



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: unit 3/16 Efron St, Nunawading VIC 3131,
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: Fri, 27 Feb 2026

Modified Date: Sat, 28 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 3/16 Efron St, Nunawading VIC 3131, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Sunny Anchan Ph: 0493 185 997
Email: Mitcham@jimsbuildinginspections.com.au

Level 1 Thermographer
Cert 4 Building and Construction
Diploma in Building and Construction

Company Name: Jim's Building Inspections (Mitcham)

Company Address and Postcode: Mitcham 3132

Company Email: Mitcham@jimsbuildinginspections.com.au

Company Contact Numbers: 0493 185 997

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 inspection is a visual, non-invasive assessment carried out in accordance with AS 4349.1-2007 and AS 4349.3-2010 and is limited to accessible areas only. No dismantling, destructive testing, removal of fixed items or invasive investigation has been undertaken unless separately agreed in writing.

The inspection identifies major defects, visible timber pest activity and conditions conducive to timber pests as observed at the time of inspection. It is not a guarantee or prediction of the future condition of the property.

Areas that were inaccessible, unsafe, obstructed or concealed were excluded from inspection and may contain defects or timber pest activity not detected.

This inspection does not assess compliance with current building codes, planning regulations, structural engineering requirements or council approvals.

No cost estimates for rectification or treatment works are included.

Moisture issues, leaks and concealed defects may not be detectable at the time of inspection and may exist in hidden areas.

Timber pest inspection is limited to visible evidence only. The absence of visible activity does not guarantee the property is free of termites or other timber pests. Regular inspections are recommended.

This report does not cover maintenance items or deterioration caused by fair wear and tear, ageing, or normal usage of the property, including cosmetic defects that do not impact structural integrity or safety.

This report reflects the condition of the property only at the time of inspection. The inspector accepts no responsibility for future changes in condition.

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	Residential, Townhouse
Company or Strata title	Yes
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	East
Other Building Elements	Fence - Post and Rail Construction, Garage, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase
Roof	Pitched, Timber Framed, Tiled
Storeys	Three Storey
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Posts
- Roof Exterior - First Floor Only
- Stumps
- 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:

- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Void due to lack of access.
- Roof Exterior - 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
- Ceiling linings
- Debris in gutters
- Decking
- Degree of roof incline too steep for safe access
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- No safe point from which to access roof exterior
- Porch
- Roof framing - not trafficable
- Rugs
- Unsafe to Access Roof - No Fall Protection System
- Wall linings

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

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the

presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **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: Main Building
Location: All Internal Areas
Finding: Hot water system not operational
Information: The new hot water system was noted not operational at the time of inspection; this may be due to an installation/fault issue or the power supply being isolated at the switchboard (a main switch was observed turned off), and if left unresolved it may result in no hot water service and potential concealed electrical/plumbing faults—engage a licensed electrician to confirm power supply and correct isolation/faults, and a licensed plumber to check the installation/commissioning and rectify as required urgently.





Defects 3.02

Building:	Main Building
Location:	Kitchen
Finding:	Dishwasher kick plate missing
Information:	The dishwasher kick plate/toe-kick (the lower cover panel beneath the dishwasher at the legs) was noted missing/not installed during inspection; while this does not typically affect operation, it leaves the underside/legs exposed, reduces the finished appearance, and may allow debris/moisture to enter under the cabinet over time—engage a qualified carpenter (or handy person if minor refitting only) to supply and securely install the kick plate short term.



Defects 3.03

Building:	Main Building
Location:	Stairs - Internal
Finding:	Window Winder broken
Information:	The window winder along the internal stairway leading down to the garage was noted disengaged/broken during inspection; this may affect safe operation, security, and weather sealing if left unresolved—engage a handy person to refit/repair or replace the window winder/hardware short term.



Defects 3.04

Building: Main Building
 Location: Bedroom 2
 Finding: Film peeling
 Information: The translucent window film to Bedroom 2 was noted peeling from the bottom edge during inspection; this is a cosmetic issue that affects appearance and may continue to peel if left unattended—engage a handy person to re-adhere or remove/replace the film neatly short term.



Defects 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Hose Kinked
Information:	The flexible hose connecting the plumbing from the tap to the shower system was noted kinked/squeezed during inspection; a kinked hose can restrict water flow and may split or leak over time causing water damage—engage a licensed plumber to replace and correctly install the hose to prevent leakage short term.



Defects 3.06

Building:	Main Building
Location:	Bedroom 3
Finding:	Hole in plaster board noted
Information:	During the inspection, a hole was noted to the plasterboard lining inside the wardrobe in Bedroom 3. As per the Guide to Standards and Tolerances 2015 (Clause 12.04), mechanical imperfections/damage, holes or any other unfilled depressions are defective if they can be seen from a normal viewing position; it is recommended this be patched, finished, and repainted to an acceptable standard, and please discuss this with your builder.



Defects 3.07

Building:	Main Building
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Location: All External Areas
Finding: Masonry Mortar Finish
Information: During the inspection, mortar to the external brickwork around the dwelling was noted uneven, smeared and not properly cleaned or finished. In accordance with the Guide to Standards and Tolerances 2015, Section 3.07 Masonry facing and 3.11 Cleaning, mortar smears and stains, masonry faces are defective if not cleaned and free of excess mortar when visible from a normal viewing position . Poorly finished mortar can affect the overall appearance. Please discuss this with your builder to engage a qualified bricklayer to clean and rectify the mortar joints to achieve a neat and acceptable finish.



