



Building Inspection Report

Inspection Date: Thu, 15 Jan 2026

Property Address: 52 Willoughby Rd, Crows Nest NSW 2065,
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: Thu, 15 Jan 2026

Modified Date: Sat, 17 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 52 Willoughby Rd, Crows Nest NSW 2065, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Ngoc Nguyen Ph: 0426 556 688
Email: Bankstown@jimbuildinginspections.com.au

Builder Licence 260133C

Company Name: Jim's Building Inspections (Bankstown)

Company Address and Postcode: Liverpool 2170

Company Email: Bankstown@jimbuildinginspections.com.au

Company Contact Numbers: 0426 556 688

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: The Pre-Inspection Agreement, which details the scope of inspection, limitations, and exclusions, must be read and agreed to prior to reviewing this report. This report should be read in its entirety, including all defect descriptions and photographs, to ensure a full and proper understanding of the condition of the property.

This inspection is a visual, non-invasive inspection only, conducted in accordance with the agreed scope for a commercial building inspection. No destructive testing was carried out, and no warranties are provided regarding concealed or inaccessible areas.

If you have any difficulty in understanding any part of this report, you must contact the inspector for

clarification prior to making any decisions or taking action based on this report.

Important Commercial Use Considerations

This property is used as a commercial restaurant, and as such:

- Higher wear and tear is expected compared to residential buildings
- Moisture, grease, heat, and heavy equipment loads may accelerate deterioration
- Compliance with health, fire safety, accessibility, ventilation, and trade-specific requirements falls outside the scope of this building inspection unless otherwise stated

Specialist assessments (e.g. fire services, mechanical ventilation, grease arrestor systems, commercial plumbing, electrical load capacity, or food-grade compliance) are strongly recommended where applicable.

The Following Actions Are Highly Recommended:

- Any major defects or safety hazards identified in this report should be rectified as a matter of urgency, particularly where they may pose a risk to occupants, staff, or patrons. A suitably licensed and qualified contractor should be engaged.
- Rectification of site drainage issues is required immediately, as inadequate drainage may lead to ongoing moisture ingress, structural deterioration, and health concerns.
- All water damage or water-related defects require immediate attention. Failure to address moisture issues may result in further deterioration, mould growth, pest activity, and potential disruption to business operations.
- All remaining defects noted in this report should be rectified as soon as practicable, to prevent escalation into more serious or costly defects over time.

Limitation of Use

This report is prepared solely for the client named and is intended to assist in understanding the general building condition at the time of inspection. It should not be relied upon as a compliance certificate, fire safety assessment, or occupational health and safety audit for restaurant operations.

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 some major and minor defects found.

Section B General

General description of the property

Building Type	Commercial
Company or Strata title	Unknown
Floor	Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	Not Applicable
Occupied	Occupied
Orientation	South
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Not Applicable
Roof	Flat, Iron
Storeys	Single
Walls	Structural Masonry
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
- Roof Exterior - Part
- Roof Void - Part
- The Site

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 skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor.
- 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 cavity inspection was obstructed by approximately 50% due to obstructions like insulation,

ducting and poor clearance or access restrictions.

- Ceiling linings
- Chimney vents and flues
- Duct work
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Pipework
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Defects 2.01

Building: Main Building
Location: Roof Exterior
Finding: Exterior roof - Leaking
Information: Active roof leaks were evident at the time of inspection. Roof leaks can have a number of causes, including damage to roof coverings, deterioration of roof fixtures and fittings, or loosely associated materials (fascias etc.).

Where water leaks are active, rain penetration is likely to cause water damage to associated structures and building elements in this area, which can have a range of implications. If left unmanaged, the development of major structural damage to the roofing and associated structures may occur.

A roof plumber should be appointed as soon as possible to primarily identify the cause of the leak, and to provide subsequent repair works as necessary. Depending on the extent of the damage, replacement of sections of the roof covering and/or roofing structures may be required, and may be performed by a registered builder or qualified carpenter.





Defects 2.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof exterior - Inadequate silicone work
Information:	The silicone work performed to the roofing exterior appears to have been completed to an unsatisfactory standard. Inadequate silicone was evident in many sections of roof area providing a blemish on the appearance as well as detracting from the drainage of the area.

A roofing contractor or general handyman may be appointed to perform these works at client discretion.

