



Building Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: Unit 3/11 Katta Ct, ASHWOOD, VIC, 3147,
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, 8 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: Unit 3/11 Katta Ct, ASHWOOD, VIC, 3147, 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	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Driveway, Garage, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Floating Floor, Doors, Stair Railing
Roof	Tiles
Storeys	Double
Walls	Brick Veneer, 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.

- 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.
- Roof Exterior - Part
- 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:

- Above safe working height
- 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

No evidence was found

Minor Defect

Defects 3.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Concrete driveway cracks
Information:	Numerous cracks on the driveway were observed at the time of the inspection. Concrete cracks 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 periodically. Contact a relevant tradespersons should cracks become trip hazards for occupants.

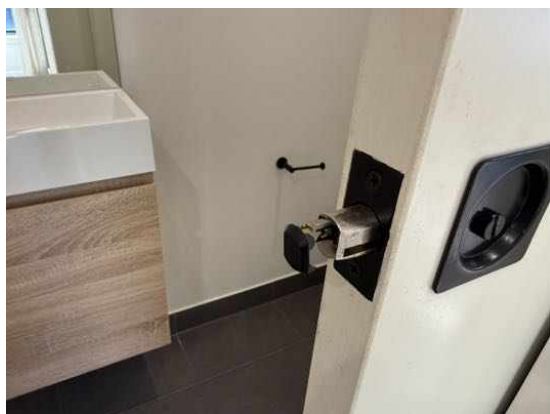




Defects 3.02

Building:	Building 1
Location:	Bathroom > 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 rectified to function as intended, client is recommended to renew. A qualified carpenter may be required to perform these works.



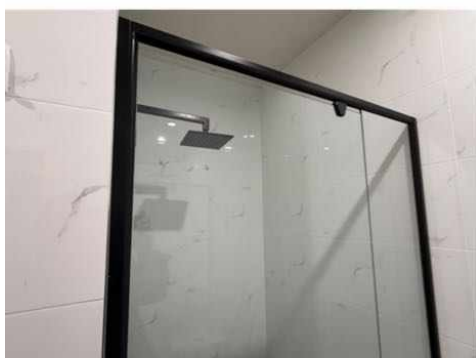


Defects 3.03

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Sealant and grout in bathrooms - en-suite
Information:	It was observed on inspection that sealant or grout has been degraded due to excessive mould build up in the bathrooms and or en-suites, especially to the tiled shower alcove areas. Where there appears to be mould to the sealant and or grout, it is likely that it will require scraping out and replacing.

Different materials on the walls and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials. Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

Regular maintenance and replacement of any missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property. A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible.



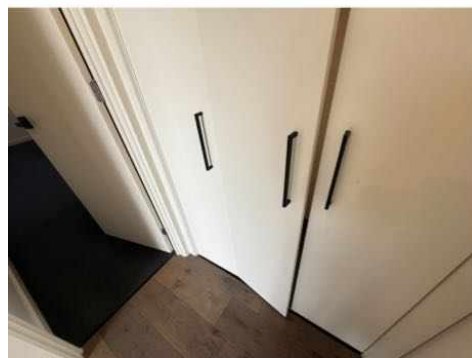


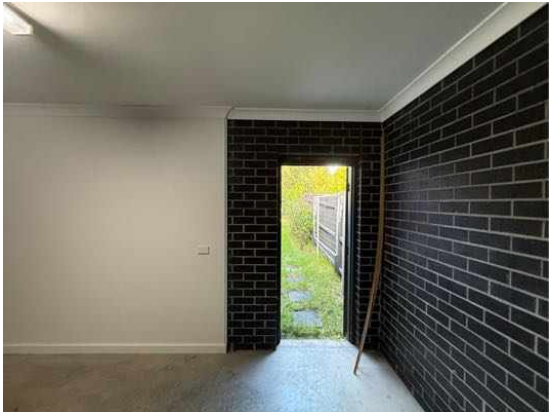
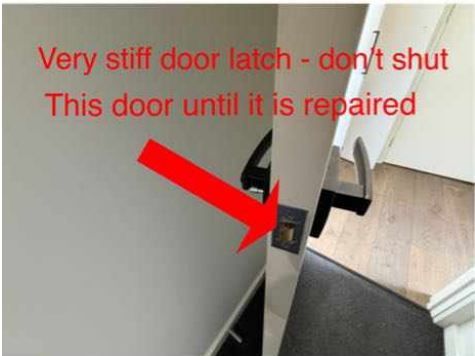
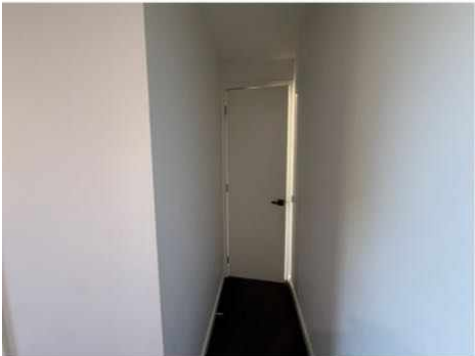


