



Building Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: U8 26 Peterborough Ave, Lake Illawarra
NSW 2528, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 27 Feb 2026

Modified Date: Mon, 16 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: U8 26 Peterborough Ave, Lake Illawarra NSW 2528, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Justin Blake Ph: 0435 182 122
Email: Shellharbour@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Shellharbour)

Company Address and Postcode: Shellharbour 2529

Company Email: Shellharbour@jimsbuildinginspections.com.au

Company Contact Numbers: 0435 182 122

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: Not Applicable

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, Semi-Detached
Company or Strata title	Unknown
Floor	Suspended Timber Frame, Concrete
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, , Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Steel Framed, Timber Framed
Storeys	Double
Walls	Brick Veneer (Timber Framed), Weatherboards
Weather	Raining

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
- Fencing
- Exterior
- Roof Exterior
- Roof Void - Part
- Wall Exterior
- Roof Exterior - First Floor Only

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.
- Areas of skillion or flat roof - no access
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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:

- Areas of low roof pitch preventing full inspection
- Duct work
- Above safe working height
- Areas of skillion or flat roof - no access
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Insulation
- Roof framing - not trafficable
- Sarking
- Wall linings
- Webbing of roof trusses - not trafficable

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: **Medium**

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

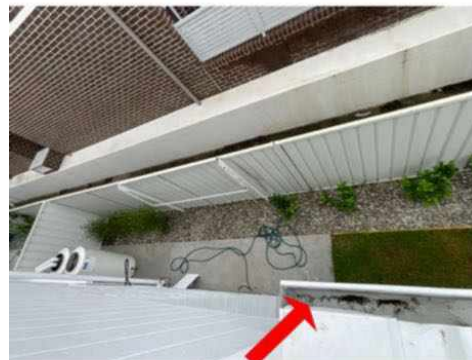
Minor Defect

Defects 3.01

Building: Building 1
Location: Roof Exterior
Finding: Roof plumbing - Insufficient fall
Information: There is an insufficient fall in the rear roof drainage, which means that the angle is inadequate to facilitate movement of rainwater. This is resulting in pooling of water in the area, creating the potential for water damage to associated building elements.

Without adequate roof drainage, premature rust and decay of the roof plumbing structures is imminent. The development of such deterioration is likely to lead to the formation of secondary defects to adjoining wall sections and roofing elements.

Adjustment by a roofing plumber is required as soon as possible to prevent any further damage to the area.





Defects 3.02

Building:	Building 1
Location:	Alfresco tiling
Finding:	Substandard construction
Information:	The alfresco tiled area is substandard. The cut tile against the path is not straight and chipped. The concrete should have filled this gap and sealant is missing.

These 2 tiles in between the alfresco and the concrete are from 2 - 20mm in width and are likely to crack in the future.

The tiled area near the gate is missing edge tiles, some edge tiles are installed and some are missing. Some tiles have over 35mm of tile overhanging the slab with no support. It is suspected these tiles may break if a heavy weight is applied (eg bbq). One tile is chipped.

Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

Where these tiles are installed in such as way that it fails to achieve the required minimum standard or level of finish at the time of the inspection, the builder needs to rectify the defect as soon as possible and and complete works to a high standard.

This needs to be brought to the attention of the builder.





Defects 3.03

Building:	Building 1
Location:	Porch, front wall, right upper wall
Finding:	Sealant in External areas - The NSW Standards and Tolerances 2017 - 12.7
Information:	It was noted on inspection that sealant is missing or damaged to the entry, garage, front balcony, and other areas on the external walls. The right side of the main entry door and the area between the front driveway and porch are of substandard construction and require rectification works to fill gaps. The left side wall has gaps in architraves and cladding.