Defects 3.08

Building:	Main Building
Location:	Exterior walls - front
Finding:	Weep holes blocked
Information:	During the inspection, weepholes to the front section of the dwelling at the first level were observed blocked/obstructed (noted at/near the box gutter area), which may reduce cavity drainage and ventilation if left unresolved. This is considered a defect and it is recommended that you discuss this with your builder to confirm the intended detailing and arrange rectification to reinstate clear, effective weepholes.



Defects 3.09

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Window head flashing (gap between lintel and window) – loose/bent:
Information:	During the inspection, the flashing installed over the gap between the window and lintel at this location was noted loose/bent and not providing adequate cover, which may reduce weather protection and could allow moisture entry and deterioration to surrounding finishes if left unresolved. It is recommended that you discuss this with your builder to arrange short term rectification by securely refitting/replacing the flashing to achieve adequate cover and weatherproofing.



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
- Licensed Electrician
- Termite and Timber Pest Technician / Licensed Pest Controller

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

- Compared to other buildings of a similar age, this dwelling is in good condition with a few minor defects and maintenance issues identified as referred to in the body of the report. The relevant professional services should be engaged to rectify these works as required. Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

It should be noted that the property is vacant and the wet areas are unused. Moisture readings taken during inspection may not present accurate data due to these amenities not having been used under normal conditions.

The accessible areas of the building were inspected for defects using sounding techniques, moisture meter and thermal imaging.

There was no access to the Roof cavity and full inspection was not able to be carried out. Please also note the obstructions listed in the report restricted a full inspection of the property allowing some defects to be present and not detected. If at all feasible should be removed and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

A termite management system has not been installed at the property. This requires regular inspections and the application of chemicals at certain times. It is highly suggested that a pest management company be contacted to implement a pest management plan.

Please read the report in full.

For further information, advice and clarification please contact Sunny Anchan on: 0493 185 997

Section D Significant Items

The following items were noted as - For your information

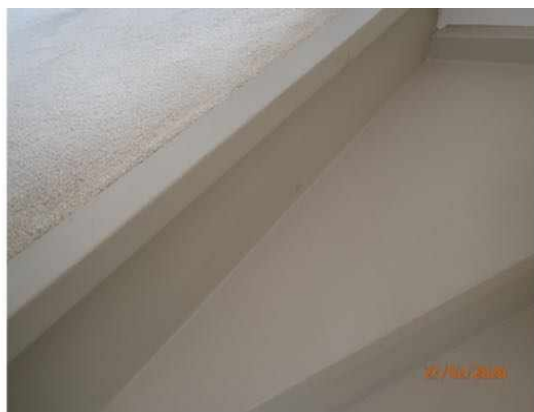
Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Paint finish - Substandard (AS 2311)
Information:	As per Guides to standards and tolerance 12.02 :Surface finish of paintwork

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.

The paint finish in this area was found to have been completed to a substandard level. This should be brought to the attention of the builder.



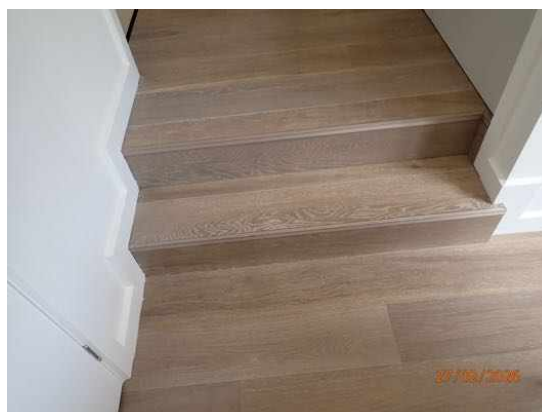


Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Floor - Scuffed
 Information: Superficial scuff marks were noted on the flooring in this area during the inspection. These marks, while affecting the appearance, do not indicate any structural or operational issues and are typical of general wear and tear.

The scuff marks are primarily cosmetic and unlikely to cause further damage, so immediate repair or replacement is not necessary.

If the client wishes to address the marks, they can consider refurbishing or replacing the affected areas. A general handyman, cleaning contractor, or flooring specialist can be engaged based on the client's preference.



Noted Item

Building: Main Building
 Location: Bedroom 2
 Finding: Architrave - Gap
 Information: During inspection, it was noted that a gap was present between the architrave and the plasterboard behind this door. As per the Guide to Standards and Tolerances 2015,

Clause 10.01, internal joinery and trim finishes are defective where gaps and poor fitment are visible and do not present a neat and uniform finish. Please discuss this with your builder



Noted Item

Building: Main Building

Location: Roof Exterior

Finding: Roof tiled moved in unit 2

Information: At the adjacent property, a roof tile in this section of the roof was noted displaced/moved, leaving a visible gap between the flashing and roof tiles; if not rectified this gap may allow water entry, leading to roof leaks and damage to roof framing, insulation and internal ceilings—engage a licensed plumber (roof plumbing) to realign/secure tiles and check flashing integrity, with a registered builder to repair any resulting damage if present urgently.





Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Additional Photos - Obstructions and Limitations External Areas
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the External 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.



Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Additional Photos - Obstructions and Limitations internal Areas
Information: These photographs are an indication of the obstructions and limitations which impeded full 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.



Noted Item

Building: Main Building

Location: Roof Void
Finding: Additional Photos - Obstructions and Limitations Roof Void
Information: The opening to the Roof void was noted installed inside the shower area with the shower and the shower screen blocking access. No inspection was able to be carried out in the Roof void. These photographs are an indication of the obstructions and limitations which impeded full inspection of the Roof Void 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.