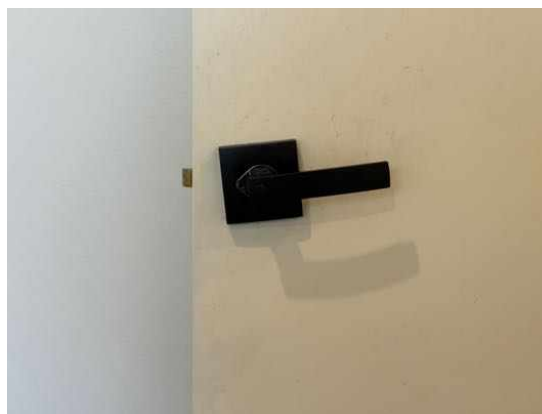
Defects 3.04

Building: Building 1
Location: Bathroom > All Areas
Finding: Doors and sliding doors
Information: The doors and sliding doors throughout the property were observed to require some remedial work and maintenance to make sure they operate as intended. Generally these type of maintenance items are due to such as age and a lack of maintenance. Renewal or replacement of some door hardware is recommended where deemed to be necessary and required, as well as minor repairs and cleaning. Where door handles, door latches are hard to operate, these types of defects will make it difficult for all occupants to safely egress the interior areas, in some cases the door hardware could cause an occupant to be stuck in a room. All door hardware 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 some minor adjustment to ensure their functionality is not affected, they are suspected to be creating some secondary defects to associated building elements, such as damage to the associated door frames and or floor coverings in left unmanaged. A qualified carpenter will be required to carry out remedial work on the affected doors.



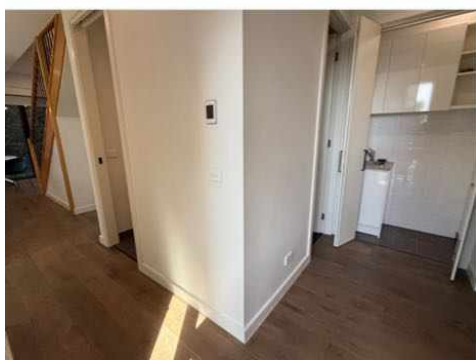


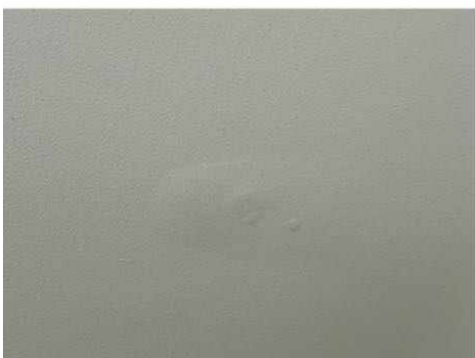
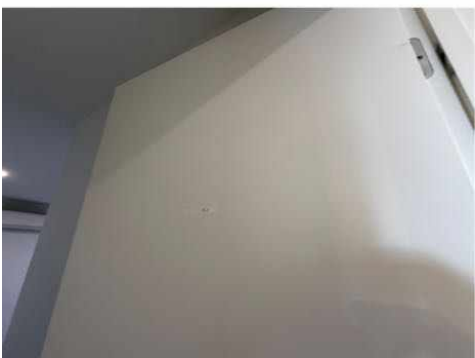


