



Building Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 5/7 Mockridge Ave, Newington NSW 2127,
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 Fri, 27 Mar 2026

Modified Date Fri, 27 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 5/7 Mockridge Ave, Newington NSW 2127, 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:

- Inspection Type & Standard: This is a combined building and timber pest (termite) inspection completed in general accordance with AS 4349.1 and AS 4349.3, limited to the agreed scope and the level of access available at the time of inspection.

- **Visual & Non-Invasive Assessment Only:** The inspection is visual and non-invasive. No destructive testing was undertaken and no finishes were removed. Concealed areas (behind linings, tiles, waterproof membranes, insulation/sarking, fixed cabinetry, and services) are outside the scope.
- **Accessible Areas Only:** The inspection was limited to areas reasonably accessible at the time. Stored items, furniture, locked areas, height restrictions, tight subfloor/roof clearances, vegetation, and safety hazards may restrict inspection and reduce the ability to detect defects or timber pest activity.
- **Townhouse/Unit Strata Scope (Lot vs Common Property):** This inspection primarily relates to the private lot (the townhouse/Unit) and any areas inspected that were accessible at the time. Items that are often common property (or subject to strata responsibility) may include elements such as roofs, external walls/cladding, balconies, slab edges, retaining walls, perimeter drainage, shared services, fencing, driveways and common walkways—however classification varies by strata plan. The buyer should confirm lot boundaries and responsibilities via the strata plan and strata records.
- **Common Property Inspection Limitations:** Common property areas were inspected as far as was reasonably accessible; however, they are not assessed to the same extent as the private lot and may be outside the contracted scope. Any photographs or references to common areas are provided as supporting information only.
- **Strata Records & Strata Report:** The buyer is strongly advised to obtain and review the strata report/records provided by the strata manager (and/or Owners Corporation) and read them in conjunction with this inspection report. Strata records may contain important information relating to building defects, waterproofing history, repairs, maintenance, capital works, insurance matters, special levies, disputes/claims, and contractor reports.
- **Termite Management Plan (Strata Responsibility):** Where the property forms part of a strata scheme, the termite management plan for common property areas (including inspections, treatments, barriers, and ongoing maintenance) is typically the responsibility of the Owners Corporation/strata management, subject to the strata plan and by-laws. The buyer should confirm the current termite management arrangements, treatment history, and any warranties/certificates via the strata manager's records.
- **Roof, Roof Void & External Areas:** Roof covering condition, flashings, gutters and downpipes are assessed from ground level and accessible points only. Roof void access may be restricted by entry size, insulation/sarking, obstructions, or safety hazards. Where access is limited, assessment is based on visible components only.
- **Subfloor / Underfloor Areas:** Subfloor access depends on safe entry and clearance. Dampness, poor ventilation, low clearance, stored items, debris, vermin, or safety hazards may restrict access. Areas not entered are excluded from assessment.
- **Waterproofing, Moisture & Leaks:** Waterproofing performance (wet areas, balconies, planter boxes, roofs and external walls) cannot be confirmed by a visual inspection alone. Moisture readings, if taken, are indicative only. Leaks can be intermittent and may not be evident at the time of inspection.
- **Services & Appliances Not Fully Tested:** Unless stated otherwise, electrical, plumbing, gas, HVAC, fixed appliances, hot water systems, intercoms, smoke alarms, garage doors, pumps and similar items are not comprehensively tested. Specialist assessment is recommended where concerns exist.
- **Drainage & Stormwater:** Underground drainage and stormwater systems (including shared drainage) are not fully verifiable without specialist testing such as CCTV inspection. Performance may vary with

rainfall intensity and maintenance.

