



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Mon, 12 Jan 2026

Property Address: 13/125 Lake Entrance Rd, Barrack Heights
NSW 2528, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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: Mon, 12 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 13/125 Lake Entrance Rd, Barrack Heights NSW 2528, 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: Repair works are being undertaken to some unit verandahs.

The scope of these works are unknown. It is imperative all upper verandahs are fully sealed from rain and water ingress to prevent wood rot and water damage to these verandahs and all lower areas. This includes the tiled area under the metal angle under the verandah railing. This metal angle limits the inspection of this area.

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 safety hazards and numerous minor defects requiring repair.

Section B General

General description of the property

Building Type	Residential, Multi Unit Property, Apartment
Company or Strata title	Yes
Floor	Concrete, Slab - Monolithic or Slab on Ground, Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	North
Other Building Elements	Party Walls, Driveway
Other Timber Bldg Elements	Doors, Internal Joinery, Architraves, Floating Floor
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Multi-Storey with basement
Walls	Rendered, Structural Concrete, Timber Framed and Clad, Weatherboards
Weather	Overcast

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
- Subfloor - 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 skillion or flat roof - no access
- Ceiling Cavity.
- Locked Rooms.
- Roof Exterior.
- Wall exterior due to obstructions.

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
- Ceiling linings
- Areas of skillion or flat roof - no access
- Fixed Furniture - Built-in Cabinetry

- Floor coverings
- Furniture
- No safe point from which to access roof exterior
- Stored items
- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

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

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

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

Section D Significant Items

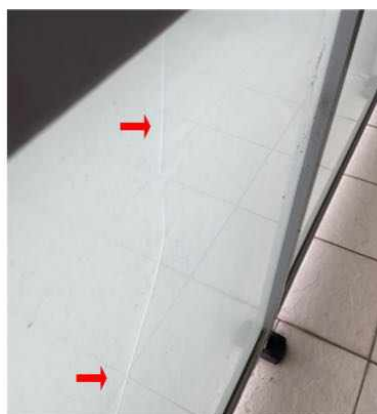
Safety Hazard

Defects 1.01

Building:	Building 1
Location:	Balcony railing
Finding:	Railing glass - Cracked
Information:	Cracks were identified in the balcony glass. Cracking in glass is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of further cracking and shattering is increased exponentially, providing a safety hazard in the area.

A qualified glazier is required to repair the glass. Please be advised that any persons coming into contact with the cracked glass should do so with due caution.



Defects 1.02

Building:	Main Building
Location:	Some rooms
Finding:	Window opening restrictors missing.
Information:	The Building Code of Australia rules require all openable windows (where the internal floor is more than 2m above the ground outside) in residential rooms to be fitted with a suitable screen or restrictor. Windows located 1.7m above the floor level do not require protection.

Window restrictors are required where people who are vulnerable to the risk of falling have access to windows. This means all windows above ground level which do not have another fall prevention safety measure in place, such as a balcony or balustrade should have a restrictor.

These need to be added urgently for the safety of all persons and pets.



Defects 1.03

Building: Main Building

Location: Front path

Finding: Electrical junction box - Missing

Information: This front cable is not protected by a junction box. Junction boxes provide a second insulation barrier to adequately seal off and protect the wires, increasing the safety of the immediate environment and ensuring that the wiring is not damaged.

The absence of a junction box poses as an electrical safety hazard to any nearby persons providing risk of electrocution. It appears as though wiring in this area has been damaged and not repaired. The possibility of rain also poses an increase threat of electrocution.

Appointment of a licensed electrician is highly advised to provide additional information on the risks of unprotected wiring and to install junction boxes and any other elements as required. Such works should be carried out as a matter of urgency; until this time, any persons near this path area should exercise a high level of caution.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
Location: Laundry
Finding: Evidence of excessive moisture & moisture damage was present at the time of inspection
Information: Excessive moisture and moisture damage was found in the laundry door frame. A medium moisture reading of 57 was recorded at the time of the Inspection.

It is suspected a recent repair may still be leaking. This moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the internal property.

Minor moisture damage was also evident to the bathroom rear cornice areas. The owner mentioned a previous roof leak was repaired in this area.



