



Building Inspection Report

Inspection Date: Wed, 18 Mar 2026

Property Address: unit 2/4 Prokuda Cl, Goodna QLD 4300,
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 based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection.

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Original Inspection Date Wed, 18 Mar 2026

Modified Date Sun, 29 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: unit 2/4 Prokuda Cl, Goodna QLD 4300, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: This report has been prepared in accordance with AS 4349.1 and is based on a visual, non-invasive inspection of the property at the time of attendance. The inspection is limited to readily accessible areas and visible building elements and does not include any destructive testing, dismantling, or removal of building components.

The findings of this report may be affected by limitations including restricted access, obstructions, weather conditions, and the presence of concealed elements or finishes. Accordingly, the inspector cannot and does not warrant that the property is free from defects, including latent, concealed, or future defects that were not visible or detectable at the time of inspection.

This report is not a guarantee, warranty, or certificate of compliance with the National Construction Code, Australian Standards, or any other applicable legislation. It should not be relied upon as a substitute for specialist inspections, engineering advice, or certification.

To reduce the risk of financial loss, it is strongly recommended that:

- All identified defects be rectified promptly
- Further investigations be undertaken where access was restricted or concerns have been noted
- Specialist advice (e.g. structural engineer, licensed contractor, waterproofing specialist) be obtained where relevant

This report has been prepared solely for the named Client and for the specific purpose agreed at the time of engagement. No responsibility or liability is accepted to any third party who relies on this report in whole or in part. Any such reliance is entirely at the third party's own risk.

The condition of the property may change over time due to use, environmental conditions, or ongoing deterioration. Accordingly, it is recommended that a further inspection be carried out prior to settlement or within 30 days of this report, particularly where delays occur between inspection and purchase.

Building practices, materials, and standards have changed over time, including the introduction of the Building Code of Australia and subsequent updates. Older properties may not comply with current standards, which does not necessarily indicate defective construction but reflects the standards applicable at the time of construction.

This report must be read in its entirety, including all notes, limitations, defect descriptions, and photographic evidence. If any aspect of the report is unclear, the Client must seek clarification prior to relying on its contents.

This report relates to the building inspection only. Timber pest (termite) inspection, electrical, plumbing, waterproofing, and other specialist assessments are excluded unless expressly stated.

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Building Type	Residential, Unit
Company or Strata title	Unknown
Floor	Concrete, Slab on ground
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	3
Orientation	South West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Party Walls, Shed
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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
- 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:

- Ceiling Cavity - Part.
- Locked Sheds or Outbuildings.
- Outside of the fencing.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- 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
- External concrete or paving
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Rugs
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- Vegetation

- 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 is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Defects 2.01

Building: Main Building

Location: Roof Void Centre Right

Finding: Cracked Top Chord of Roof Truss

Information: At the time of inspection, the top chord of a roof truss was observed to be cracked through its full depth. This represents a significant structural defect, as the top chord is a primary load-bearing component of the roof framing system. Such damage may compromise the structural integrity and load bearing capacity of the truss.

It is recommended that a suitably qualified structural engineer be engaged as a matter of priority to assess the extent of the damage and provide recommendations for immediate repair or rectification.



Minor Defect

Defects 3.01

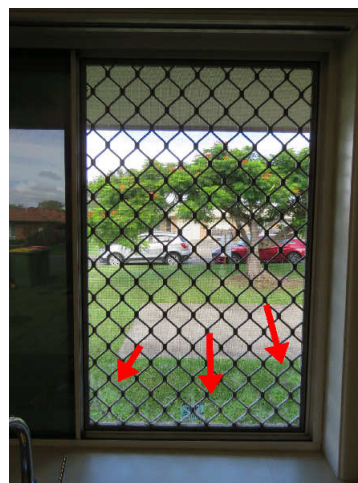
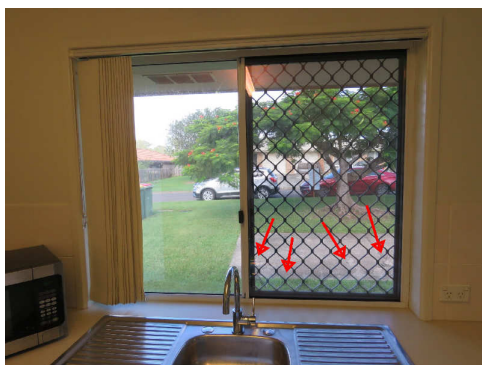
Building: Main Building

Location: Kitchen Rear Right

Finding: Damaged Insect Screen – Kitchen Window

Information: At the time of inspection, the insect screen to the kitchen window was observed to be torn with multiple large holes. This condition reduces the effectiveness of the screen in preventing the entry of insects and impacts its intended function.

It is recommended that the damaged screen be repaired or replaced by a flyscreen contractor to restore its functionality.



Defects 3.02

Building: Main Building

Location: Rear Elevation Rear, Rear Right

Finding: Cracked Downpipe Adapters (Rectangular to Circular)

Information: At the time of inspection, the adapters connecting the rectangular downpipes to the circular drainage pipes were observed to be slightly cracked in couple of downpipes.

