



Building Inspection Report

Inspection Date: Mon, 09 Feb 2026

Property Address: 1 Heber Cl, Cobbitty NSW 2570, 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.

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Original Inspection Date Mon, 09 Feb 2026

Modified Date Thu, 19 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 1 Heber Cl, Cobbitty NSW 2570, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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: This report does not comment on common areas.

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	Residential, Semi-Detached
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
Occupied	Unoccupied
No. of bedrooms	6
Orientation	South West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage, Pergola
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Internal Joinery, Patio, Skirting Boards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Single
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
- Roof Void - Part

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.
- Roof Exterior - Part

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:

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- Duct work
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Lack of suitable access or entry point
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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 is 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

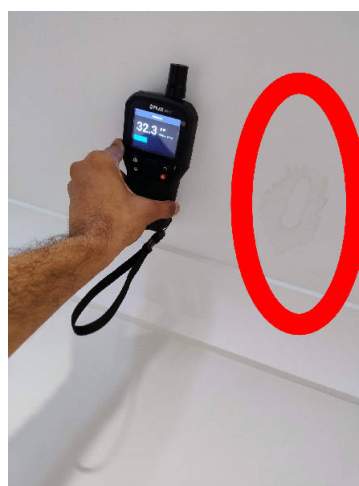
Location: Roof Void

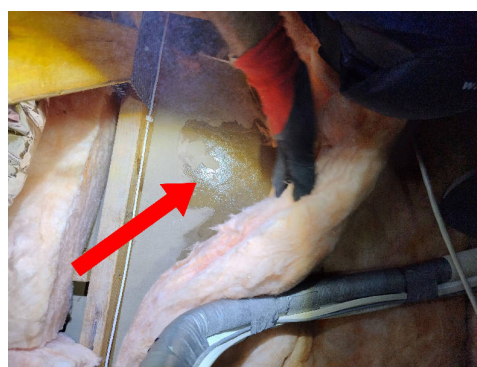
Finding: Air-conditioning unit - Leak - Roof Void

Information: Air condition unit leak was observed at the time of inspection. Leaking from an air-conditioning unit may be a result of several causes, including poor installation, blockages in internal drains, or a blockage to the drain hole.

Heavy leaking from the air-conditioning unit is likely to produce damp conditions in the surrounding area conditions which can affect the structural integrity of the roof structure. If left unattended, such leaking can develop into water pooling below the unit, creating potential for subsequent water damage to roof structure.

A refrigeration mechanic or licensed plumber should be appointed to assess the condition of the unit and to perform any remedial works on urgent basis.





Minor Defect

Defects 3.01

Building: Main Building

Location: Driveway

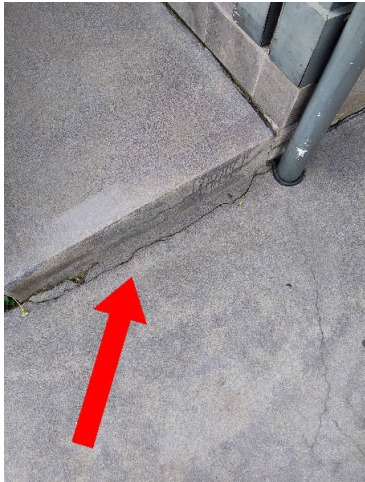
Finding: Crack in concrete slab - Category 2

Information: Cracks in driveway in Category 2 was identified in the slab at the time of inspection . A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.







Defects 3.02

Building: Main Building

Location: Front Elevation

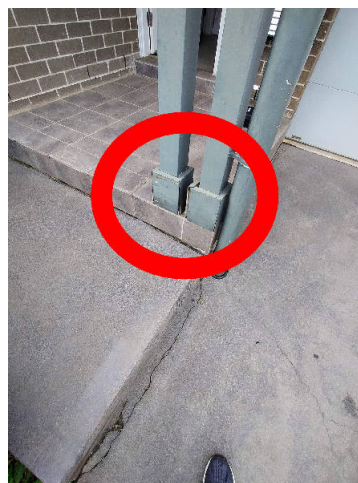
Finding: Exterior structure support timber Detoriorated

Information: During the inspection, it was observed that timber support members at the entrance, which provides structural support to the exterior roof, is in a degraded condition.

If left unmanaged can cause further deterioration to building elements.

Qualified trade person must be appointed for rectification on priority.





Defects 3.03

Building: Main Building

Location: Front Elevation

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

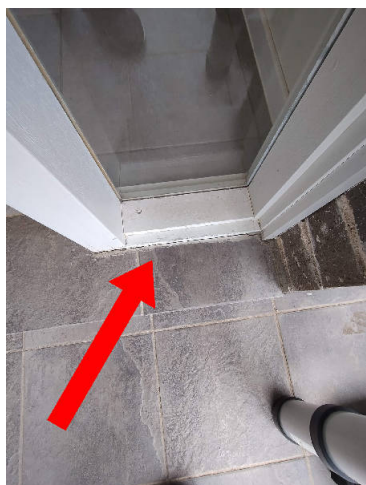
Information: Cracks been observed in ceiling and at the bottom near front door framing area.

Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.



Defects 3.04

Building: Main Building

Location: Ensuite - Master

Finding: Sealant and Grouting - 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 in master bedroom.

This can lead to water ingress into the shower base and creates conducive condition to termite activity. If left unmanaged can cause further deterioration to building elements.

Qualified trade person or plumber must be appointed for rectification on priority.



Defects 3.05

Building:	Main Building
Location:	Multiple locations
Finding:	Skirting tiles - Cracks

Information:

Cracks in Skirting tiles were observed in Multiple area at the time of inspection. Complete tiled skirting is important in preventing water ingress into the adjoining walls and flooring, protecting the areas against potential water damage. The incomplete skirting also detracts from the overall appearance of the area.

If left unmanaged, water ingress into adjoining areas may have major implications, and may potentially necessitate works to other building elements in the long-term future.

