



## Building Inspection Report

Inspection Date: Wed, 21 Jan 2026

Property Address: 183/33 Lakefront Cres, Varsity Lakes QLD  
4227, Australia



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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, 21 Jan 2026

Modified Date: Thu, 22 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 183/33 Lakefront Cres, Varsity Lakes QLD 4227, Australia

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Client's Email Address:

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Client's Phone Number:

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

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NSW 239971C  
QBCC 15128818

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

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Company Address and Postcode: Mermaid Waters 4218

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Company Email: Mermaidwaters@jimsbuildinginspections.com.au

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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
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

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

## Section B General

### General description of the property

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Building Type	Unit
Company or Strata title	Yes
Floor	Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Brick, Footpath, Garage, Party Walls
Other Timber Bldg Elements	Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Not Applicable
Storeys	Single
Walls	Structural Masonry
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
- Interior
- 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.

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
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items

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: **Low**

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: Laundry > Front  
Finding: Doors - moisture damaged  
Information: At the time of the inspection it was noted that the doors have moisture damage to bottom edges.

Prolong exposure to moisture has damaged the bottom edges of the doors are starting to deteriorate

Where doors are damaged they are no longer protected against weather conditions and may deteriorate at a rapid rate

And require extensive repairs or replacement.

It is recommended the door manufacturer be engaged to inspect the condition of the doors.

Please note.

It is recommended to seek clarification on doors have adequate protection against weather conditions.

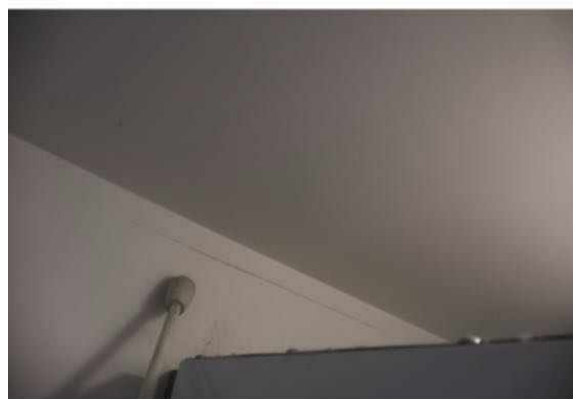
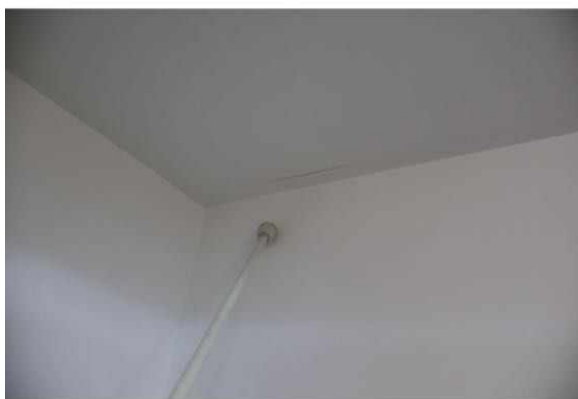
This may be by clarified by door manufacturer or building certifier.



Defects 3.02

Building: Main Building  
 Location: Laundry > Rear  
 Finding: Cracks to internal plaster- Category 1  
 Information: It has been observed that cracking to internal plaster surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Defects 3.03

Building: Main Building  
 Location: Kitchen > Front Left  
 Finding: Bench top - Cracked  
 Information: Cracking was evident to the kitchen bench top at the time of inspection, which is suspected to have been by minor impact damage. While the cracking appears to be minor, any further impact damage sustained by the bench top may lead to additional cracking.

As the cracking provides potential ingress for water, secondary water damage may occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged.

Consultation with a bench top repair technician regarding repairs or replacement is required. Remedial works may be required to protect against any further damage.



### Defects 3.04

Building: Main Building  
Location: Kitchen > Front Left  
Finding: Cabinetry - moisture damage  
Information: Moisture damage to cabinetry was present at the time of the inspection.  
  
Moisture damage to cabinetry requires monitoring.  
  
Rectification works may be required.



### Defects 3.05

Building:	Main Building
Location:	Dining Room > Rear
Finding:	Beading - gap
Information:	Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has minor gaps. This deterioration is suspected to have been caused by general ageing, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.



### Defects 3.06

Building:	Main Building
Location:	Lounge Room > Rear
Finding:	Beading - gap
Information:	Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has minor gaps. This deterioration is suspected to have been caused by general ageing, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.

