



Building Inspection Report

Inspection Date: Thu, 5 Feb 2026

Property Address: 6 Queenie Wy, Cranbourne West VIC 3977,
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, 5 Feb 2026

Modified Date: Fri, 6 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 6 Queenie Wy, Cranbourne West VIC 3977, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jamie Daou Ph: 0405 484 010
Email: Brighton@jimsbuildinginspections.com.au

Registered Building Practitioner; DB-U 37884;

Company Name: Jim's Building Inspections (Brighton)

Company Address and Postcode: Highett 3190

Company Email: Brighton@jimsbuildinginspections.com.au

Company Contact Numbers: 0405 484 010

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: This report has been prepared solely on the basis of the information available at the time of inspection and is subject to information provided by the Client, their agents and/or employees. It is also subject to the presence of latent or concealed defects, inaccessible areas, and other conditions that were not apparent or detectable at the time of inspection.

This report has been commissioned solely for the use of the Client only, and unless expressly stated otherwise, no responsibility or liability is accepted for or owed to any third party. Any third party not specifically named on page 3 of this report who relies on this report, in whole or in part, does so entirely at their own risk.

Areas that were inaccessible or assessed as HIGH RISK should be further investigated by appropriately qualified personnel.

Building standards, construction materials, and techniques have evolved over time in Australia. Older buildings may not comply with current legislation or Australian Standards; please note that this does not necessarily indicate poor construction.

Assessments in this report are made with reference to the Australian Standards applicable at the time of construction.

*This inspection applies only to the property specified on page 1 of this report. The report must be read in full, including all defect statements and associated images, to be understood in context. Any uncertainty or questions regarding this report should be clarified with the inspector prior to acting upon its contents.

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Building Type	Townhouse, Terraced
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Garage, Fence - Post and Rail Construction, Footpath, Driveway, Party Walls
Other Timber Bldg Elements	Doors, Eaves, Internal Joinery, Landscaping Timbers and Construction, Fascias, Door Frames, Architraves, Architectural Trims, Porch / Patio, Skirting Boards, Stair Railing, Staircase
Roof	Iron, Flat
Storeys	Double
Walls	Hebel Clad, Brick Veneer, EIFS (External Insulation Finishing System), Full Brick
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.

- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Roof Exterior - 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:

- Ceiling Cavity.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Site - Part.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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:

- Ceiling linings
- Appliances and equipment
- Above safe working height
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Landscaping
- Overhanging vegetation
- Patio
- Proximity of perimeter fence to building
- Vegetation
- Wall linings

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Areas
Finding:	Architraves & Skirting Boards - Minor Movement
Information:	Minor movement was noted in the architraves and skirting boards in this area, with small gaps at joints, slight separations from adjoining surfaces, and minor cracking in paint and sealant. This movement appears superficial and is generally related to normal timber behaviour or minor building settlement.

Common causes include seasonal timber shrinkage or expansion, slight building settlement, historic moisture or thermal movement, or insufficient fixing during installation. While largely cosmetic, these gaps and cracks can affect the appearance of finishes. If left unaddressed, minor deterioration may continue over time.

When practical, a qualified painter should be engaged to fill and repaint affected areas, to restore a neat finish.

Ongoing monitoring is advised, especially after seasonal changes. If movement worsens, a structural engineer should be consulted immediately to assess and recommend any necessary repairs.





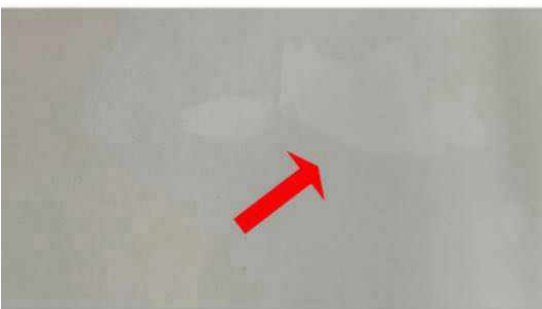
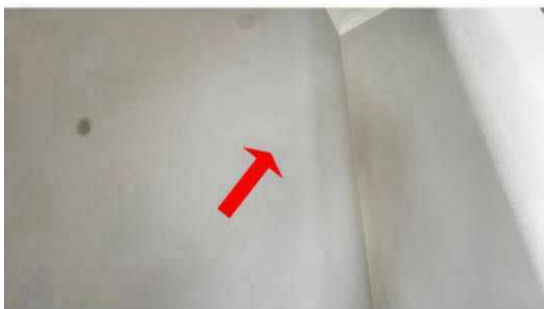
Defects 3.02

Building:	Main Building
Location:	All Internal Areas >
Finding:	Walls - Paint Finishes Discolouration
Information:	The walls were inspected for paint condition, and discolouration was observed in this area.

While primarily a cosmetic issue, the affected paint may indicate age-related wear, poor surface preparation, or previous repairs.

When practical, a qualified painter should be engaged to prepare and repaint the affected areas. Addressing paint deterioration will improve the appearance of the

ceilings and help protect the surfaces from further wear.





