



## Building Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 1/68 Heyington Ave, Thomastown VIC 3074,  
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    Fri, 27 Mar 2026

Modified Date                Tue, 31 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 1/68 Heyington Ave, Thomastown VIC 3074, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant:

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Company Name:

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Company Address and Postcode:

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Company Email:

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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: Not Applicable

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### 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	Detached, Residential
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	3
Orientation	South
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath, Garage, Pergola, Porch, Shed, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Eaves, Floating Floor, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Veranda Posts
Roof	Tiled
Storeys	Double
Walls	Brick Veneer (Timber Framed), Hebel Clad, Rendered
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
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Outbuildings
- Posts
- Roof Exterior - Part
- Roof Void - Part
- The Site
- 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:

- Roof Exterior.
- Roof Void due to lack of access.

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
- Areas of skillion or flat roof - no access
- Fixed Furniture - Built-in Cabinetry
- 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: - **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: Ensuite - Master

Finding: Shower external - Water damage

Information: At the time of inspection, water damage was apparent to the door architrave side of the shower. The shower did not appear to be currently leaking and damage could be pre-existing. It is suspected that the leaking could have occurred as a result of shower not being sealed correctly.

Water leaking from the shower, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage 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.

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.

It is advised that these areas be monitored and if there is signs of water leaking, a sealant specialist or shower screen contractor should be appointed to complete these works immediately. It is also advisable that a qualified carpenter or general handyperson be engaged to repair damaged materials.



### Defects 3.02

Building: Main Building

Location: Lounge Room

Finding: Flyscreens - Missing

Information: At the time of inspection the flyscreen was found to be missing to the top Lounge room window. Whether the flyscreens has not been installed or have been removed post-installation, this missing building element detracts from the operational state of the window.

Where not replaced, missing flyscreens allow pest and insect ingress into the adjoining room/s.

It is advised that all missing building elements be replaced in order to ensure the full function of all building structures.

A general handyperson may be appointed to replace flyscreens at the discretion of the client.



### Defects 3.03

Building: Main Building

Location: Lounge Room, Kitchen Area

Finding: Cracked floor tiles

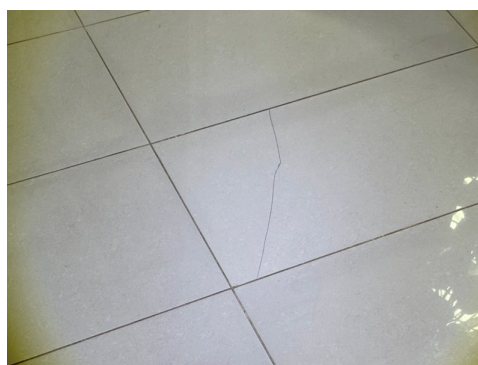
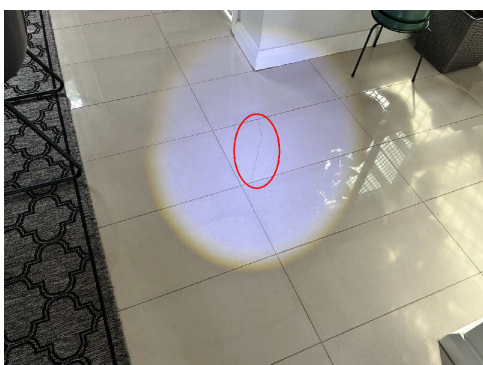
Information: At the time of inspection cracking in the floor tiles was evident Lounge and Kitchen area. It is suspected that this cracking has occurred as a result of minor impact damage.

Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion.

A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.





