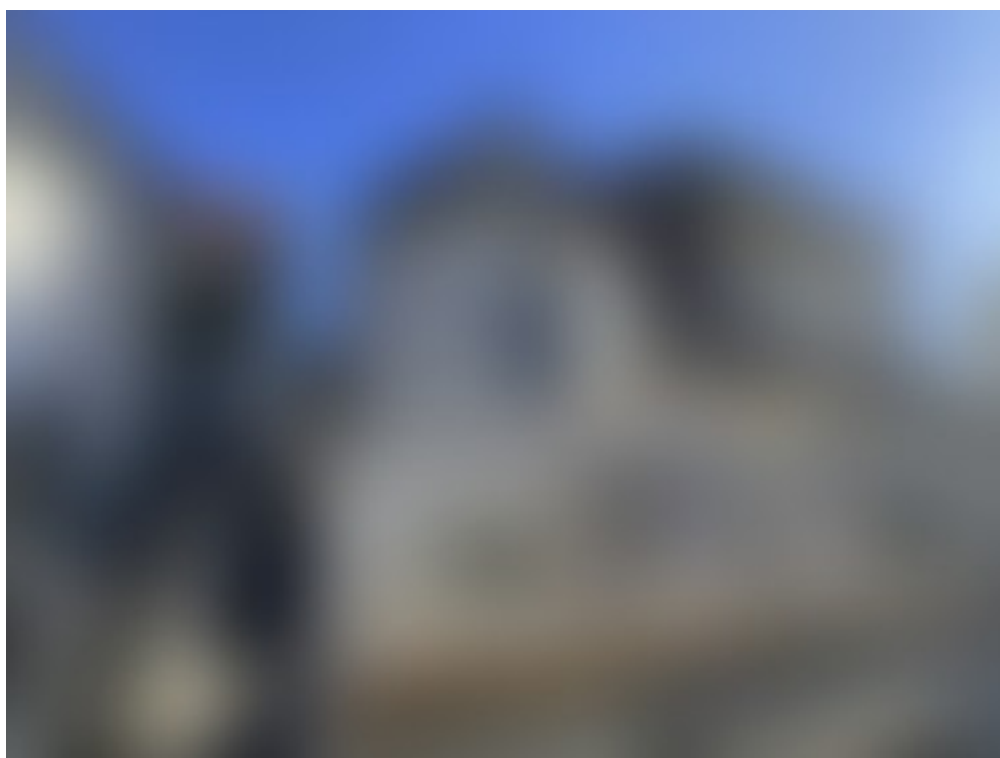
RESIDENTIAL BUILDING INSPECTION REPORT

ADDRESS:

Prepared for	Client
Inspection date	1 January 2026
Inspection time	9:30am - 11:00am
Inspector	Jordan Robertson - NSW Licensed Builder 300964C
Property	Residential - 4 bedroom, single storey with rear studio
Inspection purpose	Pre-Purchase Building Inspection

IMPORTANT INFORMATION

This report has been prepared for the client named above for the inspection purpose stated in this report. The assessment is based on a visual and non-invasive inspection of safe and reasonably accessible areas at the time of inspection. The report must be read in its entirety, including the scope, access limitations, exclusions, recommendations and reliance provisions. Findings reflect conditions observed at the time of inspection. Concealed, inaccessible or latent defects may exist and cannot be excluded by this inspection.



1. Property & Inspection Details

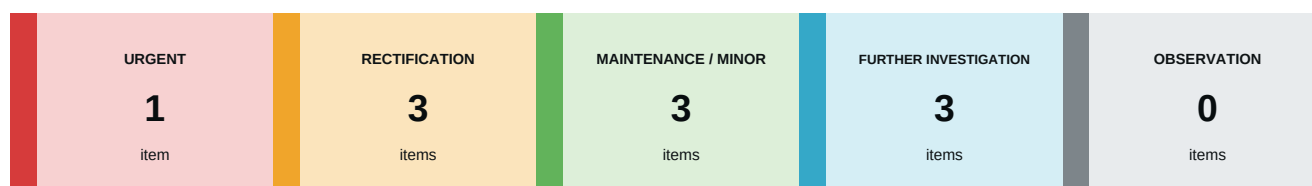
Building type	Residential
Bedrooms	4
Storeys	Single
Wall construction	Full brick; timber framed/clad; lightweight wall cladding
Roof construction	Pitched; tiled; timber framed; coated metal areas
Occupancy	Unoccupied
Areas inspected	Interior; accessible exterior/site; part roof exterior; part roof void; rear studio
Inspection method	Visual and non-invasive inspection of safe and reasonably accessible areas

2. Executive Summary

The property was generally observed to be in fair condition relative to buildings of similar age and construction. A significant moisture issue and a number of additional rectification, maintenance and further-investigation matters were identified.