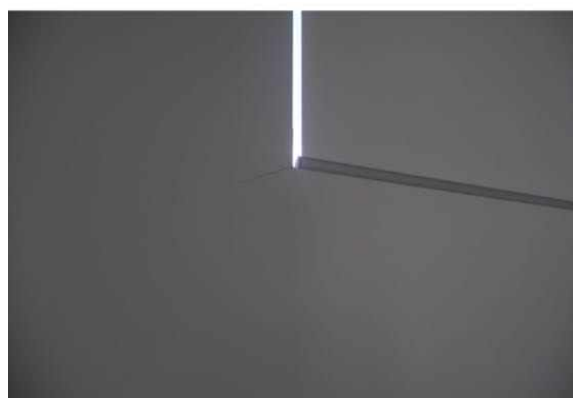




### Defects 3.07

Building:	Main Building
Location:	Lounge Room > Rear
Finding:	Cracks to internal plaster- Category 1
Information:	It has been observed that cracking to internal plaster surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Defects 3.08

Building:	Main Building
Location:	Balcony > Rear
Finding:	Tile sealant to junctions - defective
Information:	Areas of defective application of waterproof sealant to junctions with tiling were identified. Where these sealants are not installed to standards required by the BCA / NCC and the AS 3958.1 or in accordance with manufacturer's instructions they are considered defective.



### Defects 3.09

Building:	Main Building
Location:	Balcony > Centre Right
Finding:	Cracks to external render - Category 2
Information:	It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Defects 3.10

Building: Main Building  
 Location: Bathroom > Rear Right  
 Finding: Shower screen- leaks  
 Information: At the time of inspection it was noted that the shower screen has minor leak.

Although minor leaks to shower screens may seem insignificant, they may cause damage to other fixtures such as grout ,vanities

And create mould damage which may become costly.

Re-Sealing of screen is recommended to be rectified as soon as possible to stop further deterioration.

A handyman may be required to rectify this condition.



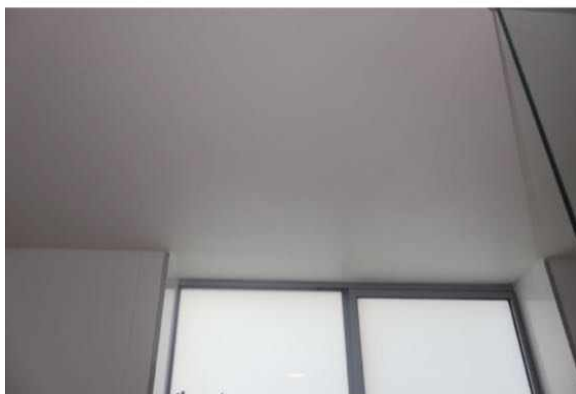


### Defects 3.11

Building:	Main Building
Location:	Bathroom > Rear
Finding:	Ceilings - Scuffed
Information:	Scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear and minor impact damage, normally accumulated over a number of years.

Marked surfaces may be left as is at the discretion of the client; no repairs or replacement are necessarily required, as this is an appearance defect. However, the client may wish to seek quotations for the cost to refurbish or replace the identified building element.

A general handyman or plasterer may be appointed to rectify marked surfaces if considered necessary by the client.



### Defects 3.12

Building:	Main Building
Location:	Bathroom > Front
Finding:	Door - loose handle

Information: The door handle in this area was found to be loose at the time of inspection. This occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the loose door handle is advised to improve the operational state of the associated door.

A qualified carpenter or general handyman should be appointed to repair/replace the door handle at the client's discretion.



### Defects 3.13

Building: Main Building  
 Location: Bathroom > Centre  
 Finding: Basin waste.partial blockage  
 Information: At the time of inspection it was noted that the basin waste was partially blocked.

This may have detrimental affects to surrounding building element's such as Plaster board,timbers,tiles ,floor coverings, etc. if basin overflows.

It is recommended that a plumber be engaged as soon as possible to carry out Works to rectify this condition.



### Defects 3.14

Building: Main Building  
 Location: Bedroom 2 > Front  
 Finding: Door - loose handle  
 Information: The door handle in this area was found to be loose at the time of inspection. This occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the loose door handle is advised to improve the operational state of the associated door.

A qualified carpenter or general handyman should be appointed to repair/replace the door handle at the client's discretion.