### Defects 3.04

Building: Yard

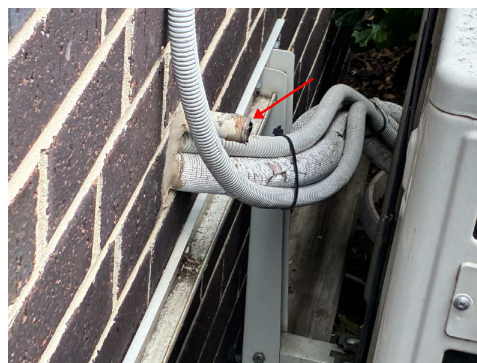
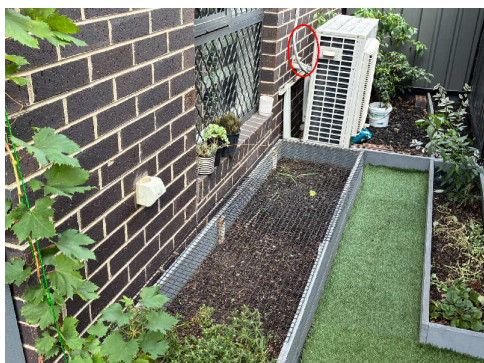
Location: Rear Yard

Finding: Air conditioner - Disconnected overflow

Information: The Air Conditioner (A/C) overflow to the A/C unit in the rear yard was found that the overflow is not connected to a storm water drainage point and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



### Defects 3.05

Building: Main Building

Location: Rear Yard

Finding: Pergola Structure is Suspected to be Constructed Post handover

Information: At the time of inspection, the rear pergola is suspected to have been constructed after the original handover of the dwelling. As such, it is unclear whether this structure required a building permit or received the appropriate approvals.

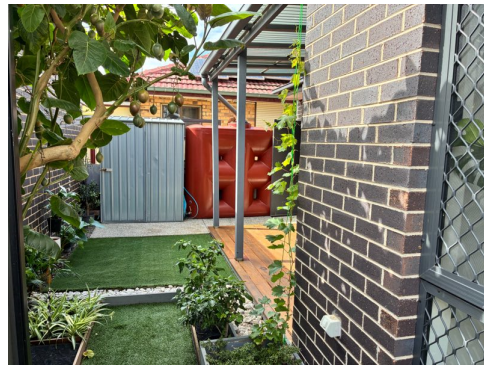
In addition, the guttering servicing the pergola was observed to have inadequate fixing brackets securing it to the main structure.

The lack of sufficient fixings increases the likelihood of the guttering becoming loose or collapsing, particularly during heavy rainfall or high wind conditions, which may result in damage or pose a safety risk.

☒ It is recommended that a licensed roofing plumber be engaged as a matter of priority to assess and rectify the guttering installation.

Works should include installing adequate fixing brackets in accordance with standard practice and manufacturer requirements to ensure the guttering is securely supported and able to function as intended.

The purchaser may wish to seek further information from the vendor or the relevant authority to confirm whether a building permit was required for the pergola and whether appropriate approvals were obtained.





### Defects 3.06

Building: Main Building

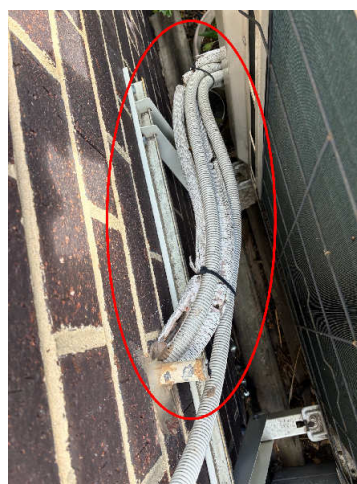
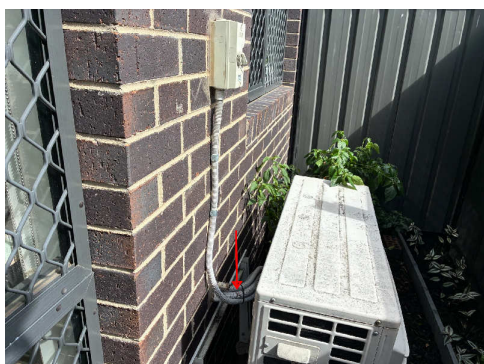
Location: Rear Yard

Finding: Ground floor Condenser Electrical Conduit Deteriorated

Information: At the time of inspection, external cabling was observed to be enclosed within flexible corrugated conduit; however, sections of the conduit and protective sleeving appear to be deteriorated. The installation does not appear to provide consistent mechanical protection along the full length of the cabling.

