



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Thu, 5 Mar 2026

Property Address: 206/5 Dunlop Ave, Ropes Crossing NSW
2760, 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: Thu, 5 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 206/5 Dunlop Ave, Ropes Crossing NSW 2760, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Leon Vinci Ph: 0450 018 846
Email: Rootyhill@jimbuildinginspections.com.au

Company Name: Jim's Building Inspections (Rooty Hill)

Company Address and Postcode: Blaxland 2774

Company Email: Rootyhill@jimbuildinginspections.com.au

Company Contact Numbers: 0450 018 846

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 Pre- Inspection 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 for 30 days from the date of the inspection, any defects found or incurred after the date of inspection cannot be guaranteed.

To help protect against financial loss, it is essential that the building owner immediately control or rectify

any defects found in this report.

Please read all defect statements and pictures in full to understand this report completely.

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 fair condition with some major and minor defects found.

Section B General

General description of the property

Building Type	Apartment, Residential, Multi Unit Property
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Company or Strata title	Yes
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Floor	Concrete
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Furnished	Unfurnished
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No. of bedrooms	2
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Occupied	Occupied
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Orientation	South
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Other Building Elements	Driveway, Footpath, Party Walls
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Other Timber Bldg Elements	Internal Joinery, Doors, Skirting Boards
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Roof	Flat
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Storeys	Multi-Storey with basement
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Walls	Full Brick, Rendered
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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
- 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:

- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items

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

No evidence was found

Major Defect

Defects 2.01

Building: Main Building
 Location: Verandah > Rear Right
 Finding: Tiles - Drummy
 Information: Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.





Defects 2.02

Building:	Main Building
Location:	Bedroom 2 > Front Right
Finding:	Thermal imaging: Damp Detected Ceiling.
Information:	Damp is evident to sections of the ceiling. This defect is suspected to have been caused by moisture permeating or leaching through the roof structure in this area. There appears to be a breach in the water proofing to areas of the roof structure above this area.

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 ceiling area, internal water leaks, degraded materials or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the ceiling is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements. 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. Damp conditions also create a conducive environment for termite infestation.

Consultation with a roof water proofing specialist is advised immediately to identify the cause of damp and to perform remedial works as required.

Always ensure that roof structure is in good condition to prevent any moisture issues occurring in the future.



Minor Defect

Defects 3.01

Building:	Main Building
Location:	Bedroom - Master > Centre Right
Finding:	Moisture Meter used: minor spot of Moisture Detected outside of shower recess.
Information:	Moisture meter was used during the inspection and minor spot of excessive moisture was detected to accessible walls to the exterior of the shower recess in the property at the time of inspection. The grout appeared to be in fair condition to most of the areas with minor areas requiring maintenance.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity.

The first step in addressing moisture is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the moisture penetration. If the original cause is not resolved, further cases of moisture penetration are likely to ensue, resulting in secondary defects.

Consultation with a qualified tiller is advised immediately to identify the cause of

moisture penetration and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.





Defects 3.02

Building:	Main Building
Location:	Ensuite - Master > Rear Right
Finding:	Building element - Rusted or corroded
Information:	This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Section D Significant Items

D4 Further Inspections

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

- Registered/Licensed Builder
- Damp Proofing Specialist
- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

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BUILDING SUMMARY

The building appears to be in a fair condition compared to buildings of similar age and construction which have been well maintained. Major and minor inor defects were found at the time of the inspection.

No major Structural defects were evident at the time of inspection.

A moisture meter was used on all accessible walls during the inspection and a limited amount of excessive moisture was detected to the outside of the shower recess walls on the lower row of tiles in the property.

All areas with high moisture should be investigated by way of an invasive inspection by either a plumber or waterproofing specialist. High moisture levels also increase the likelihood of wood decay, mould and deterioration of the building elements.

NOTE: If the Property has been vacant for a period of time or wet areas not used, 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

The following recommendations are highly advised to avoid further damage or deterioration of building elements:

- Apply sealant/grout where/when required.

- Monitor shower recess for leaks.
- Maintenance is required to the unit above tiled Veranda area above bedroom 2, as thermal imaging indicates water penetration to the ceiling.
- Maintenance is required to drumy veranda tiles.
- Maintenance is required to the plumbing/taps/toilet.

Please be aware that limitations did affect the inspection with inaccessible areas, meant a complete inspection of the roof space areas could not be fully inspected.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Note: Fixed furniture and appliances may conceal or prevent moisture from being detected.

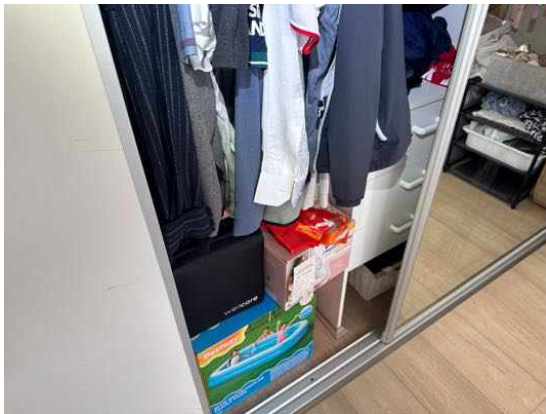
For further information, advice and clarification please contact Leon Vinci on: 0450 018 846

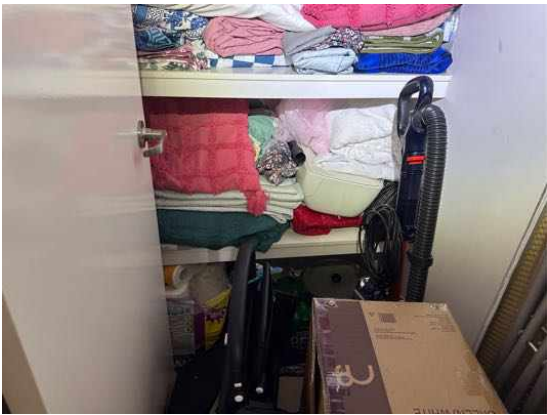
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas > 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: Entry > Front
 Finding: Fire Rated Door:
 Information: At the time of inspection the front door appeared to be compliant with test durable labelings in place.