It is highly recommended that a tiling contractor be appointed to complete these minor works as soon as possible to prevent such damage from occurring.

**Defects 3.06**

Building: Main Building

Location: Common Bathroom

Finding: Evidence of Excessive moisture - identified

Information: Evidence of excessive moisture recorded by moisture meter in the bottom area of shower of common bathroom.

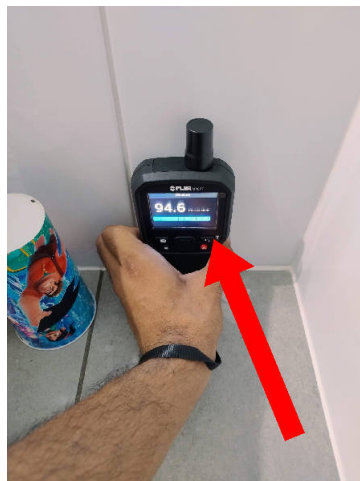
Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.





Defects 3.07

Building: Main Building

Location: Dining Room

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

Information: Cracks have been observed at the time of inspection between sliding door frame and wall.

Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.



Defects 3.08

Building: Main Building

Location: Media Room

Finding: Carpet - Deteriorated

Information: Entrance area of the carpet floor covering in Media room appeared to be deteriorated. Deteriorated carpet pose health hazards by trapping allergens like dust mites and pet dander, which can trigger asthma and allergies. They can also hold bacteria, mould and fungi, especially if damp, leading to respiratory problems and infections,

Replacement of the carpet is suggested as a matter to ensure the safety of the area at client discretion. Where required, remedial works should be undertaken to any associated walls and flooring showing evidence of mould.



Defects 3.09

Building: Granny-Flat
 Location: Bathroom
 Finding: Evidence of Excessive moisture - identified
 Information: Excessive moisture readings were observed within bottom part of the shower wall at the time of inspection.

Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Defects 3.10

Building: Granny-Flat

Location: Pergola

Finding: External pergola - not stable

Information: It was observed that external timber pergola structure was not stable at the time of inspection.
It may primarily happened due to poor workmanship or differential movement within the pergola structure.

It is recommended that a suitably qualified and licensed builder to be engaged to further assess the cause and provide the appropriate rectification details as per client discretion.



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
- Damp Proofing Specialist
- Licensed Electrician
- Licensed Plumber specialising in Roof Plumbing
- 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.

D5 Conclusion - Assessment of overall condition of property

This is a visual report as per AS4349 and as per agreed pre-inspection agreement that you have received from us.

This summary must be read in conjunction with the defects list.

The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

Number of minor defects along with Major defect were present at the time of inspection.

MAJOR DEFECT

- Air-conditioning unit - Leak - Roof Void

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following defects are highly advised to be fixed to avoid further damage or deterioration of building elements.

- Exterior Driveway Slab cracks
- Interior skirting and wall cracks
- Higher moisture readings in shower area of both main building and Granny.
- Sealant and Grouting damaged in main building common bathroom.
- External Pergola not stable

Please be aware that limitation's did affect the inspection and area of low clearance and poor access meant a complete inspection of the roof space was not possible and areas of stored items, insulation and garden vegetation meant some areas were obstructed.

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

Please read all the defects and recommendations carefully and read the report in its entirety.

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.

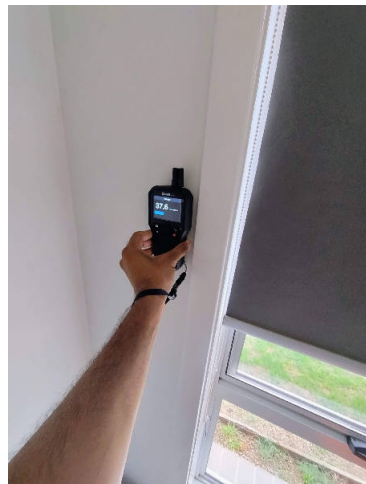
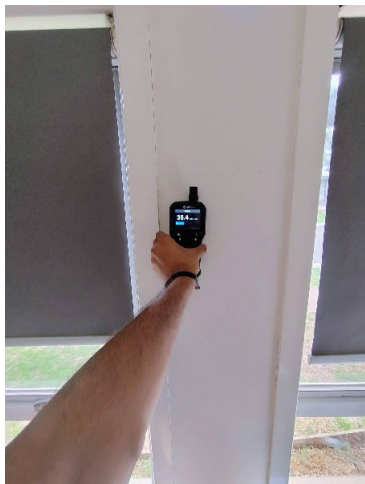
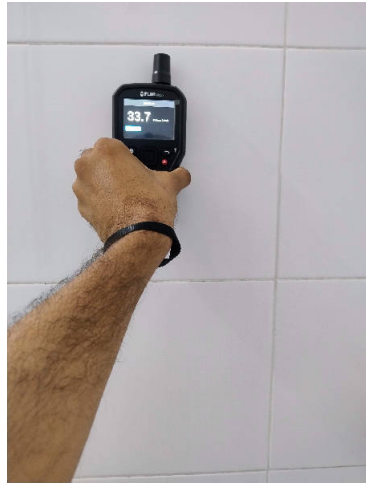
For further information, advice and clarification please contact Ankit Gandhi on 0469817152