Where conduit or sleeving is damaged, unsupported, or degraded, the underlying cables may be exposed to physical damage, UV degradation, and moisture ingress.

☒ It is recommended that a licensed electrician or air conditioner contractor inspect and where necessary, damaged or deteriorated conduit and sleeving should be replaced.



### Defects 3.07

Building: Main Building

Location: Left side of dwelling

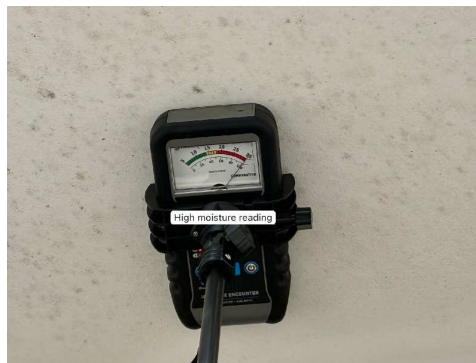
Finding: Eave Linings - Water stained

Information: At the time of inspection water staining to eave linings to the left hand side of the dwelling was evident. 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.

It is suspected that the downpipe spreader above when raining may have caused water to get in under the roof tiles. While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

It is suspected that water staining is active and highly advise a licensed roof plumber consulted as soon as possible to identify the cause of the staining and to provide advice on any reparation works that may be required.





### Defects 3.08

Building: Garage

Location: Rear Yard

Finding: Door - Binding/jamming

Information: At the time of inspection the Rear Garage access door is Binding and jamming during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door frame.

It is suspected the door has been damaged due to weather and moisture has affected the door.

It is recommended that a qualified carpenter or general handyperson should be appointed to replace the door at client discretion.





### Defects 3.09

Building: Main Building

Location: Roof Exterior

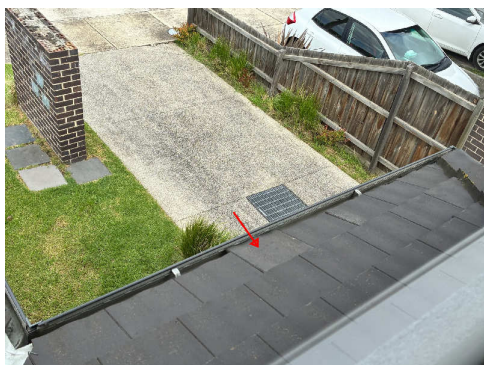
Finding: Ground floor Roof tiles - Slippage

Information: Upon inspection of the exterior roof covering, it was noted that a tile have slipped from their original fixing front of house below Bed room 2 . Tiles may slip over time due to a number of minor causes, including breakage of tiles, failings in the adjoining battens, or fixings that may have failed.

Roof tiles that have moved from their original position are very likely to allow water penetration into the roof void, exposing roofing structures to excessive moisture.

This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements.

Replacement of loose or missing roofing tiles is recommended immediately to prevent the development of any secondary defects. A roofing restoration specialist should be appointed to complete such works as necessary.



### Defects 3.10

Building: Main Building

Location: All External Areas

Finding: Water tank Overflow not Visible

Information: At the time of inspection, the water tank connected to the dwelling did not have a clearly visible overflow pipe, and the overflow discharge point could not be identified.

Water tanks connected to a dwelling are required to be fitted with an overflow arrangement to safely manage excess water during periods of heavy rainfall. The absence of a visible or identifiable overflow raises concern that excess water may discharge in an uncontrolled manner, potentially causing localised flooding, or moisture issues near building elements and footings.

