

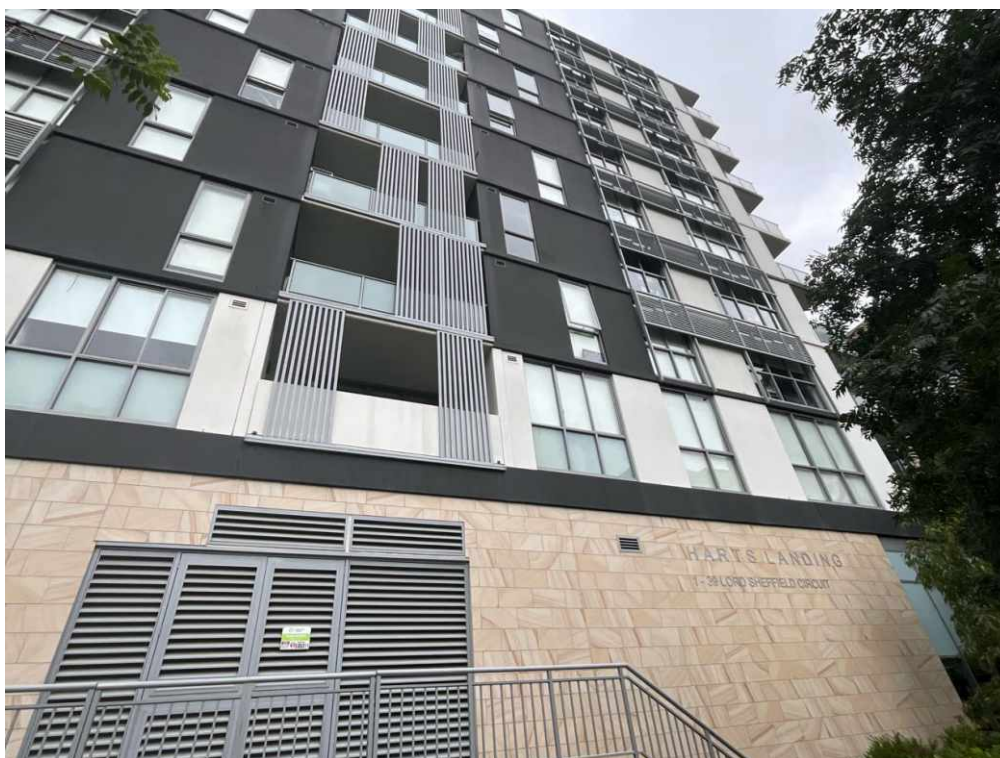


**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

## Building Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: 523/1-39 lord Sheffield circuit, Penrith,  
NSW 2750



## Contents

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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: Fri, 27 Feb 2026

Modified Date: Sat, 28 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 523/1-39 lord Sheffield circuit, Penrith, NSW 2750

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Client's Email Address:

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Client's Phone Number:

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Consultant: Adam Ahmed Ph: 0450 250 739  
Email: Lidcombe@jimbuildinginspections.com.au

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Advanced Diploma of Building Surveying - CPCSS00004

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Company Name: Jim's Building Inspections Lidcombe

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Company Address and Postcode: Lidcombe 2141

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Company Email: Lidcombe@jimbuildinginspections.com.au

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Company Contact Numbers: 0450 250 739

## 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
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	

### 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

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Building Type	Unit
Company or Strata title	Unknown
Floor	Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	West
Other Building Elements	Party Walls
Other Timber Bldg Elements	Doors, Internal Joinery
Roof	Flat
Storeys	Multi-Storey with basement
Walls	Concrete Panel, Light Weight Wall Clad
Weather	Overcast

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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Ceiling Cavity.
- Roof Exterior.
- 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 skillion or flat roof - no access
- Ceiling linings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Fixed Furniture - Built-in Cabinetry
- Floor coverings

- Lack of natural or acceptable lighting
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

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

#### Defects 1.01

Building: Main Building  
 Location: Bathroom  
 Finding: shower screen door hitting tiles  
 Information: The shower screen door makes contact with the adjacent tiles when opened. This indicates inadequate clearance between the shower screen and the wall. The door's operation is impeded and presents a safety concern.