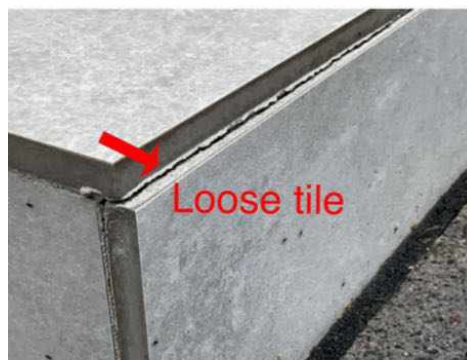
The NSW Standard states - 12.7 Flexible sealants to junctions states -

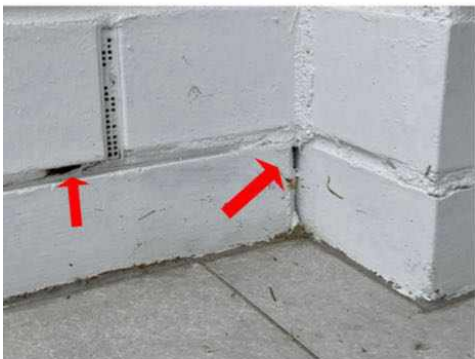
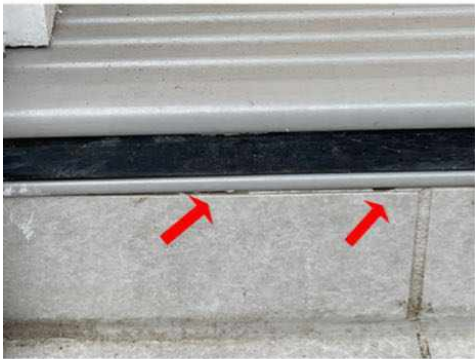
Flexible or waterproof sealants to junctions are defective if they are not installed

when required by the BCA and AS 3958.1.

All holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any water damage that may occur.

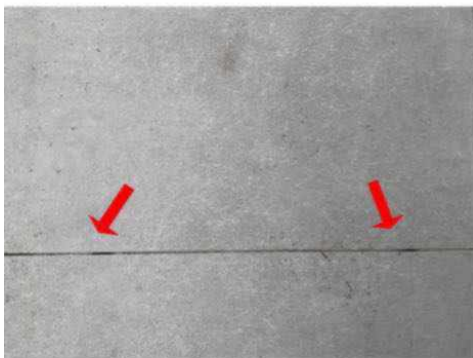
A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible





Defects 3.04

Building: Building 1
 Location: Alfresco
 Finding: Sealant in External areas - The NSW Standards and Tolerances 2017 - 12.7
 (continued)
 Information:



Defects 3.05

Building: Building 1
 Location: Ensuite - Master
 Finding: Sealant and grouting - roughly applied
 Information: It was noted on inspection that small areas of sealant or grout is missing and substandardly applied.

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.

This area needs to be brought to the attention of the builder.

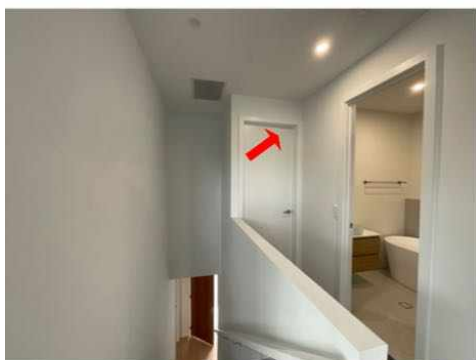


Defects 3.06

Building:	Building 1
Location:	Bedroom 2
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

For this minor cause, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Defects 3.07

Building: Building 1
 Location: Exterior walls - rear
 Finding: Unfinished construction
 Information: The construction of this structure appears to be incomplete. These rear areas need to be completed before purchase.

The Builder should complete this construction process.



