



Building Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: Unit 6/12 Brennand St, FITZROY NORTH,
VIC, 3068, 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: Tue, 17 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 6/12 Brennand St, FITZROY NORTH, VIC, 3068, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mark Thorpe Ph: 0456 295 434
Email: Croydon@jimsbuildinginspections.com.au

DBU-13373

Company Name: Jim's Building Inspections (Croydon)

Company Address and Postcode: Lilydale 3140

Company Email: Croydon@jimsbuildinginspections.com.au

Company Contact Numbers: 0456 295 434

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: In summary the home compared to others of a similar age the home appeared to be in a reasonable condition with numerous minor defects and numerous maintenance items for the client to consider.

For the client's attention,

For the full summary of defects please refer to defects and pictures held within this Building 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 with some minor defects found.

Section B General

General description of the property

Building Type

Unit

Company or Strata title

Unknown

Floor

Slab on ground

Furnished

Furnished

No. of bedrooms

1

Occupied

Unoccupied

Orientation

North East

Other Building Elements

Fence - Post and Rail Construction

Other Timber Bldg Elements

Architraves, Door Frames, Doors, Floating Floor,
Skirting Boards

Roof

Not Applicable

Storeys

Single

Walls

Cavity Brick, Brick Veneer

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.

- 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:

- Exterior Roof Surface - Second Storey.
- Ceiling Cavity.
- 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:

- Evidence of recently painted walls or ceilings
- Floor coverings
- Furniture

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

No evidence was found

Major Defect

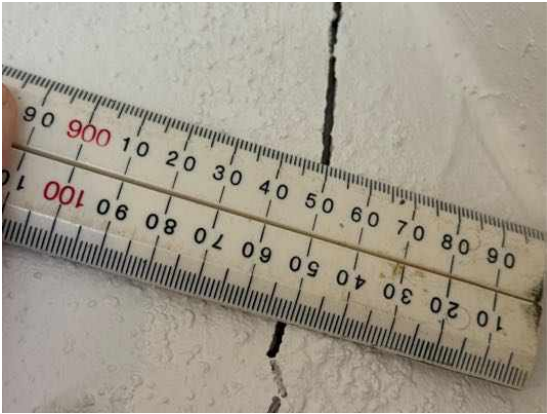
Defects 2.01

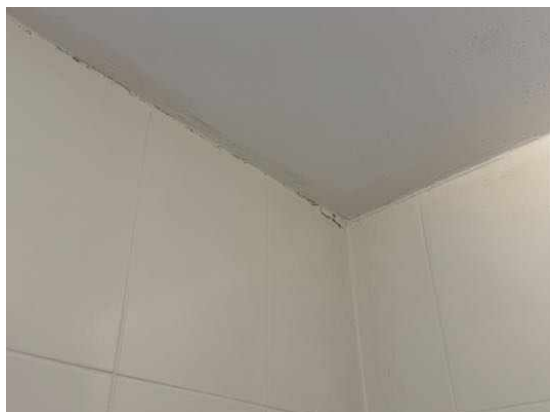
Building: Building 1
Location: Living Room > All Areas
Finding: Major wall cracks to the Living room plaster walls
Information: Major wall cracks was observed to the Living room plaster walls at the time of the inspection. This crack is very noticeable and requires the client to appoint a Structural Engineer to further inspect this area. It is considered to be a crack which cannot be just repaired and painted over.

Cracks of this type are suspected and likely to have been caused by expected movement throughout the unit /home. Movement and cracking of this degree may result in further damage and deterioration and or the development of secondary defects. It is highly recommended to appoint a Structural engineer before any repairs and restoration works are carried out. Always contact a Structural engineer or a licensed builder should cracks widen, lengthen or become more numerous.









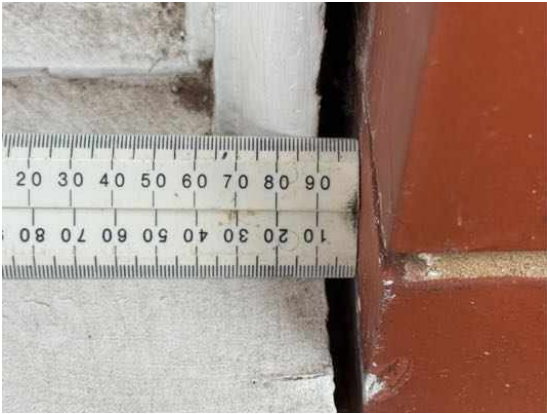
Defects 2.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Brickwork - Cracking and movement
Information:	Major and minor areas of brickwork cracking were observed throughout the exterior brickwork of the unit and the unit above. These types of structural issues would require consultation and suspected permission from the Body corporate in charge of these premises. When managing this degree of cracking, major expensive repair work is generally required. If client was intending to repair these areas it is likely to involve the client appointing a structural engineer to advise on the repair or replacement of sections of affected brickwork.

