



Building Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 8/55 Warby St, Campbelltown NSW 2560,
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, 8 Apr 2026

Modified Date: Thu, 9 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 8/55 Warby St, Campbelltown NSW 2560, 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.

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 entirely at their own risk.

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/ insulation, 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

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 and downpipes should remain free of all debris and possible blockages. Debris was found at the time of the inspection. 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 waterproofed areas should be monitored regularly.

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 overall except the front balcony

Section B General

General description of the property

Building Type	Residential, Multi Unit Property, Apartment
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Company or Strata title	Yes
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Floor	Concrete, Slab - Suspended Slab
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Furnished	Furnished
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No. of bedrooms	2
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Occupied	Occupied
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Orientation	East
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Other Building Elements	Party Walls, Driveway, Fence - Fabricated Metal Fence, Footpath, Garage
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Other Timber Bldg Elements	Doors, Internal Joinery, Door Frames, Fascias
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Roof	Timber Framed, Pitched, Tiled
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Storeys	Three Storey
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Walls	Rendered, Full Brick, Cavity Brick
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Weather	Fine
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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.

- Interior
- Exterior
- Roof Void - Part
- 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:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- 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:

- Webbing of roof trusses - not trafficable
- Stored items
- Roof framing - not trafficable

The presence of obstructions increases the risk of undetected defects. The client should make

arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

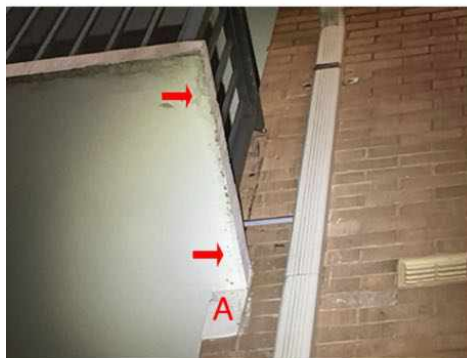
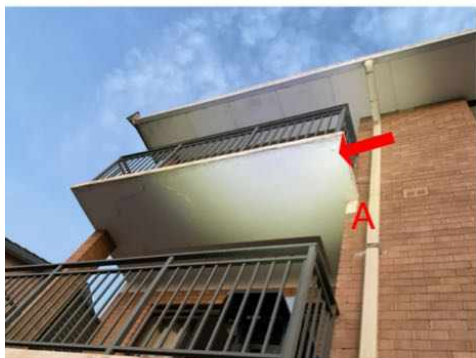
Defects 1.01

Building:	Main Building
Location:	Verandah
Finding:	Front upper balcony dropped
Information:	The front balcony slopes downward toward its outer rear edge. When stepping out from the sliding door onto the balcony, this downward lean creates a risk of losing balance or increasing walking speed unintentionally, presenting a potential slip or fall hazard. The slope suggests possible movement or settlement of the structure. The load-bearing capacity of the external balcony/deck could not be confirmed at the time of inspection. Some previous repairs may have been undertaken in area marked A.

External structures are continuously exposed to weather and environmental conditions, which can lead to accelerated deterioration over time. As such, their condition may change between inspections and requires ongoing monitoring.

For safety reasons, it is strongly recommended that a suitably qualified Structural Engineer conduct a detailed assessment of the external balcony/deck to determine its structural integrity and load capacity. Until this assessment is completed, caution should be exercised when using the balcony. Regular maintenance inspections by appropriately qualified practitioners are required.





Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	Rear verandah corner
Finding:	Crack in concrete slab - Category 1
Information:	A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack. To be considered Category 1, the approximate width of the crack is less than 1.0mm.

Due to the location of this crack, this should be added to the scope of works for assessment by a structural engineer to determine if it requires rectification.

This assessment should be done prior to purchase. If repairs are required, considerable costs will be incurred due to the height of this balcony. Note - if other balconies also need repair, costs may be borne by all residents as part of strata fees. See also page 24 of other balcony damage.



Defects 3.02

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood missing
Information:	No rangehood was installed in the kitchen. This is likely to lead to a build-up of grease and grime in the surrounding area, which can pose as a fire hazard.

Without re-direction of heat from the cooktop to the exterior of the building, the missing Rangehood is deemed a minor safety hazard. It is therefore preferable that a range hood be installed to vent into the external environment. A licensed plumber should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.



Defects 3.03

Building:	Building 1
Location:	Pictured internal Areas
Finding:	Building elements - Missing or Damaged
Information:	Evidence of missing building elements was identified to the following areas -

1. The laundry door is missing .
2. Two bedroom light covers are missing.

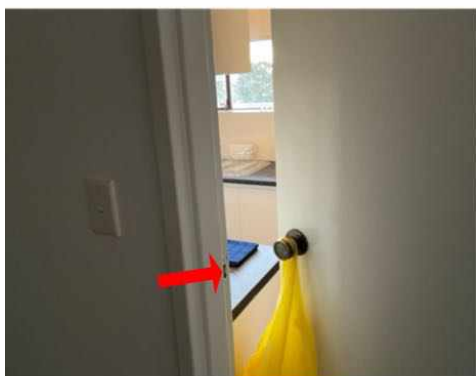
A carpenter or skilled handyperson is required to replace these items and bring them back to full function.



