



Building Inspection Report

Inspection Date: Thu, 15 Jan 2026

Property Address: 49 S Station Rd, Booval QLD 4304, 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: Thu, 15 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 49 S Station Rd, Booval QLD 4304, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Gordon Duncan Ph: 0478 121 200
Email: Kenmore@jimsbuildinginspections.com.au

QBCC 1281978

Company Name: Jim's Building Inspections Kenmore

Company Address and Postcode: Mount Crosby 4306

Company Email: Kenmore@jimsbuildinginspections.com.au

Company Contact Numbers: 0478 121 200

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 the condition documented in this report.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete, Timber Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Perforated Materials / Wire Mesh, Fence - Post and Rail Construction, Driveway, Shed
Other Timber Bldg Elements	Architraves, Doors, Door Frames, Deck, Fascias, Skirting Boards, Stair Railing, Staircase, Internal Joinery, Floorboards, Stumps, Veranda Posts, Weatherboards, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
Weather	Overcast

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
- Gardens
- Outbuildings
- Fencing
- Roof Exterior - Part
- Roof Void - Part
- Interior
- Subfloor - Part
- The Site
- Posts
- Trees
- 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.
- Exterior Roof Surface - Second Storey.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Site - Part.

- Subfloor - Part.
- Outside of the fencing.
- 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:

- Above safe working height
- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Appliances and equipment
- Insulation
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Furniture
- No safe point from which to access roof exterior
- Floor coverings
- Stored items
- Solar Panels
- 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 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 Exterior
Finding: Roof exterior - evidence of rust
Information: At the time of the inspection, it was noted that the metal roof coverings to all three buildings had evidence of various stages of rusting.

The main building has rusting to the joints in the roof sheets. Several holes can be seen from inside the roof cavity. The shed has rusting to the joints in the roof sheeting and several large holes can be seen from inside the shed. The bakery has surface rust to the metal roof covering.

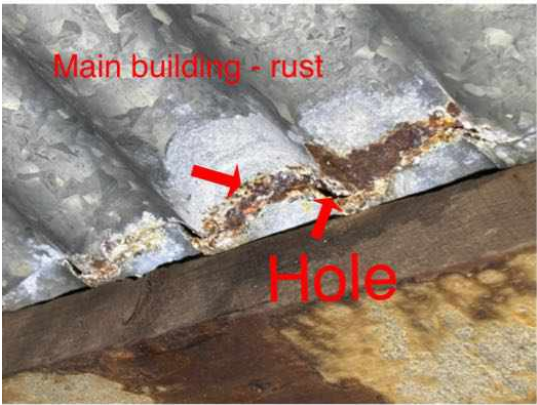
The metal roof coverings to the three buildings need to be replaced to prevent undetected damage occurring to the buildings.

A roofing contractor should be engaged to replace the metal roof coverings to all three buildings. This should be done as a matter of urgency.





Main building - hole



Main building - rust

Hole



Shed - rust



Shed - rust and holes



Shed - rust and holes



Shed - rust and holes



Bakery - rust



Bakery - rust



Defects 2.02

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - timber stump requires replacement
Information:	At the time of the inspection, it was noted that a timber stump on the left hand side of the subfloor area has dropped and is not supporting the timber floor structure.

Two temporary metal props are being used to support the timber floor structure in this area. These temporary props need to be securely attached to the timber floor structure to avoid them being accidentally dislodged. If dislodged, the timber floor structure will sag and could cause major damage to the associated building materials.

A licensed builder or house re-stumping specialist must be engaged to replace this timber stump. This should be done as a matter of urgency.



