



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Tue, 13 Jan 2026

Property Address: 1/2 Waterloo Pl, Richmond VIC 3121,
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, 13 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 1/2 Waterloo Pl, Richmond VIC 3121, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Andrew Lacey Ph: 0419 824 486
Email: Hawthorn@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Hawthorn)

Company Address and Postcode: Camberwell 3124

Company Email: Hawthorn@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 824 486

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: N/A

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	Apartment
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Company or Strata title	Unknown
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Floor	Slab - Suspended Slab
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Furnished	Furnished
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No. of bedrooms	2
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Occupied	Occupied
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Orientation	East
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Other Building Elements	Party Walls
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Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floating Floor, Internal Joinery, Skirting Boards
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Roof	Not Applicable
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Storeys	Multi-Storey with basement
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Walls	Rendered
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Weather	Overcast
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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
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.
- Wall exterior due to obstructions.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Rugs
- Stored items

- 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:

Location: All Areas

Finding: Cracking - fine

Information: Some fine cracking was noted throughout the property.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Note: photos included are indicative of fine cracking noted at the the time of inspection. Other fine cracks may be present but not recorded here.





Defects 3.02

Building:
 Location: Living Room
 Finding: Gaps between floating floorboards
 Information: At the time of inspection, the flooring in the living area has small gaps between the boards. This generally occurs due to shrinkage of the boards which can result from installation issues, moisture imbalance within the boards, failure to acclimatise the boards prior to installation, natural variation within the timbers or movement of the boards.

The flooring should be monitored for a period of time to see if any changes occur. Should the gaps widen, consultation with a flooring specialist should be undertaken to determine the best course of action. This may involve filling the gaps or replacing the boards in this area.



Defects 3.03

Building:
 Location: Kitchen
 Finding: Sealant - Degraded and mouldy in areas of kitchen
 Information: Sealant is degraded in this area.

Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant is damaged or mouldy, a tiling contractor should be appointed immediately to re-apply any silicone where necessary.

Failure to do so is likely to lead to further deterioration of the sealant which in turn can lead to water damage to the surrounding area.



Defects 3.04

Building:
 Location: Kitchen
 Finding: Join not sealed effectively within the kitchen benchtop
 Information: At the time of inspection, the join within the bench top surface was slightly open and not sealed effectively. This has the potential to allow water ingress into the gap and cause secondary damage to the cabinets underneath.

It is highly recommended that the benchtop be sealed to prevent water ingress.

A competent handyman or kitchen benchtop specialist may be engaged to perform this task.



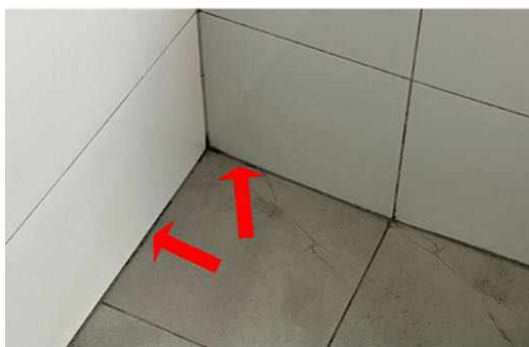
Defects 3.05

Building:
 Location: Bathroom
 Finding: Sealant / Grout - Degraded and mouldy within the shower
 Information: Sealant / Grout is degraded in this area. Sealant and grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where sealant or grout is damaged or mouldy , a tiling contractor should be appointed immediately to scrape out and re-apply where necessary.

Failure to do so is likely to lead to further deterioration of the sealant and grout which in turn can lead to water damage to the surrounding area.

Excessive mould can also lead to respiratory issues .



Defects 3.06

Building:

Location: Bathroom

Finding: Moisture damage to the door frame in this bathroom.

Information: Evidence of moisture damage was identified to the door frame in this bathroom.

It is suspected that this has occurred as a result of moisture from a leak around the shower screen. No current moisture was noted to the area when tested with a moisture meter.

The first step to repair this defect is to re-dash seal around the shower screen . Once this has been completed, a licensed carpenter or competent handyman may be

engaged to inspect the moisture damaged areas and repair or replace any items where necessary.



Defects 3.07

Building:
 Location: Bathroom
 Finding: Shower screen seal - Leaking
 Information: Leaking was evident to the shower screen where it meets the wall at the time of inspection. It is suspected that the leaking has occurred as a result of the screen not being sealed correctly in this area.

Leaking from the shower , where left unattended, can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a tiling contractor or competent handyman is required to repair / replace the sealant. Such works should be performed immediately to ensure that no further damage occurs.