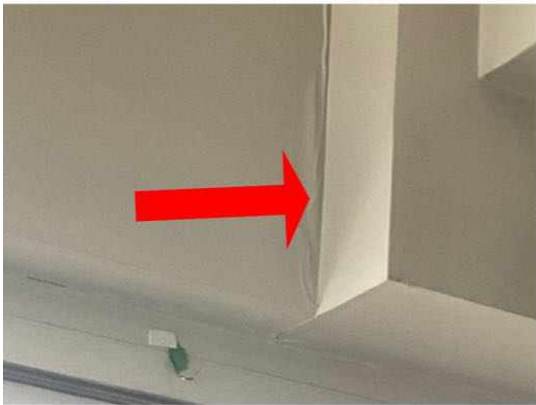


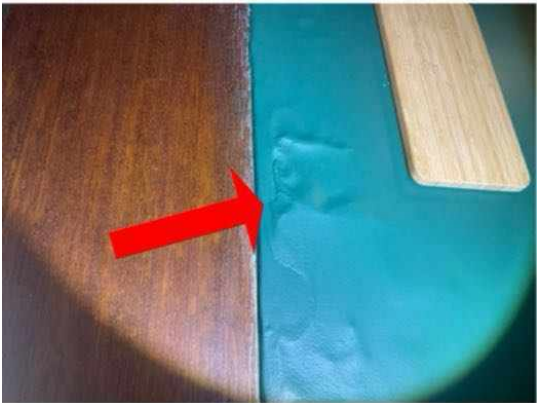
Defects 2.03

Building: Main Building
Location: All Internal Areas
Finding: Painted surface - Bubbling
Information: Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



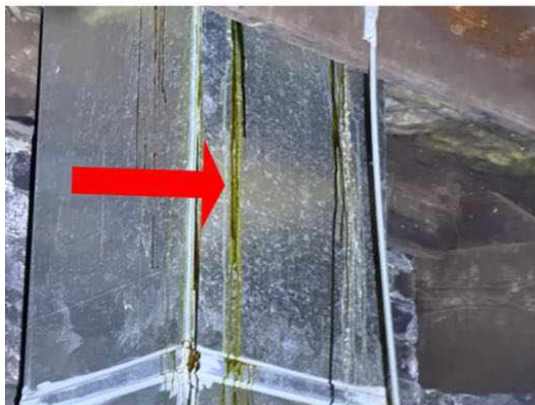


Defects 2.04

Building: Main Building
Location: Roof Void
Finding: Roof void - Water ingress
Information: Evidence of water ingress was observed within the roof void, including moisture staining, water marks, and discolouration to timber members and adjacent surfaces. Localised dampness and residue staining were noted on structural elements, indicating a history of moisture exposure. This condition is consistent with an active or previous roof leak.

Ongoing moisture exposure may lead to deterioration of timber elements, corrosion of fixings, reduced performance of insulation, and potential mould growth if not rectified.

A licensed roofing contractor should be engaged to investigate and identify the source of water ingress (e.g. roof covering, flashing, penetrations, or drainage components) and carry out necessary repairs. Affected materials should be allowed to dry and be assessed for damage, with repairs or replacement undertaken as required.





Defects 2.05

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Excessive moisture and inadequate subfloor conditions
Information:	The subfloor shows deterioration typical of older homes, including damp brickwork, aged piers, and exposed cabling. While these issues are common in homes over 60 years old and not currently showing signs of failure, these conditions require attention to prevent further issues.

We recommend further evaluation and maintenance to prolong the building's life and safety.

Findings:

- Efflorescence and damp staining on internal brick walls, indicating rising damp or poor drainage.
- Damaged/makeshift brick piers and packing under bearers.
- Loose and unsupported electrical cabling.
- Signs of poor ventilation and moisture buildup.

Recommendations:

- Engage a builder to rectify subfloor supports and improve drainage.
- Consult a damp-proofing specialist for rising damp treatment.
- Improve subfloor ventilation.
- Have a licensed electrician secure and protect cabling.



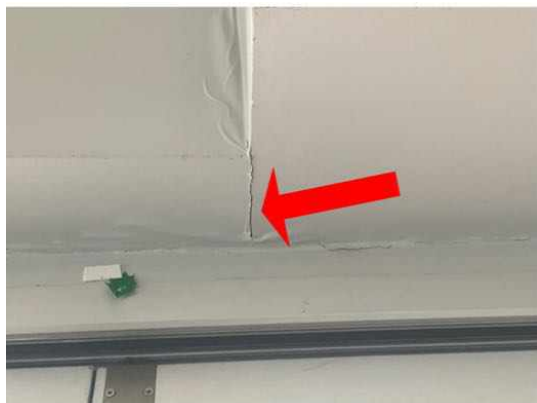
Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joints.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