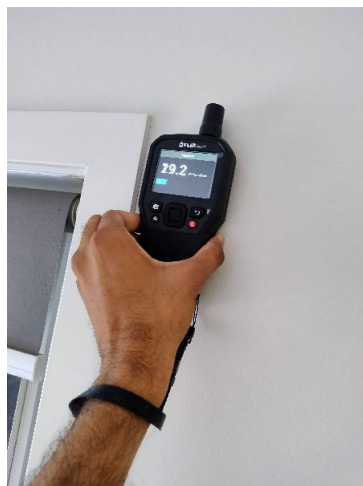
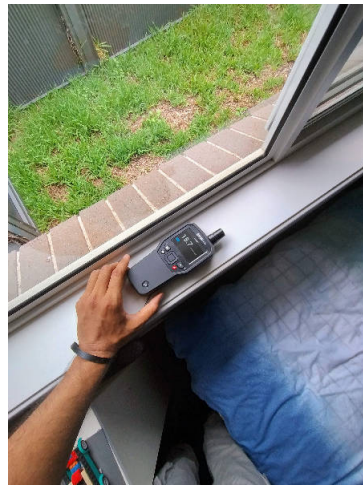
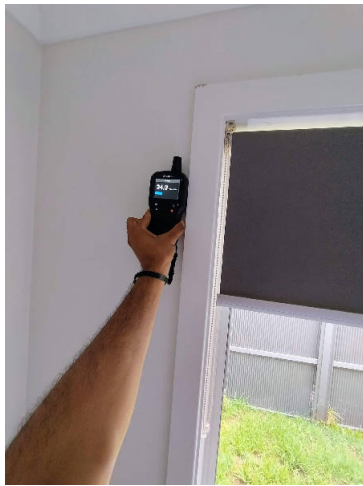
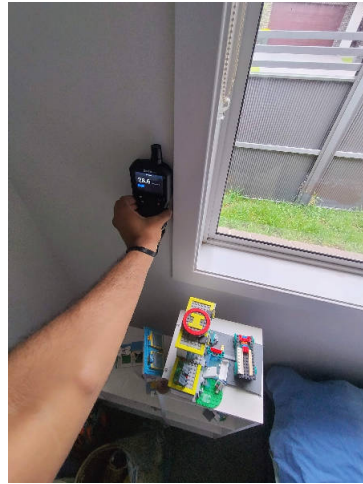
The following items were noted as -For your information

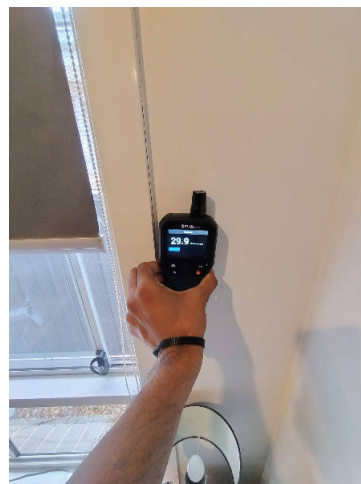
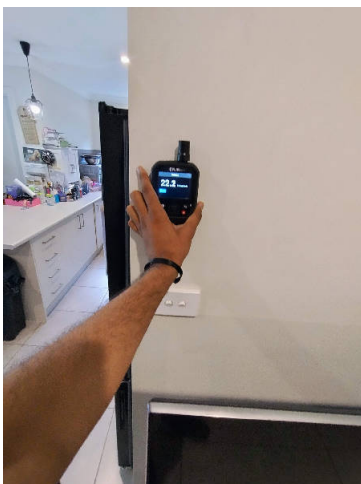
Noted Item

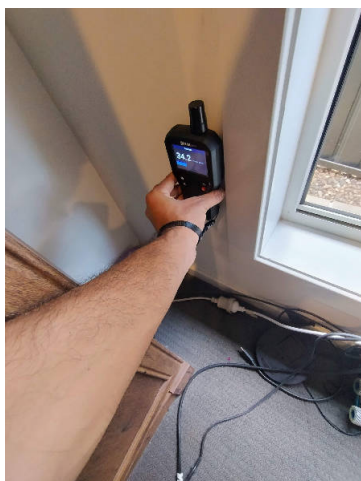
Building: Main Building
Location: All Areas
Finding: Moisture reading taken at different locations
Information:











Undefined Defects

Noted Item

Building: Main Building

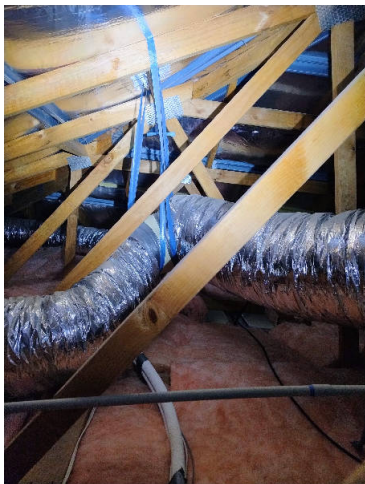
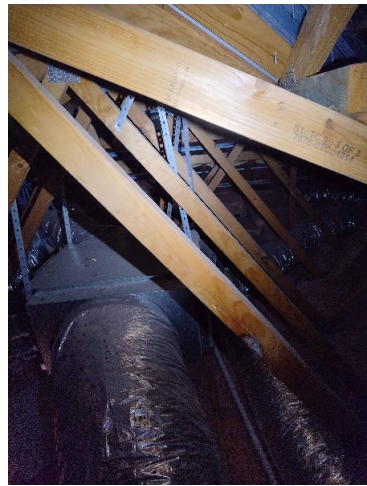
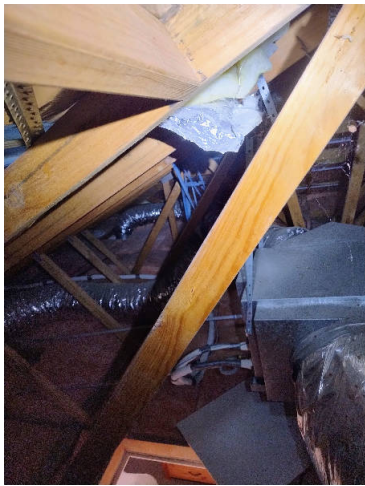
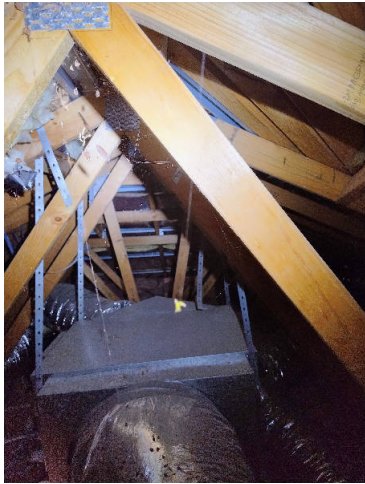
Location: All Areas