The most significant observed issue relates to damp/moisture at Bedroom 3. Multiple defects were also recorded to the rear studio, the rear stormwater connection was incomplete, and further elevated moisture readings were identified internally. Several lower-priority maintenance items were also noted.

Inspection access was materially limited. The subfloor was not inspected and only parts of the roof exterior and roof void were accessible. These limitations increase the possibility of concealed or undetected defects.



Key matters

Item 01: Bedroom 3 damp/moisture requires prompt investigation of the source before finishes are repaired.

Item 02: Rear studio contains multiple defects requiring builder assessment and remedial works.

Item 03: Rear roof plumbing is not adequately connected to stormwater.

Items 08-10: Further investigation/access is required before condition and rectification requirements can be reliably determined.

3. Item & Priority Register

Item	Finding	Location	Classification	Recommended action
01	Bedroom 3 damp / moisture	Bedroom 3	URGENT	Prompt investigation / rectification
02	Rear studio - multiple defects	Rear studio / extension	RECTIFICATION	Rectification
03	Disconnected stormwater drainage	Rear exterior	RECTIFICATION	Rectification
04	Kitchen cracked floor tiles	Kitchen	RECTIFICATION	Rectification
05	Fascia fixings / popped nails	Fascia	MAINTENANCE / MINOR	Maintenance / repair
06	Bedroom 2 binding door	Bedroom 2	MAINTENANCE / MINOR	Maintenance / repair
07	Kitchen moulded sealant	Kitchen	MAINTENANCE / MINOR	Maintenance / repair
08	Elevated moisture - internal walls	Internal wall areas	FURTHER INVESTIGATION	Further investigation
09	Subfloor inaccessible	Subfloor	FURTHER INVESTIGATION	Further investigation
10	Restricted roof / roof-void access	Roof / roof void	FURTHER INVESTIGATION	Further investigation

URGENT: significant issue requiring prompt action.

RECTIFICATION: material item requiring planned repair.

MAINTENANCE / MINOR: lower-priority repair or maintenance.

FURTHER INVESTIGATION: additional access, information or specialist assessment is required before the issue can be reliably determined.

OBSERVATION: relevant property information that does not presently require rectification or further investigation.

4. Detailed Findings

ITEM 01 - Bedroom 3 damp / moisture

URGENT

Location

Bedroom 3

Observation

Elevated moisture/damp was identified to the wall.

Consequence / risk

Ongoing moisture can damage finishes and concealed building materials and may contribute to mould, fungal decay and deterioration if left unresolved.

Recommended action

Promptly investigate the source of moisture. Engage an appropriately licensed plumber and/or relevant specialist as required, rectify the source first, then repair affected finishes.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 02 - Rear studio - multiple defects

RECTIFICATION

Location

Rear studio / extension

Observation

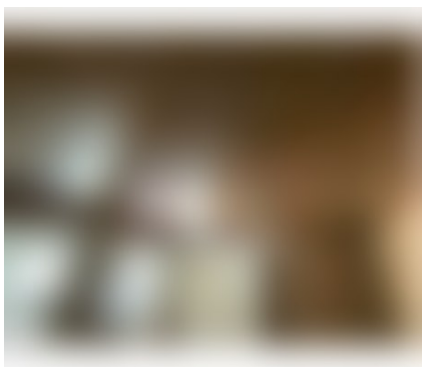
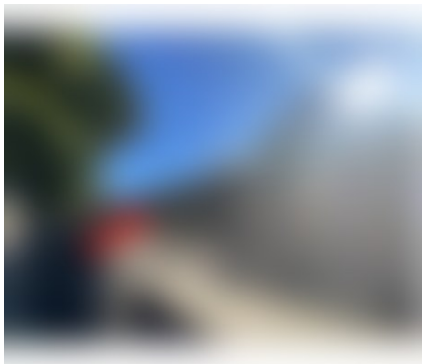
Multiple defects were observed including corrosion to external cladding, cracking to the internal slab, fungal decay/wood rot and substandard finishes to timber wall cladding.

Consequence / risk

Without remedial works, deterioration may continue and affect the serviceability and longevity of the studio.

