



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Thu, 26 Feb 2026

Property Address: 3/8 Central Ave, Boronia VIC 3155,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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: Thu, 26 Feb 2026

Modified Date: Sat, 28 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 3/8 Central Ave, Boronia VIC 3155, Australia

Client's Email Address:

Client's Phone Number:

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

DBU-13373

Company Name: Jim's Building Inspections (Croydon)

Company Address and Postcode: Lilydale 3140

Company Email: Croydon@jimsbuildinginspections.com.au

Company Contact Numbers: 0456 295 434

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: N/a

Section A Results of Inspection - summary

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

	Found	Not Found
Safety Hazard		✓
Major Defect	✓	
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

Section B General

General description of the property

Building Type	Unit
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	South West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Pergola, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Skirting Boards, Stair Railing
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer, 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
- Interior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Exterior Roof Surface - Second Storey.
- 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:

- Appliances and equipment
- Above safe working height
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Debris in gutters
- Insulation
- Furniture
- Roofing material is a slip hazard - not safe to access
- Stored items
- Unsafe to Access Roof - No Fall Protection System

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Defects 2.01

Building: Building 1
Location: Bathroom > All Areas
Finding: Suspected active moisture and water leak under the shower alcove floor tiles
Information: Active moisture and water leak was observed in and around the shower alcove. Moisture or water leaks are suspected to be entering where the grout between the tiles has been dislodged or missing. If left unmanaged water and moisture will certainly graduate further to cause secondary damage, corrosion and deterioration.

Where water damage is observed, the primary requirement is to identify and rectify the source of the leak immediately. A licensed builder should be appointed as soon as possible to remove the relevant shower floor tiles to identify any damage or deteriorated building elements and perform remedial works as deemed to be necessary to repair the leaks. Immediate action to rectify this problem will help ensuring the water damage is restricted and contained.

Once the shower floor tiles are repaired, consultation with relevant tradespeople, such as a cabinet maker is advised. Rectification works may include replacement of the basin cabinet and other building elements depending on the extent of the damage and how long the leak has been active.











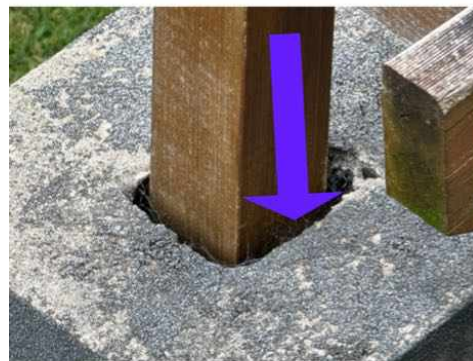
Minor Defect

Defects 3.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	High probability of damage, deterioration or wood rot in the future
Information:	At the rear pergola where the post go into the tops of the pillars, there is a high probability of these timber posts showing accelerated moisture damage and deterioration or future wood rot. These holes around the perimeter of the posts should be filled to minimise the moisture being allowed to enter the holes around the posts.

Over time wood rot can develop due to timber exposed to extreme weather conditions over a prolonged period of time.

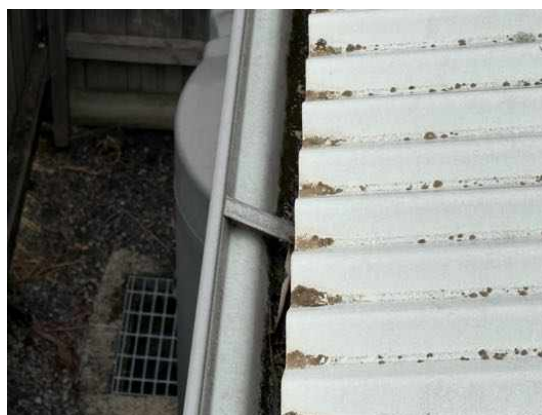
Always ensure exterior timbers are not exposed continuously extreme weather conditions or in contact with the ground as this will accelerate damage and deterioration to the timber. If left unmanaged further damage is highly likely to occur. Where the timber posts show deterioration due to excessive moisture, the cause of the moisture should be identified and reduced as deemed necessary. A qualified carpenter should be appointed to repair and replace rotting building elements and materials in the near future.