Implications:

- Potential for impact damage to the wall and shower screen.
- Increased risk of glass breakage, posing a personal injury hazard.
- Ongoing stress may lead to hardware failure or misalignment of the door.

Standard Reference:

This condition does not comply with the intent of AS 4349.1-2007, Appendix C – Significant Items, under “Defects in the condition of secondary and finishing elements,” specifically where normal use may cause failure or injury.



#### Defects 1.02

Building: Main Building  
 Location: All Areas  
 Finding: Window child lock missing  
 Information: The window in question lacks a child lock mechanism, which poses a potential safety risk to young occupants in the premises. As per Australian Standards windows accessible to children should be equipped with appropriate child safety locks to

prevent accidental opening, reducing the risk of falls and ensuring compliance with safety regulations.



## Major Defect

### Defects 2.01

Building:	Main Building
Location:	Bedroom 2
Finding:	Water damage
Information:	The area has sustained water damage resulting in potential structural issues. This damage compromises both the aesthetic and functional aspects.

To fix this issue, you should consider contacting a professional:

1 **\*\*Plumber:\*\*** If the water damage is due to plumbing issues, a plumber can fix leaks and ensure there are no further water-related problems.

2 **\*\*General Contractor:\*\*** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including any related structural or cosmetic repairs.

Make sure to obtain quotes from these professionals to determine the most cost-

effective and efficient solution for your specific situation.



## Minor Defect

### Defects 3.01

Building: Main Building  
Location: Bathroom  
Finding: Shower - Damp  
Information: Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the

grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

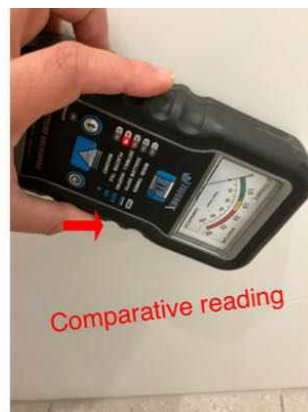
Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





## Defects 3.02

Building:	Main Building
Location:	All Areas
Finding:	Paint surface - Scratches
Information:	Scratches have been identified on the paint surface, detracting from the overall appearance and quality of the painted surface.

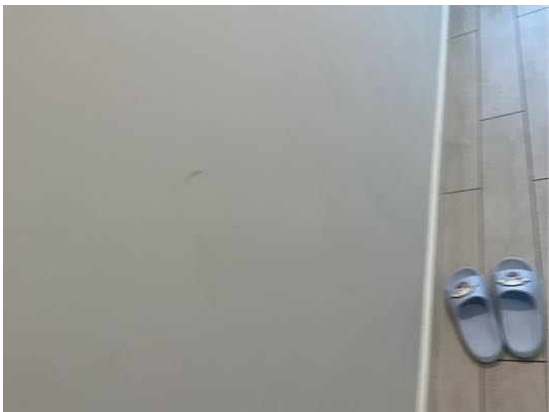
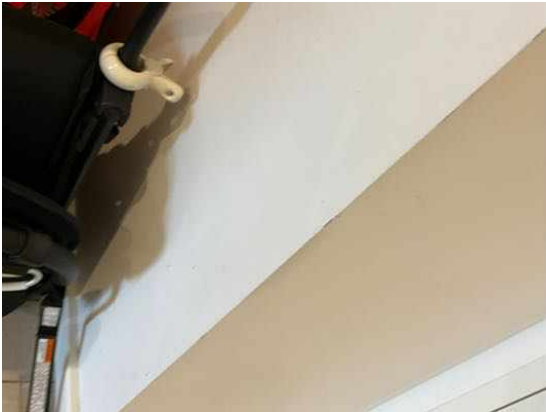
### Risk:

The presence of scratchy paint poses several risks, including:

1. Aesthetic Degradation: Scratches mar the appearance of the painted surface, diminishing its visual appeal and potentially lowering property value.
2. Corrosion Vulnerability: Exposed areas of bare metal due to scratched paint are susceptible to corrosion, leading to structural damage and compromised durability.
3. Environmental Hazards: Scratched paint can release hazardous chemicals into the environment, posing risks to both human health and the ecosystem.