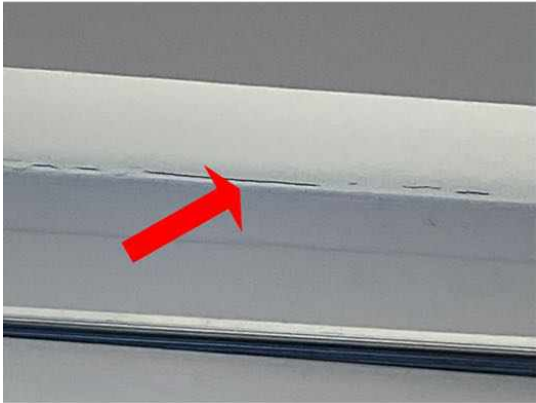
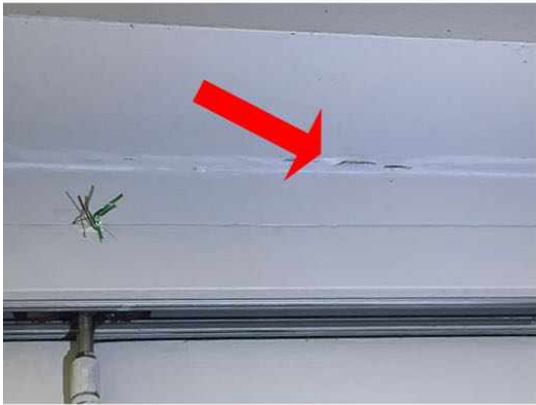
Defects 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Internal painting deteriorated
Information:	Much of the internal paintwork including but not limited to windows, doors, walls, ceilings and other internal fittings have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.





Defects 3.03

Building: Main Building
 Location: Toilet (WC)
 Finding: Door - swelling and damage at the bottom edge
 Information: Swollen and damaged door base in bathroom due to moisture exposure. Edges show fraying and surface degradation.

Replace or seal the affected door. Ensure door edges are properly sealed to prevent future water damage.



Defects 3.04

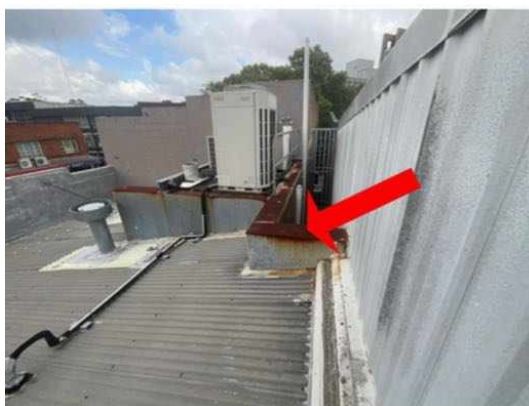
Building: Main Building
Location: Roof Exterior
Finding: Building element - Rusted or corroded
Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.





Defects 3.05

Building:	Main Building
Location:	Toilet (WC)
Finding:	Sealant and grouting - Missing or damaged
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 excessive 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 3.06

Building: Main Building
 Location: All Internal Areas
 Finding: Internal Wall – Lack of Rigidity / Stability
 Information: The internal wall was found to be loose and lacking adequate rigidity when light pressure was applied. This condition may indicate inadequate fixing, deterioration of wall framing, or previous moisture damage. The wall does not appear to provide adequate structural stability and may worsen over time if left unrectified.

A licensed builder should be engaged to further investigate the cause of the instability and carry out rectification works as required to restore adequate strength and rigidity.



Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Damp Proofing Specialist

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

- A visual inspection of the commercial building at 52 Willoughby Road, Crows Nest NSW 2065 was carried out in accordance with the agreed scope. The inspection identified a number of significant defects, including several Major Defects, which require urgent attention.

Summary of Key Findings

- Major Defects were identified to the roof and roof-related elements, including active roof leaks, inadequate silicone detailing to the roof exterior, and evidence of water ingress within the roof void. These defects indicate ongoing moisture penetration and present a risk of further deterioration if left unaddressed.
- Painted surfaces within internal areas were observed to be bubbling, which is consistent with underlying moisture issues. This condition suggests prolonged or recurring water exposure and may be linked to roof or drainage defects.
- Excessive moisture was detected within the subfloor, along with inadequate subfloor conditions. This may contribute to structural deterioration, mould growth, and long-term durability issues.
- Additional minor defects were noted throughout the property, including:
 - Minor cracking to internal areas (Category 1 – up to 1mm)
 - General deterioration of internal painted finishes
 - Swelling and damage to door bases, particularly in wet areas
 - Rusted or corroded external building elements
 - Missing or deteriorated sealant and grout in toilet (WC) areas

Overall Condition

Based on the defects observed at the time of inspection, the building is assessed to be in fair condition for a commercial property of this type. The presence of multiple Major Defects related to water ingress and moisture is of particular concern and some minor defects what require prompt rectification.