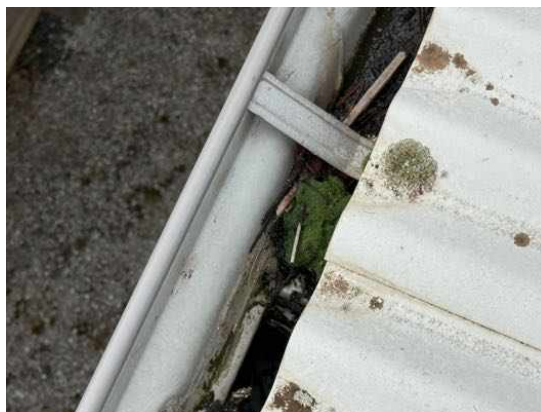
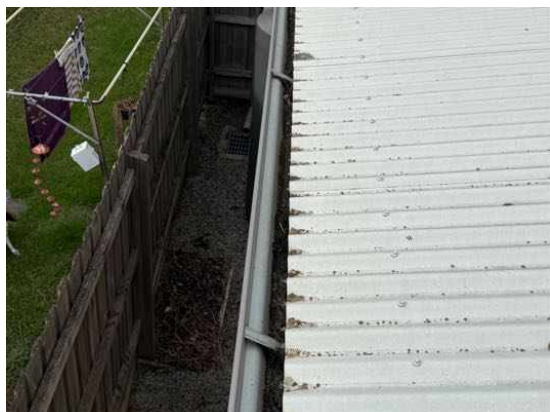
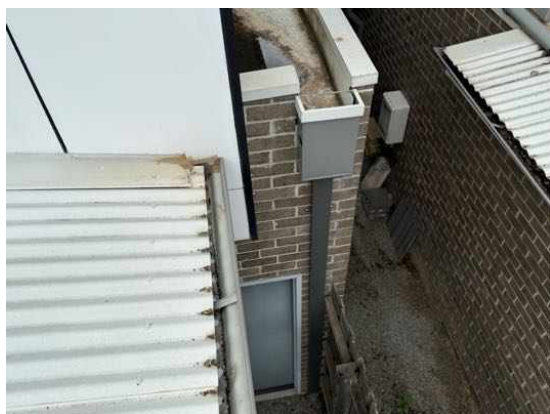


Defects 3.02

Building: Building 1
Location: All Areas > All Areas
Finding: Gutters - minor blockages
Information: Client should expect when buying a home that gutters cleaning is an essential maintenance item that's needs attention periodically. If trees are surrounding the property client should expect to clean out gutters regularly due to high amounts of leaf matter and debris from standing trees around the perimeter of the property. This maintenance and the clearing out of the gutters is considered to be very important to prevent blockages of the guttering and downpipes which will lead to water pooling and accumulated water overflows, which is likely to subsequently flood exterior walls and enter internal areas and damage building structures and other building elements. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. It is recommended that blocked gutters be cleaned and leaf matter and debris be removed by a relevant tradespersons regularly.





Defects 3.03

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Exterior wall board has been dislodged or slipped
Information:	Upon inspection of the roof above the entry area, it was observed that the bottom wall board may have been installed poorly and has either slipped down or has been dislodged from the correct position. The wallboards is suspected to have slipped down, this can happen due to a number of minor causes, including not installed correctly at the time of installation or fixing may have failed.

The board will require some remedial work to replace and fix properly with an adhesive and nailing. Where these boards have moved from their original positions, it may allow water penetration into the wall or roof void, exposing these structures to moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements. Remedial work to rectify is highly recommended, it is recommended immediately or in the short term future to prevent the development or any possibility of secondary defects. A qualified carpenter or other relevant tradesperson should be appointed to complete such works as deemed to be necessary.



Defects 3.04

Building:	Building 1
Location:	Garage floor > All Areas
Finding:	Minor garage concrete cracks
Information:	The garage showed minor concrete cracks at the time of the inspection. Concrete cracks were considered to be minor are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Monitoring of all cracking should be conducted annually. Contact a relevant tradespersons should cracks widen, lengthen, or become more numerous.





Defects 3.05

Building:	Building 1
Location:	Toilet (WC) > All Areas
Finding:	Toilet seat not fitted correctly
Information:	At the time of the inspection it was observed that toilet seat was not fitted correctly and will require refitting and adjustment. All stickers are required to be cleaned off all bathroom and toilets and fixtures.



Defects 3.06

Building:	Building 1
Location:	Toilet (WC) > All Areas
Finding:	Toilet manufacturers stickers
Information:	At the time of the inspection it was observed that the toilets have manufactures stickers still on them, this is considered to detract from the overall quality and appearance of the home. These should be removed and cleaned off all bathroom and toilets, fittings and fixtures. This should be performed as part of the handover cleaning.



Defects 3.07

Building:	Building 1
Location:	Toilet (WC) > All Areas
Finding:	Toilet roll holders - Loose
Information:	The toilet roll holders and towel rail were 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 recommended that some remedial works to rectify the loose toilet roll holders and towel rails to its original fixing. If these cannot be be rectified to function as intended, client is recommended to renew. A qualified carpenter may be required to perform these works.