- **Timber Pest Scope:** The timber pest inspection covers visible and accessible timber elements only. Absence of visible evidence is not a guarantee that termites or other timber pests are not present in concealed or inaccessible areas.
- **Termite Risk & Conducive Conditions:** Termite risk is influenced by moisture, landscaping, stored timber, barrier bridging, ventilation, plumbing leaks, and adjoining structures. Where conducive conditions are present, the risk of concealed termite activity increases.
- **Termite Management Systems:** The inspection does not certify the design, continuity, compliance, or current effectiveness of termite management systems (physical or chemical). Confirmation should be obtained from installation documentation, durable notices (where applicable), treatment certificates, and/or a licensed pest controller and/or strata records (where applicable).
- **No Compliance Certification:** This is not a compliance audit and does not certify compliance with the NCC, Australian Standards, approvals, or manufacturer specifications. Compliance matters should be referred to the certifier/PCA or appropriately licensed specialist.
- **Concealed Defects & Future Changes:** The report reflects conditions at the time of inspection only. Defects may exist that are concealed or may develop due to movement, weather, ageing, maintenance, or changes in site conditions.
- **Health & Safety Hazards Outside Scope:** Identification of asbestos-containing materials, lead paint, mould species testing, air quality, chemical contamination and similar hazards are outside scope unless specifically commissioned.
- **Recommendations & Specialist Advice:** Where issues are identified (movement/cracking, dampness, leaks, termite activity/damage, electrical/plumbing concerns), further investigation and advice from appropriately qualified/licensed specialists is recommended.
- **Report Validity:** Findings are generally valid for 90 days from the inspection date, as conditions can change.

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

Section B General

General description of the property

Building Type	Apartment, Residential, Unit
Company or Strata title	Yes
Floor	Slab - Suspended Slab
Furnished	
Occupied	
No. of bedrooms	2
Orientation	North East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Party Walls, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Internal Joinery, Porch / Patio, Skirting Boards, Window Frames
Roof	Not Applicable, Timber Framed
Storeys	Multi-Storey with basement
Walls	Brick Veneer, Light Weight Wall Clad, Weatherboards
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
- Fencing
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Slab
- Slab Edge
- Stumps
- Subfloor - Part
- The Site
- 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:

- Roof Exterior.
- Site - Part.
- 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
- Evidence of recent renovation may obscure
 - temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Rugs

- Stored items
- 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

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building

Location: Strata / Stair Landing

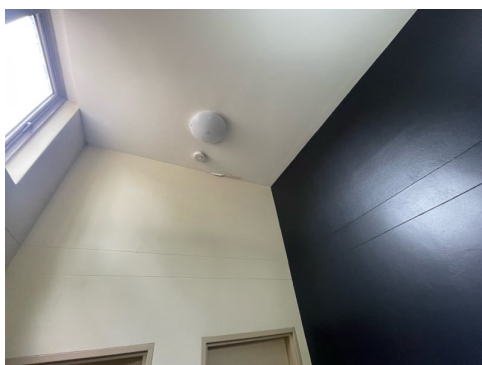
Finding: Ceiling - Water damaged

Information: Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak.

A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.



Defects 3.02

Building: Main Building

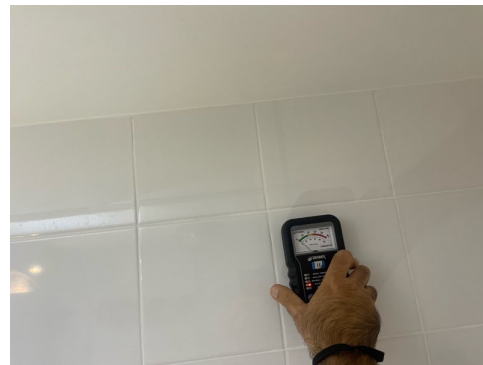
Location: Ensuite - Master

Finding: Bathroom – Localised Moisture Ingress at Bath Wall

Information: Moisture testing to the bathroom wall identified elevated readings to the wall surface located between the bathtub tap assembly and the bathtub, together with localised high moisture readings to the adjoining wall. These findings are consistent with active or intermittent moisture ingress affecting the wall lining and possibly concealed building elements.

The condition is commonly associated with leakage from plumbing penetrations, defective sealant, or failure of waterproofed junctions in the bath area. Ongoing moisture intrusion may result in concealed material deterioration and fungal growth.