Please note: slight moisture damage was observed to the door frame next to the shower. No current moisture was noted within the area when tested with a moisture meter.



Defects 3.08

Building:	
Location:	Bathroom
Finding:	Peeling paint on ceiling within bathroom - poor ventilation
Information:	At the time of inspection, there appeared to be peeling paint to the ceiling of the bathroom. This is suspected to be due to poor ventilation within the bathroom area. There was a ceiling exhaust fan in place however it appeared to be dirty and may not be very effective. No moisture was noted in the area when tested with a moisture meter.

It is recommended that improved ventilation be looked at for the bathroom area. Cleaning of the current exhaust fan may improve its efficiency.

Should this not work, a licenced plumber or ventilation specialist may be engaged to ascertain the extent of the issue and rectify via the introduction of a new exhaust fan.



Defects 3.09

Building:

Location: All Areas

Finding: Doors showing signs of moisture damage to the base

Information: At the time of inspection there appeared to be some moisture damage at the base of the doors in the bathroom and laundry.

Doors should be sealed on all faces including top and bottom to prevent moisture seeping into the door structure and potentially causing secondary damage.

A suitably qualified handyman or painter should be engaged to remove the door, repair any damage, paint the door including top and bottom and rehang them.

If the door cannot be repaired, a new door may be required.



Defects 3.10

Building:	
Location:	Bedroom
Finding:	Aluminium Window - Sticking slightly when opened
Information:	At the time of the inspection, the window in this area was sticking slightly when opened. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also create potential for secondary defects to the associated building elements, such as damage to the window frames as well as a potential safety hazard if required for emergency egress from the building.

The most usual causes of sticking with aluminium windows is slight misalignment of window within frame, buckling of the frame, or stiffness from lack of use. Easement may be required, which may involve slight adjustment to the window frames. It will almost always include ensuring the areas are cleaned and free of any debris that may be detrimental to their operational state.

A competent handyman can be engaged where necessary to address this issue.



Defects 3.11

Building:	
Location:	Laundry
Finding:	Sealant - Degraded in this area
Information:	Sealant is deteriorated in this area.

Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where Sealant is damaged or missing, a tiling contractor should be appointed immediately to re-apply any silicone where necessary.

Failure to do so can lead to water damage to the surrounding area.



Defects 3.12

Building:

Location: Laundry

Finding: Moisture damage to door frame in the laundry area

Information: Evidence of moisture damage was identified to the door frame in the laundry area.

It is suspected that this has occurred as a result of excess moisture from internal spills.

At the time of inspection no current moisture was noted when checked with a moisture meter. As a result , no further damage is likely in this area.

A licenced carpenter or competent handyman should be engaged to inspect the moisture damaged areas and repair or replace any items where necessary at the discretion of the homeowner.



Defects 3.13

Building:

Location: Powder Room

Finding: Towel rail loose

Information: At the time of inspection , the towel rail to the powder room was loose and requires tightening.

A competent handyman can perform this task.



Defects 3.14

Building:

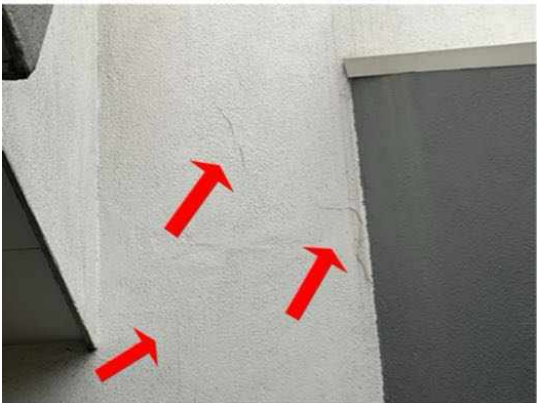
Location: Exterior walls - right side

Finding: Additional photos - suspected owners corporation minor defects

Information: - Minor cracking to the rendered wall

- Gutter slightly coming loose from wall

Please note: it is suspected that these items would be covered by the owners corporation. Your own enquiries should be made to determine whether this is the case



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

- The property at the time of inspection presented in a generally good condition when compared with properties of a similar age and characteristic.

There were no major defects or safety hazards noted – just a range of minor defects and maintenance items consistent with a property such as this.

Details of all defects should be read in full within the body of the report.

For further information, advice and clarification please contact Andrew Lacey on: 0419 824 486

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:

Location: Laundry

Finding: Additional Photos - for your information

Information: Additional photos are provided for your general reference.



Noted Item

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.







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.