



## Building Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 175/1 Fontenoy Rd, Macquarie Park NSW  
2113, Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
<b>Section B</b>	General
<b>Section C</b>	Accessibility
<b>Section D</b>	Significant Items
<b>Section E</b>	Additional comments
<b>Section F</b>	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: Tue, 10 Mar 2026

## The Parties

---

Name of the Client:

---

Name of the Principal(if Applicable):

---

Job Address: 175/1 Fontenoy Rd, Macquarie Park NSW 2113, Australia

---

Client's Email Address:

---

Client's Phone Number:

---

Consultant: Sarik Pyakuryal Ph: 0488 004 115  
Email: Ryde@jimbuildinginspections.com.au

---

---

Company Name: Jim's Building Inspections (Ryde)

---

Company Address and Postcode: Seven Hills 2147

---

Company Email: Ryde@jimbuildinginspections.com.au

---

Company Contact Numbers: 0488 004 115

## 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 inspection is limited to unit internal area only. Outside the unit falls under strata management. Any common area issue can be directly contacted to strata management.

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

## Section B General

### General description of the property

---

Building Type	Residential, Apartment
Company or Strata title	Yes
Floor	Concrete, Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	
Other Building Elements	Party Walls
Other Timber Bldg Elements	Door Frames, Doors, Parquetry Flooring
Roof	Unknown
Storeys	Multi-Storey with basement
Walls	Full Brick, Rendered
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
- The Site

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:

- Outside of the fencing.
- Exterior Roof Surface - Second Storey.
- Areas of skillion or flat roof - no access
- Roof Exterior.
- Site - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

### Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Above safe working height
- Areas of skillion or flat roof - no access
- Fixed Furniture - Built-in Cabinetry

- Floor coverings
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Unsafe to Access Roof - No Fall Protection System

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

### **Undetected defect risk**

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Defects 3.01

Building: Main Building  
 Location: Several lights  
 Finding: Down lights - Inoperable  
 Information: Several down lights were found to be inoperable at the time of inspection.

It is advised to engage a licensed electrician to replace such lights.

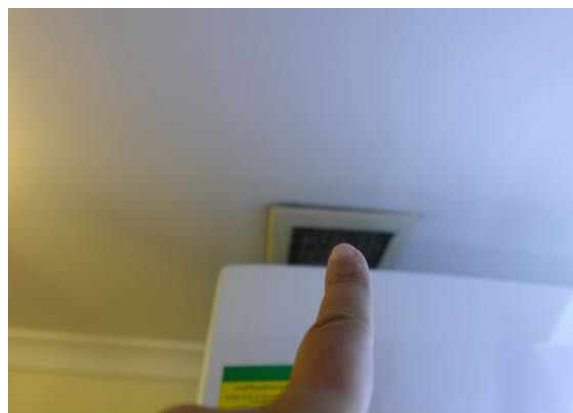


#### Defects 3.02

Building: Main Building  
 Location: Main bathroom/laundry  
 Finding: Exhaust fan - Not operating  
 Information: These exhaust fans appears to be damaged or blocked and is not operating as intended. If left unmanaged, a lack of general maintenance is likely to lead to the development of more significant defects, such as water damage to surrounding building materials from inadequate ventilation. If left unattended for a prolonged period of time, poor ventilation in this area may also be conducive to the development of mould.

Where no secondary damage has developed, the Homeowner may undertake minor

cleaning of the area and consider replacement of the exhaust fan. Alternatively, consultation with a Licensed Electrician is required to check for any secondary or concealed damage and consider repair or replacement.



### Defects 3.03

Building:	Main Building
Location:	several wet areas
Finding:	Sealant and grouting - Inadequate
Information:	It was noted on inspection that sealant or grout is degraded to several wet areas. Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point.

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. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect

Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A licensed sealant specialist /licensed tiling contractor should be appointed to complete these works as soon as possible.



### Defects 3.04

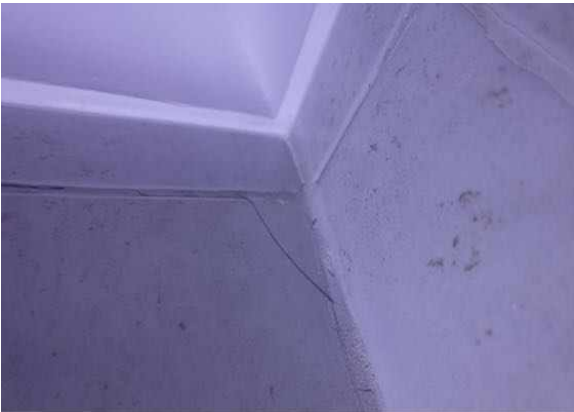
Building:	Main Building
Location:	Several tiles
Finding:	Tiles - Cracked or damaged
Information:	Cracking were evident to the tiling in these area at the time of inspection. While the cracking appears to be minor, these area are frequently exposed to water, allowing potential for water penetration into 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 licensed tiling contractor should be appointed urgently 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 licensed tradesperson may be required to repair damaged building elements.





