



Building Inspection Report

Inspection Date: Wed, 25 Feb 2026

Property Address: 43 Baseline Way, Clyde VIC 3978, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 25 Feb 2026

Modified Date: Sat, 28 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 43 Baseline Way, Clyde VIC 3978, Australia

Client's Email Address:

Client's Phone Number:

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

Engineers Australia 10472010

Company Name: Jim's Building Inspections (Berwick)

Company Address and Postcode: Pakenham 3187

Company Email: Berwick@jimbuildinginspections.com.au

Company Contact Numbers: 0477 660 118

Special conditions or instructions

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

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

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Section B General

General description of the property

Building Type	Residential, Townhouse
Company or Strata title	No
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Garage
Other Timber Bldg Elements	Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Staircase, Window Frames, Floorboards
Roof	Flat, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Timber Framed and Clad, Hebel Clad, Rendered
Weather	Fine

Section C Accessibility

Areas Inspected

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

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

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Site - Part.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment

- Ceiling linings
- Decking
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Landscaping
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings
- Stored items

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

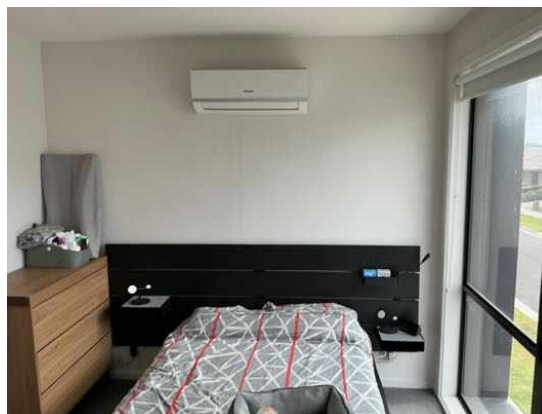
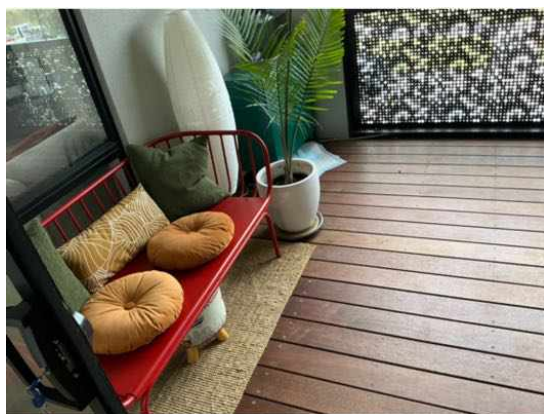
Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Interior
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the internal areas of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Defects 3.02

Building:	Main Building
Location:	All External Areas
Finding:	AC Overflows - Not plumbed to suitable drainage
Information:	Upon inspection, it was found that the AC overflow is not plumbed or connected to suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may

exacerbate the issue, potentially attracting termite activity to the area.

We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.



Defects 3.03

Building: Main Building
 Location: Bedroom 2
 Finding: Loose Door Handle to Bedroom 2
 Information:

At the time of inspection, the door handle to Bedroom 2 was observed to be loose and unstable when operated. The handle exhibited movement at the fixing points, indicating that the hardware has loosened over time.

Loose door hardware may worsen with continued use and can result in premature wear or failure of the latch mechanism if not addressed. The condition is considered a minor maintenance issue.

It is recommended that a qualified carpenter or competent handyman tighten the fixings and secure the handle assembly to ensure proper and stable operation.



Defects 3.04

Building: Main Building
 Location: Bedroom 3
 Finding: Loose Door Handle to Bedroom 3
 Information:

At the time of inspection, the door handle to Bedroom 3 was observed to be loose and shaky when tested. The hardware appears inadequately secured to the door leaf.

Continued use in this condition may lead to further loosening or damage to the internal latch components. The issue is a minor maintenance item rather than a structural concern.

It is recommended that a qualified carpenter or competent handyman resecure and tighten the door handle assembly to restore proper function.



