



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 5 Doonhamer Pl, Clyde North VIC 3978,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Wed, 25 Mar 2026

Modified Date: Fri, 27 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 5 Doonhamer Pl, Clyde North VIC 3978, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mohamed Khattab Ph: 0477 660 118
Email: Berwick@jimbuildinginspections.com.au

Engineers Australia 10472010

Company Name: Jim's Building Inspections (Berwick)

Company Address and Postcode: Pakenham 3810

Company Email: Berwick@jimbuildinginspections.com.au

Company Contact Numbers: 0477 660 118

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: This report has been prepared in accordance with Australian Standard AS 4349.1-2007 for pre-purchase building inspections and is based on a visual, non-invasive assessment of the accessible areas of the property.

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 fair condition with some major and minor defects found.

Section B General

General description of the property

Building Type	Residential, Apartment
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North
Other Building Elements	Garage
Other Timber Bldg Elements	Internal Joinery, Window Frames, External Joinery, Doors, Door Frames, Architraves
Roof	Timber Framed, Flat, Corrugated Iron (e.g. Colourbond)
Storeys	An Apatment in a 2 story dwelling
Walls	Timber Framed and Clad, Rendered
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.

- Interior
- Exterior
- Roof Void - Part
- The Site
- Wall Exterior
- Roof Exterior - Part

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 low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Site - Part.
- Wall exterior due to obstructions.
- 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
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Rugs
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk

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

The risk of undetected defects is: **High**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

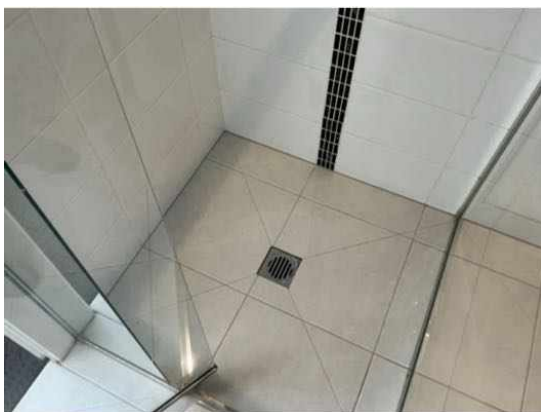
Major Defect

Defects 2.01

Building: Main Building
Location: Ensuite - Master
Finding: Failed Ensuite Shower Drain Installation (Major Defect)
Information: The ensuite shower drain has dropped below the finished tile level, indicating failure or displacement of the drain assembly beneath the tiled surface.

This condition compromises the effectiveness of the drainage system and waterproofing membrane, increasing the likelihood of water ponding within the shower base and potential water ingress into surrounding building elements, which may lead to concealed moisture damage and deterioration over time.

It is recommended that a licensed plumber and qualified waterproofer remove the affected shower tiles, reinststate and properly secure a new drain assembly at the correct level, undertake full re-waterproofing in accordance with NCC requirements and relevant Australian Standards, and re-tile the shower base to ensure compliant and functional performance.





Minor Defect

Defects 3.01

Building: Main Building

Location: Garage

Finding: Door handle - Not latching

Information: It was noted that the door in the garage area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.02

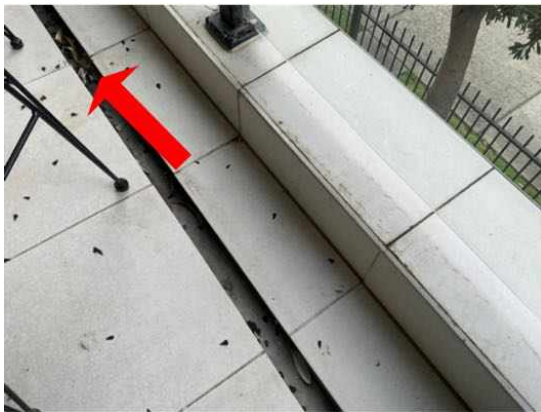
Building: Main Building

Location: Balcony
 Finding: Blocked Balcony Drain
 Information:

The balcony drain was observed to be partially blocked with an accumulation of leaves and debris, restricting the free flow of water.

If not addressed, this obstruction may lead to water ponding during rainfall events, increasing the risk of water ingress into the building and potential damage to adjacent building elements over time.

It is recommended that the balcony drain be cleaned and cleared of all debris immediately by a suitable maintenance person to restore proper drainage and prevent further issues.