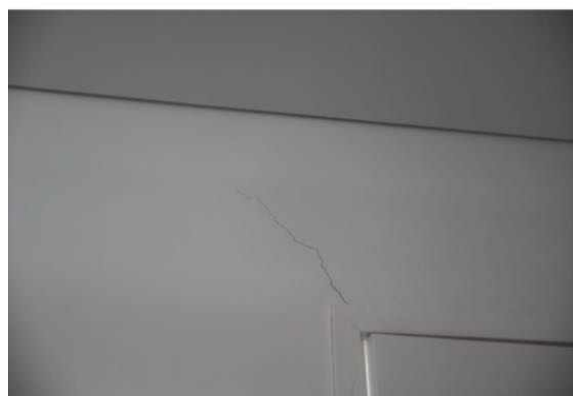
### Defects 3.15

Building:	Main Building
Location:	Bedroom 2 > Front
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

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

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

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

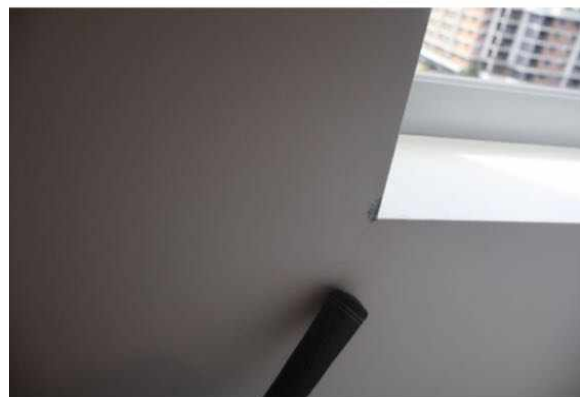
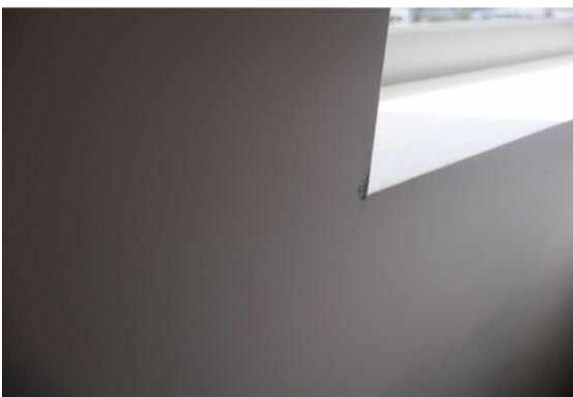




### Defects 3.16

Building: Main Building  
 Location: Bedroom 2 > Rear  
 Finding: Cracks to internal plaster- Category 1  
 Information: It has been observed that cracking to internal plaster surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



## Defects 3.17

Building: Main Building

Location: Bedroom - Master > Existing

Finding: Walls - Scuffed

Information: Superficial scuff marks were noted to the internal walls in this area at the time of inspection. Marked and scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear.

Marked surfaces may be left at client discretion, as no repair/replacement is necessarily required. Marked surfaces are unlikely to result in the development of secondary damage; however, the client may wish to seek quotations for the cost to refurbish or replace the affected wall linings.

A general handyperson or cleaning contractor may be appointed to rectify marked or scuffed surfaces at the client's discretion.





### Defects 3.18

Building: Main Building

Location: Ensuite - Master > Front

Finding: Door - loose handle

Information: The door handle in this area was found to be loose at the time of inspection. This occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the loose door handle is advised to improve the operational state of the associated door.

A qualified carpenter or general handyman should be appointed to repair/replace the door handle at the client's discretion.





## 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

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit [www.jims.net](http://www.jims.net).

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

- At the time of the inspection, the property in comparison to others of similar age and construction is in good condition.

There was no evidence of a durable notice or a current timber pest treatment schedule at the time of the inspection.

Please check with your body corp.

Kitchen cabinetry doors show evidence of moisture damage and may require replacing.

Laundry wall shows evidence of plaster cracking and may require replacing.

Hair line crack to kitchen bench top and may require re-sealing.

Side panel cabinetry left side of dishwasher shows evidence of moisture damage, but is considered minor.

Beading gaps throughout the property were noted, which is due to minor movement.

Window edge shows evidence of plaster cracking which may require minor rectification works.

Sealant to rear balcony junctions have deteriorated and may require cleaning and re-sealing. Please note, sika flex exterior sealant should be used for this type of application.

Render cracking to external brickwork was noted, rectification works are required.

Shower screen shows evidence of leaking and requires re-sealing.

Bathroom ceiling shows evidence of scuff marks, this may be due to lack of maintenance.

Vanity basin shows evidence of a partial blockage and the door handle is loose.

Bedroom 2 door entry shows evidence of binding, jamming and plaster cracking.

Rectification works are required.

Rear bedroom window edge shows evidence of plaster cracking and may require rectification works.

Master bedroom wall shows evidence of scuff marks.

Door handle is also loose and lock appears not to be working.

Smoke alarm certification should be obtained prior to handover.

All defects as stated in this report may be rectified by the relevant trades.

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: Car park > Existing  
Finding: Additional Photos  
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.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not a pest report.** As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

## **NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

## **RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.