☑ It is recommended that a licensed plumber be engaged as soon as possible to confirm whether an overflow has been installed and whether it is connected to a suitable and approved discharge point.

If no overflow is present, a compliant overflow pipe should be installed and directed to an appropriate stormwater connection or other approved discharge location to prevent uncontrolled water release and potential property damage.



## 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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

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

No Major Defects or Safety Hazards Observed:

Minor Defects were also Observed. Main ones noted below, other as per listed in the report.

1. Shower external - Water damage
2. Pergola Structure is Suspected to be Constructed Post handover
3. Eave Linings - Water stained
4. Water tank Overflow not Visible
5. Door - Binding/jamming

The risk of undetected defects is listed as medium due to no access to the roof void 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

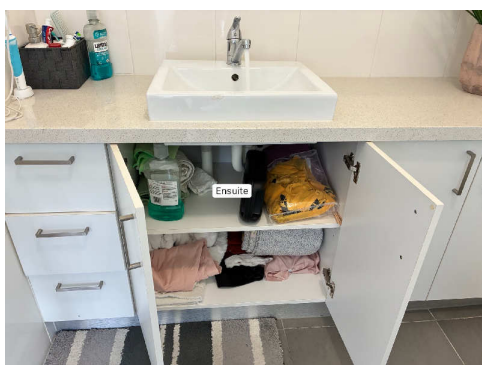
Location: Ensuite, Bathroom, Powder room

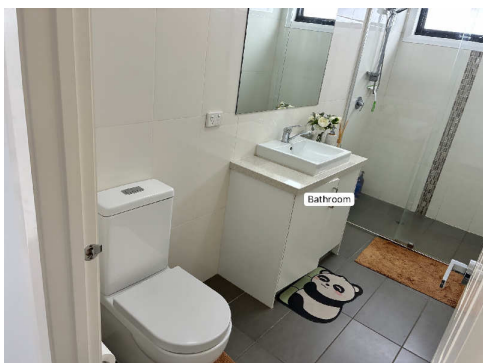
Finding: Basin - Slow draining

Information: The basins drains in the Ensuite, Bathroom and Powder room appeared to be slow draining at the time of inspection. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects, such as water damage to surrounding building materials.

It is advised that any possible blockage be removed as required.

A licensed plumber or handyperson should be appointed as soon as possible to perform any remedial works where required.





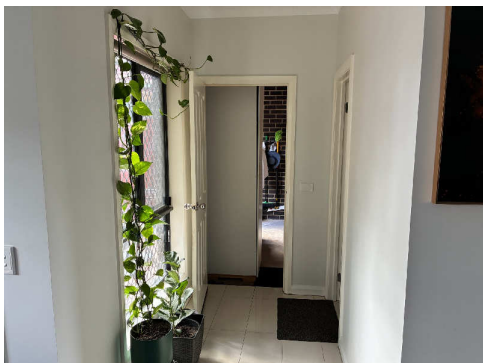
## Noted Item

Building:	Main Building
Location:	House Garage access door
Finding:	External Door Seals - Missing
Information:	At the time of inspection the internal access door between house and garage did not have a door seal around the perimeter edges of the door frame.

Sealing external doors is a requirement of the Building Code of Australia which may not be applicable to this particular property however missing seals adversely affect the energy efficiency of the structure.

Where external door seals are missing the area is no longer weather-tight. Insulation of the area against external weather conditions will also be compromised.

It is recommended that all missing weather seals be installed by a general handyperson or a licensed carpenter to prevent any damage and to restore the external door seals to a fully functional level.