Defects 3.05

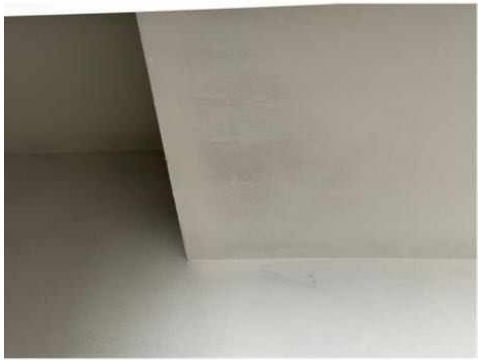
Building:	Building 1
Location:	All Areas > All Areas
Finding:	Painting show some minor marks and blemishes
Information:	At the time of the inspection the interior paint work is considered to be in a reasonably good condition showing some marks and blemishes throughout the home. These painted surfaces and finishes where it shows marks and blemishes should be sanded back, filled, leveled and painted where deemed to be necessary. The build should appoint the qualified painter to rectify any areas showing these minor defects, marks, blemishes. Re-painting in some areas may be necessary and would improve the overall condition and aesthetics throughout the home, this would ensure these areas are protected and finished adequately and professionally against further deterioration.

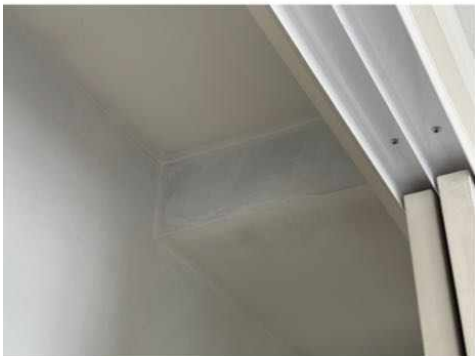
Incomplete, inadequate paint protection, damaged and deteriorated paint finishes, can mostly be considered appearance defects, however poor and unmaintained paint finishes can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes these areas to moisture and secondary damage, potentially accelerating the deterioration of underlying building materials.









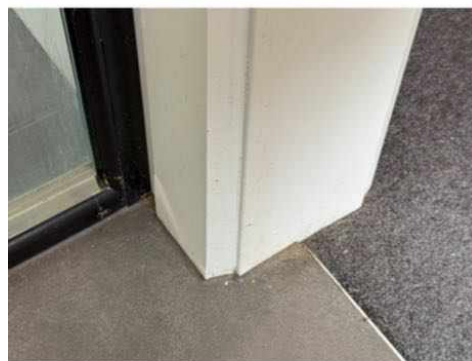




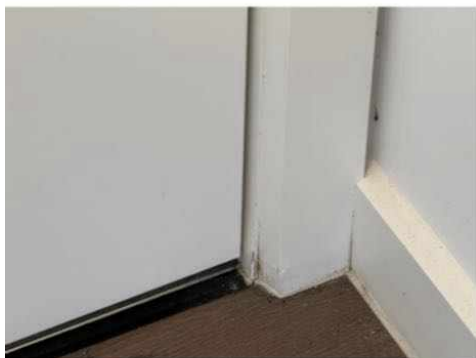
Defects 3.06

Building: Building 1
 Location: Top bathroom > All Areas
 Finding: Minor moisture damage to bathroom and laundry door jambs
 Information: Minor moisture damage to the bathroom door jamb, the bottom left hand side of the door jamb showed signs of moisture damage. Door jamb shows minor damage to the bottom area of the door jamb which may be consistent to moisture at the time of occupants showering. Client may elect to rectify or leave as is, however it is recommended that this area be closely monitored for further moisture damage. Client is recommended to take more caution during and after showering.

Minor moisture damage to Laundry door jamb :- Minor moisture damage to the laundry door jamb, the bottom right hand side door jamb showed signs of previous moisture. The door jamb has minor area of damage which may be consistent to some water and moisture at some previous time, possibly a washing machine mishap at some time. No other damage was visibly observed at the time of the inspection. The damage is not suspected to require any remedial action. Client may elect to rectify or leave as is, this is at the client's discretion.







