



Building Inspection Report

Inspection Date: Tue, 31 Mar 2026

Property Address: 5/92 New St, South Kingsville VIC 3015,
Australia



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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.

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Original Inspection Date Tue, 31 Mar 2026

Modified Date Sun, 05 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 5/92 New St, South Kingsville VIC 3015, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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: Please Note: Power was not available, therefore I could not test the Lights, appliances etc. Hot water service was not visible, suspect it to be Roof mounted.

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 excellent condition with some minor defects found.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete, Slab - Waffle Pod or Waffle Slab
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	4
Orientation	East
Other Building Elements	Fence - Fabricated Metal Fence, Footpath, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floating Floor, Internal Joinery, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Weatherboards
Roof	Coated Metal, Flat
Storeys	Three Storey
Walls	Brick Veneer, Light Weight Wall Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Gardens
- 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:

- Areas of skillion or flat roof - no access
- Roof Exterior.
- 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:

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Landscaping
- No power or light globes on site
- Wall linings

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

Undetected defect risk

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

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

When the risk of undetected defects is 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

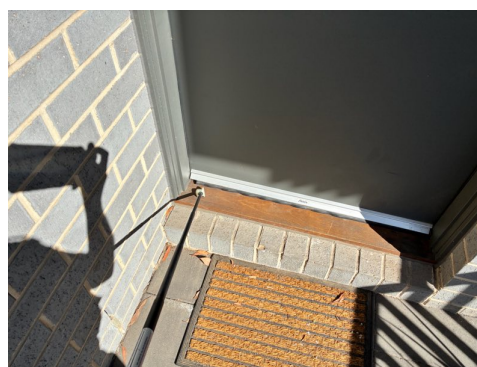
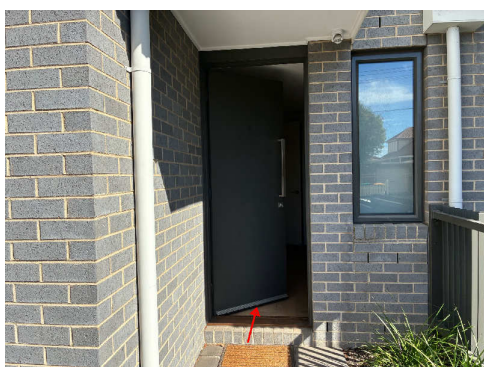
Location: Entry Door

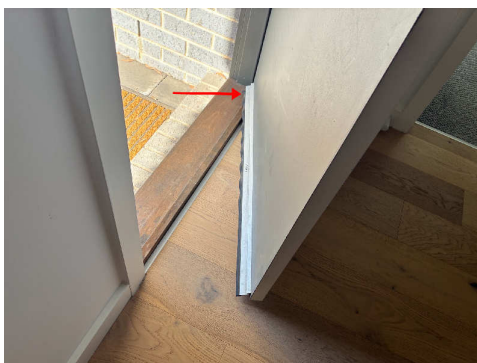
Finding: Door seal - Damage/Deteriorated

Information: At the time of inspection the Entry Door bottom seal is showing signs of the rubber warping. This is causing the rubber to catch the Door sill when closing. It is suspected to be caused by weather exposure.

Where Door seals have been damaged or deteriorated, the door is no longer drought-tight and insulation of the area against external weather conditions will also be compromised.

It is recommended that all damaged and deteriorated door seals be replaced by a general handyman or sealant specialist to restore the door to a fully functional level.





Defects 3.02

Building: Main Building

Location: Laundry

Finding: Laundry Sink Tap - Not connected

Information: At the time of inspection, the hot and cold water for the laundry sink were not connected to the mixer tap and/or appliances. As a result, the laundry plumbing could not be operated or tested. The disconnection prevents confirmation of correct function, flow, and the presence of any leaks.

☒ The water taps should be connected to the relevant fixtures or appliances, and the plumbing system tested to confirm correct operation.

It is advised that a licensed plumber be appointed to connect the laundry tap and check for correct function, flow, and the presence of any leaks.





