



## Building Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 104/17-19 Rookwood Rd, Yagoona NSW  
2190, 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, 1 Apr 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: 104/17-19 Rookwood Rd, Yagoona NSW 2190, Australia

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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 the condition documented in this report.

## 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

Unfurnished

---

No. of bedrooms

2

---

Occupied

Unoccupied

---

Orientation

East

---

Other Building Elements

Party Walls

---

Other Timber Bldg Elements

Doors, Internal Joinery

---

Roof

Flat

---

Storeys

Multi-Storey with basement

---

Walls

Brick Veneer

---

Weather

Fine

---

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior
- Wall Exterior

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:

- Ceiling Cavity.
- Areas of skillion or flat roof - no access
- 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
- 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
- Lack of suitable access or entry point
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% 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: **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:	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.



#### Defects 1.02

Building:	Main Building
Location:	Ensuite
Finding:	Shower screen - Hitting toilet
Information:	A safety hazard was identified in the bathroom of the property. The issue pertains to the shower screen, which, when fully opened, makes contact with the adjacent toilet.

This situation poses an immediate risk to the safety and well-being of occupants due to the potential for accidents and injuries.

Collision between the shower screen and the toilet can cause injury to individuals using the bathroom, particularly if the shower screen shatters upon impact. The repeated contact between the shower screen and the toilet can also result in damage to both fixtures, leading to costly repairs or replacements.

This is to be addressed prior to handover.



### Defects 1.03

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors and Alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.



**Major Defect**

No evidence was found

**Minor Defect**

**Defects 3.01**

Building: Main Building  
Location: Laundry  
Finding: Water Stains in Vanity  
Information: "Water stains observed in the vanity area, compromising its appearance and potentially causing damage."

Continued water exposure may lead to material damage, mold growth, and diminished aesthetic appeal.

A licensed plumber or maintenance professional should assess and fix any leaks contributing to the water stains, while a cleaning or restoration service may be needed to address the visible stains and prevent further damage.





## 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.

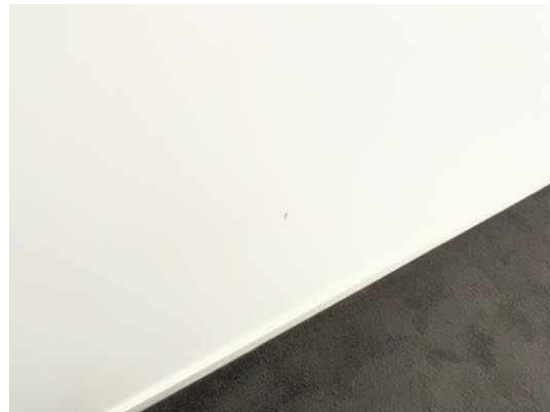
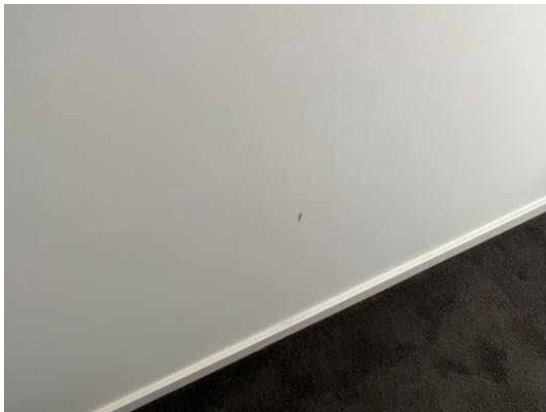
### Risk:

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: Ensuite  
 Finding: Flush Tank Not Operational  
 Information: The flush tank is currently not operational, rendering the toilet unusable. This could be due to various issues such as a malfunctioning flush mechanism, water supply issues, or internal component failure.

**\*\*Risk:\*\***

- **\*\*Sanitation Concerns:\*\*** An inoperative flush tank can lead to unsanitary conditions, unpleasant odors, and potential health hazards due to the inability to properly dispose

of waste.

- **\*\*Inconvenience:\*\*** The lack of a functioning toilet can cause significant inconvenience to occupants, especially in households with limited bathroom facilities.

- **\*\*Water Damage:\*\*** Continuous attempts to flush an inoperative tank could lead to leaks or overflows, potentially causing water damage to the surrounding areas.