While these components may still be functioning, the cracks may allow water leakage, particularly during periods of heavy rainfall.

It is recommended that the affected connections be checked for leaks and repaired or replaced (if leaking) by a licensed plumber to ensure effective stormwater discharge and prevent potential water-related issues.



Defects 3.03

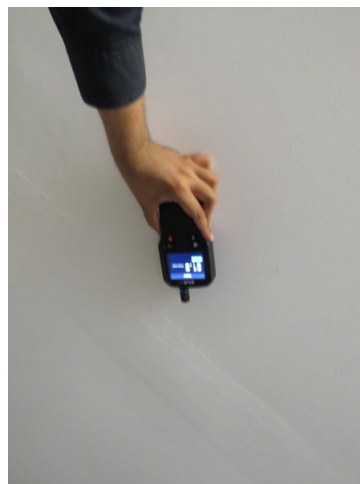
Building: Main Building

Location: Roof Front Left

Finding: Water Staining to Garage Ceiling

Information: At the time of inspection, signs of sagging were observed to the garage ceiling, and water stains were observed on the ridge board above. Moisture meter readings were taken on the garage ceiling and were found to be within normal range at the time of inspection. The staining may indicate a past moisture event; however, no active moisture ingress was detected during the inspection.

It is recommended that a suitably qualified roof tiler be engaged to inspect and assess the condition of the roof tiles and carry out any necessary repairs (if required).



Defects 3.04

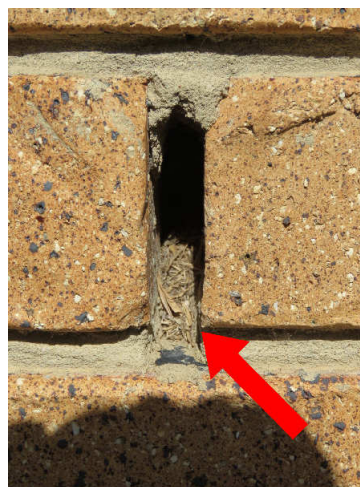
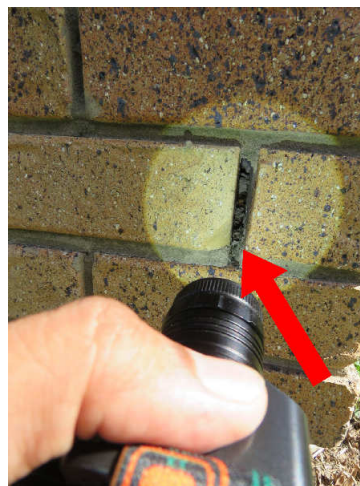
Building: Main Building

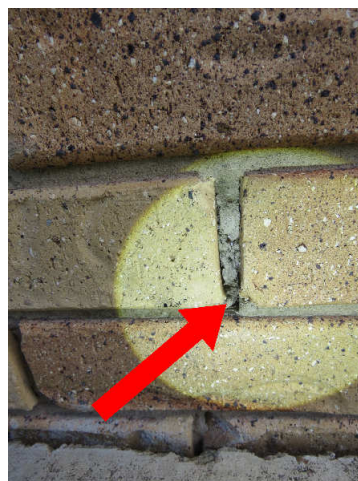
Location: Weepholes Front Right,Rear,Rear Left,Rear Right

Finding: Blocked Weepholes

Information: At the time of inspection, several weepholes were observed to be blocked by sand. Blocked weepholes may restrict drainage and ventilation of the wall cavity, potentially leading to moisture-related issues.

It is recommended that a licensed builder be engaged to clear the weepholes and ensure proper functionality of the roof cavity.





Defects 3.05

Building: Main Building

Location: Bathroom Centre Left

Finding: Bathroom Exhaust Not Operational & Elevated Moisture to Ceiling

Information: At the time of inspection, the bathroom exhaust fan was not operational. In addition, elevated moisture readings were recorded to the bathroom ceiling. The lack of mechanical ventilation may contribute to the build-up of moisture within the area, which can lead to deterioration of finishes over time.

It is recommended that the exhaust fan be inspected and repaired or replaced by a licensed electrician, and moisture readings on the bathroom ceiling to be observed.

If the elevated moisture is still present, a registered builder should be engaged to identify the source of moisture and rectify the defect.



Defects 3.06

Building: Main Building

Location: Driveway Front

Finding: Cracking and Minor Settlement – Driveway Slab

Information: At the time of inspection, cracking and minor settlement were observed to the driveway slab. This condition is likely associated with ground movement or material behaviour over time. At present, the defect does not appear to impact the serviceability of the driveway.

It is recommended that the area be monitored for any further movement or deterioration. If the condition worsens, further assessment and rectification by a suitably qualified concreter may be required.



