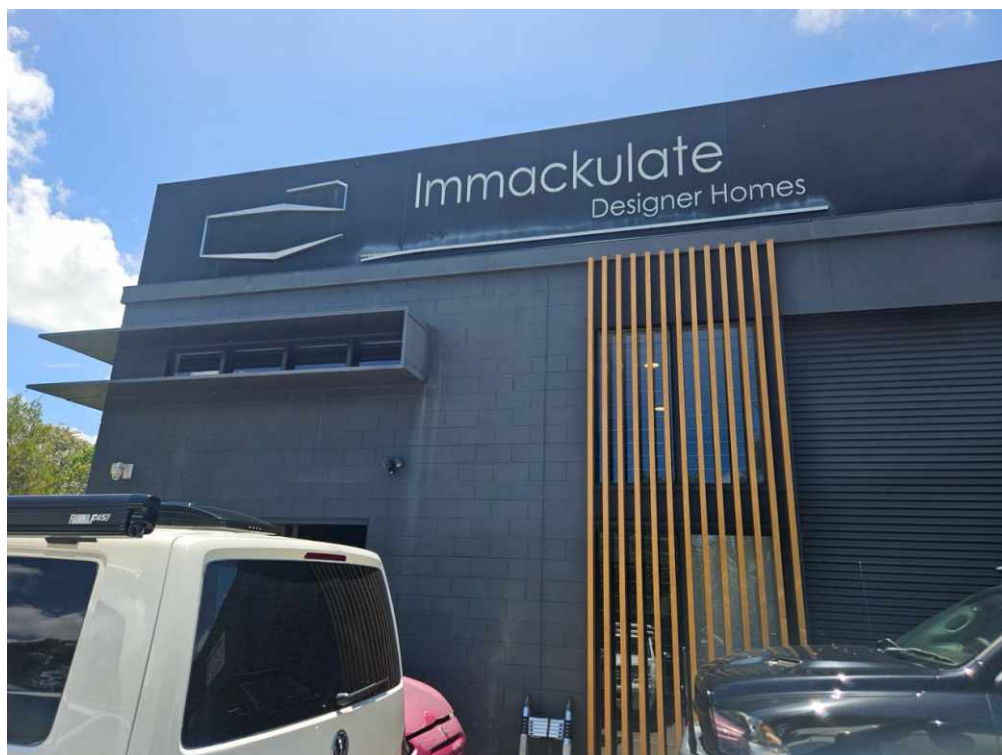




Building and Timber Pest Inspection Report

Inspection Date: Wed, 14 Jan 2026

Property Address: u5/6 Runway Dr, Marcoola QLD 4564,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
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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: Wed, 14 Jan 2026

Modified Date: Thu, 15 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable): Not applicable

Job Address: U5/6 Runway Dr, Marcoola QLD 4564, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Phillip Harrison Ph: 0408 583 355
Email: Montville@jimbuildinginspections.com.au

QBCC 15360211

Company Name: Jim's Building Inspections (Montville)

Company Address and Postcode: Sippy Downs 4556

Company Email: Montville@jimbuildinginspections.com.au

Company Contact Numbers: 0408 583 355

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 compiled for the sole use of the client purchasing the inspection of the property named in this document. As such this report is guaranteed and insured only for this named person.

The building inspector compiling this report should be contacted for any further information regarding the inspection and the findings reported on regarding this property.

This inspection is carried according to the provisions and specifications of AS 4349.1-2007, Part 1, Pre-Purchase Inspections - Residential Buildings, and AS 4349.3-2010, Inspection of Buildings, Part3, Timber pest Inspections.

Workhealth & Safety Queensland, working in domestic roof spaces.

On 1 January 2025, the Queensland department of Work health and Safety introduced legislation regarding carryout working or entering domestic roof spaces. There are now strict workplace health and safety rules for working in domestic roof spaces to ensure the safety of workers and others. The building inspection industry is awaiting a ruling on the type of work we carry out, the impact of turning the power off, and the ability to provide a satisfactory and adequately informed inspection of this critical area of the home.

Until such time as this ruling is delivered, each inspection will involve a risk assessment based on the visible and perceivable risks involved with each roof void inspection. If it is deemed as moderate risk or higher, the space will only be inspected from ceiling access hatch and photographed using torch light and camera zoom functions.

For more detailed information, visit the WorkSafe Queensland website at <https://www.worksafe.qld.gov.au/safety-and-prevention/hazards/electricity/hazardous-electrical-environments/domestic-roof-spaces>, or the Electrical Safety Office at <https://www.electricalsafety.qld.gov.au/electrical-safety-home/roof-spaces>.

