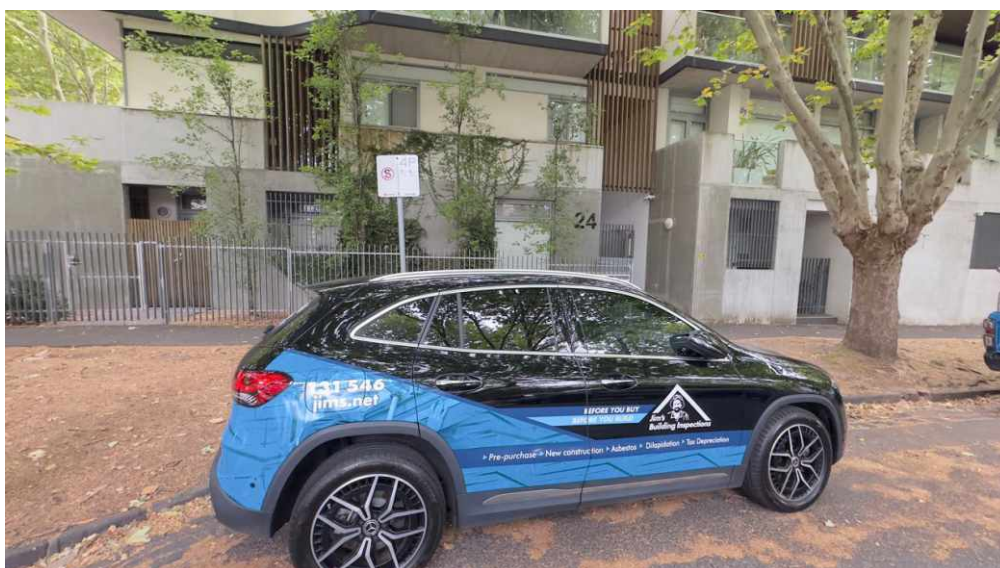




Building Inspection Report

Inspection Date: Tue, 13 Jan 2026

Property Address: Unit 205, 24 Crimea St, St Kilda Vic 3182



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 13 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 205, 24 Crimea St, St Kilda Vic 3182

Client's Email Address:

Client's Phone Number:

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

DB-U 37884

Company Name: Jim's Building Inspections (Brighton)

Company Address and Postcode: Highett 3190

Company Email: Brighton@jimbuildinginspections.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 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 the condition documented in this report.

Section B General

General description of the property

Building Type	Apartment
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
No. of bedrooms	1
Occupied	Occupied
Orientation	East
Other Building Elements	Party Walls
Other Timber Bldg Elements	Doors, Eaves, Floating Floor, Internal Joinery, Skirting Boards, Window Frames
Roof	Flat, Iron
Storeys	Single
Walls	Concrete Block, Concrete Panel, Structural Concrete
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Interior
- Allocated car parking for property.
- Allocated storage cage for property.

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.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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
- Duct work
- Insulation
- Furniture

- Floor coverings
- Pipework
- Rugs
- Stored items
- Wall linings

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

Defects 1.01

Building: Main Building
Location: Entry
Finding: Doors - Fire Door Closer Not Connected (Safety Hazard)
Information: The fire-rated door was observed to have a door closer installed but not connected or operational at the time of inspection. A non-functional door closer prevents the fire door from self-closing as required, which compromises the fire separation, smoke control, and overall fire safety performance of the building.

This condition is likely due to incomplete installation, disconnection during maintenance works, or general neglect.