Defects 3.05

Building: Main Building
 Location: Bedroom - Master
 Finding: Defective Door Latch/Lock Mechanism to Master Bedroom (Upper Level)
 Information:

At the time of inspection, the door latch/lock mechanism to the master bedroom located on the upper level was tested and found to be inoperative. The door hardware did not engage or operate as intended when attempting to lock the door. No structural distortion of the door frame was observed; however, minor misalignment or internal mechanism failure cannot be excluded.

A defective lock mechanism affects the functionality, privacy, and security of the room. Such issues are commonly caused by internal wear of the latch assembly, loose hardware, or minor misalignment between the latch tongue and strike plate due to normal building settlement or door movement over time. The condition is considered a maintenance item rather than a structural defect.

It is recommended that a qualified carpenter or competent handyman inspect the door

hardware and undertake necessary repairs, which may include adjustment of hinges, realignment of the strike plate, tightening of fixings, or replacement of the latch/lock assembly as required to ensure proper operation.



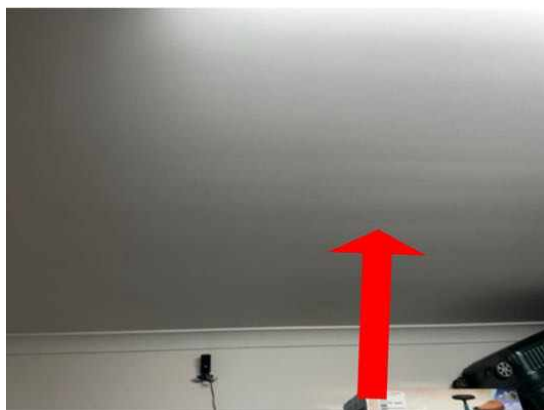
Defects 3.06

Building: Main Building
 Location: Garage
 Finding: Visible Plasterboard Ceiling Joints to Garage
 Information:

At the time of inspection, the plasterboard ceiling lining within the garage was observed to have visible joint lines. The joints between plasterboard sheets were discernible under normal lighting conditions, indicating an inconsistent finish to the setting, sanding, and/or painting of the ceiling surface. No associated sagging, cracking, moisture staining, or structural movement was observed at the time of inspection.

This condition is indicative of workmanship and finishing quality rather than structural inadequacy. Visible plasterboard joints can occur where joint compound has not been adequately feathered, sanded, or sealed prior to painting, or where insufficient coats have been applied. The issue is cosmetic in nature and does not affect the structural performance of the ceiling lining.

If improved appearance is desired, a qualified plasterer should re-set, feather, and sand the affected joints as required, followed by appropriate sealing and repainting by a qualified painter to achieve a more uniform finish. Rectification is discretionary and relates to presentation only.



Defects 3.07

Building:	Main Building
Location:	Ensuite - Master
Finding:	Sealant and grouting - Deteriorated
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

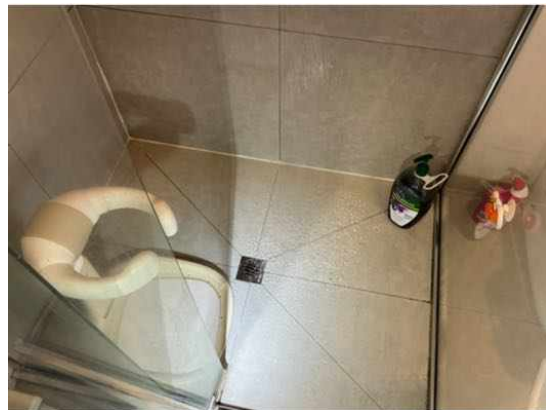
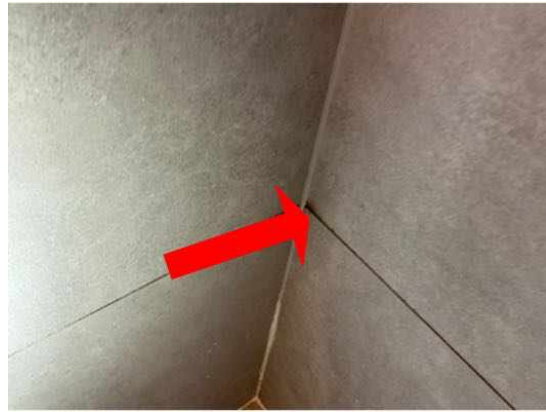
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be some mould to the sealant and grout which will likely require scraping out and replacement.