Further assessment by a licensed plumber is recommended to confirm the source and extent of the defect.





Defects 3.03

Building: Main Building

Location: Ensuite - Master

Finding: Tiles - Cracked or damaged

Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs.

The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Defects 3.04

Building: Main Building

Location: All Internal Areas

Finding: Door – Damaged

Information: Damage was noted to the door, including visible holes and/or surface deterioration. The defect appears consistent with impact damage or wear and tear and affects the presentation and serviceability of the door. Repair or replacement is recommended as needed.





Defects 3.05

Building: Main Building

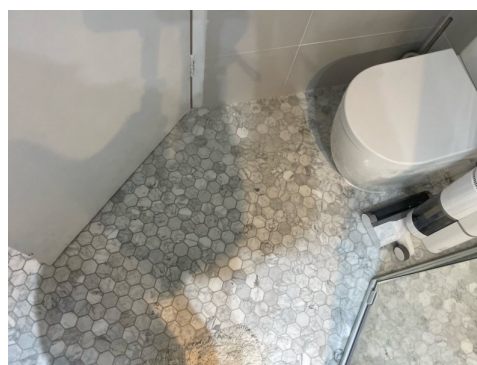
Location: All Areas

Finding: Door - Missing Stopper

Information: During inspection, it was noted that one internal door does not have a door stopper installed. Without a stopper, the door handle is at risk of striking the adjoining wall or architrave, which may lead to surface damage over time.

This is a minor but important fitting that protects both the door and surrounding finishes.

It is recommended that a suitable door stopper be installed to this door to prevent impact damage and ensure proper functionality.



Defects 3.06

Building: Main Building

Location: Living Room

Finding: Damaged Flyer Screen Door – Replacement Required

Information: The flyer screen door was observed to be broken and significantly damaged. The door hinge is not properly connected, compromising its functionality. There is no existing log or record of prior damage.

The condition reduces the usability and security of the door and may worsen if left unaddressed.

Immediate replacement of the flyer screen door is recommended to restore proper function and ensure safety.

Repairs should be carried out by a qualified tradesperson to ensure correct installation and operation.



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
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Solicitor or Conveyancer
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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 inspection identified a number of minor defects and maintenance items within the unit and in some accessible common property areas observed at the time of inspection. The overall presentation of the property was considered to be generally serviceable; however, several items require repair, maintenance, or further monitoring to prevent ongoing deterioration.

Internally, the main issues noted included localised moisture ingress to the master ensuite bath wall, together with cracked or damaged tiles in the same area. These findings may indicate water penetration, deterioration of finishes, or failed sealing/waterproofing to the bathroom area. Moisture-related defects should be attended to promptly, as prolonged exposure may result in concealed damage, deterioration of wall linings, and conditions conducive to mould growth.

Additional internal defects included damaged doors, missing door stopper(s), and a damaged flyscreen door requiring replacement. These items are generally consistent with wear and tear, impact damage, or deferred maintenance. While these defects are not considered structurally significant based on the visible evidence available at the time of inspection, rectification is recommended to improve functionality, presentation, and to prevent further damage.

Externally and within the accessible strata/common areas, water damage to the ceiling at the stair landing was noted. As this area appears to relate to common property, responsibility for further investigation and rectification would typically rest with the owners corporation/strata management, subject to confirmation of strata boundaries and records. Buyers should review the current strata report carefully and make their own enquiries regarding any past, current, or proposed repairs, waterproofing issues, or building defects affecting common property.

This report is based on a visual assessment of accessible areas only, and the inspection was subject to the noted access limitations within the unit and common property areas. No invasive inspection or specialist testing was carried out. Overall, the property exhibited minor defects and maintenance-related issues, with no major defect identified from the defect list provided; however, the moisture-affected bathroom wall and common property water-damaged ceiling warrant further attention and should not be ignored.

For further information, advice and clarification please contact Kamal Biucky on 0415 454 444

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.