Defects 3.07

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Air conditioner - disconnected overflow
Information:	The Air Conditioner (A/C) overflow was observed to be disconnected from storm water drainage and may be creating excessive moisture during its use, in the surrounding area. Such leaking from the waste pipe of the air conditioner creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. It is highly recommended that a licensed plumber be appointed to connect the A/C overflow to a stormwater point in order to prevent such an environment from being created. These minor works should be carried out in the near future.

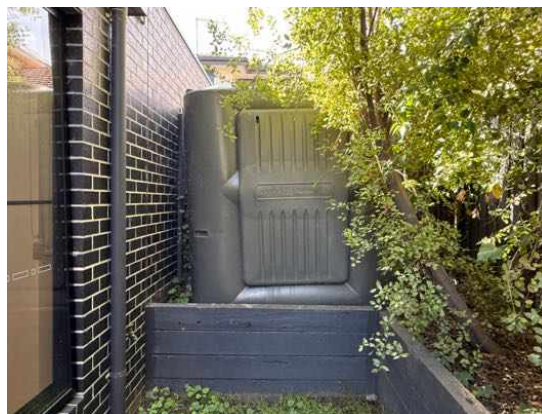
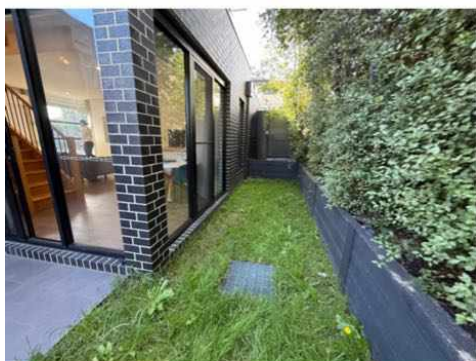


Defects 3.08

Building:	Building 1
Location:	Rear area > All Areas
Finding:	Rear water tank leaning
Information:	The rear water tank was observed to be leaning over and may become unstable and a safety hazard. It is highly recommended that the water tank be emptied and a more stable base be installed, this should be carried out as soon as possible, by the relevant tradespersons or contractors in the short term future. The concrete base is

suspected not to be stable enough to withstand the weight. It is recommended that be rectified to provide adequate support needed for the weight of the water tank and water. This type of defect is suspected to accelerate as further damage and deterioration increases.

Any overflows and or blockages should always be rectified immediately to ensure dry conditions are maintained around the perimeter of the home. Client is recommended to appoint a Licensed Plumber or other relevant contractor to gain some specific advice on remedial works that are deemed to be required.



Defects 3.09

Building:	Building 1
Location:	Rear areas > All Areas
Finding:	Exterior perimeter moisture
Information:	It was observed at the time of inspection, the home site was considered to be reasonably flat and therefore has little to no water runoff and during wet weather or heavier rain periods it may become wet and rain sodden. Client must try ensure to keep any excessive moisture away from the home. If deemed to be required the client may consider additional agriculture (aggy) drainage is added to eliminate excessive moisture from around the perimeter exterior areas. Client must try to maintain dry conditions in these type of areas, this will improve the exterior perimeter conditions and makes a healthier exterior environment. It is considered to be very important to

prevent and to protect against the development of potentially harmful wet and mouldy conditions.

Client must ensure not to build up around the perimeter areas, types of obstructions would include things such things as garden beds trees and shrubs etc. Maintaining dry conditions and preventing secondary damage such as excessive moisture, mould, wood rot and pest activity, the development of mould and mildew may lead to respiratory safety hazards for occupants if left unmanaged for extended periods of time.





