



Dilapidation Inspection Report

Inspection Date: Thu, 9 Apr 2026

Property Address: 30 Beach St, Ettalong Beach NSW 2257,
Australia



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	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 on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. 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 such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Thu, 9 Apr 2026

The Parties

Name of the Client: Gerri Peisley

Name of the Principal(If Applicable):

Job Address: 30 Beach St, Ettalong Beach NSW 2257, Australia

Client's Email Address: Gerri@lilyhomes.com.au

Client's Phone Number: 0298269777

Consultant: Jas Randhawa Ph: 0432 637 637
Email: Hornsby@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections Hornsby

Company Address and Postcode: Beecroft 2119

Company Email: Hornsby@jimsbuildinginspections.com.au

Company Contact Numbers: 0432 637 637

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: 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

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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.

Section B General

General description of the property

Building Type	Residential, Vacant Site
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Company or Strata title	Unknown
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Floor	Not Applicable
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Furnished	Not Applicable
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No. of bedrooms	Not Applicable
-----------------	----------------

Occupied	Not Applicable
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Orientation	North
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Other Building Elements	Not Applicable
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Other Timber Bldg Elements	Not Applicable
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Roof	Not Applicable
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Storeys	Not Applicable
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Walls	Not Applicable
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Weather	Fine
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Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Fencing
- Footpath
- Kerb
- Roadways
- Road

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:

- Under parked vehicles

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:

- Parked Cars

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: House Number 23, 28 & 32
 Finding: Kerbside Concrete - Damaged & Subsided (Dilapidation)
 Information: At the time of inspection, sections of the curbside concrete kerb were observed to be cracked, chipped, and locally subsided. Minor vertical displacement was noted between adjoining concrete sections, consistent with settlement and general wear and tear. Surface cracking and edge deterioration were also evident along portions of the kerb line. Based on visual assessment, the recorded variation appears minor at this stage and does not currently present a significant structural concern.

The affected areas should be monitored throughout the construction period for any signs of additional movement, cracking, widening of joints, or further settlement.







Defects 3.02

Building:	Main Building
Location:	House Number 32
Finding:	Subsided Roadway – Dilapidation
Information:	At the time of inspection, sections of the roadway adjacent to the kerb were observed to be locally subsided, with uneven surface levels noted in the affected area. The subsidence appears to have resulted in minor depressions and variation in surface levels, as recorded in the accompanying images.

This condition is documented as part of the existing state of the roadway for dilapidation purposes. The client is advised to monitor the area during and after construction works for any signs of further settlement, deformation, or deterioration.



Defects 3.03

Building:	Main Building
Location:	House Number 32
Finding:	Subsided Footpath (Dilapidation)
Information:	At the time of inspection, subsidence was noted in sections of the external footpath located at the front area of the property. A digital level was used to confirm slope variations, which recorded measurable deviations from level (examples shown in accompanying photos). The subsidence may pose a potential trip hazard and can also lead to water pooling or uneven surface wear over time. This condition should be monitored during construction activities, particularly if heavy machinery or increased foot traffic is expected, to ensure no further deterioration or safety risks occur.





Section D Significant Items

D4 Further Inspections

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

- Not Applicable

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

- A number of minor defects were identified during the inspection, including localised damage and subsidence to sections of the kerbside concrete, subsided areas within the roadway, and uneven sections of the external footpath. These conditions are generally consistent with settlement and typical wear and tear and, at this stage, do not present a significant structural concern; however, ongoing monitoring is recommended throughout the construction period for any signs of further movement or deterioration. In summary, the council assets, when compared to others of a similar age and condition, are considered to be in good condition. At the time of inspection, cracks were noted to the kerb-side concrete, cracks were also observed along sections of the concrete footpath, and spider-web style cracking was evident within the asphalt roadway. These conditions are consistent with typical wear and tear of external pavements and road surfaces and should be monitored over time for any signs of further deterioration.

For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Left Side & Right Side (Reference Dilapidation)
Information:	At the time of inspection, the provided image serves as a reference point for all council assets documented in this dilapidation report, covering both the left side and right side of the area. The assessment includes footpaths, kerbs, driveways, road surfaces,

drainage infrastructure, and the bus stop shelter, ensuring that their current condition is recorded prior to any nearby construction or development activities. This documentation will assist in identifying any potential changes or damages that may occur as a result of external works.



Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Addresses Covered
Information:	The following addresses were covered for assets
	23 Beach Street, Ettalong Beach, NSW
	25 Beach Street, Ettalong Beach, NSW
	27 Beach Street, Ettalong Beach, NSW
	29 Beach Street, Ettalong Beach, NSW
	28 Beach Street, Ettalong Beach, NSW
	30 Beach Street, Ettalong Beach, NSW
	32 Beach Street, Ettalong Beach, NSW



Noted Item

Building:	Main Building
Location:	Kerb & Channel Left Side (Concrete)
Finding:	Concrete Slab - (Dilapidation)
Information:	Cracking and deterioration of the concrete slab in this area were observed during the inspection. These types of cracks are typically consistent with general wear, dilapidation, and the natural ageing of the structure. If left unaddressed, the deterioration may progress over time, potentially leading to further damage.

At the time of the inspection, the cracks exhibited varying sizes and widths, indicating differing stages of development. It is recommended that regular monitoring be undertaken to assess any progression of the cracking and to identify potential future maintenance requirements.

For reference, additional photographs have been included in this report. Arrows have been added to the images to indicate and emphasize areas of significance.











Noted Item

Building:	Main Building
Location:	Kerb & Channel Right Side (Concrete)
Finding:	Concrete Slab - (Dilapidation)
Information:	Cracking and deterioration of the concrete slab in this area were observed during the inspection. These types of cracks are typically consistent with general wear, dilapidation, and the natural ageing of the structure. If left unaddressed, the deterioration may progress over time, potentially leading to further damage.

At the time of the inspection, the cracks exhibited varying sizes and widths, indicating differing stages of development. It is recommended that regular monitoring be undertaken to assess any progression of the cracking and to identify potential future maintenance requirements.

For reference, additional photographs have been included in this report. Arrows have been added to the images to indicate and emphasize areas of significance.











Noted Item

Building:	Main Building
Location:	Driveways Left Side
Finding:	Concrete Slab - (Dilapidation)
Information:	Cracking and deterioration of the concrete slab in this area were observed during the inspection. These types of cracks are typically consistent with general wear, dilapidation, and the natural ageing of the structure. If left unaddressed, the deterioration may progress over time, potentially leading to further damage.

At the time of the inspection, the cracks exhibited varying sizes and widths, indicating differing stages of development. It is recommended that regular monitoring be undertaken to assess any progression of the cracking and to identify potential future maintenance requirements.

For reference, additional photographs have been included in this report. Arrows have been added to the images to indicate and emphasize areas of significance.





Noted Item

Building:	Main Building
Location:	Driveways Right Side
Finding:	Concrete Slab - (Dilapidation)
Information:	Cracking and deterioration of the concrete slab in this area were observed during the inspection. These types of cracks are typically consistent with general wear, dilapidation, and the natural ageing of the structure. If left unaddressed, the deterioration may progress over time, potentially leading to further damage.

At the time of the inspection, the cracks exhibited varying sizes and widths, indicating differing stages of development. It is recommended that regular monitoring be undertaken to assess any progression of the cracking and to identify potential future maintenance requirements.

For reference, additional photographs have been included in this report. Arrows have been added to the images to indicate and emphasize areas of significance.







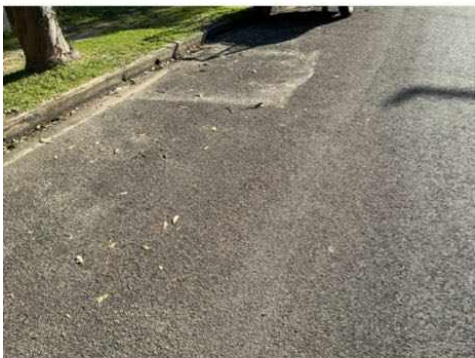
Noted Item

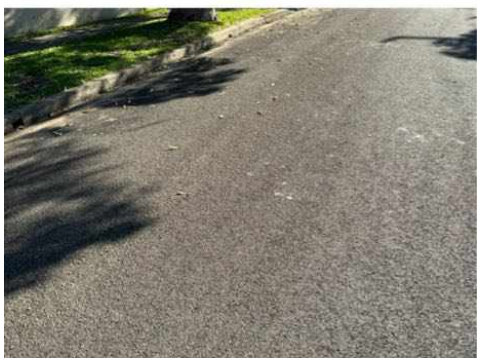
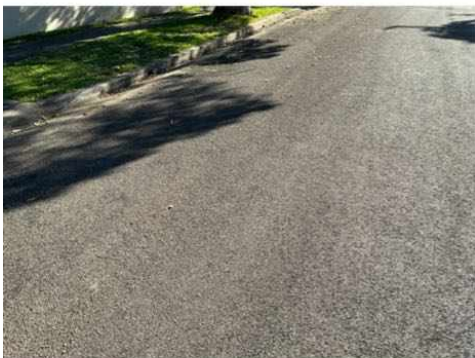
Building: Main Building
Location: Road Carriageway or Roadway Left Side
Finding: Roadway Asphalt (Dilapidation)
Information: At the front of the property there were clear signs of minor cracking and 'spiderwebbing' to the asphalt in the area at the time of inspection.