## Noted Item

Building: Main Building

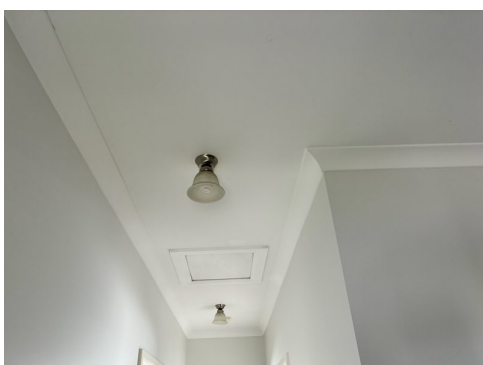
Location: First Floor Entry

Finding: Obstructions and Limitations - Roof Void

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the Roof void at the time of inspection.

- Ceiling insulation batts have been moved in areas and not replaced.
- Limited access due to roof trusses

A re-inspection is recommended once the area are made accessible.





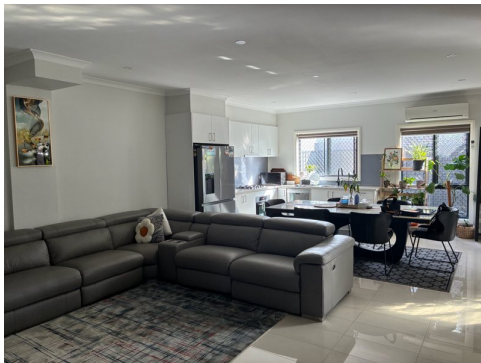
**Noted Item**

Building: Main Building

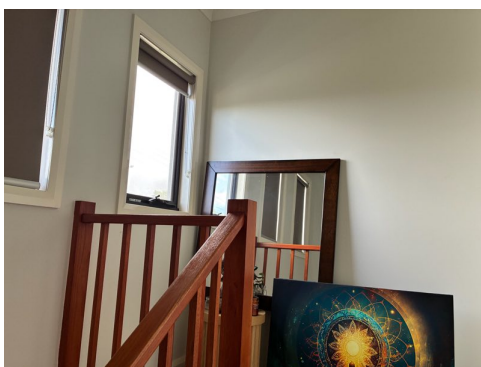
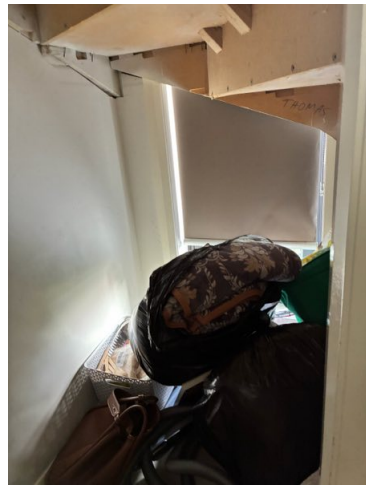
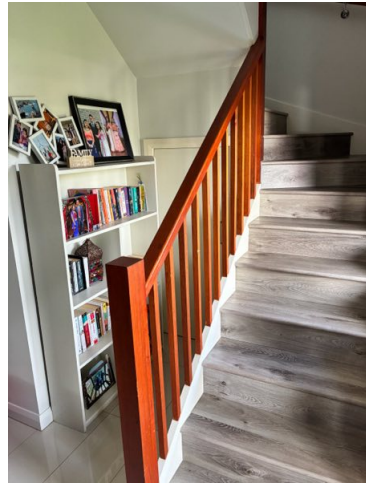
Location: All Areas