Defects 3.03

Building: Main Building

Location: Guest Bedroom

Finding: Cracking to Window frame and Plaster - Category 1 - Fine (up to 1mm)

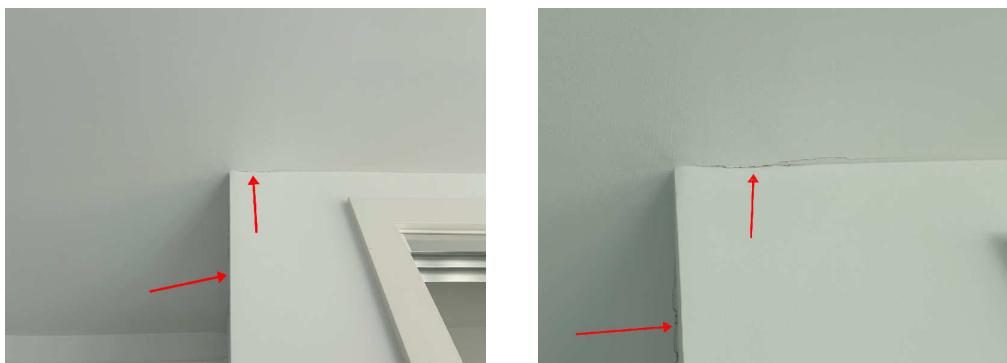
Information: At the time of inspections fine cracks were observed in ground floor Guest Bedroom. They are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials 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 handyperson.

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





Defects 3.04

Building: Main Building

Location: GF Guest Ensuite

Finding: Shower moisture (damp) - Monitor

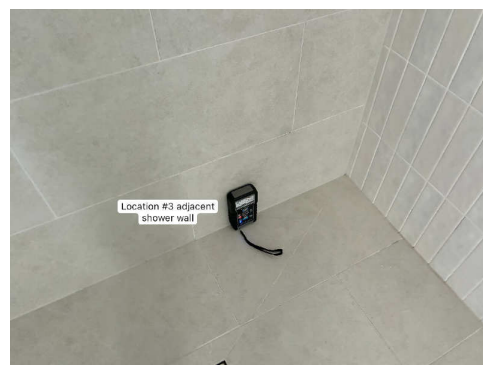
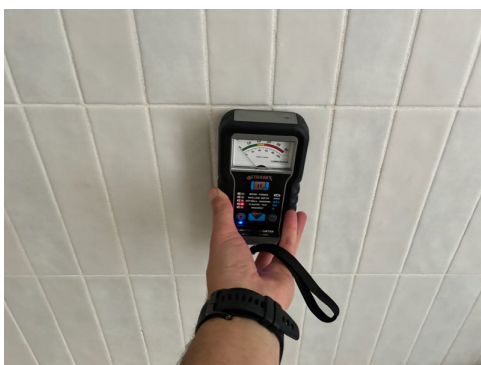
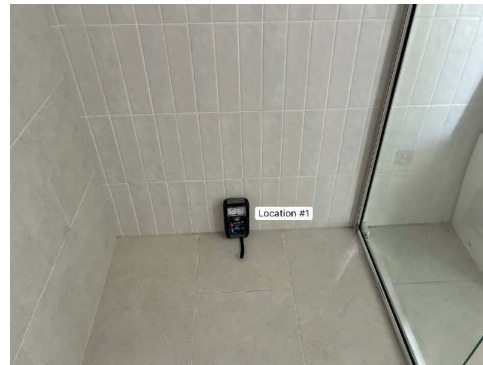
Information: At the time inspection moisture was evident to the lower 400mm of wall to the shower wall (shower head side only) of the Ground Floor Guest Ensuite. There is no high reading around the taps nor are there high readings transferring to the other side of the wall. Both sealant and grout appear in acceptable condition at present.

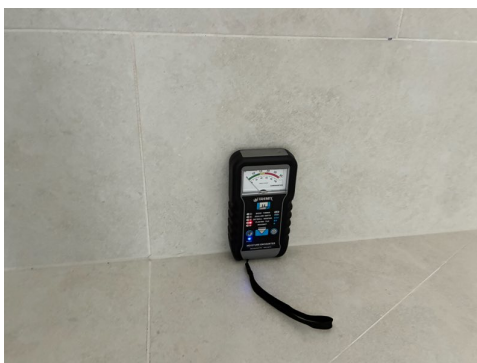
This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

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.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

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





Defects 3.05

Building: Main Building

Location: FF Living Room

Finding: Ceiling - Water stained

Information: At the time of inspection water staining to ceiling linings was evident to the First Floor Living room area. Although there was no current moisture recorded in this areas, water staining indicates that surfaces have been exposed to excessive moisture over time.