Defects 3.03

Building:	Main Building
Location:	All Areas >
Finding:	Kitchen - Cupboards - Damaged
Information:	<p>The inspection identified kitchen cupboards with visible damage. Defective cupboards can compromise usability, hygiene, and, over time, may deteriorate further if exposed to moisture.</p> <p>The issue may be caused by age-related material deterioration, poor installation practices or impact damage from daily use.</p>

A licensed carpenter, joiner, or kitchen specialist should be engaged without delay to assess, repair, or replace the affected cupboards. Remedial works may include re-gluing, re-sealing, replacing damaged sections, or full replacement if structural integrity is compromised. Prompt rectification will restore functionality, prevent further deterioration, and maintain hygiene and appearance.



Defects 3.04

Building:	Main Building
Location:	All Areas >
Finding:	Flyscreens - Missing
Information:	Flyscreens were found to be missing to the windows or sliding doors in this area at the time of inspection. Whether the flyscreens have not been installed or have been removed post-installation, this missing building element detracts from the operational state of the window.

Where not replaced, missing flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all missing flyscreens be replaced in order to ensure the full function of all building structures.

A general handyman may be appointed to install flyscreens at the discretion of the client.



Defects 3.05

Building: Main Building

Location: All Areas >

Finding: Concrete Floors - Dampness

Information: Dampness, staining, efflorescence, and other moisture-related deterioration was observed in the concrete floors in this area. Persistent moisture may reduce the durability of the slab, affect floor finishes, accelerate reinforcement corrosion, and, in severe cases, compromise structural integrity, creating a potential safety hazard.

The moisture may be caused by rising damp from inadequate damp-proof courses or barrier failures, penetrating water from leaking plumbing or drains, poor subfloor drainage, water pooling adjacent to the slab, condensation in enclosed areas with insufficient ventilation, or previous water damage that was not properly remediated.

A registered builder or licensed plumber should be engaged immediately to identify the source of moisture, implement remedial works, and restore the integrity and safety of the concrete floors. Prompt action will help prevent further deterioration and protect occupant safety.







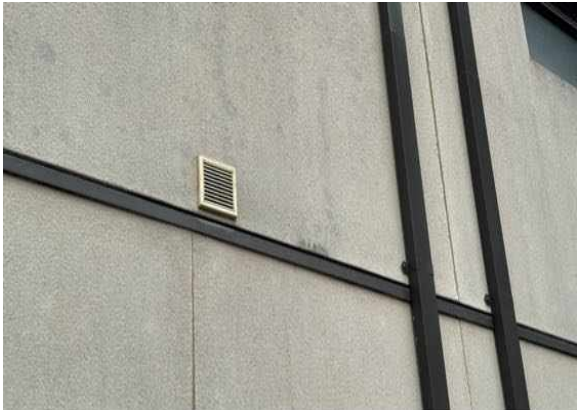
Defects 3.06

Building: Main Building
Location: All External Areas
Finding: External Walls - Paint Finishes Discolouration
Information: The external walls were inspected for paint and or surface condition, and discolouration was observed in this area.

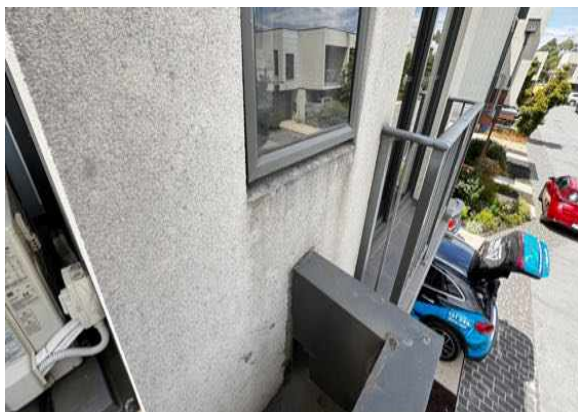
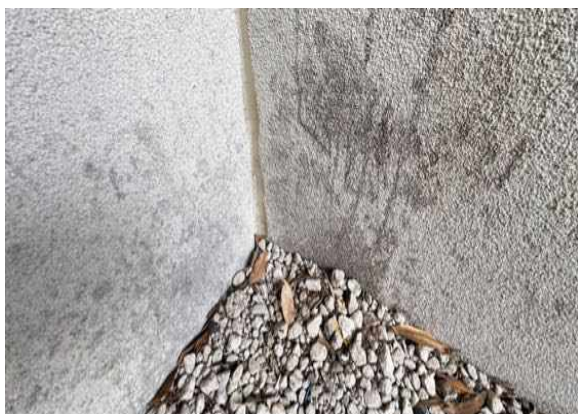
While primarily a cosmetic issue, the affected areas may indicate age-related wear, poor surface preparation, or previous repairs.

When practical, a qualified painter should be engaged to prepare and repaint the affected areas. Addressing paint deterioration will improve the appearance of the ceilings and help protect the surfaces from further wear.









Defects 3.07

Building:	Main Building
Location:	All External Areas
Finding:	Fencing - Deteriated
Information:	Timber fencing was inspected and deterioration was observed in this area. Deteriorated fencing can compromise structural stability, reduce privacy, and may allow pest ingress or accelerated decay if left unaddressed.

Possible causes include age-related timber decay, prolonged exposure to moisture or sunlight, poor maintenance, or impact damage.

When practical, a qualified carpenter or fencing specialist should be engaged to repair or replace affected sections, and a qualified painter should be engaged to restore protective finishes. Prompt rectification will maintain structural performance, improve appearance, and extend the lifespan of the fencing.