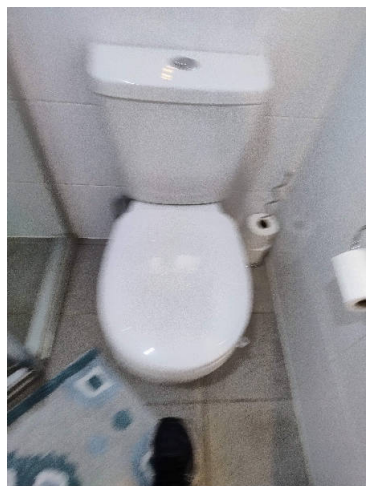
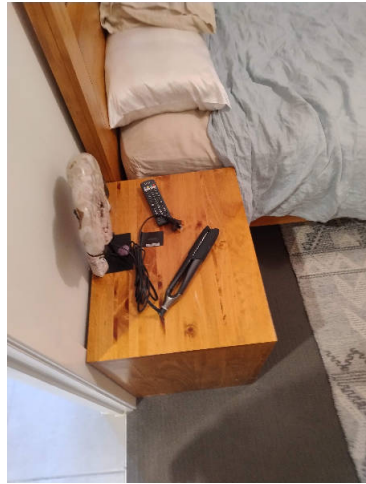
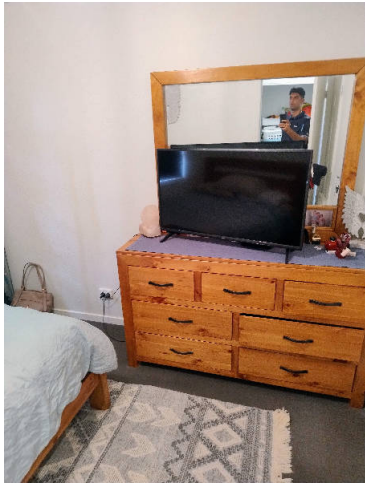
Finding: Additional Photos - Obstructions and Limitations

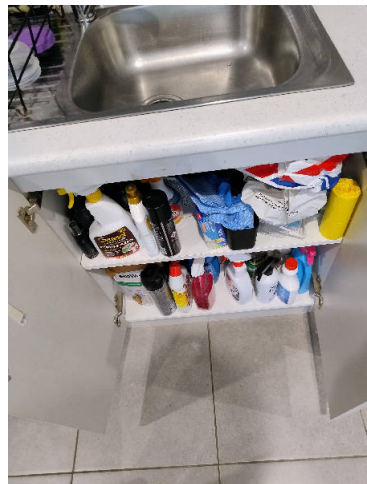
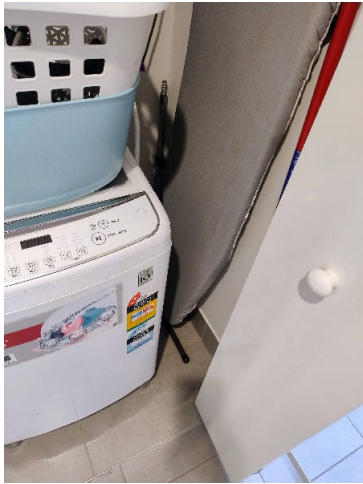
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

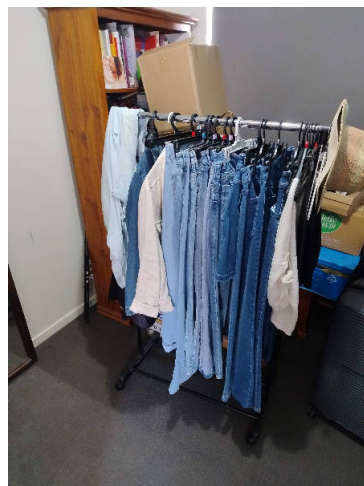
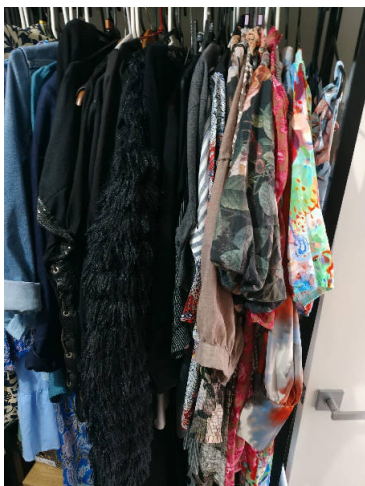
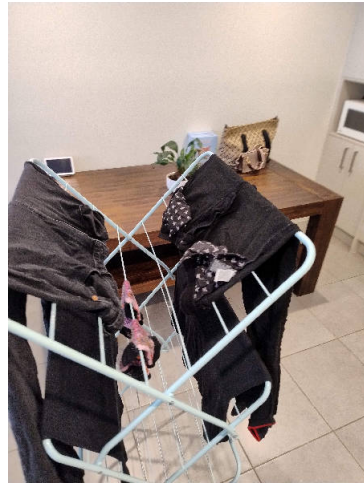
Without full access behind these obstructions, defect, activity and damage may be concealed.

