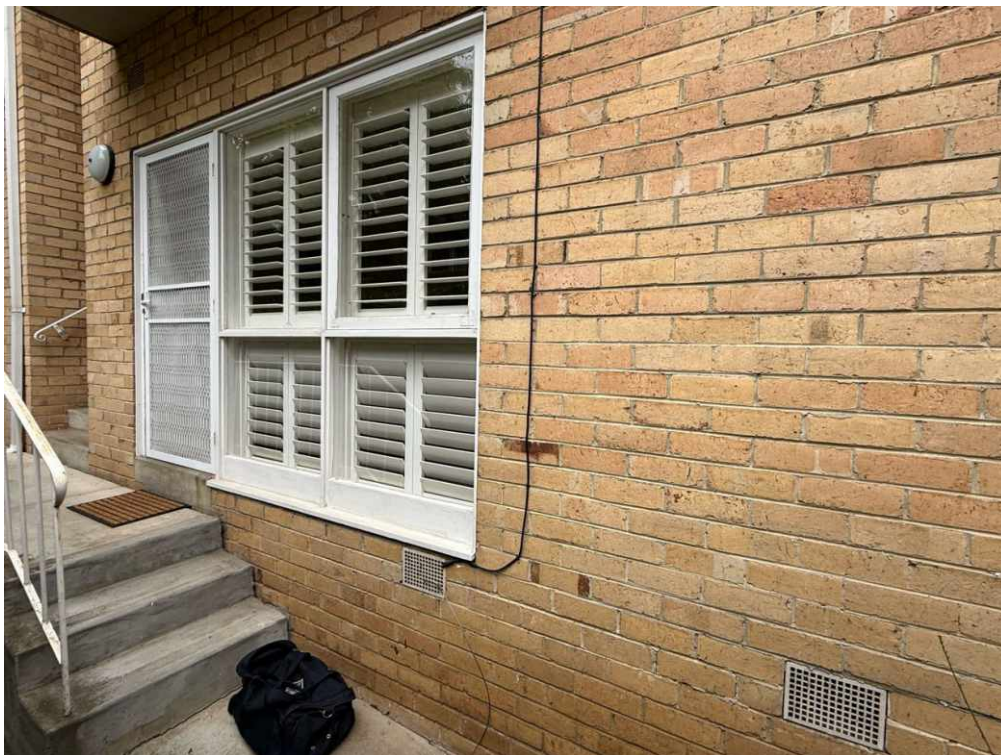




Building Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 6/181 Riversdale Rd, Hawthorn VIC 3122,
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

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 6/181 Riversdale Rd, Hawthorn VIC 3122, 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	Unknown
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	1
Occupied	Unoccupied
Orientation	East
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Architraves, Floorboards, Skirting Boards, Door Frames, Doors, Window Frames
Roof	Not Applicable
Storeys	Single
Walls	Solid Masonry, Cavity Brick
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.
- Exterior Roof Surface - Second Storey.
- Subfloor 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:

- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Furniture
- Evidence of recently painted walls or ceilings
- Lack of clearance - subfloor
- Subfloor was not able to be inspected - there was no access to this area.

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

No evidence was found

Minor Defect

Defects 3.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Building element - Rusted or corroded
Information:	Some exterior building elements and materials that show evidence of rusting and corrosion, has likely developed as a result of excessive exposure to moisture, harsh weather conditions and or inadequate coatings. A surface that is found to be rusted provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed and left unmanaged, it is therefore recommended that the relevant tradespersons remove as much rust as possible, clean and re-paint these areas.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment. Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture and harsh weather conditions. A qualified painter or other relevant tradespersons may be appointed to paint affected areas and a qualified carpenter to replace any building elements that have been severely affected by rust or water damage.







Defects 3.02

Building: Building 1
 Location: Kitchen > All Areas
 Finding: Kitchen cabinetry
 Information: The kitchen cabinetry showed signs of some minor damage. Some maintenance, remedial work or repair may be required to ensure further deterioration does not continue any further. These defects may detract from the overall looks of the cabinetry, in most cases it does not necessarily affect the operational state of the cabinetry.

To improve the operation of these affected cabinets, cabinet doors or drawers, a qualified cabinet maker or carpenter may be appointed to rejuvenate rectify or repair any cabinetry as deemed to be necessary. Such works should be completed at discretion of the client.





Defects 3.03

Building:	Building 1
Location:	Kitchen > All Areas
Finding:	Chip to kitchen bench top.
Information:	Although this chip is noticeable, it is only considered to be an appearance defect, and usually will not indicate any overall bench top damage. Generally, the cause of a bench top chips are accidental impacts. Chips of this nature can generally be repaired by the relevant tradespersons or bench-top installers. Such works should be performed by a qualified bench top installers. Monitoring of all chips should be conducted periodically to ensure no further damage is occurring.