Our goal is to be able to provide a thorough and diligent inspection as possible. When factors prevent this, you will be notified, and information not able to be provided accurately due to obstructions will not be included.

Australian Standard AS 3660 recognises frequent inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner so damaged is minimised. Another Timber Pest Inspection by a licensed Pest Inspector in 3 months time is recommended.

The report contains important information regarding the condition of the subject property. Please read the report thoroughly and in its entirety. Should there be any questions arising from the information contained herein, please contact the inspector named on this report for clarification and explanation.

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	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program		✓

Overall Condition

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

Section B General

General description of the property

Building Type	Commercial, Detached
Company or Strata title	Unknown
Floor	Concrete, Chipboard, Slab - Monolithic or Slab on Ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	N/A
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Perforated Materials / Wire Mesh, Footpath, Garage, Driveway, Party Walls
Other Timber Bldg Elements	Internal Joinery, Door Frames, Architraves, Skirting Boards, Stair Railing, Doors, Floating Floor, Staircase, Timber Wall Panelling
Roof	Steel Framed, Corrugated Iron (e.g. Colourbond), Flat
Storeys	Double
Walls	Concrete Block
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.

- The Site
- Wall Exterior
- Interior
- Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Exterior Roof Surface - Second Storey.
- Areas of skillion or flat roof - no access
- Ceiling Cavity.
- Roof Exterior.
- Roof Void due to lack of access.
- Site - Part.

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Ceiling linings
- Appliances and equipment

- Above safe working height
- Areas of skillion or flat roof - no access
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Duct work
- Fixed ceilings
- Lack of suitable access or entry point
- No safe point from which to access roof exterior
- Unsafe to Access Roof - No Fall Protection System
- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

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 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.

Undetected defect risk (Timber Pest)

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: **Low**

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

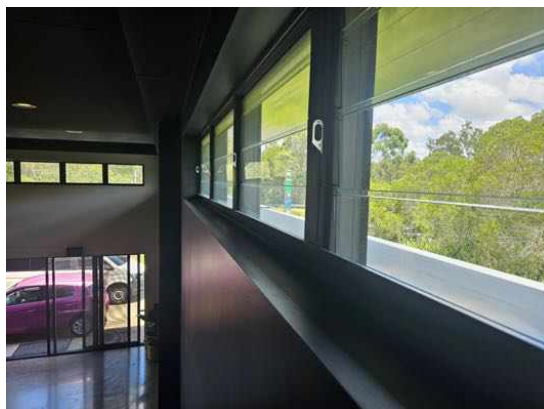
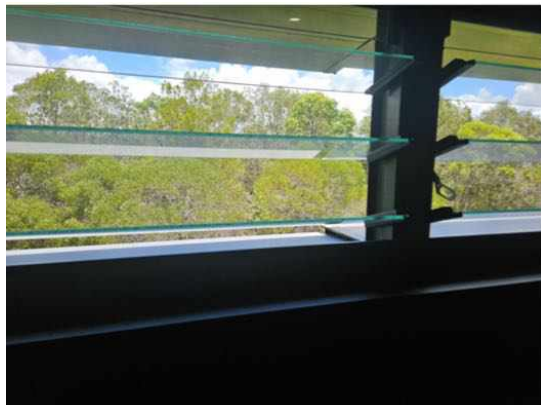
Finding 3.01

Building: Main Building

Location: Left side

Finding: Awning - damaged.

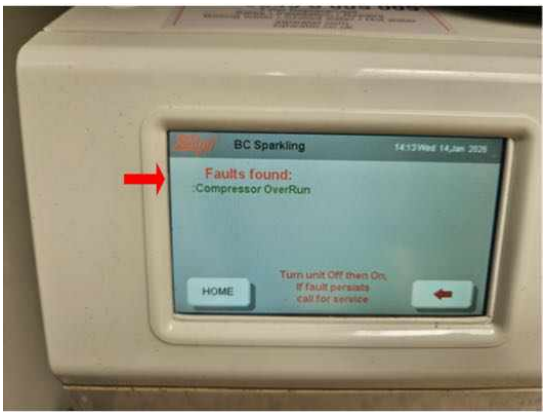
Information: On the day of inspection it was noted that the aluminium window awning at the left side around the windows of the mezzanine was damaged. The retaining screws have become dislodged.





Finding 3.02

Building: Main Building
 Location: Kitchen
 Finding: Zip unit faulty.
 Information: On the day of inspection, the under bench water filtration unit was showing a fault and was not able to operated. A service call is recommended.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building
 Location: All Areas
 Finding: No termite management system detected
 Information: There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box and / or the kitchen sink cupboard) observable physical barriers installed to building perimeter and in ground reticulation systems.