Defects 3.07

Building: Main Building

Location: Kitchen Front Right

Finding: Missing Sealant to Floorboard Edges – Kitchen

Information: At the time of inspection, sealant was observed to be missing along the edges of the floorboards in the kitchen area. The absence of sealant may allow moisture ingress at the edges, which can lead to deterioration or movement of the flooring over time.

It is recommended that appropriate sealant be applied to the affected areas by a caulking contractor to protect the floorboards.





Defects 3.08

Building: Main Building
Location: Bathroom Centre Left

Finding: Leakage at Shower Screen Junction

Information: At the time of inspection, when water was applied to the edges of the shower area, water was observed escaping at the junction between the tiles and the shower screen. This indicates failure or absence of sealant at this junction, which may allow ongoing water leakage.

It is recommended that the affected junction be properly cleaned and resealed by a suitably qualified caulking contractor to prevent water ingress and maintain the integrity of the shower area.



Defects 3.09

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Weathered

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present.

Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



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
- Pest Controller
- Registered Roofing Contractor
- Registered/Licensed Builder
- Structural Engineer

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

Based on a visual inspection carried out in accordance with AS 4349.1, and when compared with buildings of similar age and construction type, the property is considered to be in overall fair condition at the time of inspection. Notwithstanding this general assessment, a number of minor defects, maintenance items, and a major defects were identified which require remedial action. If not addressed in a timely manner, certain defects may deteriorate further and result in more extensive damage and increased rectification costs.

Major Defect - Cracked top chord of roof truss.

The inspection was subject to limitations inherent in a non-invasive visual assessment. Access restrictions were encountered in several areas, including but not limited to the roof space (Part), roof exterior (part), and areas obstructed by furniture, stored items, insulation, and garden vegetation. Areas that were not reasonably accessible could not be inspected, and no destructive or invasive testing was undertaken.

Due to these access limitations, there remains a heightened risk that defects, including concealed structural, moisture-related, may exist but were not detectable at the time of inspection. Where access was restricted or where concerns have been noted within the body of this report, further investigation by appropriately qualified and licensed specialists is recommended prior to purchase or reliance on the property condition.

For further information, clarification, or professional advice regarding this report, please contact Jay Rathee on: 0402 297 555

For further information, advice and clarification please contact Jay Rathee on 0402 297 555

The following items were noted as -For your information

Noted Item

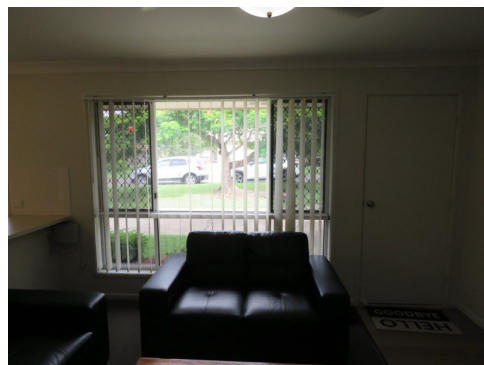
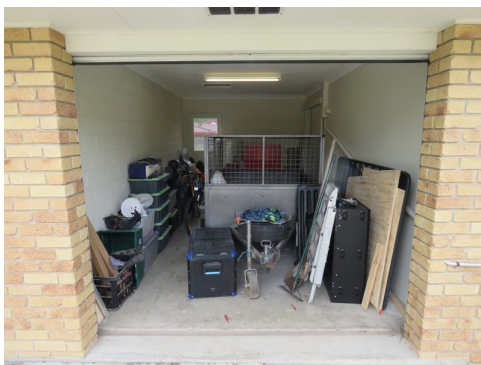
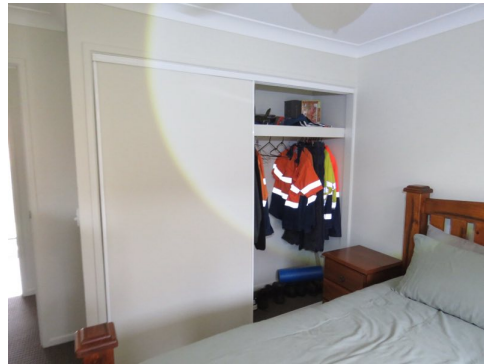
Building: Main Building

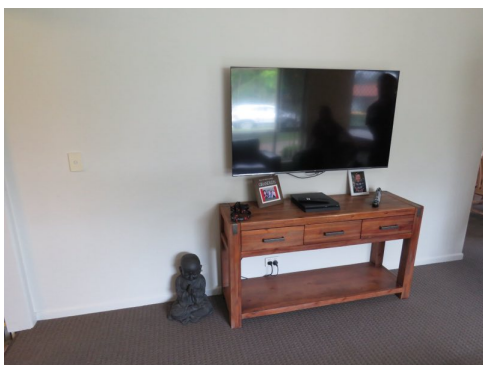
Location: All Areas All Areas

Finding: Additional Photos - Obstructions and Limitations

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

Finding: Rear Shed – Inaccessible

Information: At the time of inspection, the rear shed was locked and inaccessible. As a result, the internal condition and any potential defects within this structure could not be assessed.





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.