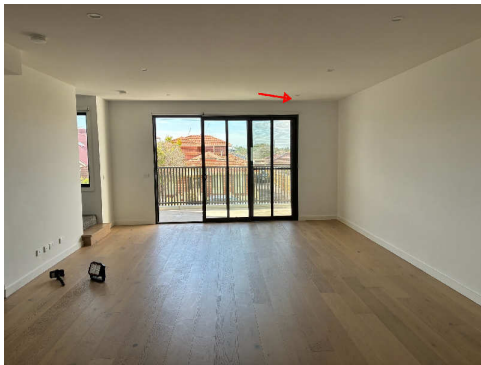
The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

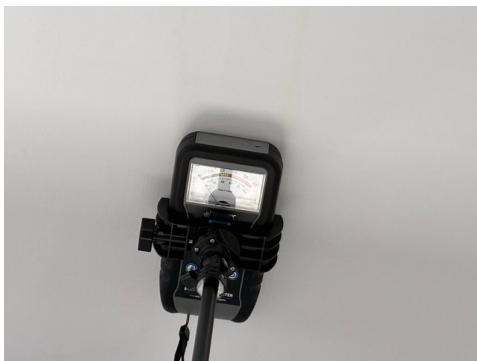
While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion by a general handyperson or qualified painting contractor.





Defects 3.06

Building: Main Building

Location: FF Living Room

Finding: First Floor Balcony Fly Door - Stiff to slide

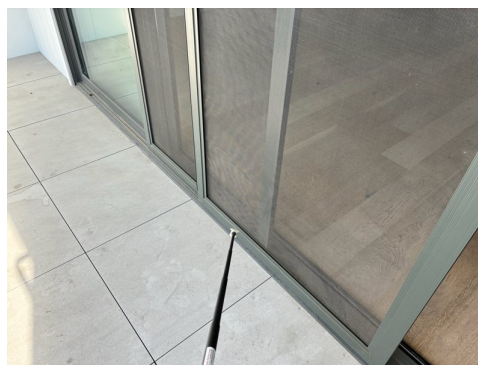
Information:

At the time of inspection, the first-floor balcony flyscreen door was observed to be stiff and difficult to slide. Flyscreen doors should operate smoothly to allow effective ventilation and convenient access while maintaining insect protection.

Restricted operation may reduce user comfort and may cause damage to the door or track if forced.

☒ The restricted operation is generally associated with normal wear and tear, lack of routine maintenance, dirt or debris buildup in the door track, or deterioration or misalignment of the rollers and hardware.

☒ It is recommended that the flyscreen door be serviced and adjusted. Rectification may include cleaning the door tracks, lubricating or replacing rollers, realigning the door frame, or repairing or replacing worn components as required. Works can be carried out by a competent handyperson, glazier, or suitably qualified tradesperson to restore smooth operation.



Defects 3.07

Building: Main Building

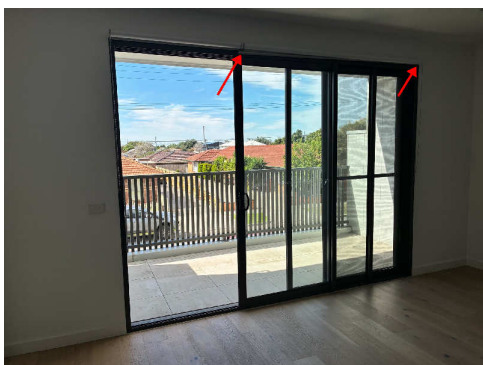
Location: Balcony Sliding Door Blinds

Finding: Balcony Sliding Door Blinds Unable to Be Tested

Information: At the time of inspection, the blinds fitted to the balcony sliding door could not be operated or tested. The blinds appeared to be stuck and obstructed due to interference, preventing confirmation of correct operation. As a result, the functionality and condition of the blinds could not be verified.

☒ The inability to operate the blinds may be due to mechanical failure, misalignment, interference with the sliding door, or deterioration of internal components or poor workmanship.

☒ It is recommended that the blinds be inspected by a suitably qualified blind installer or handyperson to identify the cause of the obstruction and undertake repairs or adjustments as required. If the blinds are found to be damaged or beyond repair, replacement may be necessary to restore full functionality.