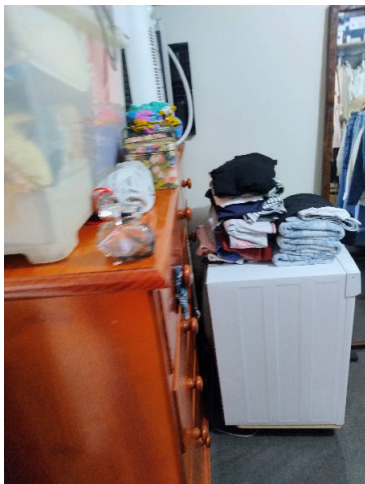
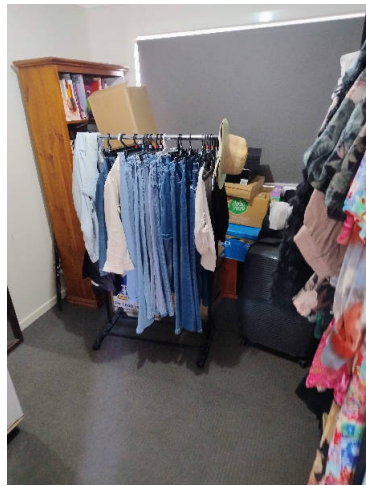
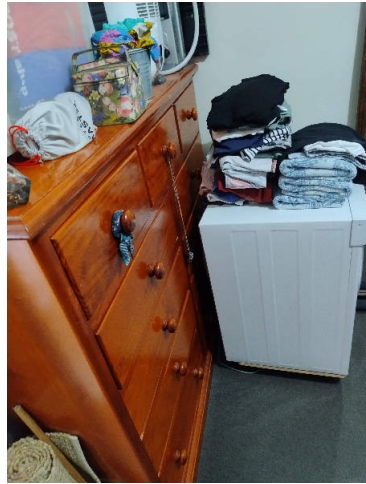
These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

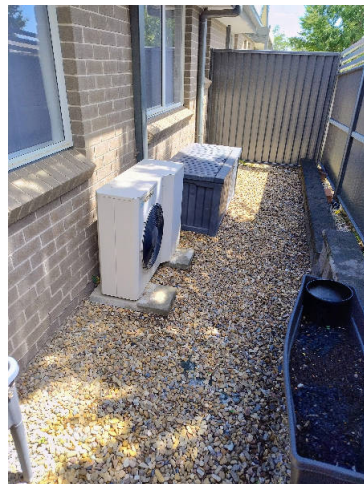
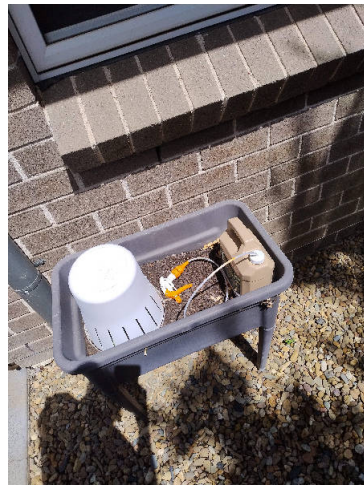






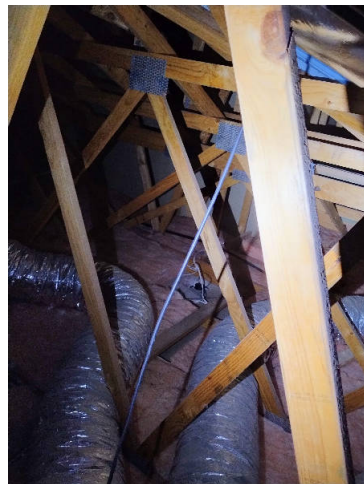
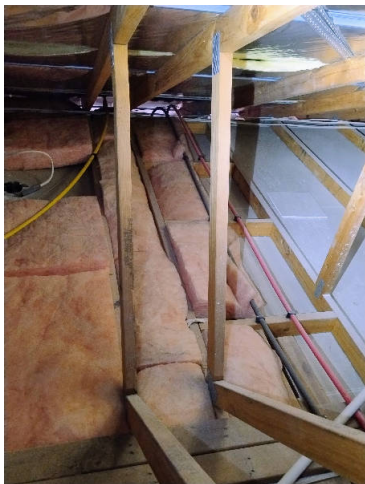
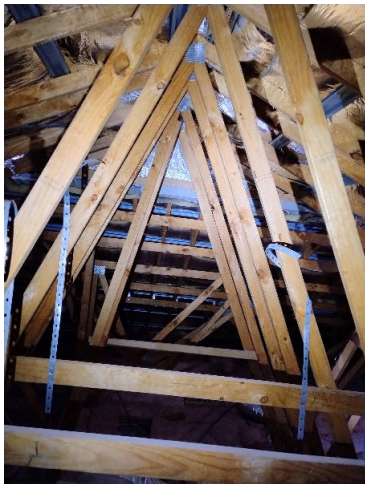
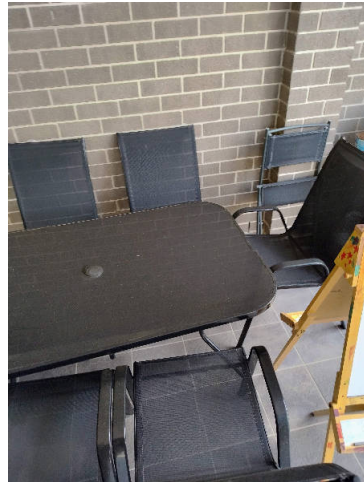


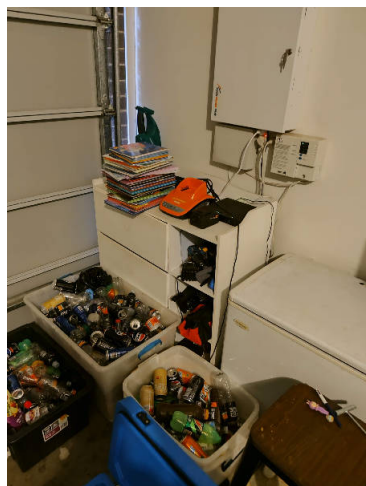
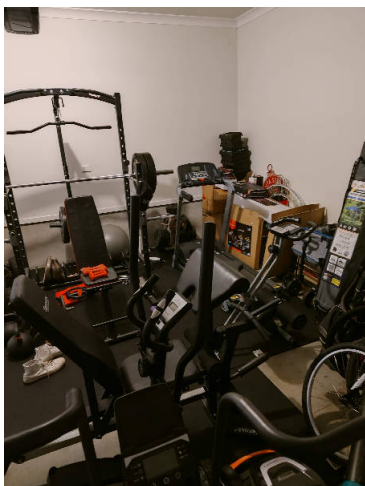
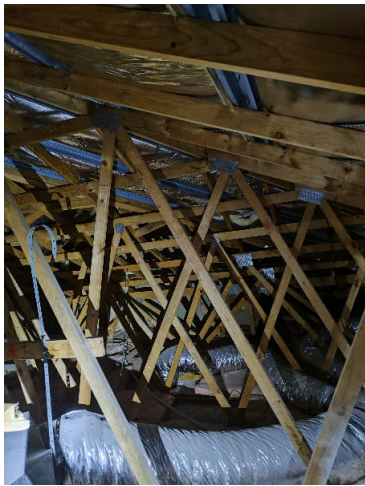