A suitably qualified door hardware contractor or fire services technician should be engaged immediately to reconnect, adjust, or replace the door closer and confirm the fire door is fully operational and compliant with relevant fire safety regulations and Australian Standards. Prompt rectification is required as this represents a safety hazard.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
Location: Bedroom - Master >

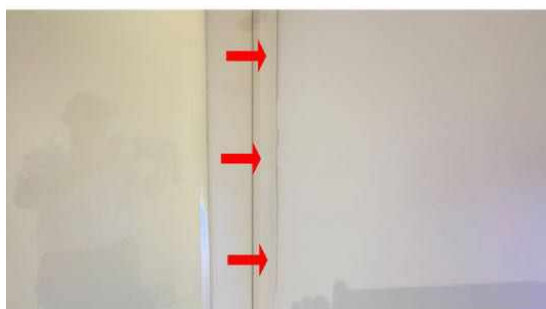
Finding: Architraves & Skirting Boards - Minor Movement

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: Bedroom - Master >
 Finding: Doors - Binding Sliding Doors
 Information: The sliding door in this area is binding and does not operate smoothly. This can affect the functionality of the door, making it difficult to open and close, and may cause wear or damage to the door and track over time.

Possible causes include misalignment of the door within its frame, worn or damaged rollers, or inadequate installation.

A qualified carpenter or door specialist should be engaged immediately to inspect the door, clear any obstructions, adjust the alignment, or repair/replace components as required to ensure smooth and safe operation.



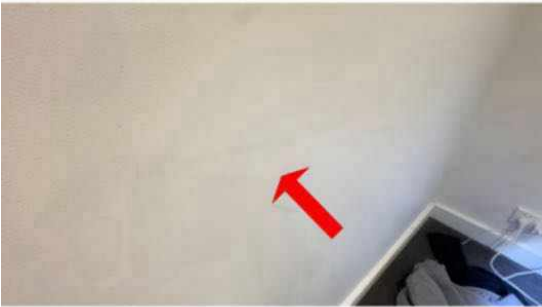
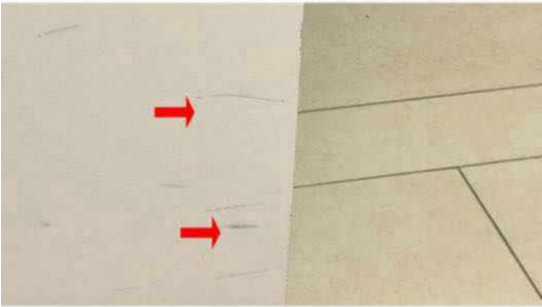
Defects 3.03

Building: Main Building
 Location: Lounge Room, Kitchen >
 Finding: Walls - Scuff Marks
 Information: The walls were inspected for paint condition, and discolouration was observed. While primarily a cosmetic issue, deteriorated paint may indicate poor surface preparation, or

age-related wear.

Possible causes include age-related wear and impact damage.

A qualified painter should be engaged when practical to prepare and repaint affected areas. Addressing paint deterioration improves aesthetics and protects wall materials from further wear.





Defects 3.04

Building: Main Building
 Location: Ensuite - Master >
 Finding: Cabinets - Damaged
 Information: Visible damage was noted to cabinet units, affecting both their appearance and functionality. If left unaddressed, the damage may worsen over time.

This damage may result from impact during installation or use, moisture exposure, poor-quality materials or finishes, or inadequate installation and protection during construction. *No elevated moisture levels were detected at the time of inspection.

When practical, a qualified cabinetmaker should be engaged to repair or replace the damaged components to restore proper function and appearance.





Defects 3.05

Building: Main Building
 Location: Ensuite - Master
 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 3.06

Building: Main Building
 Location: Ensuite - Master
 Finding: Shower - Minor Mould
 Information: Mould growth was observed in this area. The affected areas showed visible signs of

surface mould, indicating that moisture has been present for a period of time.

Mould can pose health risks to occupants and may accelerate the deterioration of building materials, including wall linings, paint, and structural elements. Its presence is often a sign of underlying moisture issues that require further investigation.

It is recommended that this area be thoroughly cleaned to prevent further mould growth.