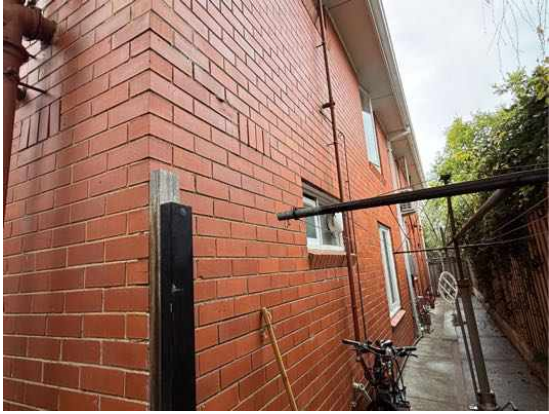
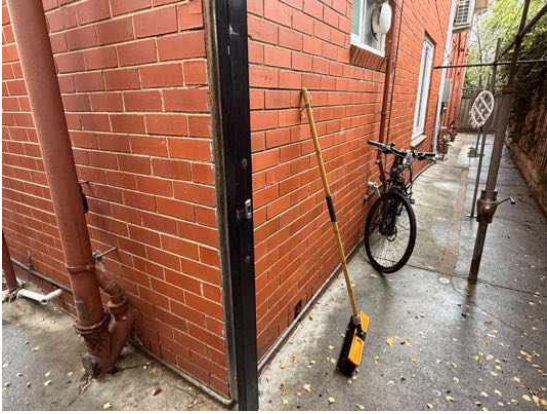
Structural issues are generally the underlying cause of such cracking. It is suspected that this damage has been created due to movement of key structural elements and or general subsidence of associated footings. A structural engineer and bricklayer should be appointed immediately to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures. The engineer can also nominate a scope of works required for rectification. Always contact a building engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.

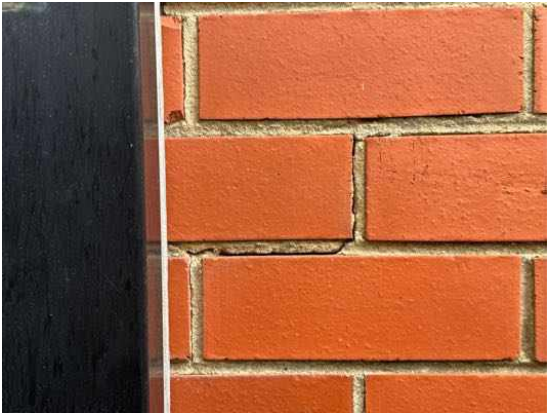
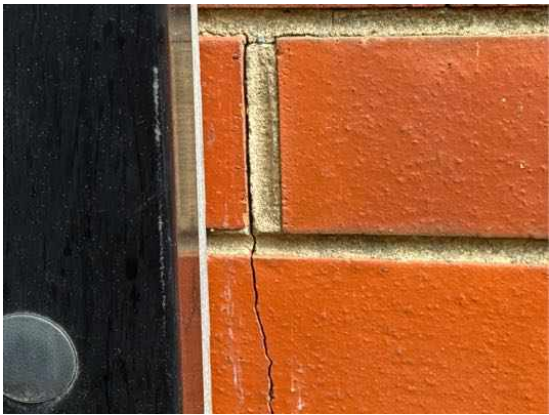