Defects 3.03

Building: Main Building
 Location: Kitchen
 Finding: Tap - Leaking

Information: The tap in the kitchen sink area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



Defects 3.04

Building:	Main Building
Location:	Ensuite - Master
Finding:	Toilet seat - loose
Information:	The toilet seat was found to be loose and shifting during use at the time of inspection. This defect likely developed due to wear and tear of the seat's fixing hardware. However, it may also be the result of improper installation or accidental impact.

If left unaddressed, the loose toilet seat could worsen, leading to potential damage to the mounting points or discomfort for users. In some cases, further instability may lead to minor injuries or increased wear on the toilet bowl.

It is recommended that the toilet seat be properly refastened or replaced by a licensed plumber to ensure safe and stable use.



Defects 3.05

Building: Main Building
 Location: Ensuite - Master >
 Finding: Loose Shower Head – Bathroom
 Information: The shower head in the bathroom was found to be loose at its connection point. This looseness is causing minor water drips during and after use.

If left unattended, this could lead to water tracking behind the fitting, potentially contributing to moisture damage within the wall cavity or surrounding finishes over time.

It is recommended that the shower head be properly tightened or refitted using appropriate thread sealant or plumber's tape to ensure a secure and watertight connection.



Defects 3.06

Building: Main Building
 Location: Both bathrooms
 Finding: Misaligned Bathroom Door Latches
 Information: The 2 bathroom doors' latches were found not to engage or align correctly with the

strike plates, preventing the doors from latching and closing properly.

This may result in reduced privacy and indicates minor misalignment of the door, latch, or strike plate, which may worsen over time with continued use.

It is recommended that a qualified carpenter or suitable handyman realign the doors, latches, and strike plates to ensure the doors close, engage, and latch correctly.



Defects 3.07

Building: Main Building
 Location: All Internal Areas
 Finding: General Wear and Tear to Internal Finishes
 Information:

Multiple observations of general wear and tear were identified at the time of inspection, including deterioration and peeling of paint to internal window sills and frames, areas of paint bubbling, and minor holes to plastered wall surfaces.

These conditions are considered cosmetic in nature and do not impact the structural integrity or functional performance of the building; however, if left unattended, they may continue to deteriorate and affect the overall presentation of the property.

It is recommended that a qualified painter or plasterer carry out minor repairs, including filling, sanding, and repainting of the affected areas, as part of routine

maintenance at the client's discretion.



Defects 3.08

Building: Main Building
 Location: Bathroom
 Finding: Defective Shower Head in Bathroom
 Information: Upon visual inspection, it was observed that the shower head in the bathroom is defective. This damage prevents the proper operation of the shower, hindering its functionality.

It is recommended that a licensed plumber be engaged to assess and repair or replace the shower head to restore proper use of the shower.



Defects 3.09

Building: Main Building
 Location: Bathroom
 Finding: Towel rail - loose
 Information: The towel rail was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the towel rail to its original fixing. A general handyman may be required to perform these works.

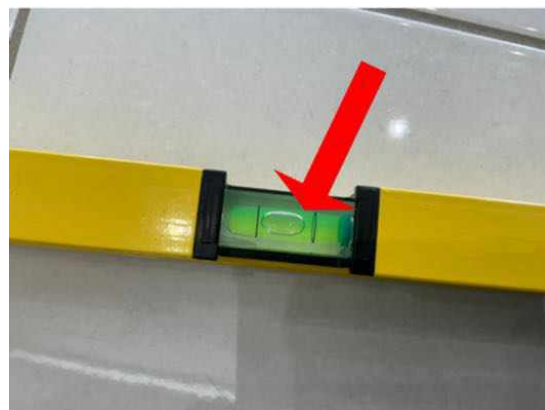
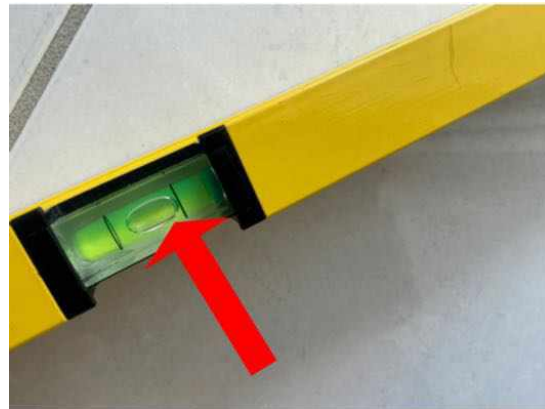


Defects 3.10

Building:	Main Building
Location:	All Internal Areas
Finding:	Floor tiles - Uneven
Information:	The tiled flooring areas appear to be uneven in multiple spots. While this may indicate a failure of the subfloor structure, it is suspected, in this case, that the area has been subjected to poor tiling workmanship at the time of installation.