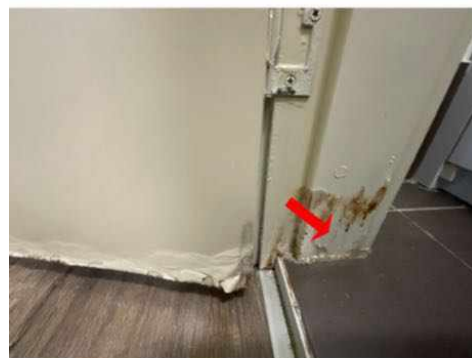


Defects 3.02

Building:	Main Building
Location:	Laundry
Finding:	Waterproofing membranes
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 the membrane used and Manufacturers Specifications. - The Installer and Installation Certification. With older propertys where this information is unavailable all wet areas should be monitored.

It appears the stained, bubbling and damaged paint in both sides of the laundry door frame indicate the waterproofing membrane in the laundry has failed.

A licensed plumber or waterproofing specialist is recommended to investigate further. Expensive repairs and replacement of damaged laundry areas may be required.



Defects 3.03

Building:	Building 1
Location:	Balcony and other areas

Finding: Unfinished construction and damaged cladding
 Information: Incomplete and unfinished work was found to some front verandah areas. It is not known if the damaged cladding is also getting removed and repaired as part of the scope of this front verandah work. It is possible due to the use of timber in these balconies that wood rot and timber replacement may also be required.

The scope and timing of all these verandah and other repairs needs to be checked as part of due diligence in purchasing this unit (see also damage to common areas).

Note - if the fall to balcony tiling is also not rectified, further render and possible timber joist damage may occur. It is suspected water is entering the cladding under the aluminium corner angle under the balustrade.



Defects 3.04

Building: Building 1
 Location: Balcony areas
 Finding: Fall to balcony tiling insufficient
 Information: There is an insufficient fall in the balcony tiling, which means that the angle of the tiling is inadequate for rainwater to drain away. This may result in pooling of water in the area, creating the potential for water damage to nearby areas. This is likely to lead to further defects if not repaired and may be the cause or contributed to the front verandah damage. Adjustment by a tiling contractor is required as soon as possible to prevent any further damage to the area.

For your information -

AS 4654.2 – Waterproofing membranes (2012) sets the Australian Standard for the design and installation of external waterproofing membranes for above-ground use, covering roofs, balconies, decks, and planter boxes, ensuring UV stability, proper drainage (min 1:100 fall), adequate upstands, correct substrate prep, and detailed junction/penetration sealing, working alongside AS 4654.1 (Materials) for reliable waterproofing.



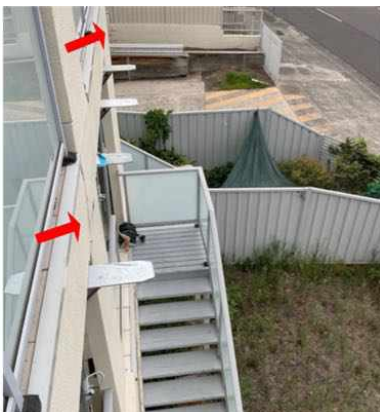
Defects 3.05

Building:	Main Building
Location:	Front and rear wall areas
Finding:	Sealant (external) - Missing and damaged
Information:	It was noted on inspection that areas of external sealant and render was damaged many external walls. The front wall cladding appears to have had water ingress from the damaged areas of sealant. The front middle pillar cladding has now expanded and is likely to further expand and crack in the future. This cladding may conceal larger defects in the units timber framing. It is unclear if the repairs underway include repairing this cladding. The rear walls have popped nails creating holes in the render, movement in the cladding opening gaps for rainwater as well as peeling cladding, upper mould, and moisture damage.

Flexible sealant or flashing are normally required to protect the underlying supportive building materials from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

A sealant specialist or licensed builder should be appointed to complete these works as soon as possible





Defects 3.06

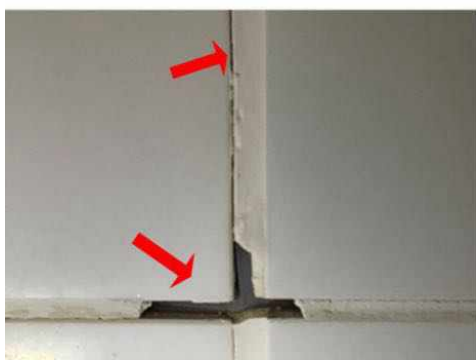
Building: Building 1
Location: Pictured kitchen, balcony, bathroom areas
Finding: Sealant and grouting - Missing, damaged, substandard balcony repairs
Information: It was noted on inspection that sealant or grout is missing to these pictured areas of the building. Some verandah grout repairs appears to be of a substandard nature.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

A tiling contractor or sealant expert is required to repair these tiled areas.