There were no indicators that a system or barrier is in place within the subfloor area of the building. Although the type of construction is low risk and the installation of a barrier system may not be viable, regular inspections should be carried out and it is recommended that an inspection programme be established.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

It is recommended that a licensed pest controller be consulted to initiate a regular inspection programme.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Registered/Licensed Builder
- 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.

D5 Conclusion - Assessment of overall condition of property

- This inspection concluded that this appears to be a soundly constructed complex.

Generally the building appears well built, and is in good condition.

Please note that any and all minor defects that are not rectified have the potential to become major defects over time. Attention to maintenance items and defects is advised. Should the intended purpose of the property be for rental purposes, diligence on the part of the property managers and property owners is prudent to the buildings continued integrity and a well maintained investment. Failure to do so may lead to ongoing defective items.

The report contains important information regarding the condition of the subject property. Please read the report thoroughly and in its entirety. Should there be any questions arising from the information contained herein, please contact the inspector named on this report for clarification and explanation.

Should a referral to trades and services be required, we may be able to assist with this. Please contact the inspector of the day.

Defect reference documents:

- Building Code of Australia
- Australian and associated standards

For further information, advice and clarification please contact Phillip Harrison on: 0408 583 355

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Reception
Finding:	Stairs compliant - AS 1657:2018
Information:	The stair case as inspected on the day, is compliant with the Australian Standard, AS 1657 : 2018.

It is sound and of good standard of installation and manufacture.

Australian Standard, AS 1657 : 2018, states;

Stairs:

The angle of the stairs slope to the horizontal is 20° to 45°, but it is recommended to have the range between 30° and 38°.

Stairways clearances:

Stairways shall be ≥ 600 mm wide inside the stiles and it is to have a minimum clearance of 550mm between rails.

For stair landing; the width of the landing shall not be less than the stairway width and a minimum of 600 mm clear of cross-traffic, door swing or any other structure.

Minimum headroom is typically 2000 mm, this may need to be increased if helmets are worn. In applications where the minimum headroom cannot be achieved, other measures should be taken, Such as signage, padding and highlighting.

Flights and landings:

The maximum of 18 risers in a flight. Adjacent flights shall be connected using a landing.

Measures should be taken to preventing a person from falling more than 36 risers, this can be done by a barrier, or a landing ≥ 2 m in length, or a change in direction of the stairway of $\geq 90^\circ$.

The tread shall extend across the full width of the stairway and the tread surface shall be slip-resistant. The nosing shall be such that the edge of the tread is clearly visible against the background.

Handrails:

The height of a handrail above the floor or the nosing of a stair tread, shall be between 900mm and 1100mm. Where fall from height is significant it is recommended to increase the height of the guardrail to at least 1000 mm.

Where circular metal handrails are provided, external diameter shall be 30mm to 65mm.

Where square or rectangular handrails are provided, the sum of height and width shall be 70 mm to 100mm.

Unrestricted movement of the user's hand along the upper surface with a minimum hand clearance of 50mm, with no sharp edges or other features that could cause injury to the user.

Guardrailing shall consist of a top rail and a knee rail both parallel to the floor, walkway or platform. Distance between the kneerail and the floor to be ≤ 560 mm. Where toeboards are used the distance between the knee rail and top of the toeboard to be ≤ 450 mm

Toeboard or Kick plate:

A toeboard shall be installed if there is gap greater than 10mm from a permanent structure. Or if falling objects creates a hazard to personnel accessing the area below.

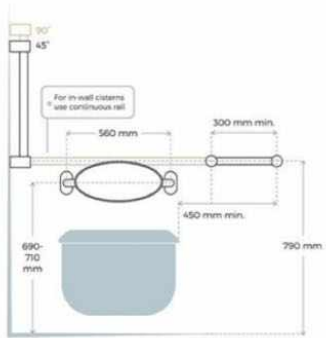
Any gap between the underside of the toeboard and the walkway surface shall be within 10mm. The top of the toeboard shall be minimum 100mm above the floor.