This type of cracking is often consistent with general dilapidation of the area, and may continue to develop if left unmaintained.

At the time of the inspection, the cracking in this area is in varying sizes and widths as noted in these images. Frequent monitoring should be carried out to identify any further damage.







Noted Item

Building: Main Building
Location: Road Carriageway or Roadway Middle
Finding: Roadway Asphalt (Dilapidation)
Information: At the front of the property there were clear signs of minor cracking and 'spiderwebbing' to the asphalt in the area at the time of inspection.

This type of cracking is often consistent with general dilapidation of the area, and may continue to develop if left unmaintained.

At the time of the inspection, the cracking in this area is in varying sizes and widths as noted in these images. Frequent monitoring should be carried out to identify any further damage.

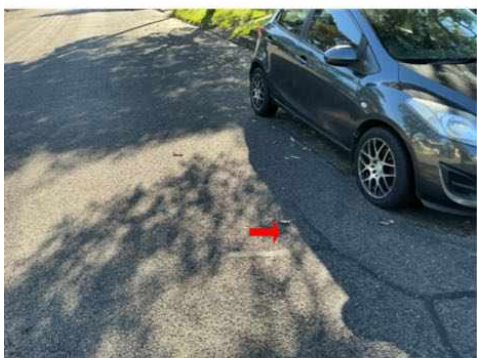


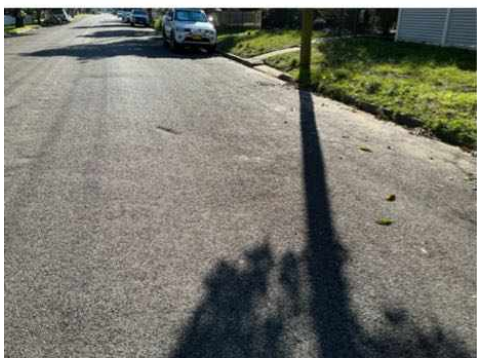
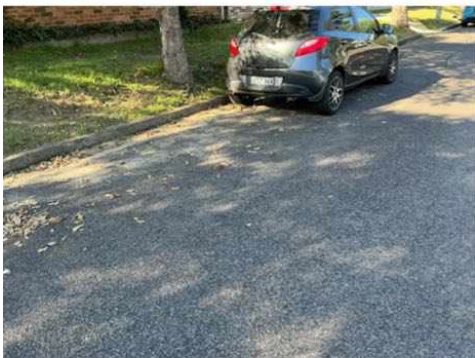


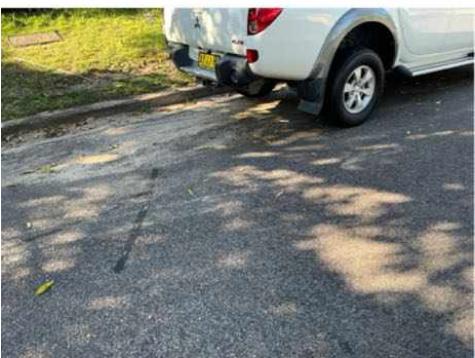
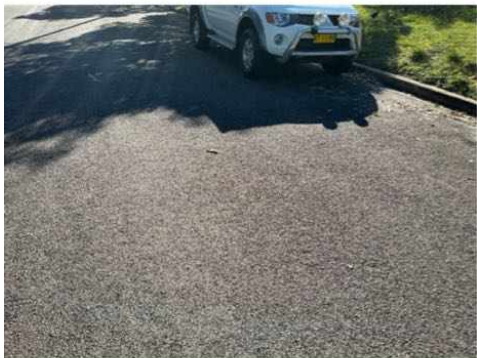


Noted Item

Building:	Main Building
Location:	Road Carriageway or Roadway Right Side
Finding:	Roadway Asphalt (Dilapidation)
Information:	At the front of the property there were clear signs of minor cracking and 'spiderwebbing' to the asphalt in the area at the time of inspection. This type of cracking is often consistent with general dilapidation of the area, and may continue to develop if left unmaintained. At the time of the inspection, the cracking in this area is in varying sizes and widths as noted in these images. Frequent monitoring should be carried out to identify any further damage.







Noted Item

Building:	Main Building
Location:	Road Carriageway or Roadway
Finding:	Service Pits/Drains Condition (Dilapidation)
Information:	Subsiding service pits in this area was identified at the time of inspection.