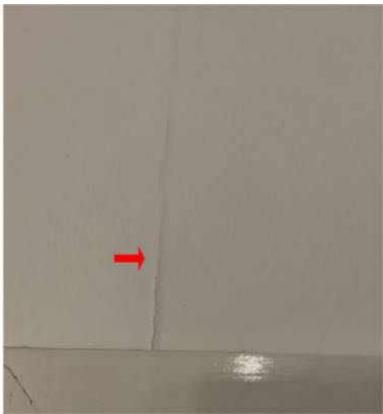
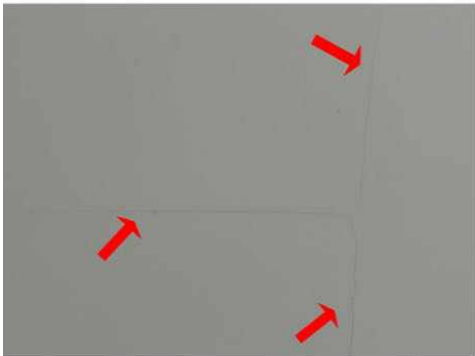
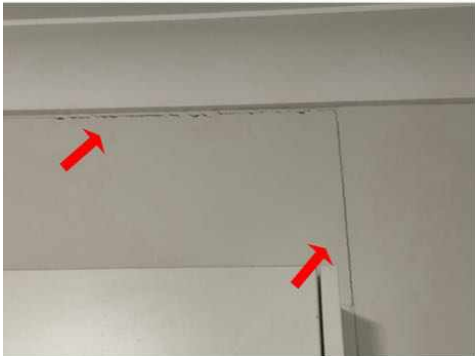


Defects 3.07

Building:	Building 1
Location:	Kitchen, balcony, loungeroom,
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks (1mm in kitchen) are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joints.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.08

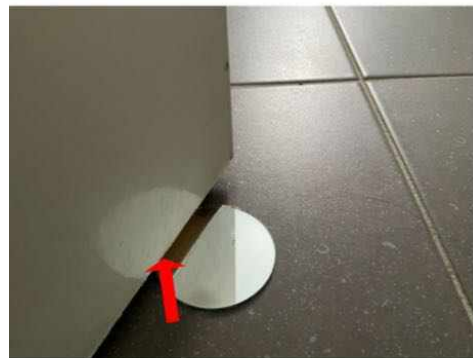
Building: Main Building
Location: Wet area doors
Finding: Paint finish on doors - Incomplete
Information: The paint finish to many doors was identified as being incomplete at the time of inspection.

NSW Guide to Standards and Tolerances 9.6 states that “door leaves are defective if they do not have all sides, top and bottom edges sealed/painted

in accordance with the manufacturers specifications”

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials. The laundry doors now require replacement to to swelling damage.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.





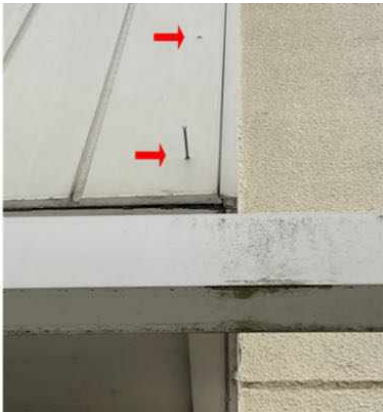
Defects 3.09

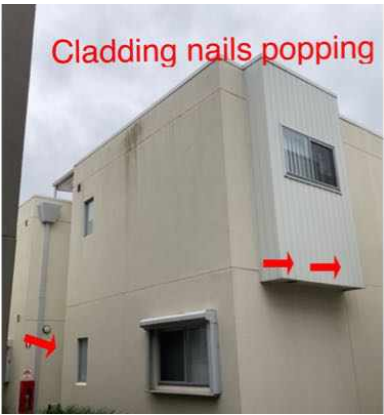
Building: Building 1
 Location: Pictured Areas
 Finding: Building elements - Damaged in common areas
 Information: Evidence of damage to common areas was identified as follows -

1. The front door remote lock did not work meaning it needed to be opened internally for visitors
2. The rear path concrete has numerous cracks evident despite being repaired in the past, this is thought to be due to no fall to allow rainwater to drain away.
3. Other units have cladding damage under repair.
4. The driveway wall has minor step cracking and damaged fencing.
5. Rear wall areas have popped nails requiring repair then repainting.
6. The rear entry had moisture damage in the bottom right wall.