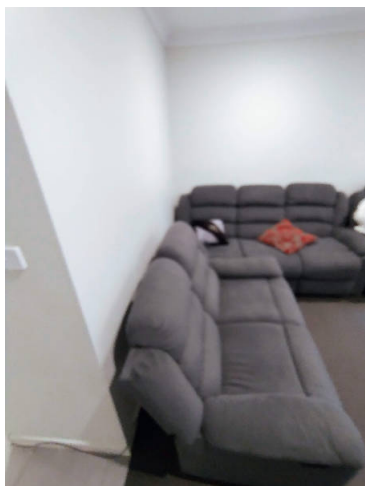
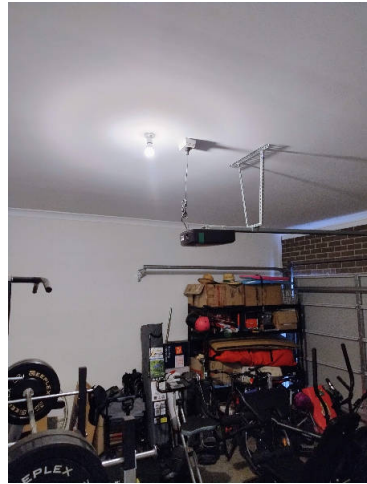
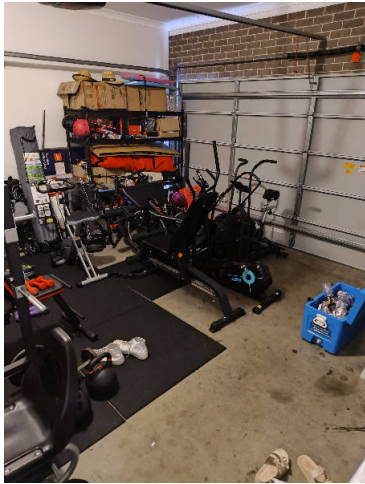


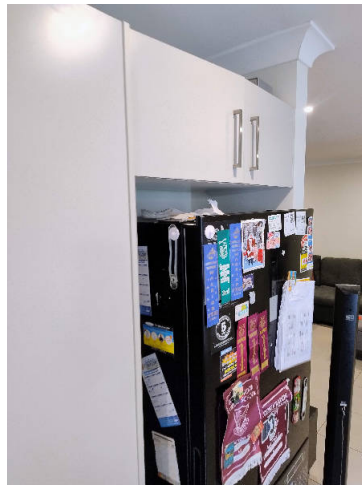
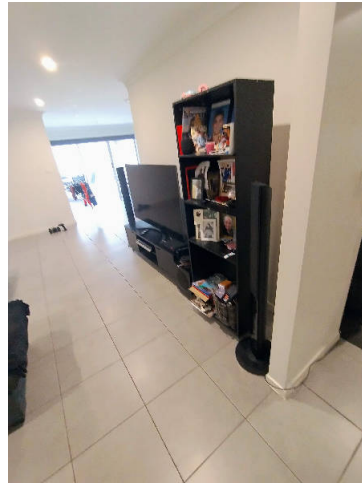


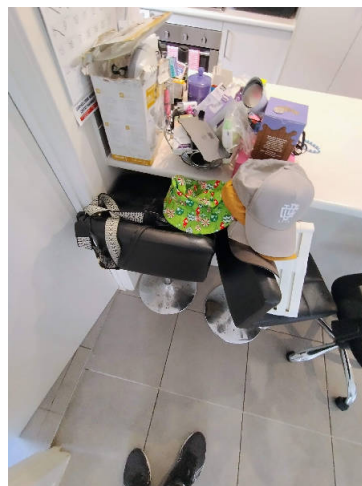
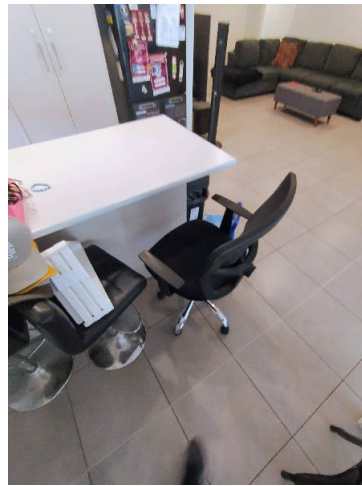
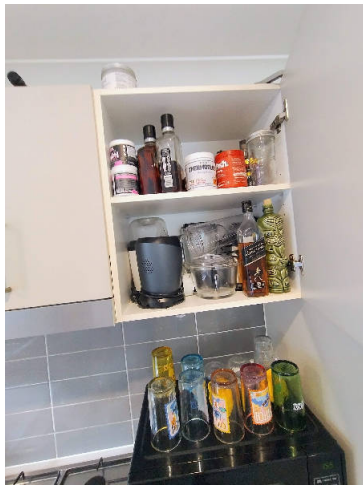