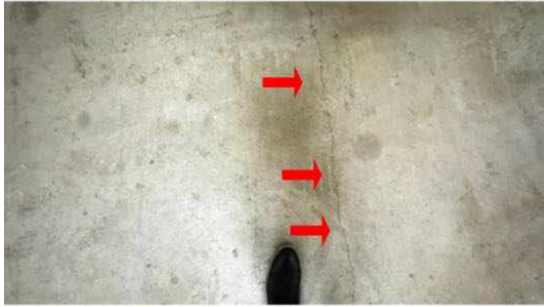
Defects 3.08

Building: Main Building
Location: All Areas
Finding: Concrete - Minor Cracking & Surface Imperfections
Information: Concrete surfaces were visually inspected in this area. Cracking, surface settlement, and minor unevenness were observed. While these defects do not currently compromise structural safety, they may affect long-term durability, appearance, and vehicle access.

These issues may be caused by age-related wear, soil movement or settlement beneath the surface, possible tree root intrusion, or inadequate original construction or reinforcement.

A qualified concreter should be engaged when practical to repair or resurface affected areas. Prompt rectification will restore a smooth surface, improve appearance, and prevent further deterioration.





Defects 3.09

Building:	Main Building
Location:	All Areas
Finding:	Garage - Oil Stains To Concrete Slab
Information:	The garage floor was observed to have oil stains in this area. While primarily a cosmetic issue, these stains can reduce slip resistance and may indicate leaks from vehicles or stored equipment.

The staining appears to be caused by spillage or leakage from vehicles, machinery, or general maintenance activities.

When practical, a qualified cleaning or maintenance professional should be engaged to remove the oil stains using appropriate methods. Regular cleaning and monitoring will help maintain the appearance of the floor, reduce slip hazards, and minimise potential long-term damage to the concrete surface.



Defects 3.10

Building:	Main Building
Location:	All Areas >
Finding:	External Timber - Timber Rot
Information:	Timber elements including wall claddings, timber rails & posts, landscaping timbers, and other external timber surfaces were inspected and show signs of rot, decay and fungal attack in these areas. Softening, discoloration, splitting, and moisture penetration indicate ongoing timber degradation.

This is likely caused by prolonged moisture exposure, inadequate protective coatings or maintenance, direct contact with soil or water, or poor detailing that traps water or limits ventilation.

If left unaddressed, the affected timber may lose structural integrity, leading to progressive decay, potential collapse of walls, decks, or landscaping features, mould growth, and reduced durability and appearance of the building exterior.

A registered builder or timber specialist should inspect the affected areas immediately to determine the extent of damage. Damaged timbers should be repaired or replaced,

protective treatments applied, and drainage or detailing corrected to prevent recurrence. Ongoing monitoring and urgent remedial action are required to prevent further deterioration.

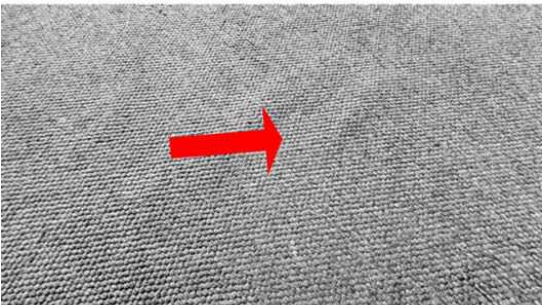
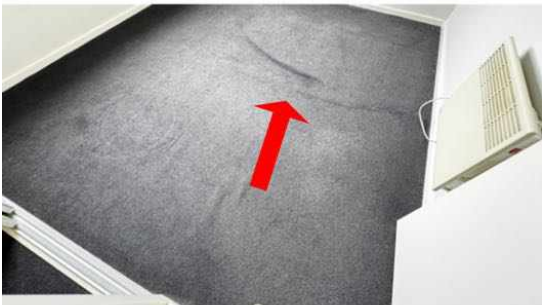
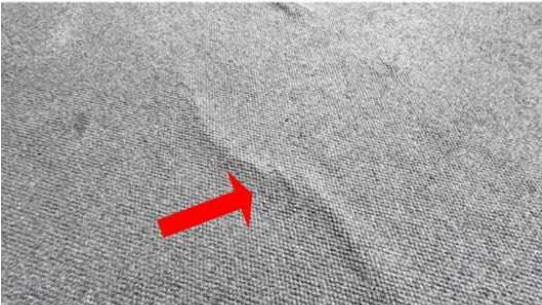


Defects 3.11

Building: Main Building
Location: All Areas >
Finding: Floors - Carpet Deteriated
Information: The carpet was inspected and found to be deteriated in this area, with signs of wear and staining. Damaged carpet can reduce comfort, detract from the appearance of the space, and, over time, expose the subfloor to additional wear or moisture.

This condition may result from everyday use, accidental impact, or age-related deterioration.

A qualified flooring installer should be engaged when practical to clean, repair and or replace the affected carpet. Timely attention will restore visual appeal, comfort, and the longevity of the flooring.





Defects 3.12

Building:	Main Building
Location:	Laundry
Finding:	Laundry Tubs - Deteriorated
Information:	The laundry tub was inspected and signs of deterioration was observed. This included wear to surfaces consistent with age and ongoing use. Deteriorated laundry tubs can reduce functionality, affect hygiene, and increase the likelihood of leaks or water damage to surrounding cabinetry, walls, or floor finishes.

This condition may be due to age-related wear, prolonged exposure to historic moisture, or a lack of routine maintenance.