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 Excellent condition when compared with properties of a similar age and characteristic

No Safety Hazards or Major Defects were Observed:

Minor Defects were Observed as detailed in the report which include:

1. Shower moisture (damp) - Monitor
2. Ceiling - Water stained

The risk of undetected defects is listed as medium due to no access to the roof and obstructions as detailed in the report.

Details of all defects should be read in full within the body of the report and actions should be taken as per the recommendations listed within.

Please note: Major defect as per the Australian Standards for residential pre-purchase building inspections (AS4349.1-2007) is defined as "a defect of sufficient magnitude where rectifications has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property."

For further information, advice and clarification please contact Mark Rizk on 0452 689 911

The following items were noted as -For your information

Noted Item

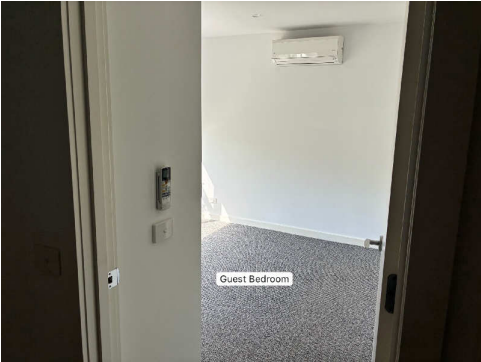
Building: Main Building

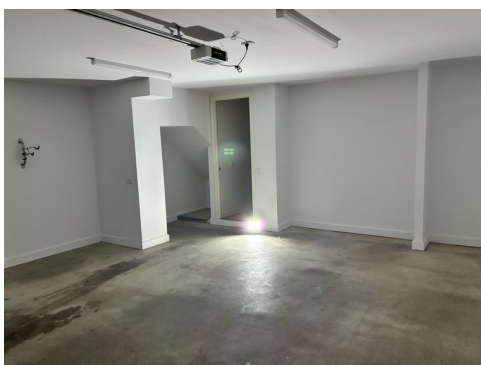
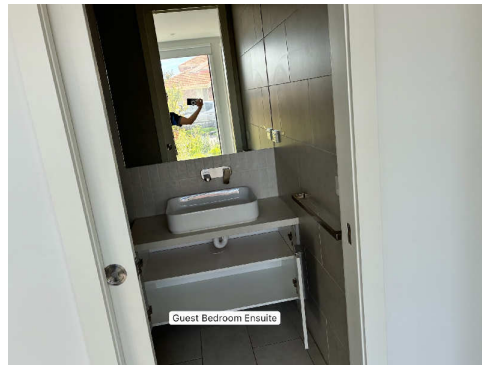
Location: All Areas

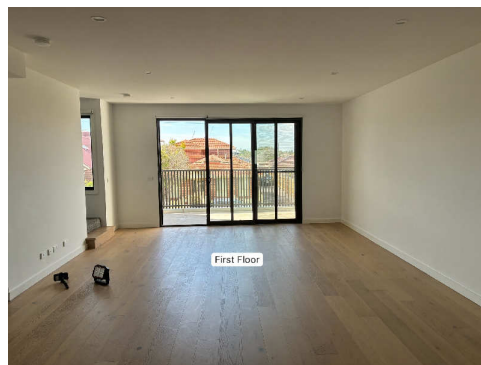
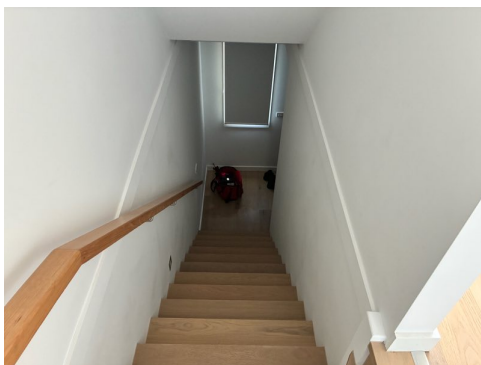
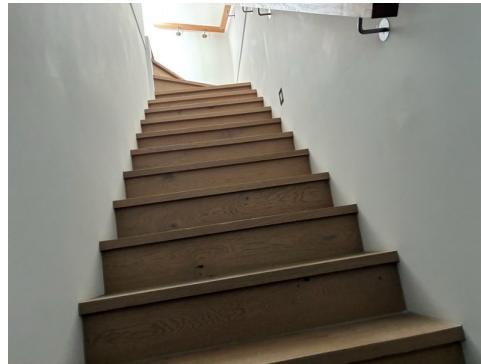
Finding: Additional Photos - Obstructions/Limitations and general photos