Recommendations

- Urgent rectification of all Major Defects is strongly recommended, particularly roof leaks, roof void water ingress, subfloor moisture issues, and drainage-related defects.
- A licensed roofing contractor and relevant specialists should be engaged to identify the source of moisture ingress and carry out remedial works.
- All Minor Defects should be addressed in a timely manner to prevent escalation into more serious defects over time.

Failure to rectify the identified defects may result in ongoing deterioration, increased repair costs, and potential disruption to commercial operations.

For further information, advice and clarification please contact Ngoc Nguyen on: 0426 556 688

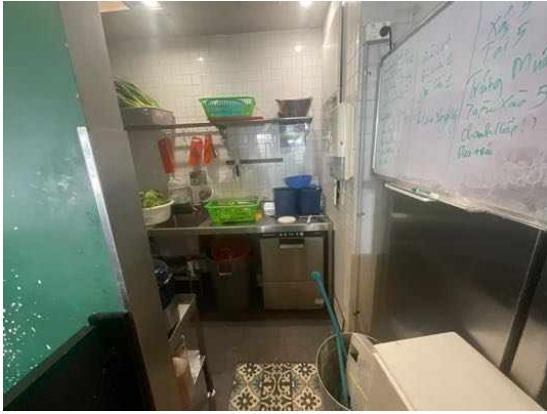
Section D Significant Items

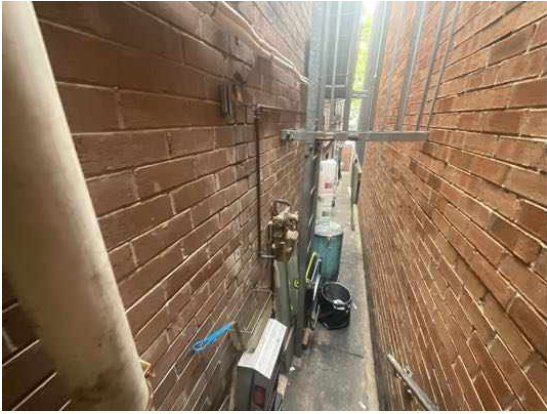
The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection 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 Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference



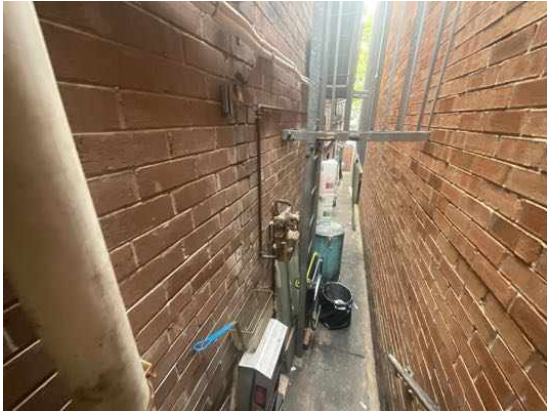


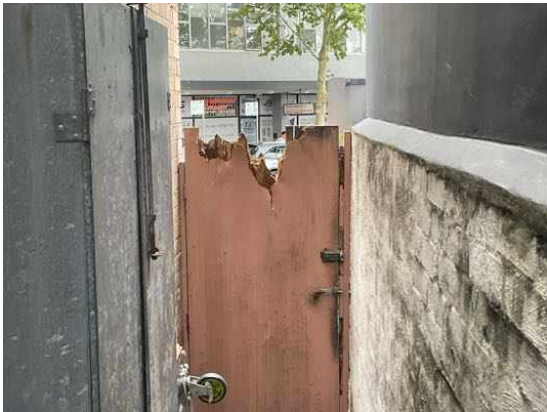
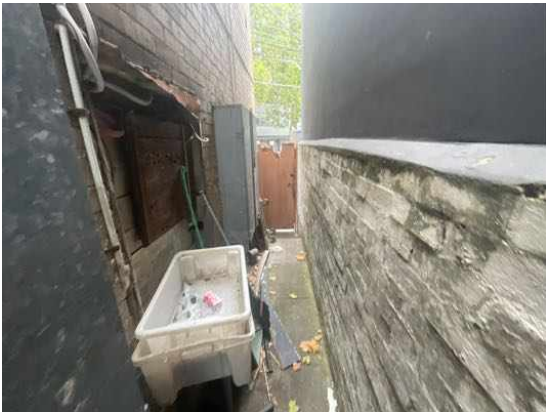


























Definitions to help you better understand this report

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.