



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 18 Mar 2026

Property Address: 130 Harbour Blvd, Shell Cove NSW 2529,
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, 18 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 130 Harbour Blvd, Shell Cove NSW 2529, 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:

The Preinspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report. The photos at the back of this report are an example of some of the areas that could not be inspected due to the obstructions found on the day of the inspection. This report is a visual inspection and these areas may have concealed defects.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully

accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

While the front deck appears to be in good condition, where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer.

For the purpose of this report, the Structure includes the elevated front balcony and handrail.

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 one safety defect and minor defects

Section B General

General description of the property

Building Type	Residential, Semi-Detached
Company or Strata title	Unknown
Floor	Concrete, Steel Columns
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Fabricated Metal Fence, Footpath, Garage, Party Walls, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Weatherboards
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond), Flat
Storeys	Double
Walls	Brick Veneer (Timber Framed), Brick Veneer (Steel Framed)
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.

- Exterior
- Fencing
- Gardens
- Interior
- Outbuildings
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior
- Trees

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.
- 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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Duct work
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Sarking
- Stored items
- Vegetation
- Wall linings

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

Undetected defect risk

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

The risk of undetected defects is: **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

Defects 1.01

Building:	Building 1
Location:	Roof Void
Finding:	Firewalls in Class 1 Buildings - National Construction Code 2019 Vol 2 Amendment 1
Information:	This dividing wall between the neighbouring property does not appear to comply with the National Construction Code for fire walls in Class 1 Buildings.

This wall has gaps and damage at the top of the wall, and these gaps do not appear to be “packed with mineral fibre or other suitable fire-resisting material (see below code)

Part 3.7.3 Fire protection of separating walls and floors

3.7.3.2 Separating walls

(a)A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with the Class 1 building must—

(i) have either—

(A)an FRL of not less than 60/60/60; or

(B)be of masonry construction not less than 90 mm thick; and

(ii)commence at the footings or ground slab (see Figure 3.7.3.1), except for horizontal projections to which 3.7.3.5 applies (see Figure 3.7.3.4); and

(iii)extend—

(A)if the building has a non-combustible roof covering, to the underside of the roof covering (see Figure 3.7.3.1 and Figure 3.7.3.2); or

(B)if the building has a combustible roof covering, to not less than 450 mm above the roof covering (see Figure 3.7.3.1); and

(iv)comply with (b) to (e) and 3.7.3.3 as applicable.

(b)A separating wall of lightweight construction must be tested in accordance with Specification C1.8 of the NCC Volume One.

(c)A separating wall complying with (a)(iii)(A)—

(i) must not be crossed by timber or other combustible building elements except for roof battens with dimensions of 75 x 50 mm or less, or roof sarking; and

(ii) must have any gap between the top of the wall and the underside of the roof covering packed with mineral fibre or other suitable fire-resisting material.

(d) Where a building has a masonry veneer external wall, any gap between the separating wall and the external masonry veneer must be—

(i) not more than 50 mm; and

(ii) packed with a mineral fibre or other suitable fire resistant material with the packing arranged to maintain any weatherproofing requirements of Part 3.3.4.

This needs to be repaired to protect both townhouses from fire spreading.





Major Defect

No evidence was found

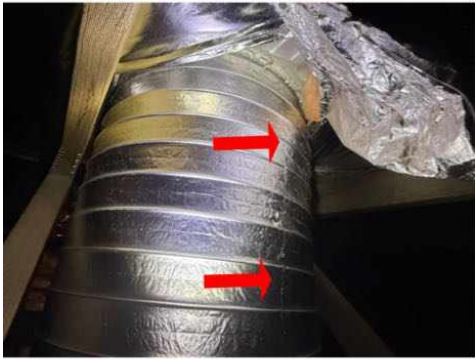
Minor Defect

Defects 3.01

Building:	Building 1
Location:	Roof Void
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.).

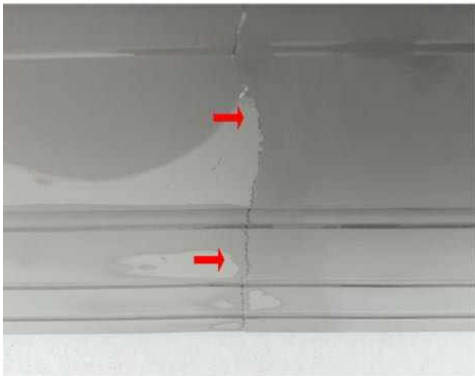
Where water leaks are active, rain penetration is likely to cause water damage to associated structures and building elements in this area, which can have a range of implications. If left unmanaged, the development of major structural damage to the roofing and associated structures may occur.

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 3.02

Building: Building 1
 Location: Roof Exterior - rear
 Finding: Cladding damaged
 Information: Evidence of damage was identified to the rear upper wall where the cladding has cracked. A carpenter would be the trade responsible for rectification of this wall area.