Defects 3.04

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

A door that binds to flooring or to the associated door frame may have several causes. For this minor cause, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Defects 3.05

Building:	Main Building
Location:	Roof areas
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting the roof barges in this area. This has now been partially covered by metal fascia which should stop some wood rot occurring but may be attractive to termite activity. All exposed timber in roof areas should be protected by high quality external paint applied by a painting contractor in the next 6 months to stop further deterioration.



Defects 3.06

Building:	Main Building
Location:	Verandah
Finding:	Mould - Present
Information:	Where evidence of mould growth was noted, the cause of the mould should be addressed. A roof inspection is advised by a roofing contractor to check for any roof or gutter faults and ensure the gutters remain clear of leak debris which may be the cause of this mould. Any mould found during the inspection should be cleaned immediately by a cleaning contractor.

Please note that severely affected building elements or any roof faults may require

repair or replacement by a registered roofing contractor.

The above roof areas were not visible from anywhere on the property.



Defects 3.07

Building: Main Building

Location: Verandah

Finding: Render (external) cracking.

Information: It has been observed that minor cracking has occurred to some external rendered surfaces. The degree of damage is described as "slight" noticeable cracks which are easily filled. Cracking of this size is generally less than 5mm in width.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Structural Engineer
- Registered Roofing Contractor

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

- This two bedroom top floor unit has the safety issue of the balcony sloping downward toward the outer edge, creating an increased risk of slips or loss of balance when exiting through the sliding door. This may indicate structural movement.

A Structural Engineer assessment is strongly recommended as part of your due diligence before purchase as to confirm structural integrity and load capacity. Caution is advised when using this balcony. Other balconies also showed other faults (see also page 16 & page 24).

If balcony repairs are required, considerable costs will be incurred due to the height of this balcony. Note - if other balconies also need repair, costs may be borne by all residents as part of strata fees.

Investigation into all strata meeting minutes should be undertaken by a qualified person to check on past and planned balcony works and whether a structural engineers assessment has ever taken place on this and all other balconies.

The remainder of the unit appeared to be in good condition for its age.

Please be aware that limitation's did affect the inspection with the area under the balcony only visible from ground level. Other obstructions were a low roof pitch in the roof void and no safe third floor roof access.

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

Section D Significant Items

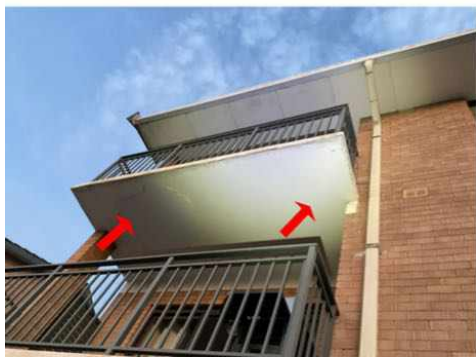
The following items were noted as - For your information

Noted Item

Building: Building 1
Location: Verandah
Finding: Elevated structure inspections.
Information: This front verandah appears to have moved and dropped after construction. It also has hairline cracks evident. Where any elevated verandahs are present, these structures MUST be checked by an engineer or other suitably qualified person.

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 pictured verandah which appears to be unsafe due to its slope at the rear.





Noted Item

Building:	Building 1
Location:	Roof Void
Finding:	Firewall missing
Information:	This dividing wall between the units does not appear to comply with the current National Construction Code for fire walls in Class 1 Buildings.

There is no dividing wall in the roof void. This is likely not to have been a requirement at the time of construction of this unit.

Current regulations are as follows -

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.



Noted Item

Building:	Building 1
Location:	Bathroom
Finding:	Waterproofing membranes - Information Only
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications. - The Installer and Installation Certification.

With older property's where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



Noted Item

Building: Building 1
Location: Roof Void
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Building 1
Location: Unit
Finding: Additional Photos
Information: Additional photos are provided for your general reference

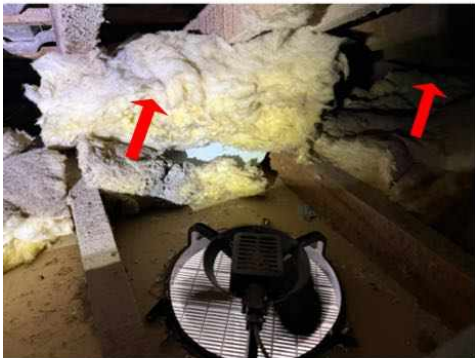






Noted Item

Building: Building 1
 Location: Roof Void
 Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out if applicable. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Yard
 Location: External Balcony Areas
 Finding: Additional Photos - Obstructions and Limitations of External areas
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Additional Photos - Obstructions and Limitations of Internal areas
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building: Main Building
Location: Other Unit Balcony Areas in same block
Finding: Pictures of other balcony faults
Information:



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.