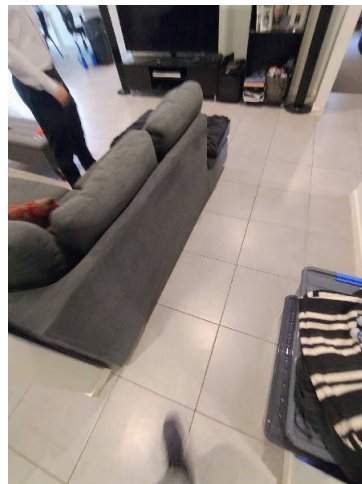
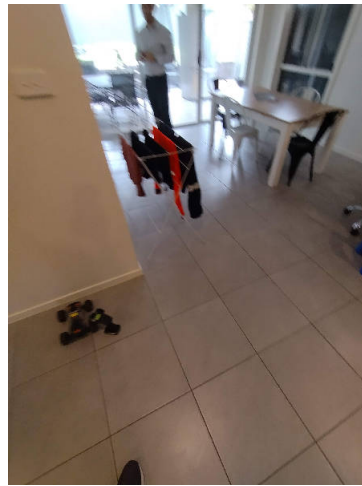
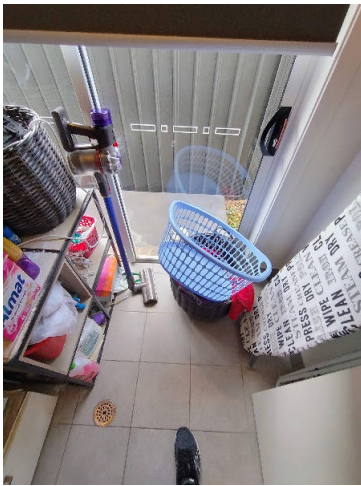


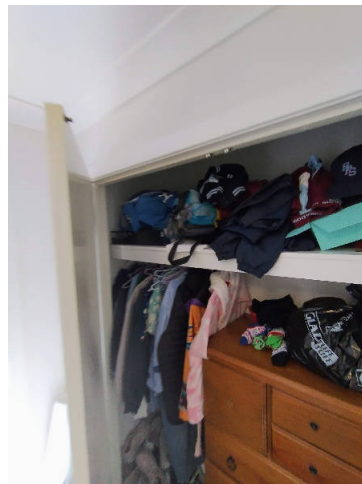
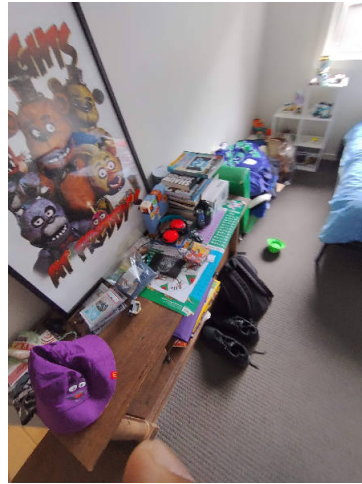
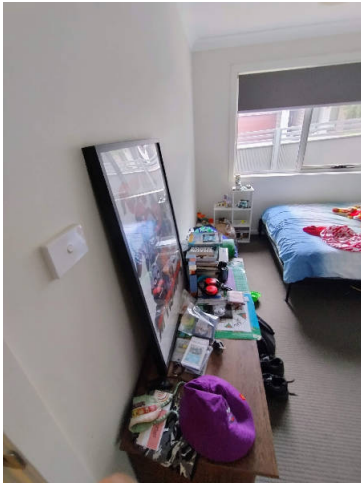
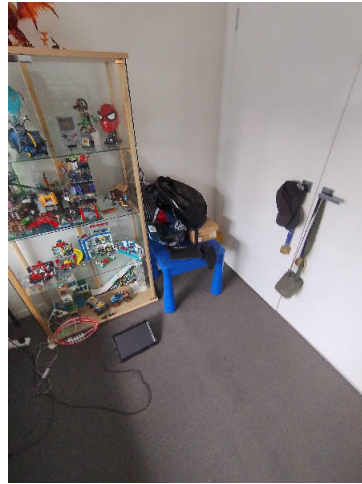
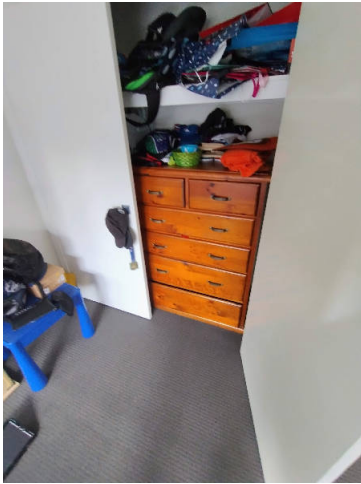


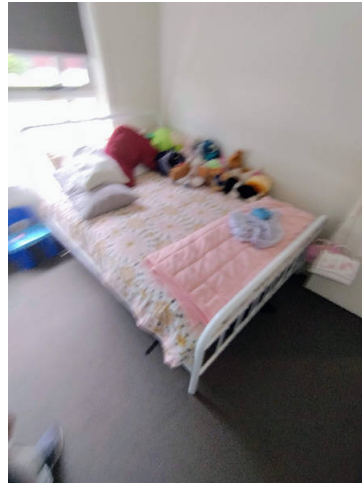
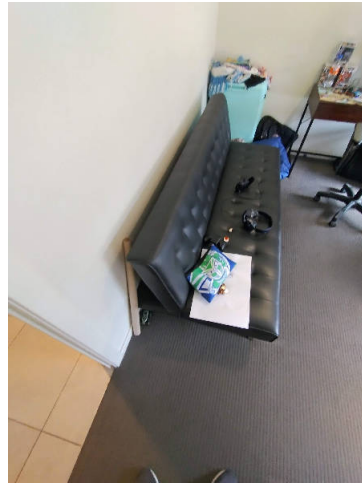