Noted Item

Building: Main Building
 Location: All Areas > All Areas

Finding: Pipe: Flexible Braided pipes.

Information: Braided Stainless Steel Flexi connector hose are popular in modern home fit outs because they can be bent into shape. They started to be installed in the early two thousands and their use is now extremely widespread in contemporary construction and renovations.

Research from IAG, drawing on 15,000 escape of water claims over a 12 months suggest that they can become a ticking time bomb under the sink.

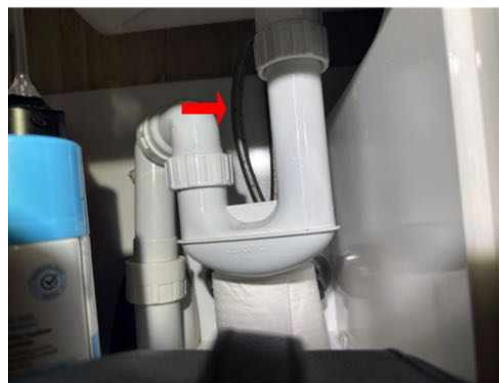
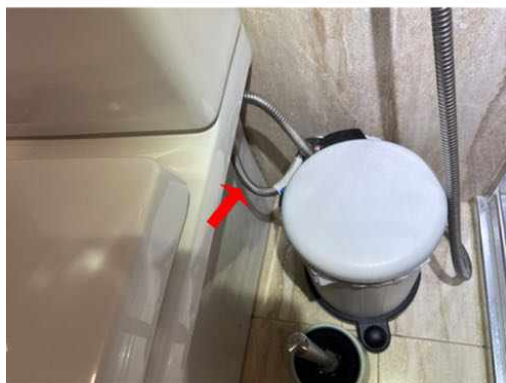
Flexible braided hoses accounted for more than one in five water damage claims lodged by Australian households according to research released by general insurer IAG.

The pipes, manufactured by a wide range of companies, appear to have a limited life span. A decade after a house is built, the risk that a pipe will burst, flooding a home increases significantly, according to IAG.

Most claims came from the owners of properties that were built between 11 and 30 years ago.

It is recommended that the Flexi pipes to be replaced at the owners discretion to avoid an “escape water incident” which may lead to water damage to other building elements in the home.

This work can be undertaken by a licensed plumber, general handy person at the owners discretion.



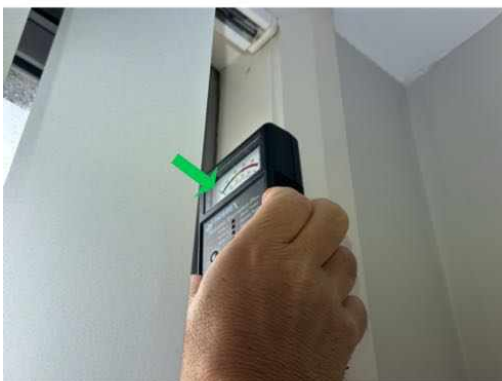
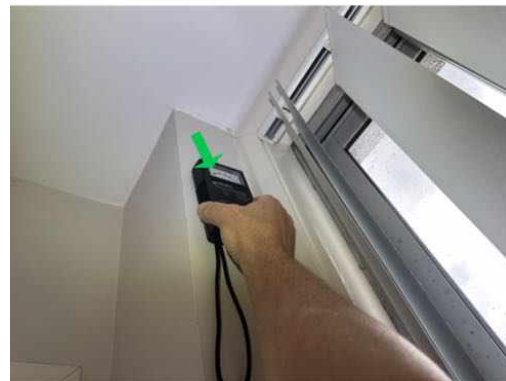


Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Moisture Meter used: No Moisture Detected.
Information: Moisture meter was used during the inspection and no excessive moisture was detected to accessible walls inside the property at the time of inspection.

NOTE: If the Property has been vacant or water not used for a period of time, moisture levels or leaks may not be detectable at the time of the inspection.





The following items were noted as - Fair Condition

Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Thermal imaging: No excessive moisture presentation.
Information: At the time of inspection there appeared to be no excessive moisture presentation in this area.

NOTE: If the Property has been vacant for a period of time or wet areas not used,

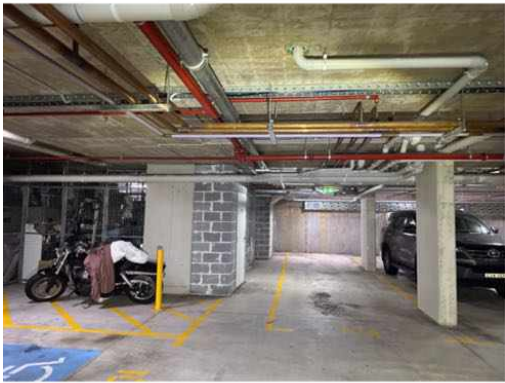
moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.





Noted Item

Building: Main Building
Location: Basement > All Areas
Finding: Basement Car Park:
Information: At the time of inspection the basement car park appeared to be in a fair condition with areas that have some water penetration to sections.





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.