Recommended action

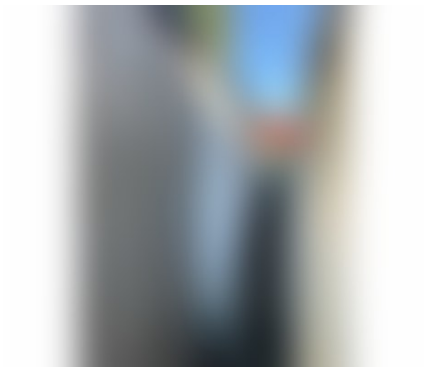
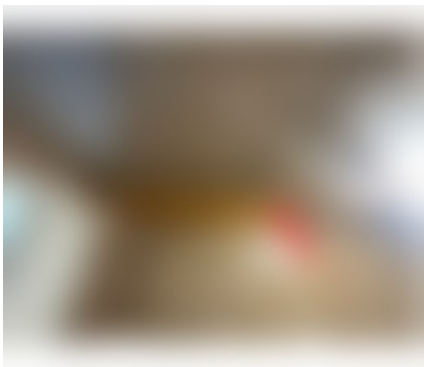
Builder assessment and remedial works are recommended. Rectification scope should be developed after closer inspection and any required opening-up.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 02 - Rear studio - multiple defects - Photographs continued

RECTIFICATION



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 03 - Disconnected stormwater drainage

RECTIFICATION

Location

Rear exterior

Observation

Roof plumbing was observed not to be adequately connected to stormwater drainage.

Consequence / risk

Discharge at the building perimeter can create persistently damp conditions, contribute to corrosion and deterioration, and create conditions conducive to timber pests.

Recommended action

Engage a licensed plumber to inspect the existing stormwater arrangement and provide appropriate connection/discharge as required.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 04 - Kitchen cracked floor tiles

RECTIFICATION

Location

Kitchen

Observation

Cracking was observed to floor tiles.

Consequence / risk

Primarily affects appearance and local serviceability. Further movement should be monitored before replacement if cracking is ongoing.

Recommended action

Replace cracked tiles as required after confirming the substrate is stable and suitable for repair.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 05 - Fascia fixings / popped nails

MAINTENANCE / MINOR

Location

Fascia

Observation

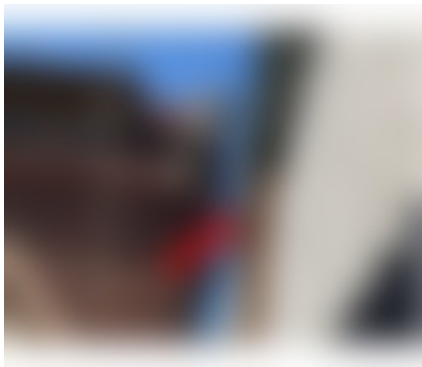
Popped/protruding fixings were identified to fascia elements.

Consequence / risk

If left unmanaged, affected elements may loosen and deteriorate further.

Recommended action

Re-fasten affected fascia/lining elements using appropriate fixings and make good finishes.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 06 - Bedroom 2 binding door

MAINTENANCE / MINOR

Location

Bedroom 2

Observation

The door was observed binding during normal operation.

Consequence / risk

Binding affects normal operation and can cause secondary wear to the door, frame and architrave.

Recommended action

Carpenter/building maintenance adjustment is recommended, including checking hinges, clearances and alignment.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 07 - Kitchen moulded sealant

MAINTENANCE / MINOR

Location

Kitchen

Observation

Mould was observed to sealant in a water-exposed area.

Consequence / risk

Deteriorated sealant affects appearance and can reduce the effectiveness of local water-resistant junctions.

Recommended action

Remove affected sealant, clean and prepare the joint, and install new suitable sanitary/wet-area sealant.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 08 - Elevated moisture - internal walls

FURTHER INVESTIGATION

Location

Internal full-brick wall areas

Observation

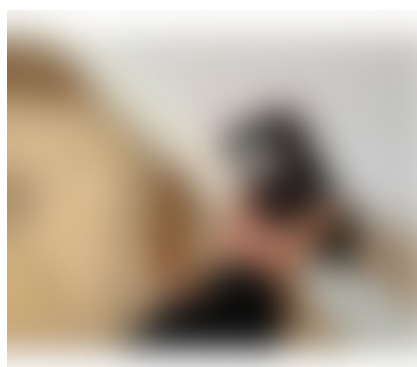
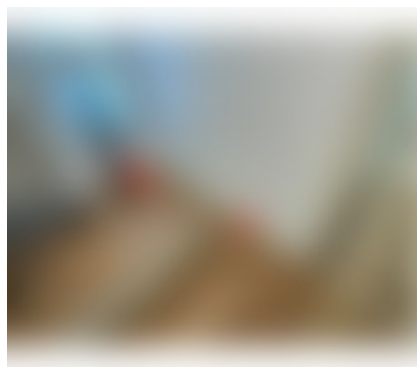
Elevated moisture readings were recorded to sections of internal walling.