Defects 3.07

Building:	Main Building
Location:	Ensuite - Master >
Finding:	Shower Damp - To Be Monitored & Epoxy Grout
Information:	Damp is evident to the lower wall to the shower alcove and acceptable level moisture readings were found to the reverse side of the shower. Moisture readings were not found to the wall adjacent to the shower.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

It is advised to engage an epoxy grout specialist to remove and replace the grout with epoxy grout and install epoxy to all floor wall corner joints.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future



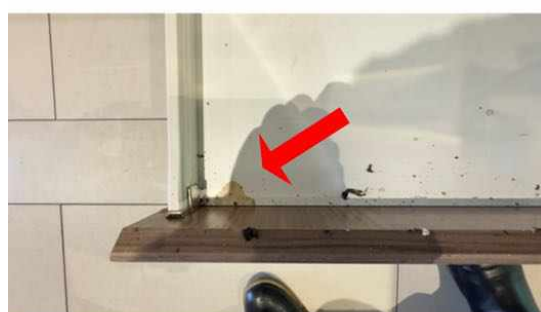
Defects 3.08

Building: Main Building
 Location: Kitchen
 Finding: Kitchen - Dirt Accumulation
 Information:

The kitchen, and associated appliances were visually inspected. Dirt accumulation, grease buildup, and lack of routine maintenance was observed. Untended appliances and surfaces can reduce functionality, accelerate wear, and create hygiene concerns.

Possible causes include grease, dust, and food debris from regular use, lack of routine cleaning, and age-related wear of components and fixtures.

When practical, a qualified appliance technician should be engaged to inspect and service all appliances. A professional clean of the kitchen, BBQ and appliances is also recommended to restore hygiene and operational efficiency. Ongoing routine maintenance will help prolong the life of all kitchen components.



Defects 3.09

Building: Main Building

Location: Balcony >

Finding: Balconies - Drain Blocked

Information: The balcony drain was observed to be blocked at the time of inspection. A blocked drain prevents effective surface water runoff, resulting in water ponding which can lead to water ingress into adjoining structures, deterioration of waterproofing membranes, concrete spalling, corrosion of reinforcement, and potential damage to internal finishes.

The blockage is likely caused by debris accumulation and lack of regular maintenance.

A qualified plumber or building maintenance contractor should be engaged immediately to clear the drain, confirm adequate falls, and inspect the waterproofing system for damage. Prompt rectification is required to prevent ongoing water damage and potential structural deterioration.



Defects 3.10

Building:	Main Building
Location:	Balcony
Finding:	Walls - Rendered Walls Damaged
Information:	Minor damage to wall surfaces was observed in this area, including small dents, chips, and surface imperfections. This type of damage is commonly associated with general wear and tear, minor impact, or movement over time.

While the damage is not considered structural in nature, it detracts from the overall presentation and finish of the property. Ongoing deterioration may occur if left unattended.

A suitably qualified renderer or competent handyman should be engaged, at the client's discretion, to carry out minor patching, sanding, and repainting as required to restore the affected areas to an acceptable standard.

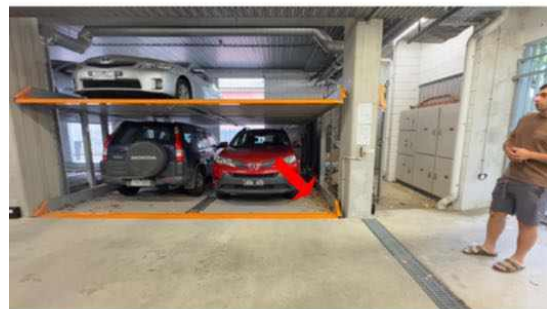


Defects 3.11

Building:	Main Building
Location:	Allocated Car Parking >
Finding:	Allocated Car Parking - Cleanliness & Hygiene
Information:	The allocated car parking space was inspected. At the time of inspection, the area was not in a clean or acceptable condition, likely due to a lack of routine cleaning or post-works housekeeping within the common property.

As this area forms part of the strata-managed common property, responsibility for cleaning and maintenance typically rests with the Owners Corporation, unless otherwise specified in the strata plan or by-laws.