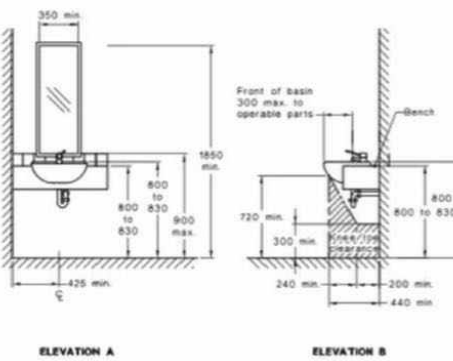
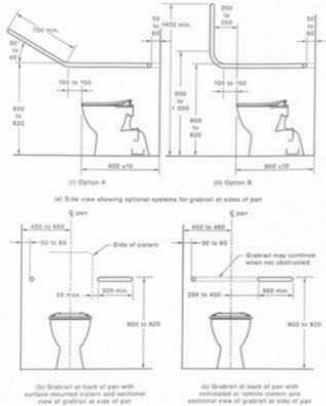
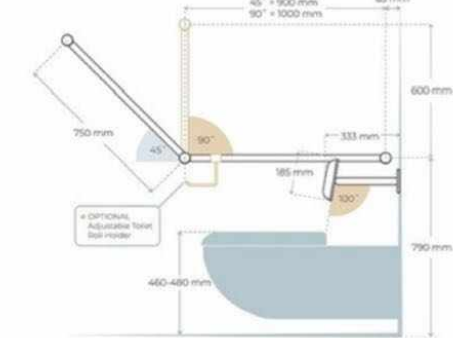
Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Toilet facilities compliant
Information:	During the inspection the toilet facilities are assessed against AS 1428 - 2009 for compliance. All elements comply except for the vanity basin, which is 60mm above the specified height of 840mm.

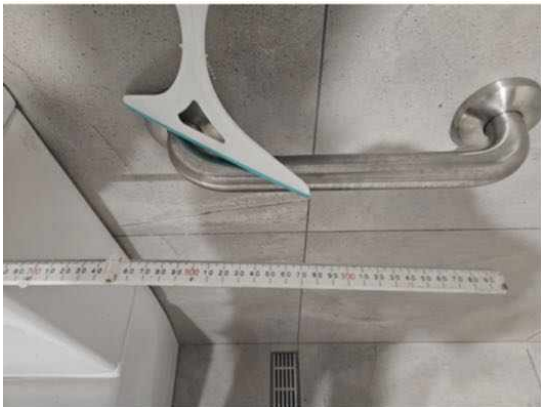
DDA TOILET AS1428.1 WHEELCHAIR ACCESSIBLE (FRONT)



DDA TOILET AS1428.1 WHEELCHAIR ACCESSIBLE (SIDE)







Noted Item

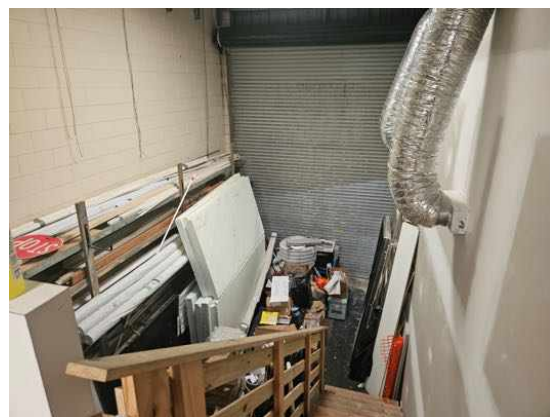
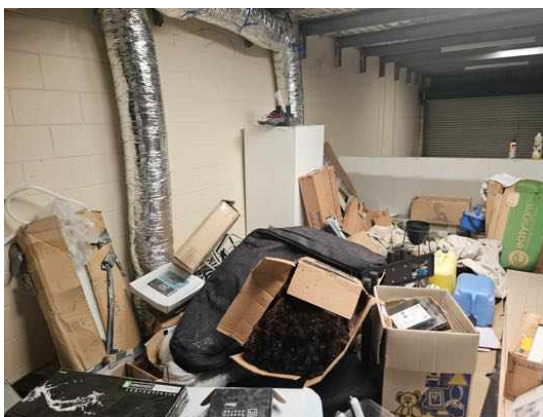
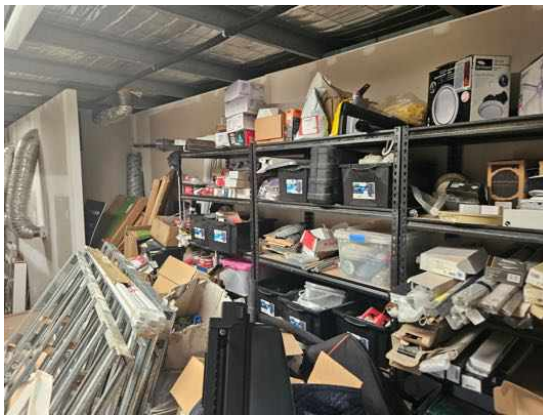
Building: Main Building

Location: 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, some of which cannot be removed, can hide an array of defects and, where possible, should be inspected when removed. A re-inspection may be carried out should it be required, once the areas are made accessible.

Roof space photos show restrictions to a visual inspection or to access to the roof void due to restrictive roof framing and / or insulation.





Noted Item

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











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.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
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.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
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.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
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 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.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

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.