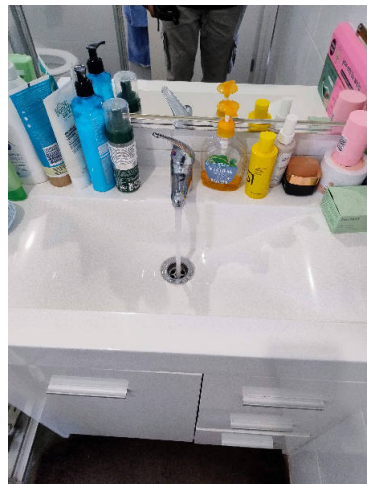
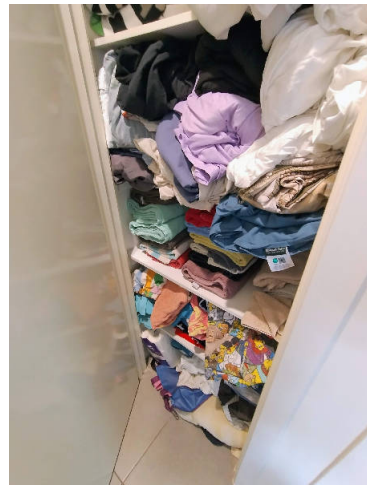
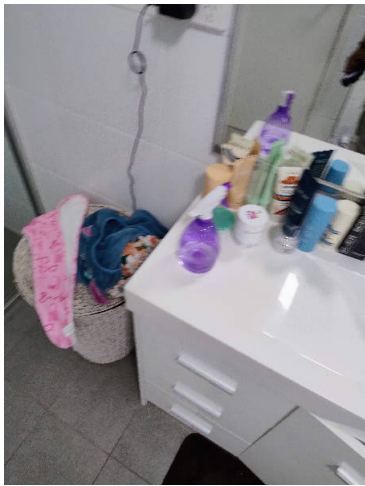
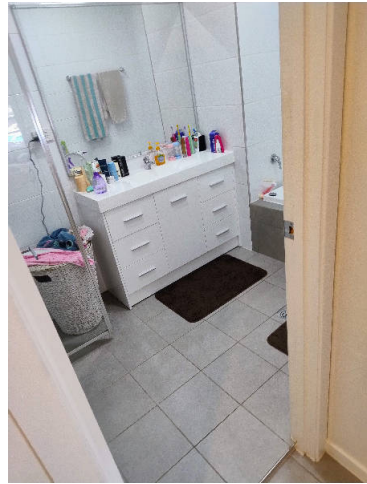
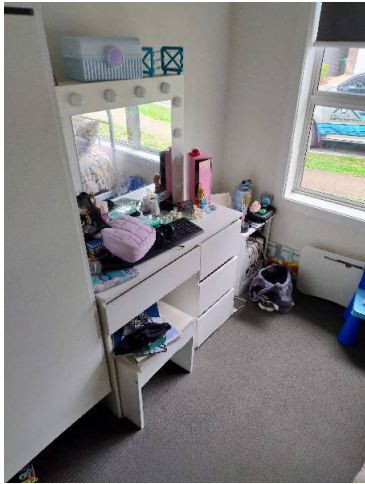


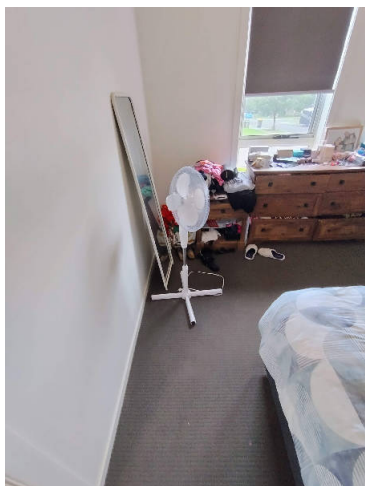
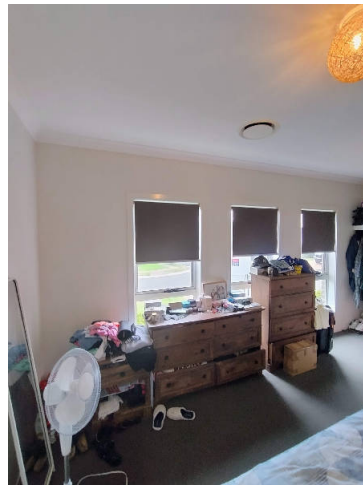
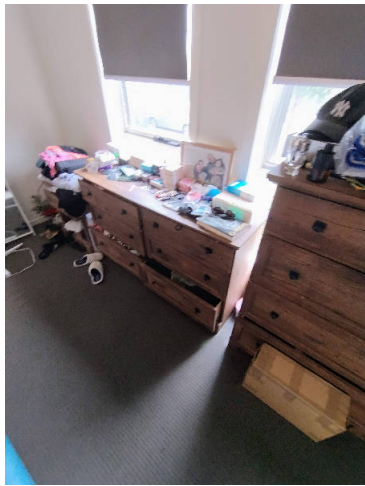
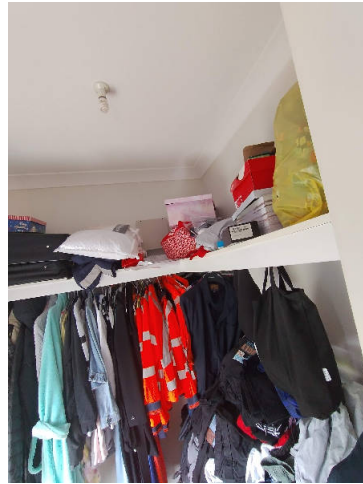
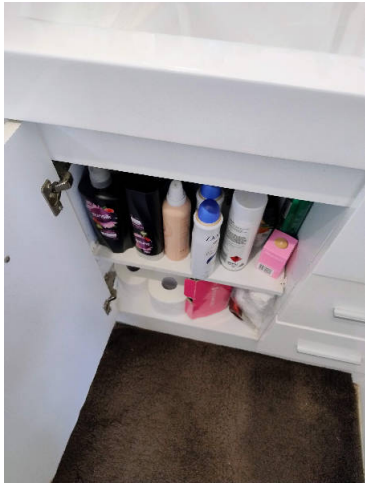












Definitions to help you better understand this report

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.