It is recommended that the matter be raised with the strata manager for review and rectification in accordance with the strata maintenance obligations.





Defects 3.12

Building: Main Building
Location: Kitchen >
Finding: Allocated Storage Cage - Cleanliness & Hygiene
Information: The allocated storage cage was inspected. At the time of inspection, the area was not in a clean or acceptable condition, likely due to a lack of routine cleaning.

The responsibility for cleaning and maintenance typically rests with the property owners and or tenants, unless otherwise specified in the strata plan or by-laws.

It is recommended that this area be thoroughly cleaned by a competent cleaner and or the matter be raised with the strata manager for review and rectification in accordance with the strata maintenance obligations.





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 Chris 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 the 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 Daou

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

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 **FAIR CONDITION**. One Safety Hazard, 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 furniture, stored items, fixed joinery, floor coverings, blinds, curtains, soft furnishings, artwork, or ceiling linings. These obstructions may have prevented a full visual assessment of some building elements.

Report Photos - All rooms are numbered sequentially from left to right when entering the property from the front door and progressing through each building level.

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

The fire-rated entry door was observed to have a door closer installed but not connected or operational at the time of inspection. A non-functional door closer prevents the fire door from self-closing as required, which compromises the fire separation, smoke control, and overall fire safety performance of the building.

A suitably qualified door hardware contractor or fire services technician should be engaged immediately to reconnect, adjust, or replace the door closer and confirm the fire door is fully operational and compliant with relevant fire safety regulations and Australian Standards.

*Major Defects - 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.

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

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: Lounge Room
 Finding: Flyscreens - Missing
 Information: At the time of inspection, flyscreens were observed to be missing from the windows in this area. It could not be determined whether the flyscreens were never installed or were removed after installation.

The absence of this building element detracts from the functional performance of the windows. Missing flyscreens increase the risk of insect and pest ingress into the adjoining rooms and reduce the overall amenity of the property.

It is recommended that all missing flyscreens be installed or replaced to restore the intended function of the windows and improve occupant comfort. A suitably qualified handyman may be engaged to carry out these works at the client's discretion.



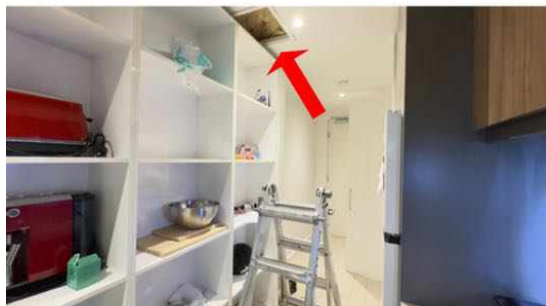
Noted Item

Building: Main Building
 Location: Roof Void
 Finding: Roof Void - Limited Access
 Information: Limited access to the roof void was present due to facts including but not limited to, limited access, insulation, Air condition Unit & ducting, obstructions or placement of insulation and or sarking, for this reason complete access to the roof void was not possible.

A visual inspection was carried out from accessible areas only, recommend installing another access hatch in a more accessible area for a re-inspection.

Additional photos are supplied for your general reference.

NOTE: Unless all insulation is removed from the roof space a full inspection is never possible, timber pest or termite activity and/or damage may not be visible.



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
Finding: Cleanliness & Hygiene - Internal Property Requires Commercial Cleaning
Information: The internal areas of the property, including bedrooms, bathrooms, laundry, floors, carpets, tiles, kitchen surfaces, cupboards, walls, and windows, were observed to require a thorough commercial clean. Accumulated dust, dirt, and general soiling may affect hygiene, indoor air quality, and the overall presentation of the property.

This condition is likely due to routine use, insufficient maintenance, or delayed professional cleaning.

When practical, a professional commercial cleaning service should be engaged to clean all internal surfaces, including bedrooms, bathrooms, laundry, floors, carpets, tiles, kitchen surfaces, cupboards, walls, and windows. Regular cleaning is recommended to maintain hygiene, presentation, and overall amenity of the property.