A licensed plumber should be engaged immediately to assess the condition of the laundry tub and associated fittings. Remedial works may include repair, resealing, or replacement of the tub and related components. Addressing this issue will restore functionality, maintain hygiene, and help prevent further deterioration or water-related damage.



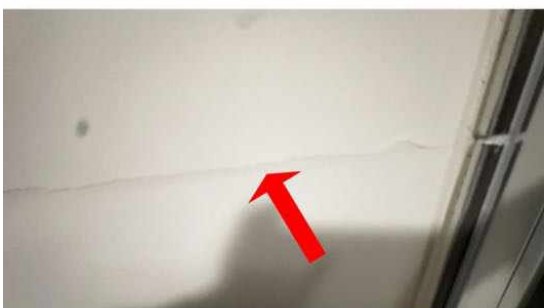
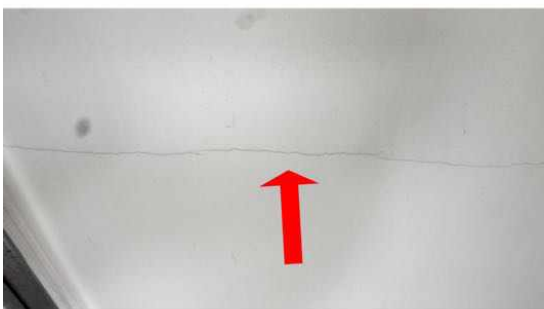
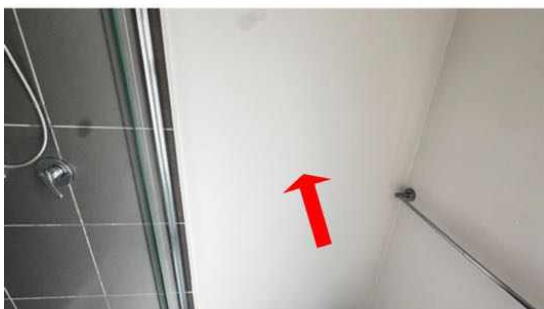
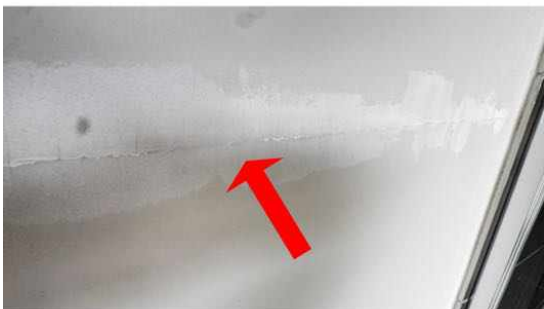
Defects 3.13

Building:	Main Building
Location:	All Areas >
Finding:	Plaster - Minor Plaster Cracking
Information:	Cracking was observed to the plaster in this area. While generally cosmetic in nature, plaster cracks can result from minor building movement, seasonal expansion and contraction, or poor jointing and finishing at the time of construction.

Possible causes may include normal building settlement and movement, seasonal expansion and contraction of building materials and or poor installation or finishing of plasterboard joints.

Cracking should be monitored over time to assess whether movement is ongoing. Where cracking is purely cosmetic, patching and repainting may be undertaken as part of routine maintenance by a qualified plasterer.

*If cracks widen, reoccur after repairs, or appear in conjunction with other structural signs, further investigation by a registered builder or structural engineer is recommended immediately.

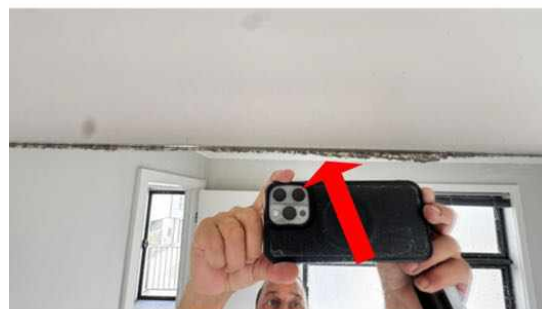
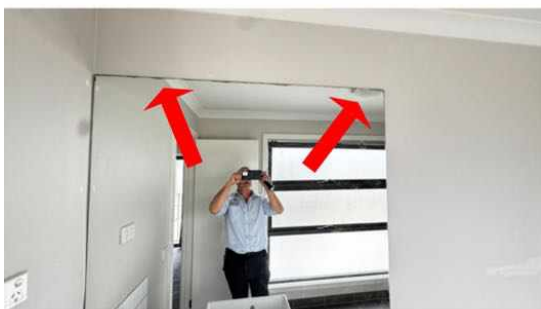


Defects 3.14

Building: Main Building
 Location: Bathroom 1 and 2 >
 Finding: Bathroom Mirrors - Edge Deterioration
 Information: Mirrors were observed to have edge deterioration in this area. Damaged mirrors can be a safety hazard due to sharp edges, reduce visual appeal, and affect functional use.

This may be due to age-related wear, poor installation, or exposure to moisture causing edge damage.

A qualified glazier or bathroom specialist should be engaged without delay to inspect and repair or replace the damaged mirrors. This may include replacing affected mirrors, securing the mounting, and ensuring edges are properly sealed. Prompt action will help prevent injury, restore functionality, and maintain appearance.



Defects 3.15

Building: Main Building
 Location: Bedroom 1 and 2 >
 Finding: Windows - Fittings & Hardware Deteriorated
 Information: Window fittings and hardware in this area were observed to be deteriorated. Deterioration of fittings and hardware can affect the functionality of the windows, reduce security, and, in some cases, make the windows difficult to open, close, or

lock properly.