### Who Can Fix It:

A qualified painter should address the issue promptly to repair the scratched paint. Depending on the severity of the scratches, repair options may include sanding, priming, and repainting the affected area to restore the integrity and appearance of the paint surface.





**Defects 3.03**

Building: Main Building  
Location: All Areas  
Finding: Gyprock - Crack ( Fine ) - walls and ceiling  
Information: Fine cracks have appeared in the gyprock of the ceiling and walls, suggesting potential issues with settling or structural movement.

The fine cracks in the gyprock pose a risk of further widening, compromising the aesthetic appeal of the space, and potentially indicating underlying structural problems.

A skilled plasterer or a contractor specializing in drywall repairs should assess the extent of the cracks and address them promptly. Identifying and fixing the root cause of the issue, whether related to settling or structural concerns, is essential to prevent further damage and maintain the integrity of the ceiling.





Defects 3.04

Building:	Main Building
Location:	Ensuite
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

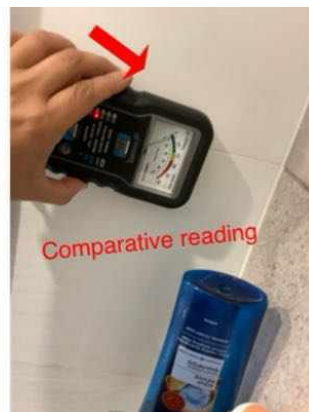
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Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



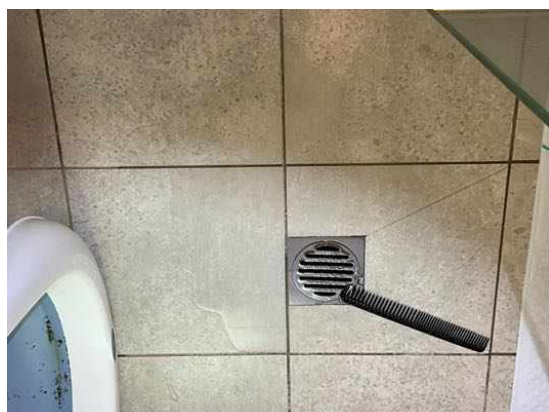


### Defects 3.05

Building:	Main Building
Location:	Ensuite
Finding:	Shower base - Water pooling
Information:	Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.