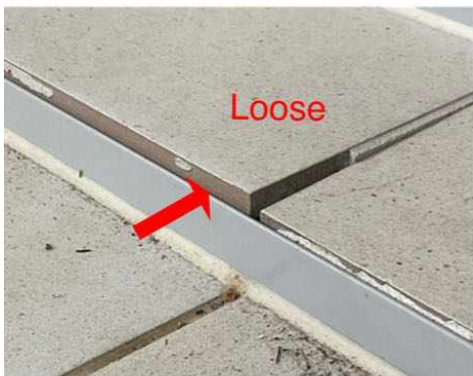
Defects 3.03

Building: Building 1
 Location: Bathroom, porch, garage

Finding: Tiles cracked or loose

Information: Cracked and loose tiles were evident in these pictured areas at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or impact damage. Cracked tiles throughout the household detract from the overall appearance of the affected areas. In wet areas of kitchens and bathrooms, it can lead to water damage of adjoining walls and floors.

Replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.



Defects 3.04

Building: Building 1
 Location: Bathroom
 Finding: Door handle and towel rail - loose
 Information: The door handle and towel rail in this area was found to be loose at the time of the inspection. Repair of the loose door handle and rail is advised to improve the operational state of the associated door.

A qualified carpenter or general handyman should be appointed to repair the door handle at the client's discretion.



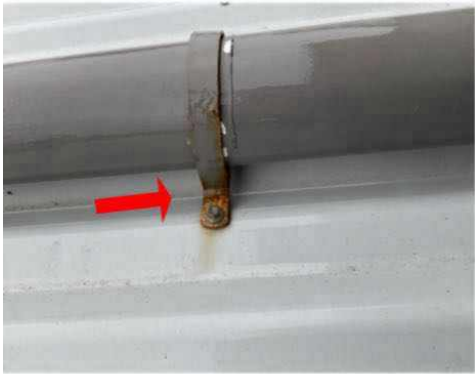
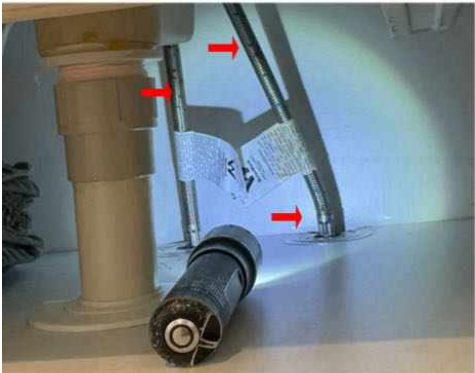
Defects 3.05

Building: Building 1
 Location: Bathrooms and external wall areas
 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 3.06

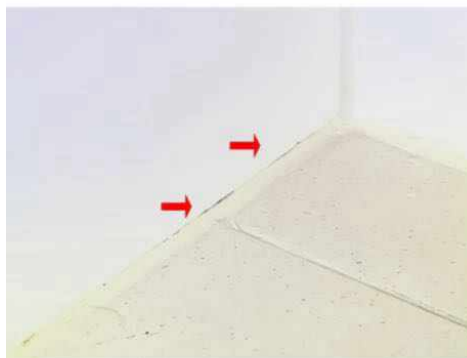
Building:	Building 1
Location:	Bathrooms and external areas
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to these pictured areas.

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.

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 3.07

Building:	Building 1
Location:	Exterior front and rear walls
Finding:	Sealant (external) - missing
Information:	It was noted on inspection that areas of external sealant was missing to these pictured wall and window areas.

A flexible sealant or flashing is required to protect the associated building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

A sealant specialist or skilled handy person should be appointed to complete these works as soon as possible



Defects 3.08

Building:	Building 1
Location:	Garage door
Finding:	Wood rot
Information:	This door show evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering and a lack of sealant/ protective paint.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Replacement of affected door may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.



Defects 3.09

Building:	Building 1
Location:	Roof Void
Finding:	Insulation - Moved (AS4859)
Information:	Although the insulation batts appear to have been installed correctly, it appears as though many batts have been moved by other tradespeople and replaced incorrectly post-works. As a general rule, a 5% gap in the insulation creates potential for a 50% decrease in the energy efficiency of the property.

All insulation batts should be reinstated prior to final handover to comply with standards and to ensure maximal energy efficiency within the property.

Failure to do so results in non-compliance with AS4859.1 Materials for Thermal Insulation of Buildings.



Defects 3.10

Building:	Building 1
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Location: Roof Exterior - rear
 Finding: Building waste in drains
 Information: Builders waste was found inside the rear gutters at the time of the inspection. Builders waste left in these areas has the potential to interrupt the normal function of these gutters and may lead to blockages and flooding of surrounding areas.

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



Defects 3.11

Building: Building 1
 Location: Front porch
 Finding: Paint damaged
 Information: The paint finish throughout the front porch brick wall was found to be damaged. Damaged painting is generally classified as an appearance defect. However, the appearance may also be indicative of poor surface preparation and substandard workmanship. Damaged paint finishes in areas exposed to moisture, e.g. external areas or wet areas, could lead to deterioration of underlying building materials. Here it appears there may be rising damp from the ground. Damaged paint finishes should be sanded back, filled, leveled and repainted, as applicable. If the cause is rising damp, a strip drain 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 that the area is protected against further deterioration.



Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Licensed Electrician
- 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

- SUMMARY

This 2016 building compared to others of a similar age and construction appears to be in good condition except the roof void which has a skylight leak and damage/gaps in the firewall to the adjoining property.

There are minor defects and maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, extensive ducting, insulation and landscaping etc meant some areas were inaccessible. The second floor roof had no safe access for inspection.

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

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.