Various trades are required to repair these areas in the future.







Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Licensed Electrician
- 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

- The two bedroom unit is in overall fair condition. Three safety issues are outlined in this report. These are the broken balcony glass panel, the missing window restrictors in the unit and the loose electrical cable on the front path.

The laundry appears to have a damaged waterproofing membrane and excessive moisture in the door frame both creating further defects. A plumbing inspection of the laundry and quote for repairs by a plumber and a carpenter is highly recommended.

The balcony has damaged sealant and cladding and insufficient fall of the tiling all creating further damage and defects.

Note - if an invasive inspection under the verandah tiles or cladding found structural wood rot from long term water damage, this verandah timber framing damage may be described as a major defect in this report.

There are other minor defects that will require attention and repair. Some of these defects can become major defects if not repaired.

Please be aware that limitation's did affect the inspection with areas of internal and external tiling meant areas of wet area and balcony waterproofing could not be checked. No access was found to the upper roof or electrical meter room.

The risk of undetected defects is high due to no access to upper external walls and the roof. There is also a risk of defects to the verandah timber framing under the wall cladding and floor tiling.

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



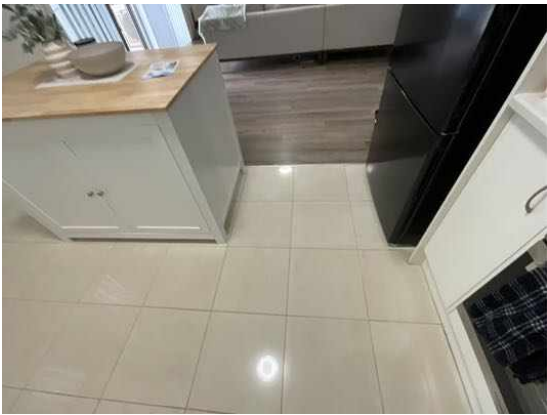


Noted Item

Building: Building 1
Location: Kitchen & Bathrooms
Finding: Additional Photos
Information: Additional photos are provided for your information

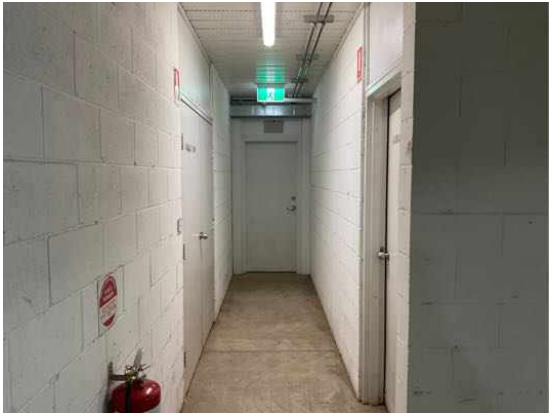
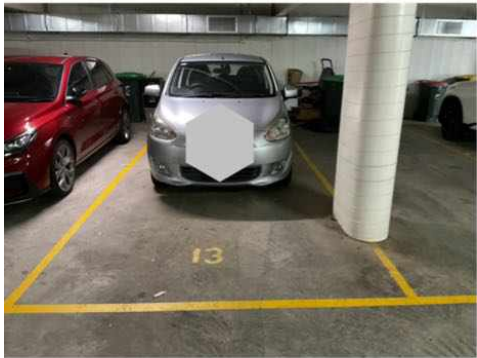


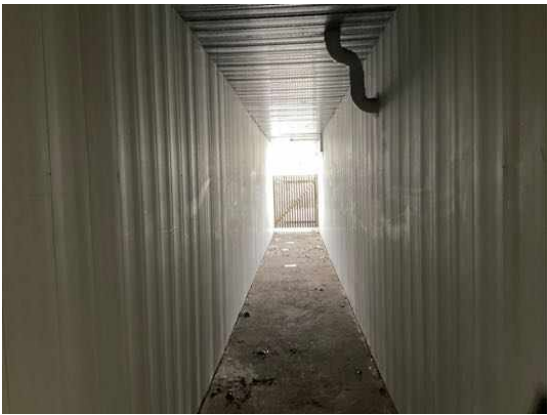




Noted Item

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





Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm 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.