Possible causes include age-related wear, corrosion from moisture or environmental exposure, mechanical stress from repeated use, and lack of maintenance over time.

It is recommended that a window specialist or registered builder be engaged to assess the affected windows and replace any deteriorated fittings and hardware to restore proper function, security, and appearance.



Defects 3.16

Building:	Main Building
Location:	Entry >
Finding:	Ceilings - Light Fittings Damaged
Information:	The ceilings were inspected and damaged light fittings were observed in this area. Defective light fittings can pose electrical hazards, increase the risk of fire, and create potential injury risks if fixtures detach.

This may be due to age-related deterioration of fixings, poor installation, mechanical impact or vibration, or lack of regular inspection and maintenance.

A licensed electrician should be engaged immediately to inspect, repair, or replace affected light fittings. Prompt action will prevent electrical hazards and ensure safe operation of ceiling-mounted fixtures.



Defects 3.17

Building:	Main Building
Location:	All External Areas
Finding:	Building Element Hardware - Rust & Corrosion
Information:	This building element 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.

These items can sometimes be treated but more than likely will require replacement. 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 qualified handyman or carpenter may be appointed to replace any building elements that have been affected by rust or water damage.





Defects 3.18

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Inadequate Sealant At Junctions
Information:	The junctions in this area were inspected, and inadequate and deteriorated sealant was observed. Missing or compromised sealant can allow moisture ingress, promote mould growth, and reduce the durability of surfaces and underlying substrates.

This condition may be due to age-related wear, poor initial application, or lack of maintenance.

A licensed roof plumber or competent caulking specialist should be engaged immediately to remove old sealant and apply new, compliant materials. Prompt rectification will protect the building elements, maintain hygiene, and prevent possible water-related damage.



Defects 3.19

Building:	Main Building
Location:	All External Areas
Finding:	HWS - (T&P) Valve Not Connected To Storm Water
Information:	The Hot Water System (HWS) Temperature & Pressure Relief (T&P) valve discharge pipe was observed to be disconnected from stormwater drainage.

When not properly connected, discharged water can create damp conditions around the HWS, potentially leading to secondary defects such as timber rot, corrosion of nearby metal components, mould growth, or slip hazards. Prolonged exposure to moisture in this area may also attract termite activity and contribute to long-term deterioration of surrounding building elements.

A licensed plumber should be engaged immediately to connect the T&P discharge pipe to a suitable stormwater outlet or floor waste. Prompt rectification will ensure safe operation of the HWS, protect surrounding structures, and reduce potential health and safety risks.



Defects 3.20

Building:	Main Building
Location:	All External Areas >
Finding:	AC Condensate Drain - Not Connected To Storm Water
Information:	The air conditioning condensate drain in this area was observed to be disconnected from stormwater drainage.

When condensate is not properly directed to a stormwater outlet, water can accumulate around the building or air conditioning unit, creating damp conditions that may lead to secondary defects such as timber rot, corrosion of nearby metal components, mould growth, or slippery surfaces. Prolonged pooling of water may also attract termites and contribute to long-term deterioration of surrounding building elements.

A qualified HVAC technician or licensed plumber should be engaged immediately to connect the condensate drain to a suitable stormwater outlet. Prompt rectification will

ensure proper drainage, protect the building fabric, and reduce potential health and safety risks.



Defects 3.21

Building: Main Building
Location: All External Areas
Finding: Building Element - Deteriated
Information: Gas mains lead in - Deterioration occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of this building element is advised to ensure that additional

secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A registered plumber should be appointed to repair or replace the affected building element immediately.



Defects 3.22

Building:

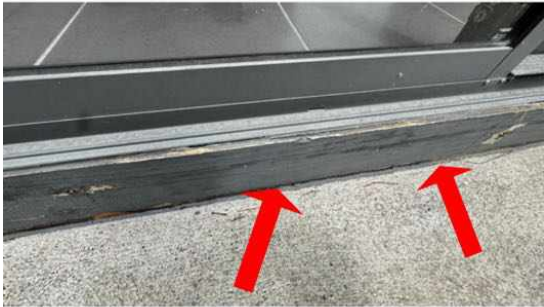
Location: All External Areas

Finding: Site Drainage - Inadequate

Information: The overall site drainage was observed to be inadequate at the time of inspection. Poor drainage can cause water to pond near external walls, increasing the risk of rising damp, foundation movement, timber decay, and deterioration of associated building elements.

Ground levels should slope away from the dwelling to direct water from walls and footings. Downpipes must be properly connected to the stormwater system and should not discharge directly onto walls, paving, or plinths. Stormwater should be directed away from the property through adequately sized and maintained drains. Where ground levels are too high and cover the damp-proof course (DPC), lowering the levels may be necessary to expose the DPC and allow effective drainage.

A licensed plumber should be engaged promptly to investigate and recommend suitable remedial works, which may include the installation of an agricultural (aggie) drain or other site drainage improvements. Immediate action is strongly recommended, as inadequate drainage can lead to progressive water damage and secondary building defects over time.



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.

D5 Conclusion - Assessment of overall condition of property

- Dear Tiana and family,

THANK YOU

Thank you for engaging me to conduct your Building Inspection today. It was an absolute pleasure.