Consequence / risk

Prolonged moisture may deteriorate finishes and create conditions conducive to fungal growth.

Recommended action

Further investigation by an appropriately qualified contractor is recommended to determine the moisture source before remedial work is specified.



Photographs illustrate selected observations and should be read together with the written finding.

ITEM 09 - Subfloor inaccessible

FURTHER INVESTIGATION

Location

Subfloor

Observation

The subfloor was not accessible and was not inspected.

Consequence / risk

Defects, moisture conditions and timber-pest related issues may remain concealed in this area.

Recommended action

Provide safe access and arrange re-inspection of the subfloor before relying on the condition of this area.

No specific defect photograph was available for this item in the source inspection report.

Photographs illustrate selected observations and should be read together with the written finding.

ITEM 10 - Restricted roof / roof-void access

FURTHER INVESTIGATION

Location

Roof exterior / roof void

Observation

Only part of the roof exterior and roof void could be inspected. Low-pitch, skillion/flat-roof and ceiling-cavity areas were inaccessible.

Consequence / risk

Defects or timber-pest conditions may remain undetected in inaccessible roof areas.

Recommended action

Where practicable, provide safe access for further inspection. Consider an additional appropriately located ceiling access point for future roof-void inspection.

No specific defect photograph was available for this item in the source inspection report.

Photographs illustrate selected observations and should be read together with the written finding.

5. Access, Obstructions & Inspection Limitations

The following records the areas that were inspected, restricted or inaccessible at the time of inspection. Property-specific limitations must be considered when interpreting the findings in this report.

Area	Inspection status	Limitation / notes
Building interior	Inspected	Accessible internal areas inspected; furniture, finishes and fixed items may restrict visibility.
Building exterior	Inspected / Limited	Accessible elevations inspected; adjoining structures and boundaries restricted some access.
Roof exterior	Limited	Only safely accessible roof areas were inspected.
Roof space / void	Limited	Only accessible portions were inspected; some low-clearance areas were inaccessible.
Subfloor	Not inspected	No suitable access was available at the time of inspection.
Site / grounds	Inspected	Accessible external areas were observed.
Rear studio	Inspected	Accessible areas were inspected.

Significant access limitations

Subfloor: The subfloor was not accessible and was not inspected. The condition of concealed framing, supports, ventilation, moisture conditions and other components within this area could not be assessed.

Roof / roof void: Only portions of the roof exterior and roof void were safely accessible. Defects may remain concealed in inaccessible areas.

The inspection is limited to areas that are safe and reasonably accessible. Unless specifically agreed, JPR does not move heavy furniture or stored goods, lift fixed floor coverings, dismantle building components, remove linings, create access openings, excavate, or enter unsafe areas.

6. Timber Pest & Moisture Considerations

6.1 Moisture Assessment

Moisture testing may be undertaken to selected accessible areas where considered appropriate. Moisture meter readings are indicative only and may be influenced by material type, surface finishes, environmental conditions and construction methods. Elevated or abnormal readings are documented within the Detailed Findings section. Where the source or extent cannot be reasonably established, further investigation is recommended.

6.2 Timber Pest Observations

No readily visible evidence of live timber pest activity or timber pest damage was recorded within the accessible areas represented by the inspection findings. This must not be interpreted as confirmation that timber pests or concealed timber pest damage are absent. This Residential Building Inspection Report is not a Timber Pest Inspection Report unless expressly stated otherwise in the agreed scope.

6.3 Termite Management / Conducive Conditions

No evidence of a current chemical termite management installation was identified at the meter box. Persistent moisture, disconnected stormwater, timber deterioration and restricted access are relevant conducive conditions. Specialist timber-pest advice and ongoing inspection may be appropriate.

6.4 Further Investigation & Specialist Recommendations

Where suspected pest-related deterioration, abnormal moisture, concealed damage or conducive conditions are identified, JPR may recommend further assessment by an appropriately qualified specialist.

6.5 Important Limitations

Timber framing, cavities, wall linings, floor systems, roof spaces and other components may conceal pest activity, decay or moisture. Destructive testing and opening-up are not undertaken unless specifically agreed.

7. General Recommendations

7.1 Recommended Next Steps

Address all Urgent items as a priority. Plan and budget for Rectification items. Monitor and maintain items classified Maintenance / Minor. Arrange further investigation for all items classified Further Investigation. Consider items classified Observation as general property information and future planning considerations where relevant.

