



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Thu, 18 Dec 2025

Property Address: 411/240 Barkly St, Footscray VIC 3011,
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: Thu, 18 Dec 2025

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 411/240 Barkly St, Footscray VIC 3011, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Cliff Hall Ph: 0417855535
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Company Name: Jim's Building Inspections Port Melbourne

Company Address and Postcode: Melbourne 3004

Company Email: Portmelbourne@jimbuildinginspections.com.au

Company Contact Numbers: 0417855535

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition.

Section B General

General description of the property

Building Type	Apartment, Residential
Company or Strata title	Yes
Floor	Concrete, Slab - Pier and Beam
Furnished	Unfurnished
No. of bedrooms	1
Occupied	Unoccupied
Orientation	South
Other Building Elements	N/A
Other Timber Bldg Elements	Door Frames, Doors, Architraves, Skirting Boards, Internal Joinery
Roof	Flat, Corrugated Iron (e.g. Colourbond)
Storeys	Multi-Storey with basement
Walls	Structural Concrete, Rendered, Concrete Panel
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
- Interior
- 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:

- Ceiling Cavity.
- Roof Exterior.
- Roof Void due to lack of access.
- Site - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- 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:

- Appliances and equipment
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry

- Floor 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: **Medium**

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

Section D Significant Items

Safety Hazard

Defects 1.01

Building: Main Building
 Location: Bathroom
 Finding: Shower screen glass door hitting WC
 Information: It was noted at the time of the inspection that the glass door to the shower screen was hitting the ceramic toilet bowl when opened.

Without any restraint or doorstop of any kind, heavy handed use could cause the glass door to shatter against the toilet bowl or damage the toilet bowl.

A General handyman should be engaged to review immediately



Defects 1.02

Building: Main Building
 Location: Bathroom
 Finding: Toilet seat loose
 Information: It was observed that the toilet seat was loose and unstable.

Loose seats can cause fall injury to persons while in use and lead to serious injury

A licensed sanitary plumber should be engaged to review prior to use



Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
Location: Bathroom
Finding: Cabinet doors adjustment
Information: It was observed that many cabinet doors to the kitchen require adjustment of the hinges.

Unattended to the doors will continue to jam and operate ineffectively, which in time could cause further damage to the doors

A qualified carpenter should be engaged to review at the owners discretion





Defects 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Water leak - Inactive
Information:	Water leaks generally occur when a particular area of the property is not weather- or water-tight. While the damage in this area appears to be from an old inactive water leak, the area should be monitored frequently for the recurrence of any dampness.

Repair and / or replacement of previously affected building elements is at client discretion. Consider a further invasive inspection: removal of obstructions around the damaged area may reveal further damage which has been concealed. A more significant or major defect may be identified at this time.

Where recurrence of an active water leak is identified, a qualified plumber should be appointed immediately to rectify the leak and advise on any further preventative works as necessary.

It was noted that customer would build elements have swollen and become water damaged



Defects 3.03

Building:	Main Building
Location:	Balcony
Finding:	Minor cracking to concrete panel
Information:	It was observed that there was minor cracking occurring to the concrete panel grouting. The area which the cracking is occurring appears to be a grouted connection bracket used to connect the concrete structural panels together. This is a minor defect and can be easily repaired by application of some structural grout and painting repair by a general handyman of the owners discretion.



Defects 3.04

Building:	Main Building
Location:	Balcony
Finding:	Steel Ferrules rusting
Information:	<p>It was observed at the time of the inspection that the steel Ferrules built into the concrete panel are showing signs of minor rust and corrosion. The ferrules should have been grouted over with structural grout at the time of the construction.</p> <p>Unattended to the ferrules could rust further expand and cause spalling to the concrete panel.</p> <p>A general handyman should be engaged to cover these steel ferrules with structural grout to protect them from moisture and further corrosion. This can be undertaken at the clients discretion.</p>



Defects 3.05

Building:	Main Building
Location:	Kitchen
Finding:	Dishwasher door tinted
Information:	It was observed that there was a minor dent to the stainless steel dishwasher door. Although this is a minor and aesthetic defect, it detracts from the overall appearance of the building.