Buying a property is one of the biggest financial and emotional decisions you'll ever make, and I want you to feel supported every step of the way.

*Building Inspection reports often highlight defects - sometimes major, sometimes minor. Please don't be alarmed. Instead, I encourage you to read my report in its entirety and then to contact me when convenient so we can go through my findings together, and in more detail.

My mission is simply to protect you, your family, and your investment.
Please find my overall summary below.

Best Regards
Jamie

Building Inspection Report Summary – This building inspection report MUST BE READ IN FULL.
Reliance should not be placed on the summary alone.

Overall, compared to other buildings of similar age and construction, the property appears to be in generally GOOD CONDITION.

Minor Defects, and maintenance issues were observed that will require immediate attention and remedial works. If left unmanaged, some of these defects may worsen over time and develop into more significant and costly issues.

Please note that the inspection was subject to limitations, including areas obstructed by fixed joinery, floor coverings, blinds, curtains, soft furnishings, or ceiling linings. These obstructions may have

prevented a full visual assessment of some building elements.

*Safety Hazards Found Included;
Non Observed (as per AS 4349.0-2007).

*Major Defects Found Included;
Non Observed (as per AS 4349.0-2007).

*Minor Defects Found;
Observed (as per AS 4349.0-2007).

All minor defects and maintenance issues identified in this report should be addressed promptly to prevent escalation into major defects or potential safety hazards.

Gypsum wall linings were observed throughout the property, which have the potential to conceal underlying structural defects or water ingress. Ceilings, walls, windows, door openings, and wet areas were inspected and tested using both a Thermal Camera & a Tramex Moisture Meter. No elevated moisture levels were detected at the time of inspection, other than those defects specifically identified within the body of this report.

Regardless, these areas should still be regularly monitored, and further investigation is recommended should any signs of moisture ingress, structural movement, or other defects become evident in the future.

Based on these observations, the risk of undetected defects is assessed as HIGH.

It is strongly recommended that areas not visible during inspection be reviewed again, and further investigation conducted where practical to ensure all latent defects and risks are identified.

*Items for Your Information

- Asbestos Risks: This was not an asbestos inspection.
- Timber Pests: No termite management system was observed.
- Maintenance: Ongoing preventative maintenance (gutters, drainage, repainting, sealing cracks) is essential.

*Inspection Limitations

This inspection was non-invasive and subject to a lot of access limitations, including but not limited to roof space access, fixed joinery, floor coverings, blinds, soft furnishings, wall coverings and concealed structural elements.

If you would like to discuss any part of this report in more detail, or if you need further assistance with next steps, please do not hesitate to contact me.

I'm happy to help in any way I can.

'It's sad but true - All buildings, plans & construction projects hide costly defects. Let me Inspect before you invest - It's the smartest move you'll ever make.'

Best Regards,
Jamie Daou

Director
Master Builder
Licence No: DB-U 37884
Specialist Building Consultant
Registered Building Practitioner
Forensic Building Defects Investigations
VCAT Expert Witness, Building Dispute Matters

For further information, advice and clarification please contact Jamie Daou on: 0405 484 010

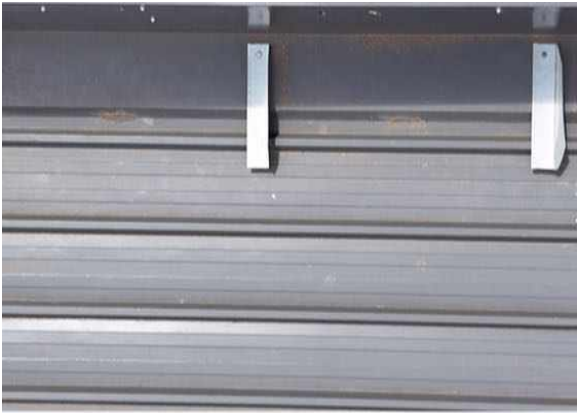
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All External Roofing Areas
Finding: Roof Plumbing - Images For Your Information
Information:







Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Smoke Detectors - Advisory
 Information: During the inspection, smoke detectors were noted for advisory purposes only. The operation, age, type, and compliance of smoke detectors could not be fully verified as part of this inspection.

Smoke detectors are critical life-safety devices, and non-compliant, outdated, or non-operational units may not provide adequate warning in the event of a fire.

It is recommended that a licensed electrician be engaged immediately to test, service, and upgrade smoke detectors as required to ensure correct operation and compliance with current safety requirements.



Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Water Supply & Drainage - Shower, Basins, Toilets, & Plumbing Fixtures
 Information: The shower recess was tested, and no visible water penetration to surrounding areas was observed at the time of inspection, except where noted as a separate defect elsewhere in this report. Water appeared to flow freely toward the floor waste. Moisture detected to the shower walls is documented separately in the report. The shower floor waste appeared clear during inspection.

Flushing the toilet revealed no visible leaks, and the fixture appeared to operate normally unless otherwise noted as a separate defect. No water damage was observed to the vanity unit unless specifically stated elsewhere in the report. Basins, bathtubs, laundry tubs, vanities, and sinks were tested and inspected with no evidence of leaks, blockages, or drainage issues at the time of inspection unless otherwise noted. All internal taps and shower heads were tested with no leaks observed, unless documented as a separate defect.

*Important Note:

This inspection provides a snapshot of performance at the time of testing. Water leaks or drainage issues may not become apparent until the fixtures are used consistently over time and surrounding areas are monitored.