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 damage or 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 3.08

Building: Main Building
 Location: Living Room
 Finding: Inadequate Finish to Patched Plasterboard Wall (Upper-Level Living Area)
 Information:

At the time of inspection, the plasterboard wall lining within the upstairs living area was observed to contain a previously repaired section. The patch repair appears to have been completed; however, the surface finish is uneven and does not match the surrounding wall, indicating inadequate sanding, surface preparation, and/or painting.

No associated cracking, movement, or moisture-related defects were identified at the time of inspection.

This condition is cosmetic in nature and relates to workmanship and finish quality rather than structural performance. Poorly blended patch repairs can remain visible under certain lighting conditions and may detract from the overall presentation of the room. There was no evidence at the time of inspection to suggest structural wall movement or ongoing damage associated with this repair.

If improved presentation is desired, a qualified plasterer or painter should prepare the surface appropriately, including sanding, feathering of compound edges, priming, and repainting to achieve a uniform finish consistent with the surrounding wall surface. Rectification is discretionary and for aesthetic purposes only.



Defects 3.09

Building:	Main Building
Location:	Hallway upstairs
Finding:	Squeaking to Upper-Level Floor Structure
Information:	At the time of inspection, the upper-level floor was observed to produce audible squeaking in the hallway area when walked upon. This condition is commonly associated with double-storey timber-framed construction and is typically caused by minor frictional movement between flooring components such as timber joists, structural subfloor sheeting, fixings, or floor coverings under load. No abnormal deflection, structural movement, or signs of structural inadequacy were observed at the time of inspection.

Floor squeaking in double-storey dwellings is generally a serviceability or convenience issue rather than a structural defect. Such noises can develop over time due to normal building settlement, seasonal expansion and contraction of timber elements, minor loosening of fixings, or differential movement between materials. The condition does not indicate structural instability where no associated movement, sagging, cracking, or failure is evident.

If considered bothersome, further assessment by a qualified carpenter or registered

builder can be undertaken to identify specific friction points and apply remedial measures such as re-fixing flooring, securing loose sheets, or reducing movement between components. From a structural performance perspective, the condition was considered acceptable at the time of inspection.



Defects 3.10

Building: Main Building
 Location: Hallway upstairs
 Finding: Minor Gap to Floorboard in Upper-Level Hallway
 Information:

At the time of inspection, one floorboard within the upper-level hallway was observed to have a minor separation gap along its joint line. The gap appears consistent with slight movement or shrinkage of the flooring material and no associated lifting, deflection, or structural concern was noted.

Minor gaps between floorboards can occur due to seasonal expansion and contraction, normal settlement, or localised movement of the flooring system. The condition is cosmetic and does not indicate structural inadequacy.

If rectification is desired for appearance purposes, a qualified flooring specialist should assess and undertake appropriate repairs, which may include re-securing, adjustment, or filling of the affected board.



Defects 3.11

Building: Main Building
Location: Living/dining
Finding: Discolouration to Ceiling in Kitchen/Dining Area
Information:

At the time of inspection, a small section of the ceiling within the kitchen/dining area was observed to have localised discolouration compared to surrounding surfaces. The staining appears superficial and may be consistent with smoke residue or heat exposure, such as from candles or similar sources positioned close to the ceiling.

No evidence of moisture ingress, sagging, or structural ceiling defects was observed in this area at the time of inspection. The condition appears cosmetic in nature.

It is recommended that a qualified painter prepare and repaint the affected ceiling section to restore a uniform finish.



Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- Upon inspection, the 3-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require urgent attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed promptly to maintain the overall condition of the property.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the defect statements, to carry out the necessary repairs and maintenance as soon as possible.

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

Disclaimer

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Obstructions and Limitations - Exterior
 Information: These photographs are an indication of the obstructions and limitations which impeded the 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: Roof Void
 Finding: Obstructions and Limitations - roof cavity
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



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.