### Defects 3.06

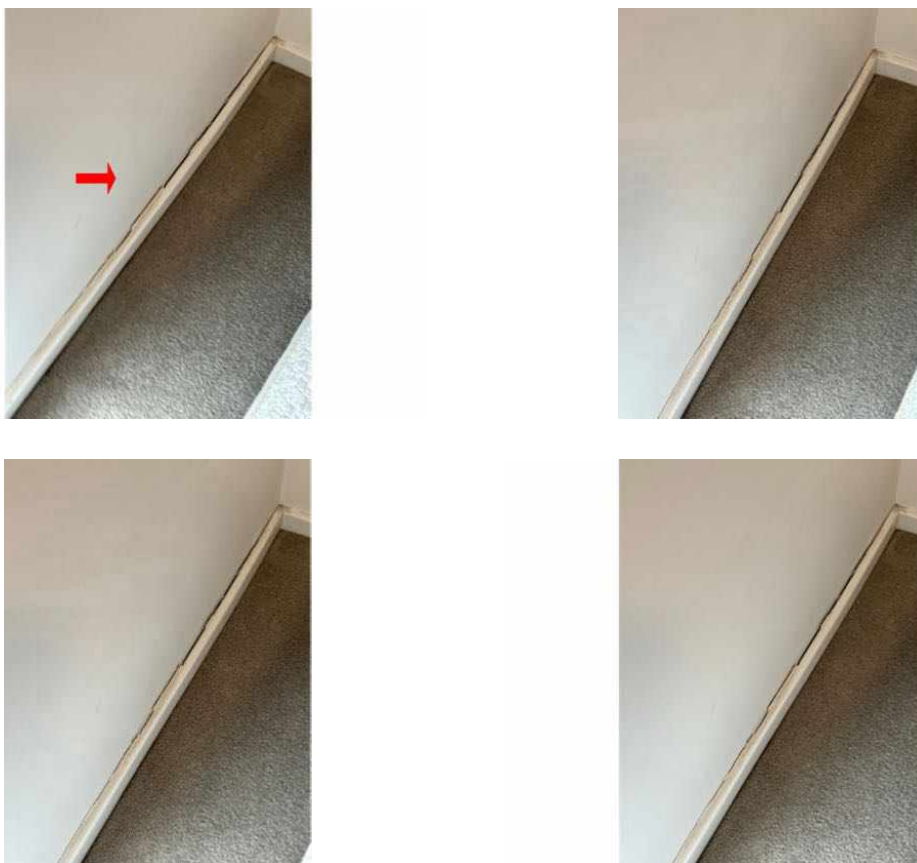
Building: Main Building  
 Location: Bedroom 2  
 Finding: Skirting board: gaps  
 Information: Gapping was observed between the skirting board and wall surface. This appears to be caused by poor installation or seasonal expansion/contraction of materials.

Risk:

- Minor aesthetic concern.
- May allow dust, insects, or moisture ingress if left unsealed.
- If movement continues, it may indicate underlying settlement or moisture-related issues in adjacent flooring or wall structures.

Who Can Fix It:

- A qualified carpenter or handyman should be engaged to reseal, reattach, or replace the affected skirting board section.
- If moisture or structural movement is suspected, further inspection by a licensed builder may be warranted.



### Defects 3.07

Building: Main Building

Location: Bedroom 2

Finding: Paint Bubble

Information: A visible paint bubble (or blister) was identified on the surface. The deformation appears as a raised area in the paint film, typically resulting from adhesion failure between the paint and substrate, possibly due to moisture, poor surface preparation, or incompatible paint layers.

Risk Assessment:

As per AS 4349.1-2007, this is considered a minor defect. However, if moisture is the cause, it may indicate an underlying issue such as water ingress or high humidity, which could worsen over time and lead to mould growth or plasterboard deterioration if left unattended.

Rectification Recommendation:

A licensed painter or plasterer should assess the cause of the blister. If moisture is present, the source must be identified and rectified before repairs. Once dry, the affected area should be scraped back, sealed, patched, and repainted. Further investigation may be required if there is suspicion of plumbing or roofing leaks above the ceiling.

Classification (as per AS 4349.1):

Minor Defect — unless associated with active moisture ingress, in which case it may be upgraded depending on extent and cause.



### Defects 3.08

Building:	Main Building
Location:	Balcony
Finding:	Balcony - Efflorescence and Moisture Staining to External Tiled Floor
Information:	White crystalline deposits (efflorescence) and visible moisture staining were observed across grout lines and tile surfaces. This condition is commonly associated with the movement of moisture through the tile bed or substrate, which dissolves soluble salts and deposits them on the surface as water evaporates.