7.2 Specialist Advice & Further Investigation

Engage appropriately qualified specialists where recommended, including builders, plumbers, electricians, structural engineers, waterproofing specialists, timber-pest specialists or other relevant consultants.

7.3 Rectification Scope & Cost Assessment

Where requested, JPR Property Inspections can prepare a separate Rectification Scope & Cost Assessment addressing selected findings within this report. It should be read together with this Residential Building Inspection Report.

7.4 Ongoing Property Maintenance

Residential buildings require ongoing inspection and maintenance. Roof drainage, sealants, external coatings, wet areas, timber elements and external finishes should be periodically checked and maintained.

8. Important Information, Scope, Limitations & Reliance

8.1 Purpose and Scope of the Report

This report has been prepared for the client identified in this report and for the stated inspection purpose. It records JPR's assessment of observable conditions within safe and reasonably accessible areas at the time of inspection, subject to the agreed scope of services and the Pre-Inspection Agreement. The report must be read as a whole.

8.2 Nature of the Inspection

The inspection is principally visual, non-invasive and non-destructive. Unless expressly included, JPR does not dismantle building components, remove linings, cut openings, lift fixed finishes, excavate, expose footings, remove insulation or undertake destructive testing.

8.3 Accessible Areas

Only areas that are safe and reasonably accessible at the time of inspection are inspected. Access may be restricted by design, height, low clearances, adjoining structures, locked areas, vegetation, furniture, stored goods, insulation, floor coverings, cabinetry, appliances, linings and other obstructions.

8.4 Concealed and Latent Defects

The absence of an identified defect does not establish that concealed, latent or inaccessible defects do not exist. JPR does not warrant that all defects have been identified.

8.5 Scope Exclusions

Unless expressly included, this report is not a specialist assessment of electrical installations, plumbing or gas systems, underground drainage, mechanical systems, appliances, telecommunications, alarms, pools, surveying or boundaries, geotechnical conditions, structural engineering calculations, hazardous materials, contamination or other specialist systems.

8.6 Building Codes, Approvals & Compliance

This report is not a building compliance certificate, occupation certificate, planning or approval audit, structural certification or warranty that the property complies with all current or historical legislation, codes, standards or approvals.

8.7 Structural Matters

JPR may record observable cracking, movement, deformation or deterioration. This report is not structural engineering certification. Where structural adequacy requires assessment, advice should be obtained from an appropriately qualified structural engineer.

8.8 Moisture, Waterproofing & Leaks

Moisture and leakage can be intermittent and affected by rainfall, occupancy, ventilation and water use. A dry condition at inspection does not establish that an area has never leaked or will remain watertight.

8.9 Timber Pests

Unless expressly included, this report is not a Timber Pest Inspection Report. Visual observations do not replace a dedicated timber-pest inspection.

8.10 Hazardous Materials

This inspection does not include laboratory sampling or definitive identification of asbestos, lead, mould species, contamination or other hazardous substances unless separately commissioned.

8.11 Photographs

Photographs illustrate selected observations and are not a complete photographic record. They must be interpreted together with the written finding.

8.12 Conditions Can Change

The report records conditions observable at the inspection date and time. Conditions can change after inspection due to weather, occupancy, use, deterioration, movement, maintenance, repairs or alterations.

8.13 Further Investigation

Where JPR cannot reasonably determine cause, extent, significance or rectification, an item may be classified Further Investigation. Improved access, monitoring, testing, opening-up or specialist assessment may be required.

8.14 Rectification Costs

This Residential Building Inspection Report does not provide construction quotations or rectification cost estimates unless expressly stated otherwise. Where separately commissioned, these are provided in a Rectification Scope & Cost Assessment.

8.15 Reliance and Third-Party Use

This report is prepared for the named client for the stated purpose and is subject to the applicable Pre-Inspection Agreement. No other person should rely on the report unless JPR has expressly authorised that reliance.

8.16 No Warranty or Guarantee

This report is a professional assessment of observable conditions within the agreed scope. It is not a warranty, guarantee or insurance policy that the property is defect-free or that all defects have been identified.

8.17 Client Responsibilities

The client should read the entire report. Where further investigation or specialist advice is recommended, that advice should be obtained before making a significant decision that depends on the unresolved matter.

8.18 Queries and Complaints

Questions concerning the report should first be directed to JPR Property Inspections. Any complaint or dispute is to be addressed in accordance with the applicable Pre-Inspection Agreement and rights or obligations that cannot lawfully be excluded.

8.19 Professional Details

Inspector	Jordan Robertson
Role	NSW Licensed Builder 300964C
Business	JPR Building & Development / JPR Property Inspections
ABN	46 605 055 829
Contact	jordan@jprbuilding.com.au