### Defects 3.05

Building: Main Building  
Location: Several taps  
Finding: Taps - Loose  
Information: These taps have not been installed correctly, or has deteriorated with age, and is consequently loose.

Taps being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a licensed plumber should be appointed to re-fix the plumbing fitting.



## Defects 3.06

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

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to floor, door frames or subfloor structures if applicable.

Where door binding/jamming appears to indicate major structural issues, a registered builder should be appointed to provide an estimate on the cost of rectification.

For minor causes, a licensed carpenter should be appointed to perform minor rectification works at client discretion.



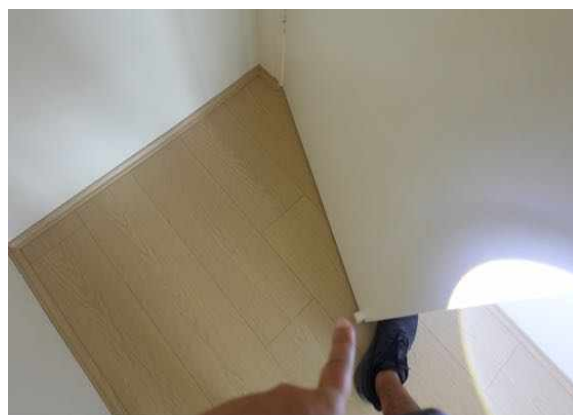
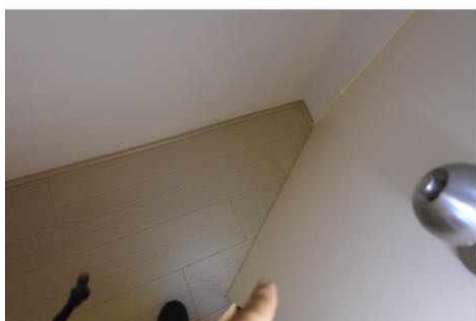


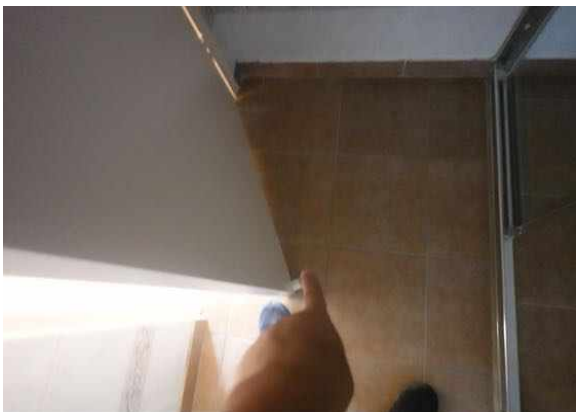
### Defects 3.07

Building:	Main Building
Location:	Several doors
Finding:	Door stop - Missing
Information:	The door stop were missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures.

A licensed carpenter may be appointed to perform these works at client discretion.





### Defects 3.08

Building:	Main Building
Location:	Several windows
Finding:	Window - Stiff to slide
Information:	The window in these area were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning.

A registered builder or licensed carpenter will be required to repair the window.



## 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 Plumber
- Licensed Electrician
- Pest Controller
- Termite and Timber Pest Technician / Licensed Pest Controller

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- BUILDING REPORT :

The building appears to be in good condition compared to buildings of similar age and construction type. Some minor defects were found at the time of the inspection.

#### MINOR DEFECTS

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

- Provide adequate silicone and grout where missing/inadequate
- Repair inoperable lights
- Repair loose/leaking taps
- Provide door stoppers where missing
- Replace inoperable exhaust fan
- Replace cracked tiles
- Repair stiff Windows and doors
- Consider all necessary rectification outlined in the report

Please be aware that limitations did affect the inspection due to lack of ceiling space ( flat ceiling ), floor covering and working above safe height meant a complete inspection of the house was not possible.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is

not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

Please read this report to its entirety.

For further information, advice and clarification please contact Sarik Pyakuryal on: 0488 004 115

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location:  
Finding: Moisture check  
Information: During inspection, moisture meter was used and no high moisture detected at the time of inspection.

Please note if the wet areas have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results.









### Noted Item

Building:	Main Building
Location:	All internal areas
Finding:	Taps, toilets and sinks tested : Visual only
Information:	Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a separate defect, no remedial work appears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Plumbing inspections are outside the scope of the building inspection and must be conducted by a Licensed plumber separately.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing be done by licensed plumber to ensure they are functioning correctly.





### Noted Item

Building: Main Building  
 Location: All Lights  
 Finding: Electrical switches and light tested : Visual only  
 Information: Electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician to ensure they are functioning correctly.

It is highly recommended that the client makes arrangements to have the electrical checked by a licensed tradesperson to ensure that they are working safely and efficiently.





**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference only.









## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.