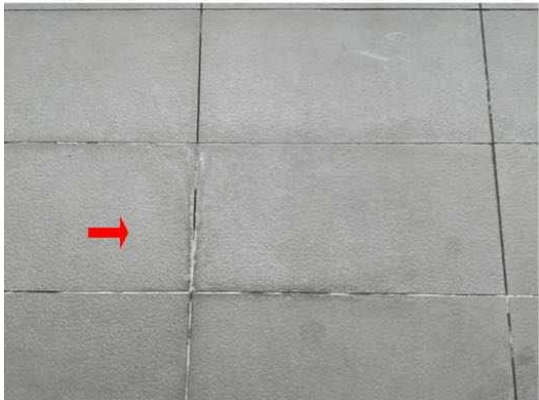
Risk / Implication:

- Indicates potential waterproofing failure or inadequate drainage.
- May lead to tile delamination, deterioration of grout and adhesive, and long-term moisture damage to the substructure.
- In severe or persistent cases, dampness may migrate into internal areas, potentially leading to mould growth or structural deterioration.
- Surface may become slippery, increasing the risk of slips and falls.

Recommended Action:

- Engage a licensed waterproofing contractor to conduct moisture testing and assess the integrity of the waterproofing membrane.
- If failure is confirmed, rectification may require tile removal and reapplication of a compliant waterproofing system, followed by re-tiling by a qualified tiler.
- If moisture ingress is suspected to affect internal structural components, an invasive

inspection by a registered building consultant or structural engineer is recommended.



## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Plumber
- Registered/Licensed Builder
- Structural Engineer

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- Building Inspection Conclusion

A Building inspection was carried out on this property. Compared to other buildings of a similar age, Concrete panel / Clad dwelling at the time of inspection was found to be in a fair condition with some Major and minor defects as highlighted in the report.

Significant items have been identified. These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

It is also recommended that the strata report be reviewed for any records of past or current structural issues, moisture ingress, or related repairs that may impact the long-term condition of the building.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

## Section D Significant Items

The following items were noted as - For your information

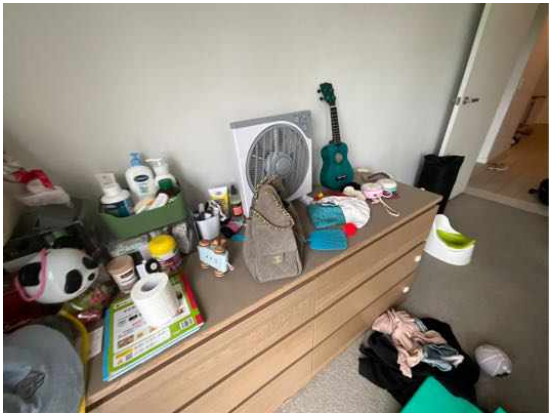
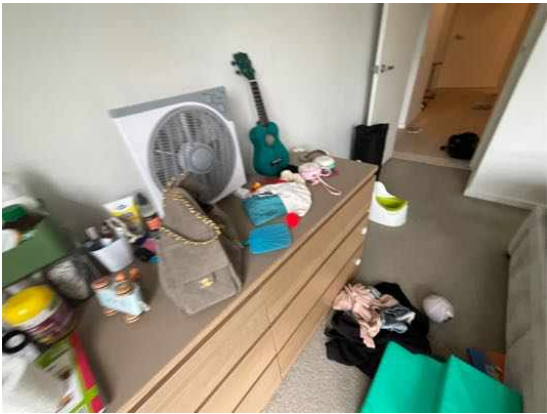
### Noted Item

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.







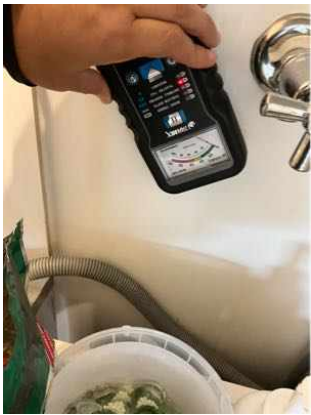




**Noted Item**

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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.