**\*\*Who Can Fix It:\*\***

- **\*\*Plumber:\*\*** A qualified plumber should be contacted to diagnose and repair the issue. The plumber will inspect the flush tank, identify the root cause of the problem, and replace or repair any faulty components to restore proper functionality.



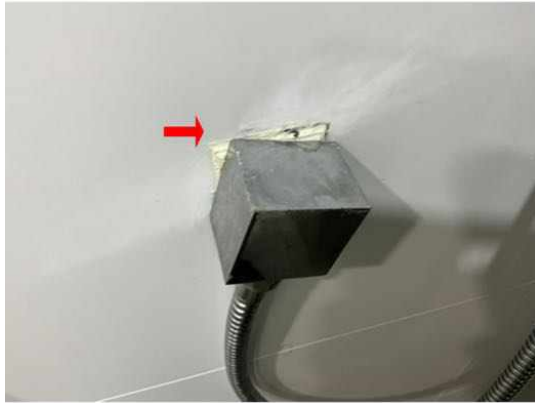
### Defects 3.04

Building:	Main Building
Location:	Ensuite
Finding:	Poor workmanship
Information:	The structure exhibits signs of poor workmanship, evident in various aspects of construction and finishing.

Risk: Poor workmanship poses a range of risks, including compromised structural integrity, potential safety hazards, and a decreased lifespan of the structure. It may

also lead to aesthetic and functional issues.

Resolution: A qualified contractor or construction professional should be consulted to assess and address the poor workmanship. They can implement corrective measures to ensure structural soundness, safety, and overall quality of the construction.



### Defects 3.05

Building:	Main Building
Location:	All Areas
Finding:	carpet exhibits visible signs of aging
Information:	Carpets are exhibiting visible signs of aging, including fraying edges, faded colors, and flattened fibers, diminishing their aesthetic appeal and functional quality.

#### Risk:

The risk associated with aging carpets includes diminished appearance, decreased comfort, potential tripping hazards due to frayed edges, and a negative impact on indoor air quality if fibers begin to degrade and release particles into the air.

#### Who can fix it:

Professional carpet cleaning and restoration services can address issues such as deep cleaning to rejuvenate colors, repairing frayed edges, and restoring fibers.

Additionally, replacing the carpets entirely may be necessary in severe cases of aging or damage beyond repair.





### Defects 3.06

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

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

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

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

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



Defects 3.07

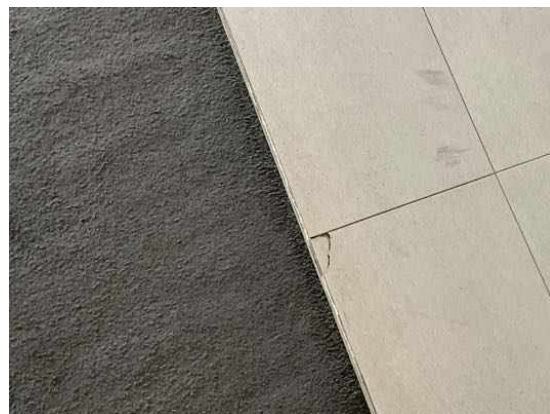
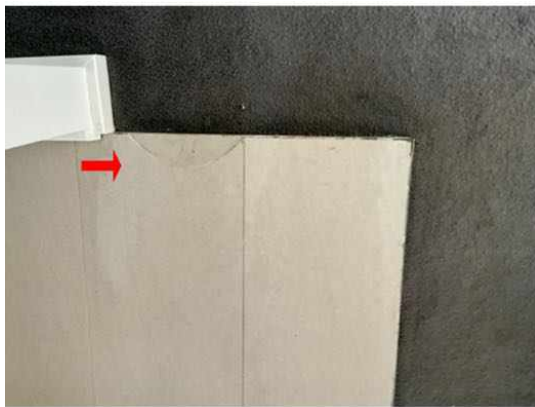
Building: Main Building  
Location: Kitchen  
Finding: Floor Tile crack  
Information: A floor tile has a visible crack on the surface.

Risk / Implication:

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

Recommended Action / Who Can Fix It:

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.



## 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
- Registered/Licensed Builder

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, brick dwelling at the time of inspection was found to be in a fair condition with some safety 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.