Noted Item

Building: Main Building
 Location: All Areas Interior & Exterior
 Finding: Moisture Levels - Advisory - No Elevated Moisture Levels Present
 Information: At the time of inspection, no elevated moisture levels were detected in these areas. Moisture readings were taken (using a Tramex Moisture Meter) and non-invasive testing methods and reflect conditions present at the time of inspection only. This item is noted for advisory purposes and should not be relied upon as a guarantee that moisture issues are not present elsewhere or may not occur in the future.

It is important to note that moisture levels can fluctuate due to weather conditions, plumbing usage, seasonal changes, or intermittent leaks. Concealed moisture within wall cavities, subfloor areas, or other inaccessible locations may not be detected during a visual or limited moisture assessment.

Ongoing monitoring of the property is recommended, and further investigation by a qualified tradesperson should be considered if signs of water ingress, dampness, staining, mould growth, or material deterioration become apparent.







Noted Item

Building: Main Building
 Location: All Areas Interior & Exterior
 Finding: Thermal Scanning & Diagnostic - Advisory - No Elevated Moisture Levels Present
 Information: During the inspection, a thermal imaging camera was utilised as a non-invasive diagnostic tool to assist in identifying potential irregularities associated with moisture ingress, heat loss, insulation deficiencies, or concealed building defects. Thermal imaging detects surface temperature variations that may indicate abnormal conditions within building elements.

Any thermal anomalies identified during the inspection were further assessed where accessible using visual inspection methods and moisture testing. It is noted that thermal imaging is an indicative tool only and does not confirm the presence of defects or moisture without supporting evidence.

Due to the concealed nature of building construction and the limitations inherent in non-invasive inspection methods, the absence of significant thermal anomalies at the time of inspection does not guarantee that concealed defects or moisture issues are not present. Ongoing monitoring and further investigation are recommended should concerns arise.

Noted Item

Building:	Main Building
Location:	All Areas, Interior & Exterior
Finding:	Appliances, Heating & Cooling Systems, Mechanical Systems, Plumbing, Electrical, Fireplaces - Advisory
Information:	The inspection did not include testing, operation, safety, or assessment of any installed or portable appliances or mechanical systems. This includes, but is not limited to, ovens, cooktops, microwaves, rangehoods, dishwashers, ducted vacuum systems, air-conditioning units, heating systems, hot water services, ceiling fans, exhaust fans, intercoms, security systems, fireplaces, and solid fuel heaters.

Any observations or images relating to appliances are provided for your information only and cannot be relied upon as part of this building inspection.

Where appliances are beyond their warranty period, the owner should be prepared for potential costs of repair or replacement at any time. The operation of these appliances cannot be guaranteed, and further inspection by a licensed tradesperson may be required. Many appliances are only covered by limited manufacturer or installer warranties. Confirming warranty status is strongly recommended prior to purchase, as out-of-warranty items may require servicing, replacement, or certification by a qualified technician.

In accordance with AS 4349.1–2007 (Pre-Purchase Building Inspections – Residential), appliances and mechanical systems are excluded from the scope of a standard building inspection. These systems may present electrical, gas, or fire safety risks if not properly maintained, serviced, or installed.

Do not rely on this inspection to confirm that all appliances or mechanical systems are functioning.

Appliances may be worn, damaged, or malfunctioning. Electrical or gas appliances can pose serious safety hazards if incorrectly installed or maintained.

A licensed electrician, plumber, gasfitter, or HVAC technician should be engaged at the building owners discretion to:

Test the operation of all appliances and mechanical systems.

Assess safety, compliance, and certification requirements.

Service, repair, or replace equipment as necessary, particularly where service history or warranty coverage is unknown.

Inspect any water, gas, or electrical connections associated with appliances to ensure safety and compliance.

Observations and images of appliances are for informational purposes only and do not form part of the formal building inspection.







Noted Item

Building: Main Building
 Location: All External Areas >
 Finding: Electrical - Switch Board Location
 Information: For your information, the main electrical switchboard was visually inspected. No intrusive testing or detailed electrical assessment was performed as part of this inspection.

For full compliance and safety verification, a licensed electrician should be engaged to inspect the switchboard, test all circuits, and ensure all components are functioning correctly. This will help maintain electrical safety and prevent potential hazards.

(AS 4349.1-2007: Electrical Switchboard & meter inspections are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building: Main Building
Location: All External Areas
Finding: Gas Meter - Location For Your Information
Information: The gas meter was inspected and photographed for reference and location purposes only.

Gas meters can be affected over time by age, environmental exposure, or accidental impact, which may lead to corrosion, physical damage, leakage, or non-compliance with current regulations. Regular checks are recommended to ensure ongoing safe operation.

For your information, a licensed gasfitter should be engaged to carry out routine inspections and maintenance.

Observations are for informational purposes only and do not constitute a full safety or compliance inspection.

(AS 4349.1–2007: Gas meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Water Meter - Location For Your Information Only
 Information: The water meter was photographed at the time of the inspection. The meter is included for reference & location purposes only.

Advisory / Possible Risks:

Water meters can be affected over time by age, environmental exposure, accidental impact, or poor maintenance. Potential issues could include leaks, corrosion, or malfunction that may impact water supply or cause water damage.

