



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 210/32 Alice St, Newtown NSW 2042,
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: Wed, 1 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 210/32 Alice St, Newtown NSW 2042, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Peter Pantelis Ph: 0420 558 291
Email: Sanssouci@jimsbuildinginspections.com.au

Builders Licence 352515C

Company Name: Jim's Building Inspections (Sans Souci)

Company Address and Postcode: Yowie Bay 2228

Company Email: Sanssouci@jimsbuildinginspections.com.au

Company Contact Numbers: 0420 558 291

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:

- The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.
- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.
- This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to

understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

PLEASE NOTE:

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

When reading the report, please take note of the defect classifications, as per the definitions contained within

"AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report:

* Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard.

* Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

* Minor Defect - A defect other than a major defect.

NB - All minor defects can become major defects and/or safety hazards in the future if rectification works and regular maintenance of the property are not undertaken as soon as possible.□

All safety Hazards should be rectified immediately as a matter of urgency

All major defects should be rectified immediately as a matter of urgency.

Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

Please note: The inspection occurred on a dry day with no rain. Leaks may only become apparent when a rain event has occurred.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

PLEASE NOTE:

Some defects in this report may be the responsibility of strata management

It is highly advised to check with strata in regards to all defects prior to any commencement of rectification work.

It is recommended to obtain a strata report to be read in conjunction with this inspection report.

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Building Type	Apartment
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Company or Strata title	Yes
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Floor	Concrete
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Furnished	Furnished
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No. of bedrooms	1
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Occupied	Unoccupied
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Orientation	West
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Other Building Elements	Party Walls
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Other Timber Bldg Elements	Doors, Floating Floor, Skirting Boards
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Roof	Not Applicable
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Storeys	Single
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Walls	Structural Masonry
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Weather	Fine
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Section C Accessibility

Areas Inspected

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

- Exterior
- Interior

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.

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
- Evidence of recently painted walls or ceilings
- Ceiling linings
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Furniture
- Rugs
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every room.

- Wall linings

- Wallpaper or Wall Coverings

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: Kitchen
 Finding: Stone Bench top - Chipped
 Information: Chipping was evident to the bench top at the time of inspection, which is suspected to have been caused by minor impact damage.

This is generally only ever an appearance defect and no secondary defects are likely to occur

Consultation with a cabinet maker or stone specialist regarding repair or replacement is required. Remedial works may be required to protect against any further damage.



Defects 3.02

Building: Main Building
 Location: Kitchen
 Finding: Remedial works-identified
 Information: Remedial works have been identified during the inspection.

It is recommended that further evaluation be carried out by a licensed builder to

determine the extent of the works and whether any additional repairs are required.

It is also advised to obtain clarification from the vendor regarding the nature and extent of the works undertaken, and whether any warranties or guarantees apply.



Defects 3.03

Building:	Main Building
Location:	Bedroom
Finding:	Painted surface -Peeling and/or bubbling
Information:	Sections of paint including but not limited to the photos in this report were found to have bubbled and/or peeled.

Bubbling or peeling paint occurs when there is a failure of adhesion between the paint and the surface it's applied on.

This is generally an indication of excessive moisture in the area.

Excessive moisture is the key cause of peeling paint on ceilings and walls (interior and exterior)

When water saturates through the coats of paint, it makes the layers detach from the surface. This develops into bubbling or peeling paint.

Another cause of peeling and bubbling paint may be inadequately ventilated houses which can create high humidity and extreme condensation, causing peeling paint. High humidity triggers moisture build-up on walls leading to bubbling of the layers. This results in peeling layers of paint.

While peeling/bubbling paint seems minor, the presence of excessive moisture can have major implications on associated building elements if left unattended.

A remedial builder should be engaged to identify and rectify the cause of the excessive moisture prior to contacting a painter to repaint any areas with peeling and /or bubbling paint.



Defects 3.04

Building:	Main Building
Location:	Bedroom
Finding:	Building element - Rusted or corroded
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.

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

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



Defects 3.05

Building:	Main Building
Location:	All Areas
Finding:	Skirting - Loose
Information:	The skirting in several areas throughout the property is loose.

Loose skirting boards in a building can result from a variety of causes, including poor initial installation, deterioration of adhesive or fixings over time, moisture ingress causing timber expansion or warping, or structural movement within walls or floors.

In older buildings, settlement or changes in humidity levels may exacerbate these issues.

Rectification involves identifying the underlying cause—such as fixing water leaks or addressing movement—and then reattaching the skirting using appropriate methods, such as nails, screws, or construction adhesive.

In cases of damage or significant warping, replacement of affected sections may be necessary to restore a secure and neat finish.

A licensed carpenter should be appointed to perform rectification works as necessary at discretion of the client.





Defects 3.06

Building: Main Building
Location: Entry
Finding: Damaged door stop.
Information: These type of defects generally occur when the building materials have either aged and decayed, or as a result of impact damage (accidental or deliberate).

Repair and/or replacement of the damaged elements 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.

Relevant tradespersons should be appointed to repair or replace the affected building elements prior to any subsequent damage being caused.



Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

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

- - Compared to other apartments of a similar age / the visual appraisal including the limited assessment of serviceability the apartment appears to be in good condition. It does however have some minor defects that will require attention and remedial maintenance. Left unmanaged some of these defects may become increasingly costly in the future as further deterioration may occur.

Please be aware that limitations did affect the inspection and areas of furniture and stored items meant some areas were obstructed.

Some defects in this report may be the responsibility of strata management

It is highly advised to check with strata in regards to all defects prior to any commencement of rectification work.

It is recommended to obtain a strata report to be read in conjunction with this inspection report.

For further information, advice and clarification please contact Peter Pantelis on: 0420 558 291

Section D Significant Items

The following items were noted as - For your information

Noted Item

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





Noted Item

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









Noted Item

Building: Main Building
 Location: All Areas
 Finding: Water Proofing Membranes
 Information: Internal Water Proofing Membranes, are crucial in preventing water ingress into the property.

It is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications.
- The Installer and Installation Certification.

With older property's where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



Noted Item

Building: Main Building

Location: All Areas

Finding: Moisture readings

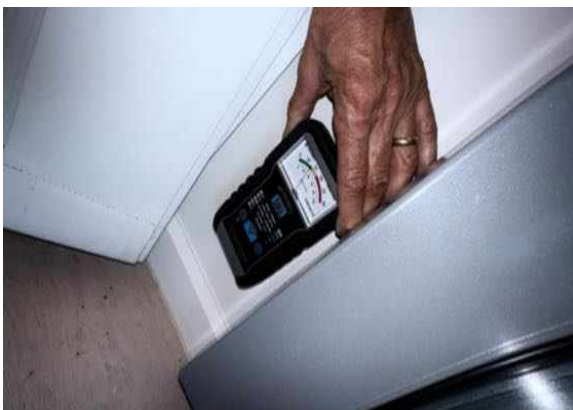
Information: At the time of inspection, low moisture readings were noted in several accessible areas of the property, including, but not limited to, those shown in the accompanying photographs.

The inspection involved a thorough assessment of accessible areas, with particular attention given to wet zones such as bathrooms, laundries, and kitchens.

These areas were evaluated for elevated moisture levels and temperature irregularities, which can indicate potential issues such as hidden leaks, failing waterproofing, or poor ventilation.

Identifying such conditions is essential, as prolonged moisture can result in structural deterioration, mould growth, and an increased risk of timber pest activity.

Any anomalies detected during the inspection have been documented in this report and may warrant further invasive investigation to determine their source and extent.











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.