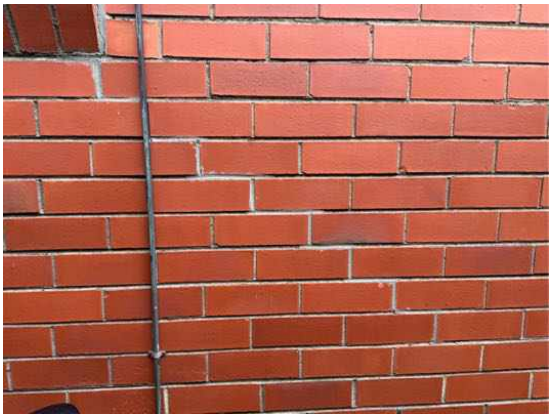












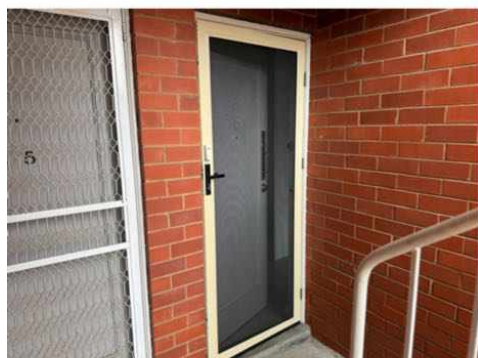


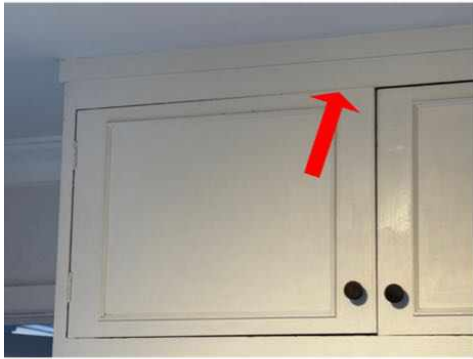
Minor Defect

Defects 3.01

Building: Building 1
Location: Bedroom > All Areas
Finding: Door handles and latches
Information: It was noted that the door into bathroom was not operating and not latching as it should during normal operation. The bathroom door handle or latch was observed to be stuck. This door should not be shut until this door receives the immediate remedial work to repair or replace this door handle. If left unmanaged, someone or occupants will eventually be stuck in this area and unable to exit. Whilst detracting from the functionality of this building element, this minor defect may also be a safety hazard to all occupants, and may therefore have serious implications if occupants were not able to egress at the time of an emergency.

It is suspected that this defect has occurred due to minor issues after poor installation and or through general wear and tear, which is expected for building elements of this age. A qualified carpenter may be appointed to perform rectification works as necessary. If left unattended, further functional impairment is likely to occur.





Defects 3.02

Building: Building 1
 Location: Bathroom > All Areas
 Finding: Minor broken - cracked glass
 Information: Broken - cracked glass to the rear bathroom window was observed at the time of inspection, this damage is suspected to have been caused by some impact damage at some time. While the cracked or broken window may be in some cases considered to be minor, any further impact damage sustained to the glass may lead further damage and deterioration or injury to occupants and or additional cracking.

As the cracking provides potential secondary damage to the glass or associated building elements and building materials, repair of the glass may be deemed

necessary in the future. Consultation with a glazier to the replacement or other remedial works may be required to protect against any further damage.



Defects 3.03

Building:	Building 1
Location:	Kitchen > All Areas
Finding:	Kitchen cabinetry
Information:	The kitchen cabinetry to the right hand side of the kitchen sink showed signs a suspected hot water service had been previously removed. No remedial work to repair the large opening and hole left by the HWS had taken place. Client will therefore be required to appoint a cabinet maker or other relevant tradespersons to rectify the kitchen cabinets to make good. If left unmanaged this area has a high likelihood of attracting vermin and pests into these areas. Immediate repair of this area is highly recommended.

All were observed to have some wear and deterioration, they are considered to require some maintenance, remedial work or repair to ensure further deterioration does not continue further. Although these defects may detract from the overall looks of the cabinetry, in most cases it does not necessarily affect the operational state of the cabinetry.

To improve the operation of these affected cabinets, cabinet doors or drawers, a qualified cabinet maker or carpenter may be appointed to rejuvenate rectify or repair any cabinetry as deemed to be necessary. Such works should be completed at discretion of the client.

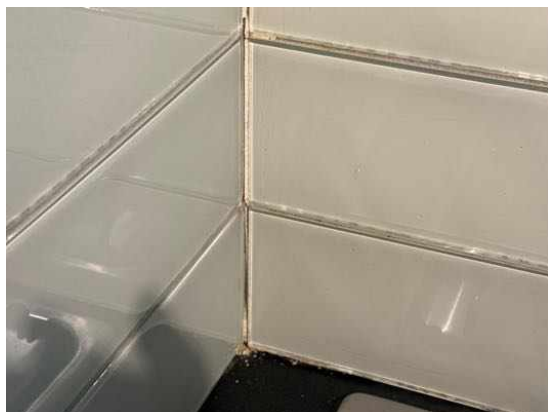
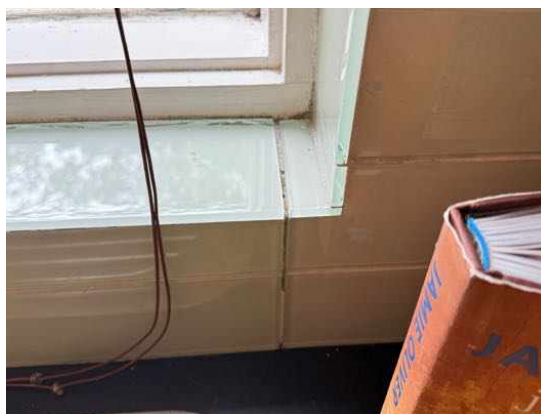




Defects 3.04

Building:	Building 1
Location:	Kitchen > All Areas
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that some sealant and grout is missing or degraded on the tiled splash-back in the kitchen. Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property. A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible.