Where poor workmanship is the cause of uneven tiling, the tiled surface level is unlikely to decrease further. If unevenness does increase over time, this may indicate issues with the associated flooring structure.

Where uneven tiled flooring appears to be a result of poor tiling work, a tiling contractor should be appointed to re-instate the flooring at the discretion of the client. Where flooring remains uneven, further inspection of the flooring structure may be required.



Defects 3.11

Building:	Main Building
Location:	Balcony
Finding:	Absence of Balcony Overflow Provision

Information: The balcony was observed to have no visible overflow provision to manage excess water during heavy rainfall or in the event of a blocked primary drain.

The absence of an overflow increases the risk of water ponding and potential water ingress into the internal areas of the dwelling, which may lead to damage to building elements and finishes over time.

It is recommended that a qualified plumber or builder assess the balcony drainage system and install a compliant overflow provision in accordance with NCC requirements to ensure safe discharge of excess water.



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

- Upon inspection, the 2-bedroom apartment was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified, as detailed within the body of this report, which require timely attention to prevent further deterioration and escalation into more significant issues.

A major defect was identified in the ensuite shower, where the drain has dropped below the finished tile level, indicating failure or displacement of the drain assembly beneath the tiled surface. This condition compromises both the effectiveness of the drainage system and the integrity of the waterproofing membrane, allowing water to pond within the shower base and increasing the risk of water ingress into adjacent building elements. If left unaddressed, this may lead to concealed moisture damage, deterioration of structural components, and potential mould growth. Rectification will require removal of the affected shower floor tiles, reinstatement and proper securing of a new drain assembly at the correct level by a licensed plumber, followed by full re-waterproofing by a qualified waterproofer in accordance with NCC requirements and relevant Australian Standards, and retiling of the shower base.

It is strongly recommended that the client engage the appropriately qualified tradespeople, as specified within this report, to carry out all necessary repairs and maintenance works without delay to preserve the condition and performance of the property.

Several obstructions and limitations were present at the time of inspection, restricting access and visibility in certain areas. These impediments affected the ability to conduct a fully comprehensive assessment. The client is advised to clear these obstructions and arrange a follow-up inspection to ensure all areas are thoroughly inspected.

Disclaimer

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. As a visual inspection, this assessment is limited to the conditions observed during the inspection period, and as such, cannot account for potential changes or developments occurring after the inspection date. Once the inspection is complete and the report is issued, it should be noted that it represents the status of the property at that moment in time and may not reflect any subsequent changes.

Particularly regarding external elements such as concrete paving and outdoor drainage systems, evaluations are inherently limited when conducted in dry conditions, and it may not be possible to assess the complete drainage performance or identify water pooling issues that could become evident in periods of rainfall. Although a spirit level was used to check multiple areas of the paving for slope, this method cannot account for each and every point across the paving, nor can it replicate the effects of heavy rain. Thus, without rainfall during the inspection, any potential drainage issues or water pooling along the perimeter cannot be fully anticipated.

Furthermore, this report notes that various wet areas, such as showers, may not have been used for extended periods. While moisture testing was conducted at accessible locations, prolonged inactivity can obscure potential leaks or hidden defects, as some issues may only manifest after sustained use. Therefore, issues related to inactive wet areas may require ongoing observation over time to ensure that any potential problems can be identified and addressed.

Any recommendations provided herein are made to the best of professional judgment, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is recommended that clients undertake regular inspections and proactive maintenance, particularly of exterior elements and areas exposed to environmental factors, to support the ongoing integrity of the property and to address potential issues that may arise under varying conditions. Regular professional evaluations can help ensure that the property's condition is maintained over time, especially as weather and usage patterns fluctuate.

For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Roof Void
 Finding: Obstructions and Limitations - roof cavity
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area 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 Internal Areas
 Finding: Obstructions and Limitations - Interior
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the internal areas 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.