This type of subsiding is often consistent with general dilapidation of the property, and may continue to develop if left unmaintained.

At the time of inspection, the service pits are as per the photos attached. Frequent monitoring should be carried out to identify any further damage.





Noted Item

Building:	Main Building
Location:	Exterior Walls - Front Boundary
Finding:	Exterior Walls - Front Boundary (Dilapidation)
Information:	The exterior walls of the houses along the street were visually inspected and assessed as part of this dilapidation report. Observations are limited to accessible and visible sections of the walls and exclude areas obstructed by vegetation, fences, or other structures. The condition of the exterior walls varied, with some showing signs of general wear and tear consistent with age and exposure to environmental factors such as weathering and UV damage. Common observations included minor cracking, paint deterioration, and localized

staining, which are typical for structures of similar age and construction.

This assessment reflects the condition of the exterior walls at the time of inspection only and does not account for any concealed structural issues or damage that may have occurred after the inspection date. Photographs highlighting key observations have been included in this report for reference.

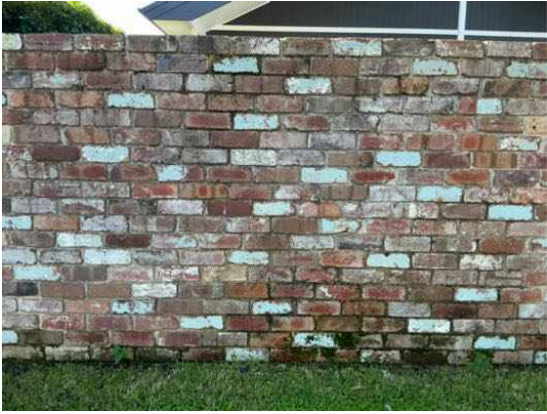
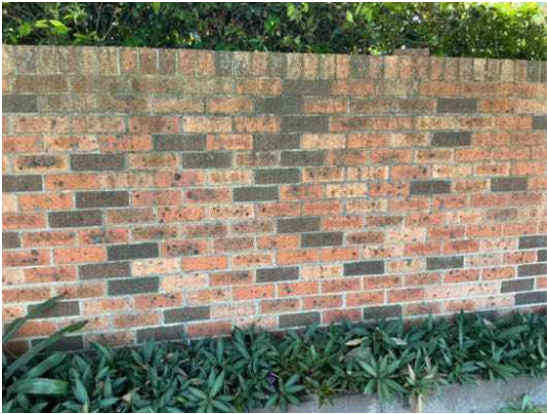














Noted Item

Building:	Main Building
Location:	Telegraphic Poles
Finding:	Telegraphic Poles (Dilapidation)
Information:	The telegraph poles along the street were visually inspected as part of this dilapidation report. Observations were limited to accessible and visible aspects of the poles and excluded any underground or concealed structural elements. The condition of the telegraph poles varied, with some displaying general wear and deterioration consistent with exposure to environmental factors such as weathering, moisture, and UV exposure. Common observations included surface wear, minor cracking, peeling or faded

protective coatings, and localised areas of staining or discolouration. In some cases, evidence of rust on metal components or minor degradation at the base of the poles was noted, which may warrant further investigation. No significant structural defects or immediate safety concerns were identified at the time of inspection.

This assessment is based on a visual inspection only and reflects the condition of the telegraph poles at the time of the report. Regular monitoring and maintenance by the responsible authority are recommended to ensure the ongoing safety and functionality of the poles. Photographic evidence has been included to document the condition of the poles and highlight any areas of concern.







Noted Item

Building:	Main Building
Location:	Trees All Areas
Finding:	Trees, Plants, Garden Beds Condition
Information:	The trees, plants, and garden beds outside the property were visually inspected as part of this dilapidation report. Observations were limited to visible conditions and excluded subsurface or root system issues. Minor wear consistent with age and environmental exposure was noted, including displaced soil, dead branches, and natural pruning. Regular maintenance, including trimming and soil care, is recommended. Photographs have been included to highlight areas of note.











Noted Item

Building: Main Building
Location: Back Lane
Finding: FYI – General Condition of Back Lane
Information: At the time of inspection, the back lane including roadways, fencing, and surrounding elements appeared to be in generally serviceable condition with typical signs of wear and tear noted.

These observations are provided for documentation purposes as part of the dilapidation report. The client is advised to monitor these areas during and after any nearby construction works to identify any changes or damage that may occur.









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.
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.
Dilapidation	The state or process of falling into decay or being in disrepair.
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.
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.
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.