Defects 2.03

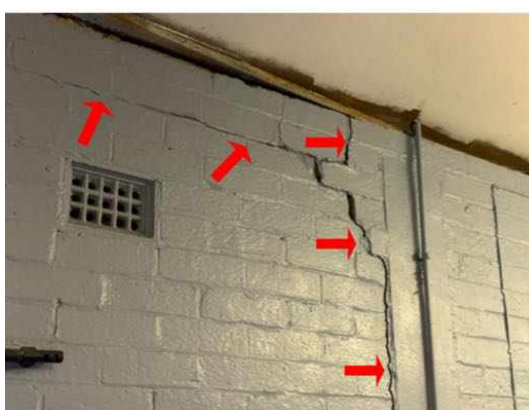
Building:	Out Building
Location:	All Internal Areas
Finding:	Brickwork - Step cracking
Information:	At the time of the inspection, it was noted that there was step cracking to the brickwork on the right hand side of the bakery. The client should monitor this area for

any change to the step cracking.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



Defects 2.04

Building:	Out Building
Location:	Shed
Finding:	Shed - general deterioration
Information:	At the time of the inspection, it was noted that the shed in the backyard was deteriorating. Timber roof framing has been affected by wood rot. There are cracks in the concrete floor. The timber floor at the front of the shed is not safe to walk on. A section of timber fascia board is broken and sections of the external cladding is cracked. This external cladding may be an Asbestos Containing Material and should be treated as a such until it has been tested for Asbestos.

A licensed builder should be engaged to provide a solution for the above mentioned issues. This should be done as a short term priority.





Minor Defect

Defects 3.01

Building: Main Building
Location: All External Areas
Finding: Gutters - rusting
Information: At the time of the inspection, it was noted that the gutters to all three buildings were rusting and damaged in some instances and as such leaking in numerous areas. Gutters need to be in good working order to drain the roof properly.

If gutters are leaking , moisture may get to areas of the building that are meant to be keep dry. Damage to building elements may result of moisture ingress.

A licensed roof plumber should be appointed to inspect the gutters and advise on necessary rectification works. This should be done as a matter of urgency.





Defects 3.02

Building: Main Building
 Location: Left side yard
 Finding: Side yard - drain blocked
 Information: At the time of the inspection, it was noted that a drain on the left hand side of the main building appears to be blocked as it is full of water. This has been noted as a minor defect as the source of the blockage cannot be determined. Further investigation by a licensed plumber is required to determine the source of the blockage.

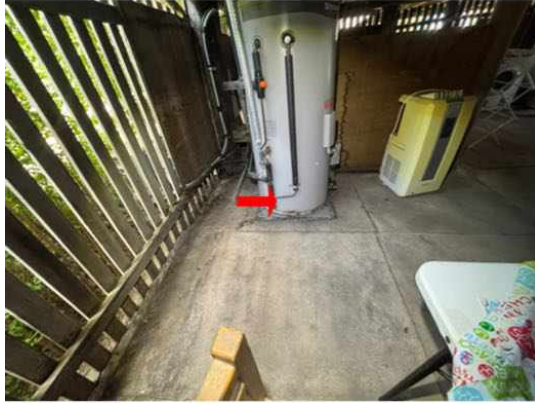
A licensed plumber should be engaged to investigate the source of the blockage. This should be done as a matter of urgency.



Defects 3.03

Building: Main Building
 Location: Subfloor
 Finding: Subfloor - hot water unit has signs of rusting
 Information: At the time of the inspection, it was noted that the hot water unit in the subfloor area had signs of rusting to a section of the base of the unit. Rusting may lead to the premature deterioration of the hot water unit which would necessitate replacement of the unit.

A licensed plumber could be engaged to assess the unit. This can be done at the clients discretion.



Defects 3.04

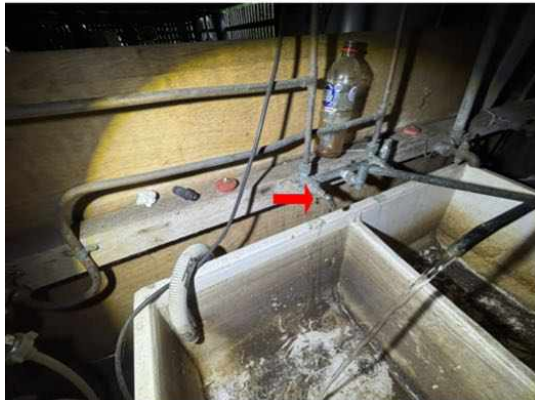
Building: Main Building

Location: Subfloor

Finding: Subfloor - laundry tap leaking

Information: At the time of the inspection, it was noted that the left hand tap for the laundry tub was leaking when it was turned on. This may be due to general wear and tear of the seals in the tap.