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

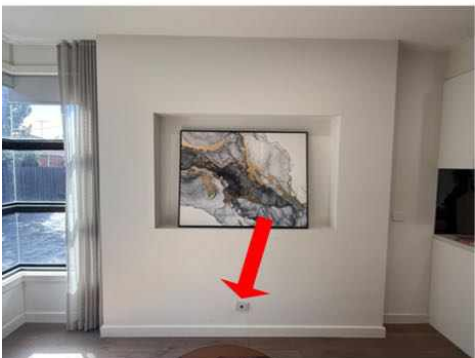
Section D Significant Items

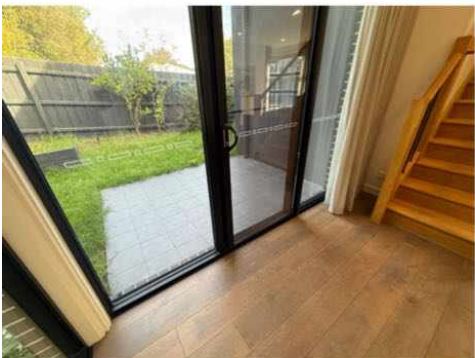
The following items were noted as - For your information

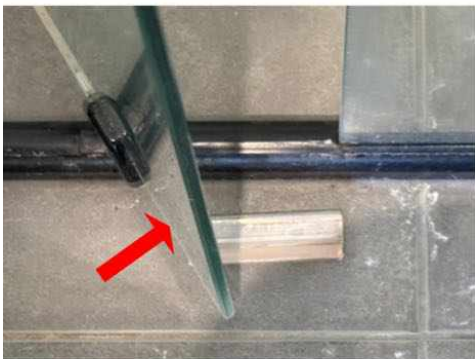
Noted Item

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.

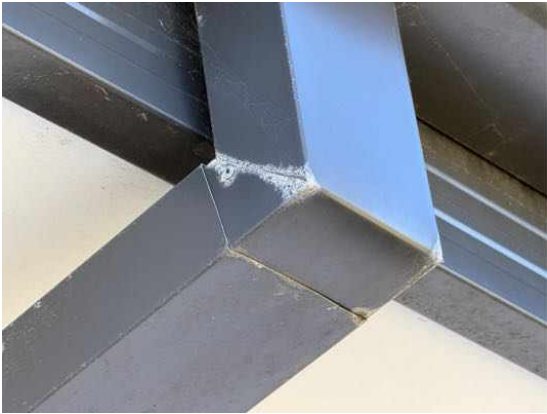










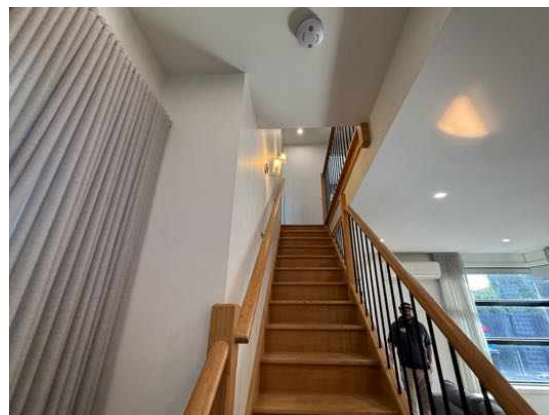
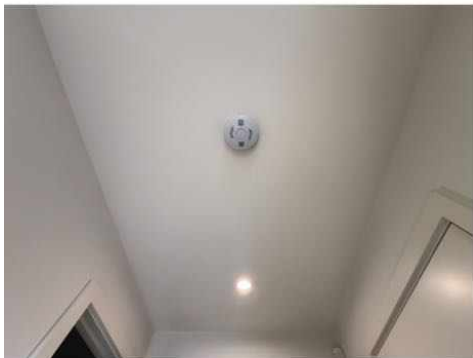




Noted Item

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.

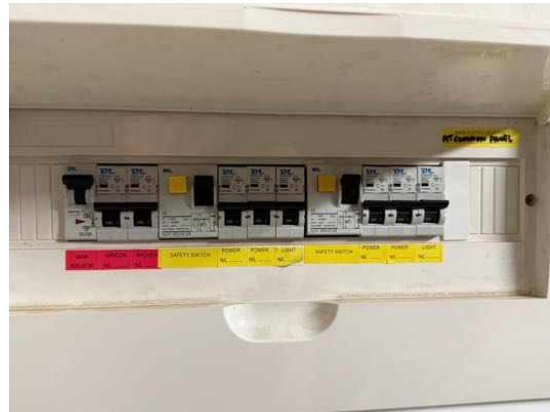
Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



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.



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.