Defects 3.04

Building:	Building 1
Location:	Bathroom > All Areas
Finding:	Grout and sealant maintenance
Information:	It was observed that grout and sealant in the tiled shower alcove and in the bathroom and kitchen areas requires some maintenance to ensure these areas remain watertight at all times. Grout and sealant were observed to have been either deteriorated, dislodged or missing, in these types of wet areas if not rectified and maintained adequately it is highly likely that these areas will have accelerated damage and deterioration to the substrate as well as more serious secondary defects to the adjoining floor and wall structures.

Regular maintenance and replacement of grout to any holes or damaged sealant 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. Different materials on the walls and floor areas move at different rates, generally causing cracking to grout or sealant at these points. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building structures and materials. Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur if left unmanaged. A sealant specialist or tiling contractor should be appointed to complete these works immediately or as soon as possible.







Defects 3.05

Building: Building 1
Location: Bathroom > All Areas
Finding: Bathroom towel rail - toilet roll holder loose
Information: Bathroom towel rail and toilet roll holder were observed to be loose and may require maintenance to be good, this occurs generally due to substandard installation or poor trade practices. A qualified carpenter should be appointed to repair or replace the affected towel rails, at the clients discretion.

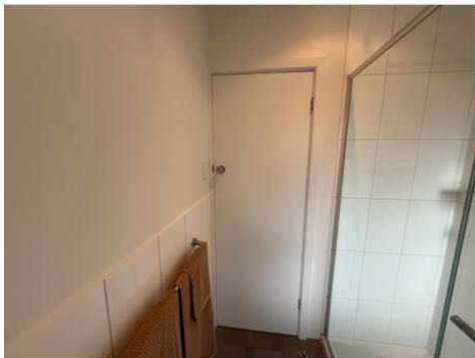




Defects 3.06

Building: Building 1
 Location: Bedroom > All Areas
 Finding: Door handles
 Information: Bathroom and the bedroom door handles were too stiff and will either require new door handles the correct maintenance to make good. There is a high possibility that occupants will get stuck in these rooms if not repaired properly and immediately. When door handles are found to be hard to operate, this will make it difficult for occupants to safely egress the interior areas. All doors should be rectified to ensure they operate easily during standard operation. These doors and door hardware defects may inhibit a safe and timely egress in the case of an emergency.

Some of these doors require immediate attention to ensure their functionality is not compromised, they are suspected to create secondary defects and damage to the associated door frames if left unmanaged. The wardrobe doors are also aged, damaged and deteriorated and may cause secondary defects from deteriorated hinges. A qualified carpenter should be appointed to perform minor rectification works at the clients discretion.

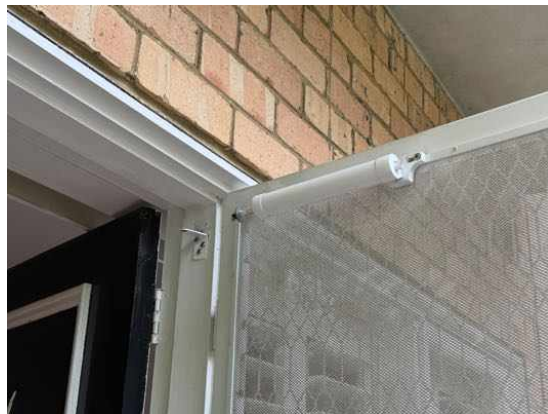






Defects 3.07

Building: Building 1
Location: Front wire door > All Areas
Finding: Front flywire door closer
Information: At the time of the inspection the front flywire door closer appeared to be broken and not fitted, this may need to be rectified or replaced to make good.



Defects 3.08

Building: Building 1
Location: All Areas > All Areas

Finding:

Flyscreens

Information:

Some flyscreens were found to be missing to the windows throughout the home at the time of inspection. Whether the flyscreens have not been installed or have been removed for maintenance and or painting purposes, 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 installed or replaced in order to ensure the full function of all building structures. A qualified carpenter may be appointed to replace flyscreens at the discretion of the client.



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

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

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

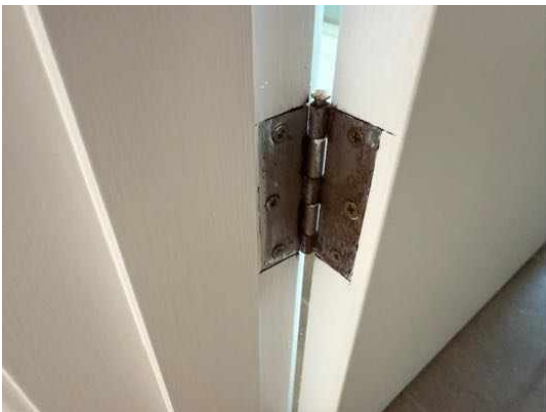
Section D Significant Items

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 overlooked, 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: Termite Management System - no evidence of a chemical installation or durable notice
 Information: At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.





Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Recently painted
Information:	At the time of the inspection the internal areas throughout the home, were suspected to have been recently painted. Whilst these areas may appear complete and appear to be free of defects, defects could be covered by recent painting and any defects could potentially be missed.

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.