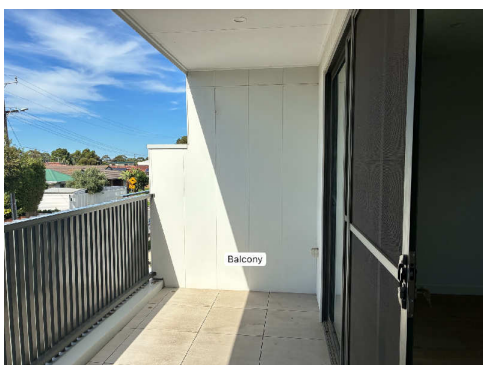
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended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

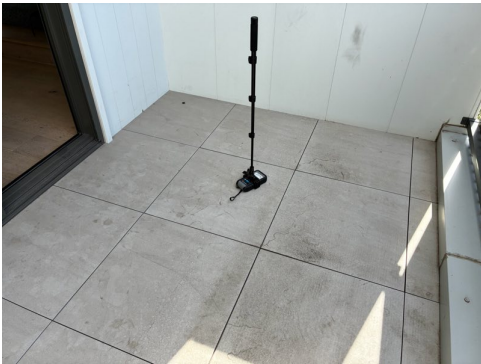


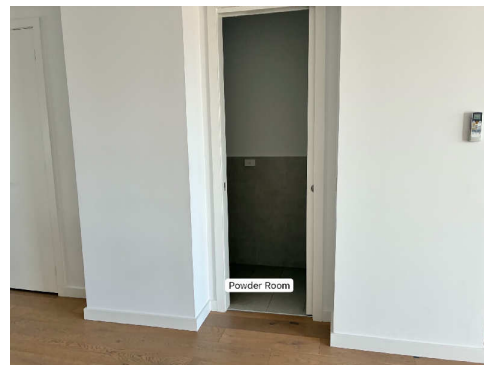


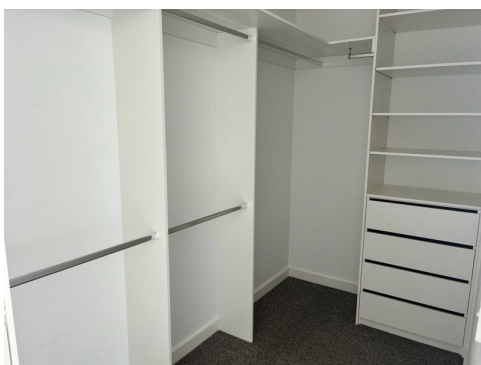
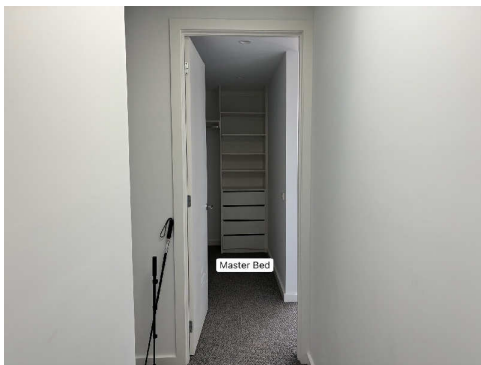
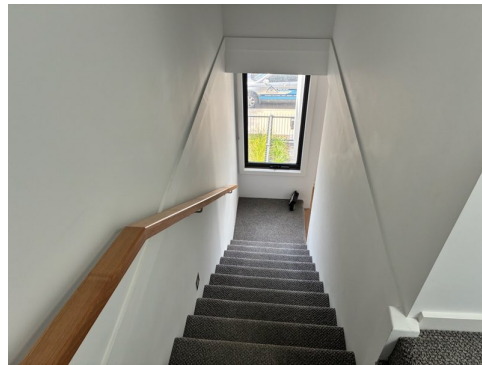
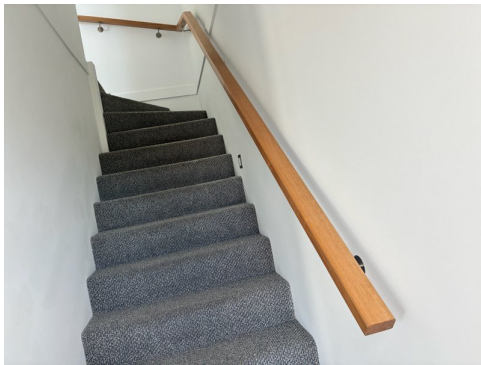