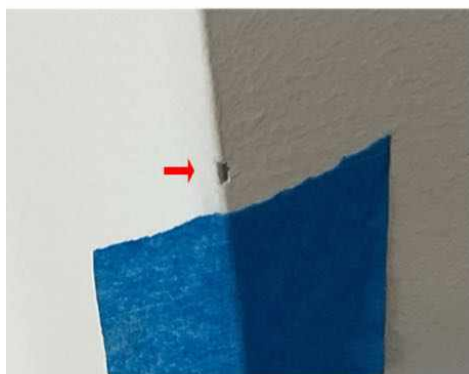
Defects 3.08

Building: Building 1
 Location: Bedroom - Master and ensuite
 Finding: Paintwork defective - NSW Guide to standards and tolerances part 13.2
 Information: A few areas of substandard paint finishes were identified on the building at the time of the inspection.

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

fittings, trims, skirtings, architraves, glazing and other finished edges.

These areas need to be brought to the attention of the builder.



Defects 3.09

Building:	Building 1
Location:	Right roof and pictured internal areas
Finding:	Cleaning of building elements - NSW Standards and Tolerance 2017 - 3.11
Information:	It was observed that the pictured building elements are not cleaned and ready for use.

The NSW Standards and Tolerances 2017 - 3.11 state - Cleaning, mortar smears and stains

“Stains, mortar smears and damage caused by cleaning are defective if they are visible from a normal viewing position.”

These areas need to be cleaned and ready for use.



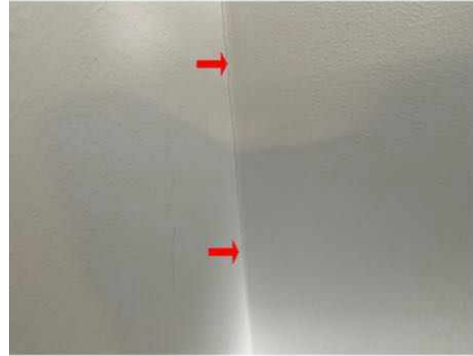
Defects 3.10

Building: Building 1
Location: Bedroom - Master
Finding: Cracks in mouldings
Information: Cracks were found in the mouldings in the master bedroom.

The NSW Standards and Tolerances 2017 - 11.1 state -

Unless documented otherwise, gaps between mouldings or between mouldings and other fixtures, at mitre or butt joints, or at junctions with a wall or other surfaces,

are defective if they exist at handover, or exceed 1 mm in width within the first 12 months of completion and are visible from a normal viewing position. This should be brought to the attention of the builder.



Defects 3.11

Building: Building 1
 Location: Ensuite - Master
 Finding: Building waste in drains
 Information: Builders waste was found inside this bathroom floor waste at the time of the inspection. Builders waste left in this drain has the potential to interrupt the normal function and may lead to blockages and flooding of surrounding areas.

A handy person or plumber is required to remove this waste from this drain as soon as possible .



Defects 3.12

Building: Building 1
 Location: Internal Areas
 Finding: Water pooling on property

Information: Water appears to be pooling on the driveway. It is suspected that this is a result of poor site drainage. Where water is pooling, water damage may occur.

This area need to be brought to the attention of the builder.



Defects 3.13

Building: Building 1

Location: Fence

Finding: Damaged fence

Information: Evidence of damage was identified to the rear fence. It appears to have suffered impact damage from this side. A fencing contractor or carpenter would be responsible for replacement of these fence panels when convenient.



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

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

- The property, a 3 Bedroom townhouse has been well constructed overall however has a number of non-compliant and incomplete defects that need to be finished and rectified respectively.

Rectification works were noted for completion and these are detailed in the Inspection report.

Please be aware that limitation's did affect the inspection with some areas of air conditioning ducting, sarking and insulation etc meant most roof void areas were inaccessible. The upper roof had no safe access for inspection.

The Air conditioning was turned on 18 degrees and high and did not feel cool.

As the hot water unit has not been installed, the hot water could not be tested.

It was not clear what the rainwater tanks are hooked up to. No pump was visible. Plumbers advice should be sought for function of these tanks.

Moisture readings were taken in each room with no significant moisture found at the time of the inspection.

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: Internal Areas
Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas 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 if applicable. 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.