Defects 3.05

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Brickwork - holes or minor voids
Information:	At the time of the inspection of the brickwork, some holes or voids were observed in the right hand side brickwork. Any missing mortar or voids or holes should be filled and patched to ensure that bricks remain in their intended location. All exterior brickwork in masonry walls and structures are required to be fully filled in and patched to prevent frequent exposure to weathering. Gaps, holes and voids will allow insect, pests, vermin, water or moisture to ingress into the wall cavities. If left unmanaged this type of defect can create secondary defects and damage as a result in the future.

When mortar is found to be missing in brickwork it is normally as a result of poor installation procedures, poor trade practices or where trades have fitted other external fixtures etc. Holes and voids should always be properly filled or patched by a qualified bricklayer or other relevant tradespersons to ensure further deterioration does not develop further in the future. When these repairs are carried out, the bricklayer must ensure the mortar colour and consistency are as near as possible to the existing mortar and remains as close as possible to the original installation of the brickwork.







Defects 3.06

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Wood rot
Information:	Wood rot was observed to be affecting the rear exterior windows of the home. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

Due to exterior, extreme weather conditions and frequent exposure these types of building elements are highly susceptible to accelerated damage and deterioration. Keeping timber and other susceptible building elements away from excessive moisture and providing early intervention and regular maintenance such as painting will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that the relevant tradespersons be appointed to inspect and subsequently identify the cause of the numerous areas of wood rot. Replacement of affected building elements and materials may then be a necessary step in protecting surrounding areas from secondary damage and deterioration. A qualified carpenter or builder and other specialists may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.





Defects 3.07

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Paving tripping hazards - Uneven and undulations
Information:	Sections of the external concrete paved areas were observed to be uneven and undulating, creating a potential trip hazards. It appears as though the paved areas has been subject to suspected some movement, either from surrounding tree roots or poor installation, sections of the concrete have dropped or lifted due to surrounding trees or poor preparation in the substrate before concrete is laid.

Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by occupants and all other persons within this area. Client may consider re-concreting these areas, where required or deemed necessary to remedy these types of situations. Further consultation with a concreter, landscaper or other specialists in these areas is recommended.

Numerous concrete cracks were observed in the rear and RHS concrete at the time of the inspection. Concrete cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials. Monitoring of all cracks should be conducted periodically. Contact a relevant tradespersons should cracks widen, lengthen, or become more numerous.







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
- Structural Engineer

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

- In summary the home compared to others of a similar age the home appeared to be in a reasonable condition with numerous minor defects and numerous maintenance items for the client to consider.

For the client's attention, major wall cracks was observed to the Living room plaster walls at the time of the inspection. This crack is very noticeable and requires the client to appoint a Structural Engineer to further inspect this area. It is considered to be a crack which cannot be just repaired and painted over. Cracks of this type are suspected and likely to have been caused by expected movement throughout the unit /home. Movement and cracking of this degree may result in further damage and deterioration and or the development of secondary defects. It is highly recommended to appoint a Structural engineer before any repairs and restoration works are carried out. Always contact a Structural engineer or a licensed builder should cracks widen, lengthen or become more numerous.

For the client's attention, major and minor areas of brickwork cracking were observed throughout the exterior brickwork of the unit and the unit above. These types of structural issues would require consultation and suspected permission from the Body corporate in charge of these premises. When managing this degree of cracking, major expensive repair work is generally required. If client was intending to repair these areas it is likely to involve the client appointing a structural engineer to advise on the repair or replacement of sections of affected brickwork. Structural issues are generally the underlying cause of such cracking. It is suspected that this damage has been created due to movement of key structural elements and or general subsidence of associated footings. A structural engineer and bricklayer should be appointed immediately to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures. The engineer can also nominate a scope of works required for rectification. Always contact a building engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.

For the full summary of defects please refer to defects and pictures held within this Building Inspection report.

For further information, advice and clarification please contact Mark Thorpe on: 0456 295 434

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.





Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Termite Management System - no evidence of a chemical installation or durable notice
 Information: At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term future.



Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Smoke detectors and alarms
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that smoke detectors are sometimes get overlooked, or they may be in a poor condition, so we recommend that they always should be addressed prior to occupation to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Recently painted
 Information: At the time of the inspection the external and internal areas throughout the home, were suspected to have been recently painted. Whilst these areas may appear

complete and appear to be free of defects, defects could be covered by recent painting and any defects could potentially be missed.

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.