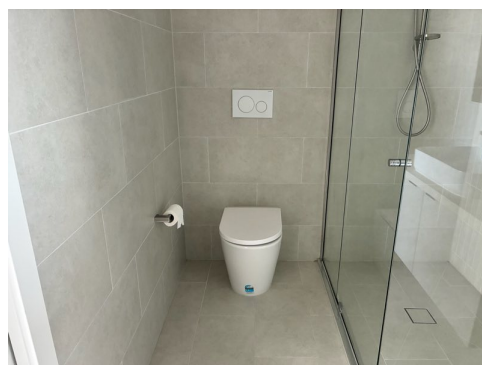
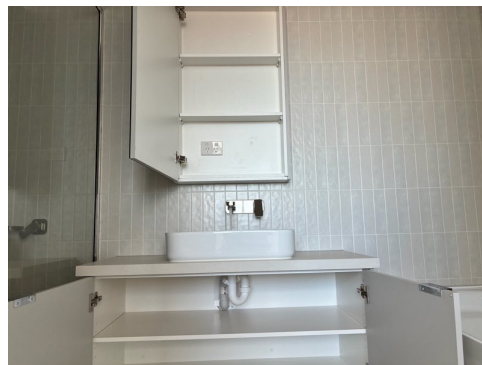
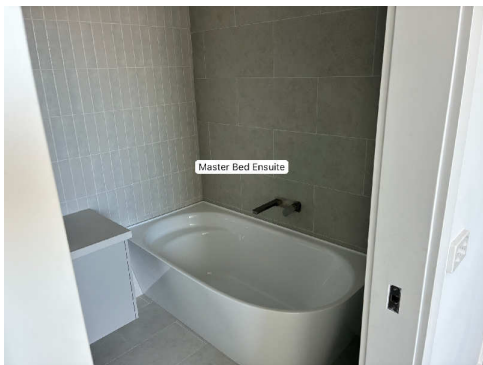


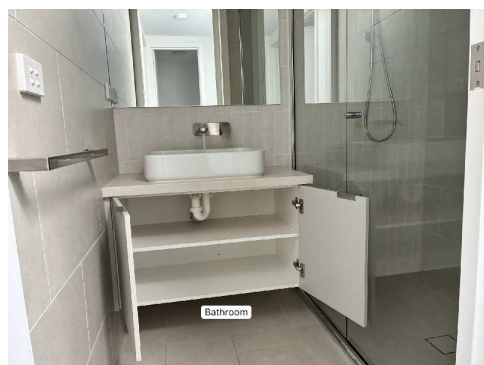
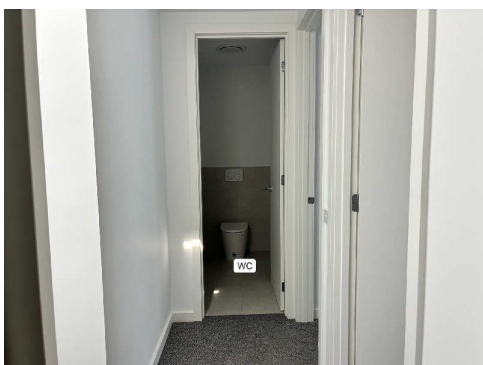


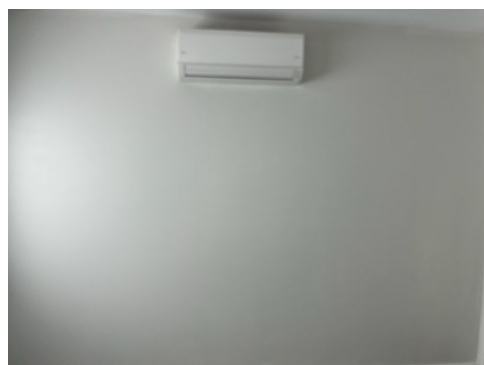
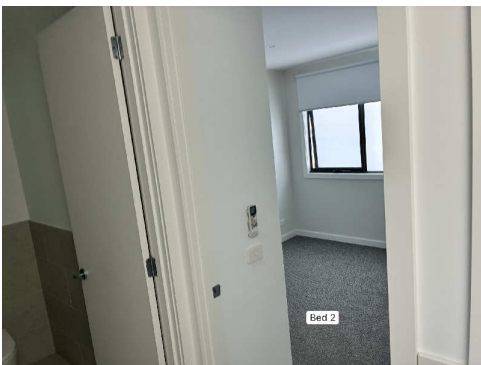