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
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

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

For the client's attention, the shower alcove showed areas where the grout had been dislodged frame between the shower floor tiles. It is highly suspect that moisture has penetrated below the tiles. This defect needs to be rectified immediately or in the very short future. To prevent further secondary damage, the client should not use this shower before these defects are rectified.

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

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

Section D Significant Items

The following items were noted as - For your information

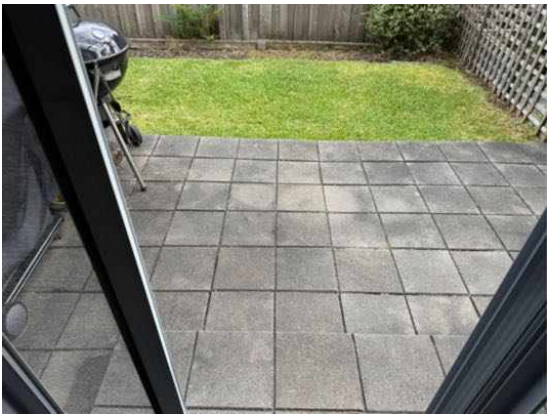
Noted Item

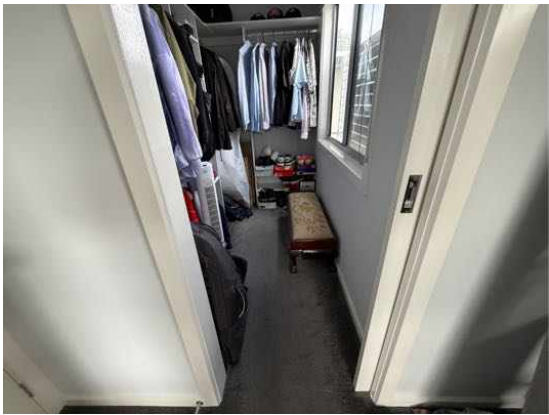
Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with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











Noted Item

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

Always ensure sufficient working and suitable smoke detectors are installed prior and

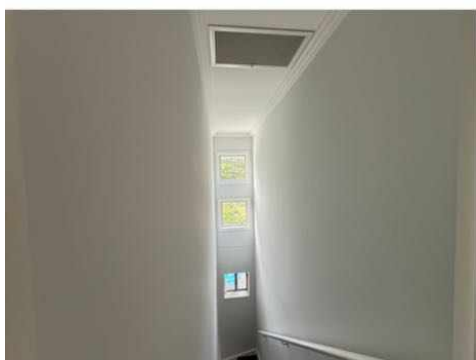
during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Air filters, grilles and fans - require maintenance and cleaning
Information: Air grilles and fan covers need regular maintenance and cleaning. Dust, debris and dirt accumulated on the grill mesh will obstruct the normal air flow, these should be cleaned to prevent impairment of their intended functions. This includes such grilles and air filters from rangehoods, ducted heating / cooling units, ceiling and bathroom fans.

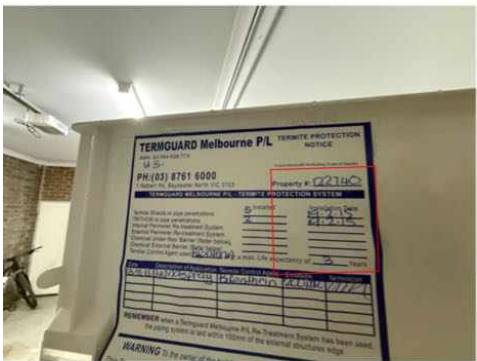
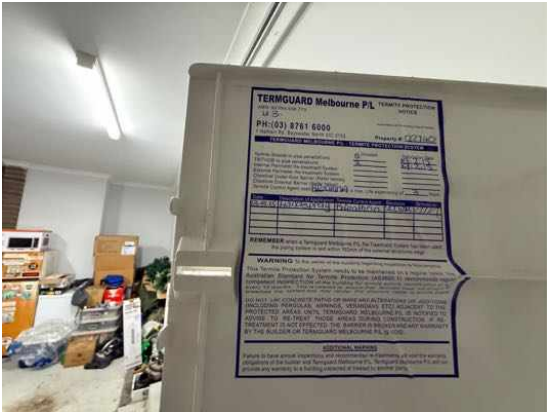




Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Termite Management System - out dated
Information:	At the time of the inspection, an old application of a chemical termite barrier was observed which is suspected to be from when the home was constructed. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice was observed to be placed in the in the meter box that indicated an old and out of date termite barrier, it appeared as though no termite management system has been installed recently, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



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.