A licensed plumber should be engaged to repair this leaking tap. This should be done as a short term priority.



Defects 3.05

Building: Main Building

Location: All Areas

Finding: Paint peeling

Information: At the time of the inspection, it was noted that the paint was peeling in several areas of the dwelling. Evidence was found on the timber weatherboards, bedroom ceiling, entry ceiling and entry deck ceiling.

Peeling paint can be caused by moisture, poor preparation or age. There was no

evidence of moisture found.

A painter or building maintenance professional could be engaged to rectify this issue. This can be done at the clients discretion.



Defects 3.06

Building:	Main Building
Location:	Side yard
Finding:	Subfloor - timber battens loose
Information:	At the time of the inspection, it was noted that several timber subfloor battens were loose. This may be due the failing of the fasteners.

A building maintenance professional or licensed carpenter could be engaged to re-attach the loose battens. This can be done at the clients discretion.



Defects 3.07

Building: Main Building
Location: All Internal Areas
Finding: Doors - Binding during normal operation
Information: At the time of the inspection, it was noted that doors in the dwelling were binding during normal operation. This appears to be general wear and tear.

The door to the kitchen is binding on the floor and a door to the sunroom is binding on the top of the door frame.

For minor causes, a qualified carpenter or building maintenance professional should be appointed to perform minor rectification works at client discretion.





Defects 3.08

Building:	Main Building
Location:	Front bedroom
Finding:	Front bedroom - door handle not latching
Information:	At the time of the inspection, it was noted that the door to the front bedroom was not latching during normal operation. Whilst detracting from the functionality of this building element, this minor defect may also be a privacy issue. This appears to be from general wear and tear.

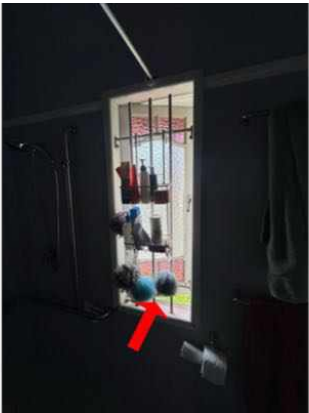
A qualified carpenter or building maintenance professional may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.09

Building:	Main Building
Location:	All Internal Areas
Finding:	Windows binding
Information:	At the time of the inspection, it was noted that several windows throughout the dwelling were binding on the window frames during normal operation. This affects the functionality of the affected windows. This is a typical fault found in this style and age of building.

A building maintenance professional or licensed carpenter could be engaged to carry out the necessary repairs to restore full functionality to the affected windows.



Section D Significant Items

D4 Further Inspections

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

- Registered Roofing Contractor
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder

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

- Compared to dwellings of a similar age, the visual appraisal, and a limited assessment of the serviceability of the timber weatherboard clad building, at the time of the inspection, was in a fair condition. All significant items have been noted in the body of this report, and will require addressing.

The metal roof coverings to all three buildings are rusted and require replacement. A timber stump in the subfloor area is not supporting the structure of the building. A temporary metal prop is supporting this area of the building.

Step cracking was found to the brick wall in the bakery. The gutters to the three buildings are rusted or damaged and need to be replaced.

The concrete floor in the shed has a large crack to it and the timber floors at the front of the shed are deteriorated making it unsafe to walk on. Timber roof framing has been affected by wood rot and sections of the external wall linings of the shed are damaged.

Some minor defects were noted. Maintenance items needing attention may be performed at the clients discretion. Work should not be neglected as further deterioration may occur.

For further information, advice and clarification please contact Gordon Duncan on: 0478 121 200

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Obstructions and Limitations - Internal areas
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the internal areas 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: Out Building
Location: All Internal Areas
Finding: Obstructions and Limitations - Internal areas
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the internal areas 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: Roof Void

Finding: Obstructions and Limitations - Roof cavity

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the roof cavity

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: Subfloor
Finding: Obstructions and Limitations - Sub floor cavity
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the sub floor cavity

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.



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.