



Building Inspection Report

Inspection Date: Tue, 24 Mar 2026

Property Address: 28 Mountain Rd, Laidley QLD 4341,
Australia



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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, 24 Mar 2026

Modified Date: Fri, 27 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 28 Mountain Rd, Laidley QLD 4341, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Troy Profilio Ph: 0438 402 039
Email: Mermaidwaters@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Mermaid Waters)

Company Address and Postcode: Mermaid Waters 4218

Company Email: Mermaidwaters@jimsbuildinginspections.com.au

Company Contact Numbers: 0438 402 039

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: Not Applicable

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 maintenance items required.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Timber Stumps, Piers - Steel
Furnished	Furnished
No. of bedrooms	Not Applicable
Occupied	Occupied
Orientation	North East
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Eaves, Floorboards, Porch / Patio, Skirting Boards, Stumps, Timber Wall Panelling, External Joinery, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	High-Set
Walls	Timber Framed and Clad
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
- Posts
- Roof Exterior - Part

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:

- Not Applicable

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:

- Above safe working height
- Not Applicable

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

Defects 1.01

Building: Main Building
 Location: Eaves > Rear
 Finding: Eaves - Damaged
 Information: The eaves around the external property were found to be in a visibly poor condition. The damage may have been sustained as a result of a number of possible causes, including poor roof drainage, leaking roof plumbing or minor impact damage.

The damage to the eave sheeting in this area detracts from the appearance of the structure, as well as potentially compromising the structural integrity of the roofing area.

Where eaves show moderate to severe damage, remedial works may be required. Where water damage is suspected as being the underlying cause, appointment of a licensed plumber is advised as a matter of urgency to identify the source of the water leak.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
 Location: Subfloor > Rear
 Finding: Plumbing fixing not connected.

Information: At time of inspection it was noted that the plumbing not fixed.
This could cause plumbing connection to fail if not fixed off correctly.
A plumber maybe required to rectify this issue.



Section D Significant Items

D4 Further Inspections

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

- Structural Engineer
- Local Government Authority
- Licensed Plumber specialising in Roof Plumbing
- Licensed Plumber
- Registered Roofing Contractor

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

- At the time of the inspection, the works have been carried to the bathroom appear to be incomplete or a sub standard finish.

All works documented in this report may require further rectifications and clarification that works have been completed to the Building Standards, with works carried out to sub floor and roofing are suspected to not comply with current standards.

It is recommended that a structural engineer and/or building certifier to inspect for clarification to defects stated in this report.

For further information, advice and clarification please contact Troy Profilio on: 0438 402 039

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Bathroom > Rear Left
 Finding: Glass - windows compliance
 Information: New glass window has no visible compliance acoustic rating.

News glass windows do not display the required compliance marking in accordance with AS 1288:2021 glass in buildings selections and installation.

All safety glass and glazing products must permanently marked with supplier's identification and reference to the relevant Australian standard to verify compliance.

Lack of compliance marking means the glazing cannot be confirmed as meeting Australian safety and performance requirements.

This may pose safety risk and result in non-compliance with the national construction code. NCC.

Confirm certification of the installed glass through manufacturer documentation or replace glazing with glass clearly marked as compliant to AS.1288 and AS/NZS 2208

(Safety glazing materials)



Noted Item

Building: Main Building
 Location: Bathroom > Existing
 Finding: Frame reconstruction - No engineering plans
 Information: For structural works like framing (walls, roof, load bearing elements),

A licensed structural engineer is usually required to; verify the design meets building code NCC (National Construction Code)

Confirm load paths, wind ratings, and material specs.

Sign off that the structure is safe and compliant.

Without that confirmation;

The drawings may not be legally valid for construction

A builder may be liable if they proceed anyway

You could have issues with council approval, inspections or insurance.



The following items were noted as - Fair Condition

Noted Item

Building:	Main Building
Location:	Walk-In Robe - Master > Rear Right
Finding:	Wall cladding- open joints
Information:	Open joints in the wall cladding were identified, this is considered to be a defect under standard and tolerances.



Noted Item

Building: Main Building
 Location: Subfloor > Rear
 Finding: Subfloor - bearer not adequately supported
 Information: The subfloor structure does not have sufficient to adequately carry imposed loads.

This may include missing or inadequate supports.

Confirmation may be required by a structural engineer to determine if bracing is adequate or requires further attention.



Noted Item

Building: Main Building
 Location: Subfloor > Rear Right
 Finding: Frame anchor - bolts missing
 Information: Anchor bolts securing the subfloor frame to bearers are missing.

Anchor bolts are critical to transfer vertical loads to footing, provide resistance to wind uplift.

Missing anchor bolts significantly compromise structural stability and wind resistance.

Anchor bolts should be installed as soon as possible.



Noted Item

Building: Main Building
Location: Subfloor > Rear Right
Finding: Subfloor - bracing inadequate
Information: Subfloor bracing lacks sufficient bracing to adequately support and stabilise the flooring system.

Existing bracing elements have been installed which is not consistent with original bracing and may require certification.

Bracing should be confirmed by a structural engineer or building certifier.



Noted Item

Building: Main Building
 Location: Roof Exterior > Rear Right
 Finding: Roof gutters - missing
 Information:



Noted Item

Building: Main Building
 Location: Roof Exterior > Rear
 Finding: Roof plumbing - Loose flashing
 Information: Metal and other material flashings are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins, and require regular inspection and maintenance as they are more subject to rust-related deterioration.

The flashing in this section of the exterior roofing appears to have come loose from its original fixing. It is suspected that this minor defect has occurred as a result of general deterioration over time.

Re-fixing and potential replacement of certain areas of flashing is advised to promote adequate roof drainage and protection from water penetration. Failure to perform

these works may result in water damage and accelerated deterioration of associated building elements.

A roofing contractor or roofing plumber should be appointed as soon as possible to restore the flashing to a fully operational state.



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.