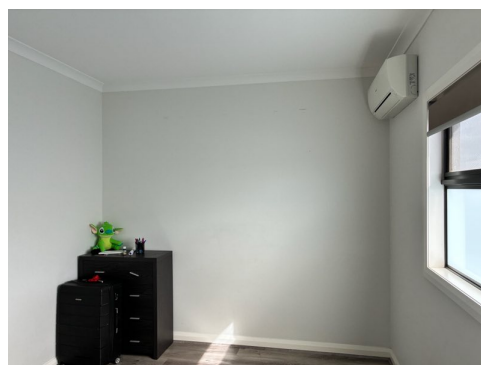
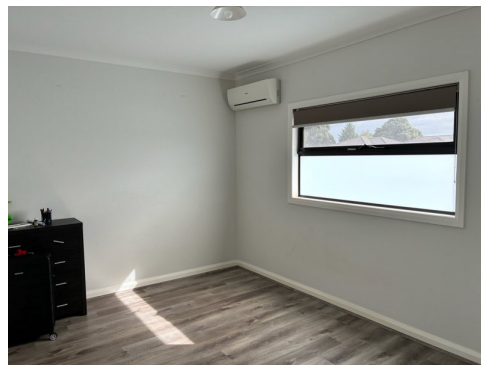
Finding: Additional Photos - Obstructions and Limitations

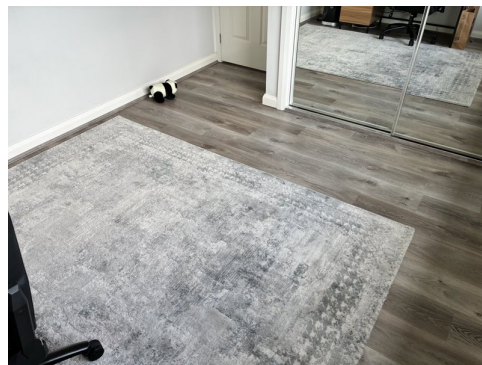
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended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

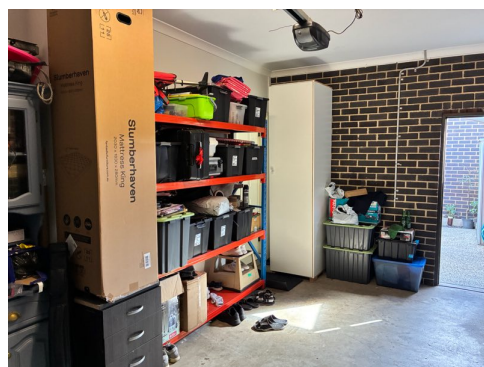


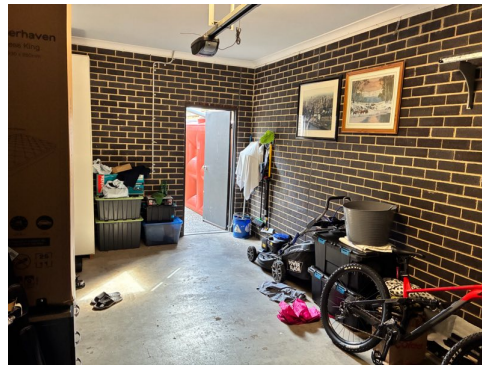
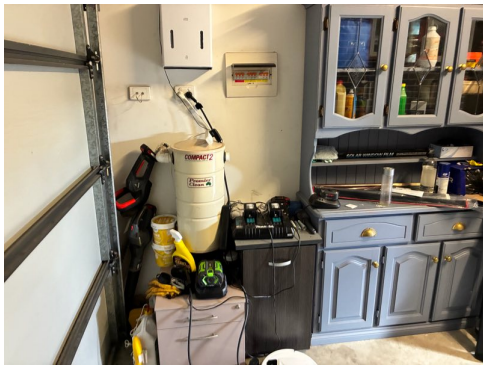










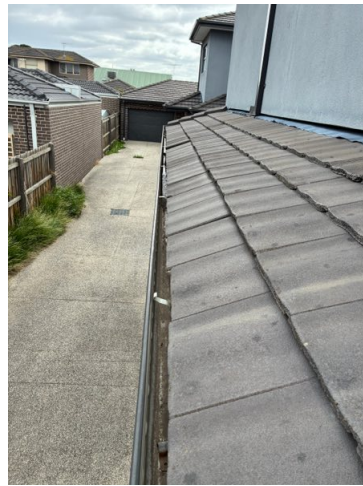


### Noted Item

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







## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.