Recommendation / Actions:

It is recommended that a licensed plumber carry out routine inspections and maintenance to ensure continued safe and compliant operation. Observations are for informational purposes only and do not form part of a full safety or compliance inspection.

(AS 4349.1-2007: Water meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building:
 Location: All External Areas
 Finding: Neighbouring Properties - For Your Information
 Information: Neighbouring properties were visually inspected from publicly accessible areas. No detailed structural, noise, or compliance testing was performed as part of this inspection.

Recommendation: For concerns regarding noise, encroachments, or structural issues affecting neighbouring properties, it is recommended to engage relevant specialists (e.g., acoustic consultant, building surveyor, or a registered builder) and/or contact the local council.

(AS 4349.1-2007: inspection of neighbouring properties is not included in standard pre-purchase building inspections; this statement is for your information only.)



Noted Item

Building:

Location: All Areas

Finding: Additional Photos - Obstructions & Limitations

Information: These photographs provide evidence of obstructions and restrictions that prevented full access to certain areas of the property at the time of inspection. Such obstructions may include stored goods, furniture, floor coverings, stored building materials, dense vegetation, vehicles, or fixed finishes.

It is important to note that these restrictions can conceal a wide range of building defects, including but not limited to:

Structural damage such as cracking or movement in walls, floors, or ceilings.

Water ingress, rising damp, or drainage issues.

Pest activity such as termites or timber decay.

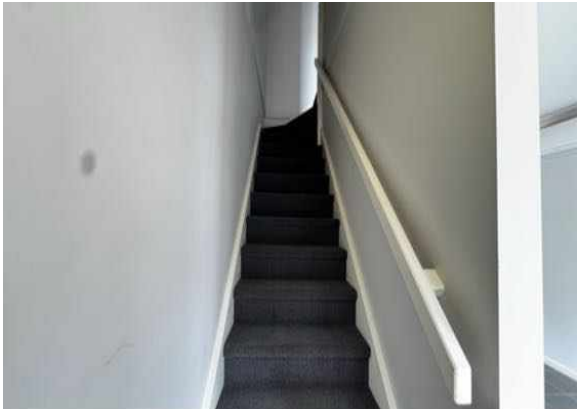
Electrical, plumbing, or safety hazards.

Because these areas could not be visually assessed, no comment can be made on their condition within this report.

Recommendation:

It is strongly recommended that obstructions be removed and concealed areas made fully accessible immediately. A re-inspection should then be carried out to allow a complete assessment of the property's condition. This is particularly important prior to purchase, as defects in concealed areas can carry significant rectification costs.







Noted Item

Building:

Location:

Finding:

Information:

Client Testimony - Rebel & Richard Hungerford
"After recently engaging Jamie to undertake a pre-purchase building and pest inspection on a prospective property to purchase in Melbourne; I am confident to highly recommend Jamie for all building Inspection purposes. After utilising other building consultants for various property purchases and having seen many reports I have disappointingly arrived at the conclusion that most provide little value add information to the purchasing process. Information that a buyer necessarily draws on to make a significant financial decision. Jamie prioritises this value add, in his work,

stating repeatedly that a major focus of his effort is the protection of his clients. This is a rare demonstration of his professional ethics within an industry that suffers from a lack of integrity in general. The attention to detail, detailed explanations and photographic evidence provided in his reports are pivotal examples of this work ethic and subsequent value add to the purchaser's decision making process. Jamie allocates more actual time onsite than most, thoroughly assessing and providing expert advice based on his many years of experience in the building industry. As an example, Jamie took extra time to assess our building which had some major defects present to ensure he covered all bases. The follow up was great and he generously answered all questions in respect to the report. I plan to engage Jamie exclusively in future for all my building consultation needs.

I am 100% happy to recommend Jamie due to his integrity, reliability, and expertise."

Rebel & Richard Hungerford"



Noted Item

Building:

Location:

Finding: Client Testimony - Kim & Family

Information: "Jamie is an outstanding Registered Builder and Building Inspector and an absolute professional to deal with. He has a deep understanding of high-end luxury residential properties, and it's clear his expertise comes from decades of hands-on experience building beautiful homes in Bayside.

He has an exceptional ability to identify hidden defects, construction shortcuts, and potential risks that could easily turn a dream home purchase into a costly mistake. Jamie also takes the time to explain everything in a clear, honest, and easy-to-understand way. There's no pressure and no confusion and he delivers practical advice you can trust.

What I appreciated most was Jamie's personal approach. He genuinely cares about his clients and treats every inspection as if it were his own personal home or investment.

Thank you again Jamie

Kim & family :)"



Noted Item

Building:

Location:

Finding: Client Testimony - Chris & Family

Information: "Jamie was extremely helpful. He explained everything I needed to know before and during the process, communicating very well. Additionally, his attention to detail and extensive knowledge provided myself an excellent report.

Highly recommend!"



Noted Item

Building:

Location:

Finding: Client Testimony - Bianca & Family

Information: "We had a great experience from start to finish. Jamie was professional, punctual, and extremely thorough. His detailed inspection report saved us money by clearly identifying issues we could address during negotiations, giving us real peace of mind

before purchasing. The report was easy to understand and delivered promptly.

Highly recommend Jamie to anyone looking for a reliable and honest building inspection.”



Noted Item

Building:

Location:

Finding: Clients Testimony - Henry & Family

Information: “ Jamie is super passionate about his role in the industry, makes being a client easy and care free.

Thanks Jamie!”



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.