An appliance repair specialist should be engaged to review at the owners discretion.



Defects 3.06

Building:	Main Building
Location:	Kitchen
Finding:	Mould - Present- minor
Information:	Where evidence of mould growth was noted, there may be environmental, biological or health issues.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require sealant replacement by a General handyman



Defects 3.07

Building: Main Building
 Location: All Internal Areas
 Finding: Door stop - Missing- damaged - loose.
 Information: The door stops are missing, damaged or loose, or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.





Defects 3.08

Building: Main Building
 Location: Bedroom
 Finding: Door handle loose
 Information: The door handle to the bedroom was found to be loose.

Unattended to the handle could fall off and make the door inoperative.

A carpenter/handy man should be appointed immediately to review and adjust at the owners discretion.



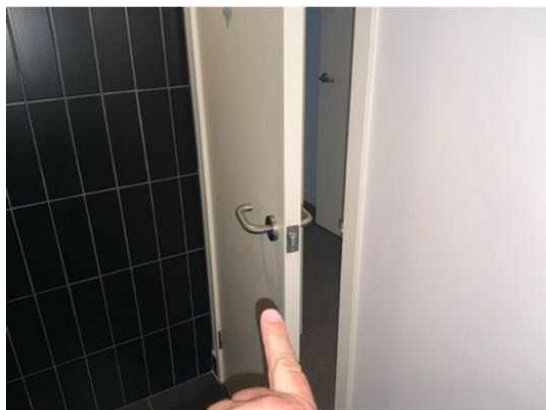
Defects 3.09

Building: Main Building
 Location: Bathroom
 Finding: Door handle - Not latching
 Information: It was noted that the door in the bathroom 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 3.10

Building: Main Building

Location: Bathroom

Finding: Basin - Blocked

Information: The basin drain appeared to be blocked at the time of inspection. Blockages prevent building elements from operating as intended. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects, such as water damage to surrounding building materials.

It is advised that the blockage be removed prior to any further inspection or remedial works. Additionally, check for any secondary or concealed damage and then attempt to address the cause of the blockage to prevent any water damage to associated structures.

A licensed plumber should be appointed as soon as possible to perform any remedial works where required. Please be advised that a cabinet maker or qualified carpenter may be required if water damage is evident.



Section D Significant Items

D4 Further Inspections

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

- Not Applicable

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

D5 Conclusion - Assessment of overall condition of property

- Building:

Compared to other buildings of a similar age, this apartment dwelling at the time of inspection was found to be in a good condition. Significant items have been identified. These have been noted in the body of the report and will require addressing. General wear is also evident throughout the property.

It is noted that there was no access to the ceiling space.

There were two Safety Hazards observed on the property.

1/Loose WC Seat

2/Shower glass door hitting WC

There were no Major Defects observed on the property.

Minor defects were found and are listed in the body of the report

Maintenance work items and minor defects needing attention may be performed at the clients discretion. Works should not be neglected as further deterioration may occur. General maintenance to the property such as wet areas being sealed and tile grout maintained would help with any further deterioration.

A residual current device was in place (safety switch) for electrical power.

No garage or parking space is attached to this apartment

Timber Pest:

Was not included in the scope of work for this fourth floor concrete apartment

NOTED ITEMS

1. Once I have left the property, my report is outdated.
2. Any Minor defect could become a Major Defect if left unattended. A maintenance plan should be put

in place once the clients take possession of the property.

These are just some examples

- Maintenance of tile grout
- Door furniture and locks
- Signs of any leaks

3.All electrical and plumbing of the property, should be inspected by a licensed electrician and plumber. This will include appliances,plumbing and electrical components of the property to make sure they are working in a safe and compliant manner.

6. It's highly advised that all trades and consultants listed in the report should be contacted as soon as possible for a further more invasive inspection and quotes on rectification works prior to contracts becoming binding.

For further information, advice and clarification please contact Cliff Hall 0417855535

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Section D Significant Items

The following items were noted as - For your information

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







Definitions to help you better understand this report

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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