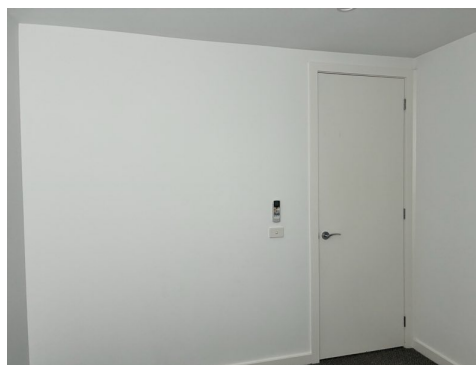
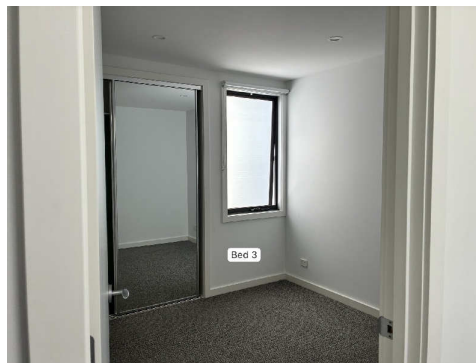












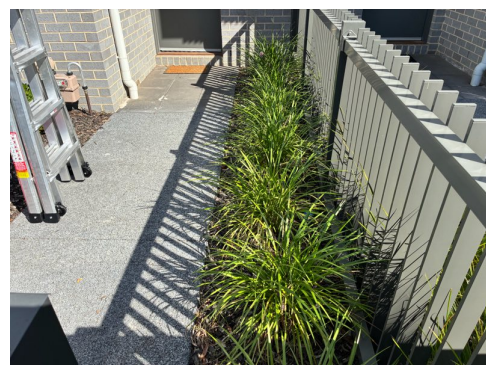
Noted Item

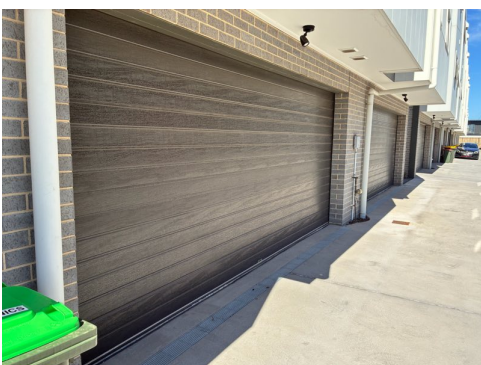
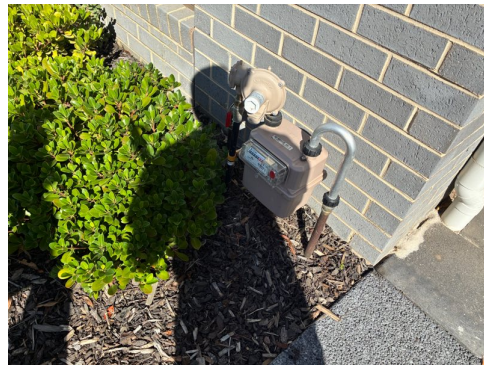
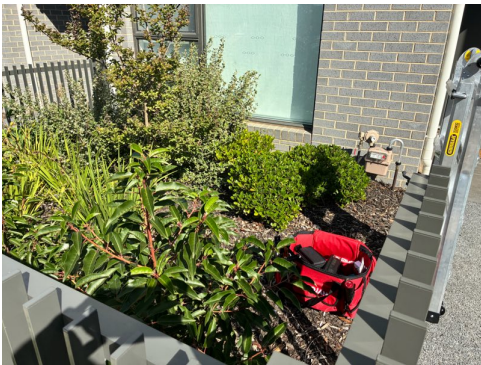
Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions/Limitations and general photos

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.