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:

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.



Noted Item

Building: Main Building

Location:

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:

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:

Location:

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:

Finding: Council Assets - Footpaths, Crossovers, & Adjacent Infrastructure

Information: For your information, council-owned assets located on or adjacent to the property, including footpaths, vehicle crossovers, kerbs, drainage pits, street signage, and other infrastructure, were visually inspected where accessible.

During the inspection, minor cracking, surface wear, or uneven sections were observed on footpaths or crossovers. Some accessible metal components, such as street signage or grates, showed signs of rust or deterioration. Debris accumulation and vegetation encroachment were also noted around council infrastructure. Access or visibility was limited to certain council-owned assets.

These areas should be monitored, and for detailed assessment, maintenance, or compliance verification, the relevant local council authority should be contacted immediately. Regular monitoring of adjacent council assets is recommended to ensure ongoing safety and proper maintenance.

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

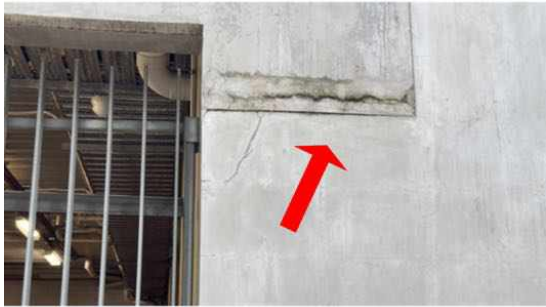


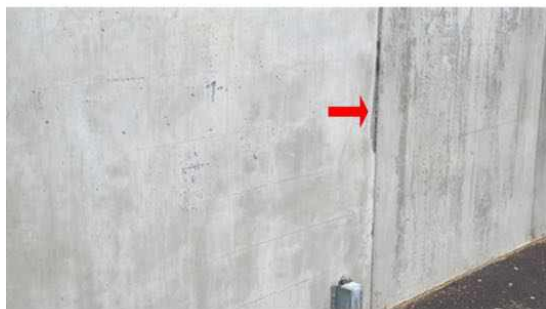
Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Common Property
Information: Additional photos are provided for your general reference and are to be discussed with your building inspector.









Noted Item

Building: Main 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.

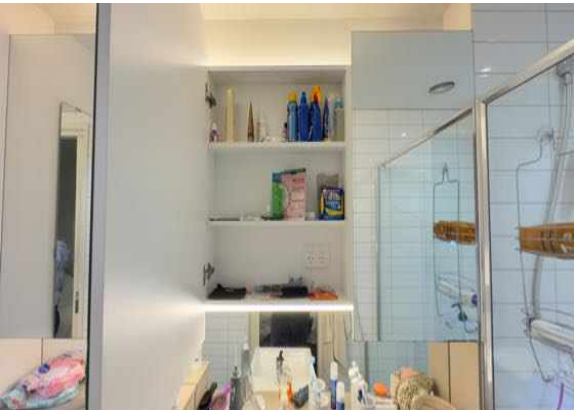
Pest activity such as termites or timber decay.

Electrical, plumbing, or safety hazards.

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

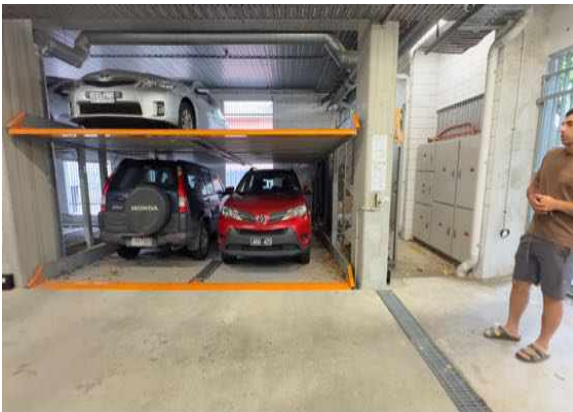
Recommendation:

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 :)"



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.