



## Building Inspection Report VR

Inspection Date: Thu, 15 Jan 2026

Property Address: 50 Jocelyn Dr, Eumundi QLD 4562,  
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

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Name of the Client:

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Name of the Principal(if Applicable): Not applicable

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Job Address: 50 Jocelyn Dr, Eumundi QLD 4562, Australia

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Client's Email Address:

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Client's Phone Number:

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

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Company Name: Jim's Building Inspections (Montville)

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Company Address and Postcode: Sippy Downs 4556

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Company Email: Montville@jimsbuildinginspections.com.au

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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.

This report has been prepared exclusively for the use of the client who commissioned it and may not be copied, circulated or relied upon by any other party, without the prior written consent of the author. No responsibility or liability is accepted for any use of this report by persons other than the client.

Vendor reports are provided by the vendor for reference only until such time as the potential purchaser purchases their own copy of this report. A purchased copy of the report will entitle you to engage the inspector with any questions you may have in regards to the report and insurances. No third party

reliance on this report will be liable unless the party purchases their own copy.

The purpose of the Service is to provide advice regarding the condition of the Property at the time of the inspection having regard to the significant items noted below

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

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>.

## 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

Floor	Chipboard, Steel Columns, Suspended Timber Frame
Walls	Concrete Block, Light Weight Wall Clad, Plywood, Rendered, Timber Framed and Clad
Other Timber Bldg Elements	Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Floorboards, Porch / Patio, Deck, Architraves, Eaves, Skirting Boards, Timber Wall Panelling
Roof	Steel Framed, Pitched, Corrugated Iron (e.g. Colourbond), Timber Framed
Other Building Elements	Footpath, Garage, Driveway, Pool, Porch, Retaining Walls
Building Type	Detached, Residential
Company or Strata title	No
Furnished	Furnished
No. of bedrooms	6
Occupied	Occupied
Orientation	West
Storeys	Single
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.

- The Site
- Wall Exterior
- Timber Retaining Walls
- Subfloor - Part
- Stumps
- Roof Void
- Roof Exterior - First Floor Only
- Roof Exterior - Part
- Posts
- Outbuildings
- Interior
- 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 or safety hazards may not be obvious unless obstructions or unsafe conditions are removed to provide access.

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Interior areas due to lack of access.
- Exterior Roof Surface - Second Storey.
- Ceiling Cavity.

- Roof Exterior - Part
- Roof Void due to lack of access.
- Site - Part.
- Subfloor - Part.

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:

- Ceiling linings
- Areas of skillion or flat roof - no access
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Floor coverings
- Lack of suitable access or entry point
- Fixed Furniture - Built-in Cabinetry
- No safe point from which to access roof exterior
- Furniture
- Unsafe to Access Roof - No Fall Protection System
- 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: **Medium**

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Defects 3.01

Building:	Main Building
Location:	Cladding as shown
Finding:	Wood rot / fungal decay
Information:	The timber plywood cladding shows evidence of wood rot developing in sections of the timber.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A licensed carpenter or licensed builder should be consulted to advise on a solution for the affected building materials.





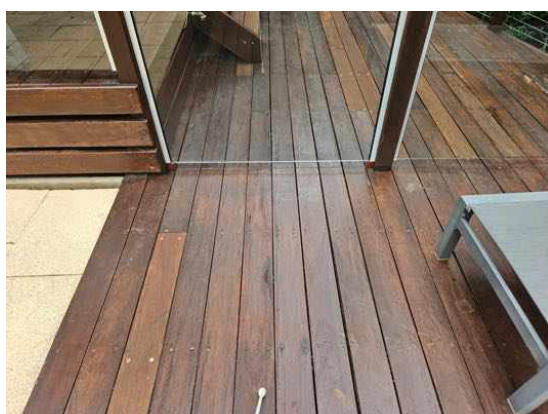
Defects 3.02

Building:	Main Building
Location:	Deck
Finding:	Wood rot / fungal decay. Decking boards
Information:	The timber decking boards of the rear deck shown have visible evidence of wood rot beginning in various sections of the timber.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A licensed carpenter or licensed builder should be consulted to advise on a solution for the affected building materials.



### Defects 3.03

Building:	Main Building
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Location:	Deck bearers
Finding:	Wood rot / fungal decay
Information:	The timber deck bearer seen in the photos show evidence of established wood rot in the top section of the timber. This is considered a minor defect at this time due to the percentage of unaffected timber; however, this has the potential to become a major defect if left unattended.

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Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A licensed carpenter or licensed builder should be consulted to advise on a solution for the affected building materials.



### Defects 3.04

Building:	Main Building
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Location: As shown.

Finding: Post base - rusting.

Information: It was noted at the time of inspection that established rust and surface rust is in the bases of the house subfloor stumps. The severely rusted stumps may require replacement and should be assessed by a licensed builder. The stumps affected by surface rust should be treated and coated to prevent possible further deterioration.

A licensed builder and a licensed painter could be engaged to carry out the required task.







### Defects 3.05

Building:	Main Building
Location:	Random positions
Finding:	Roof screws - rusting
Information:	It was noted during inspection, that throughout the roof surface a small percentage of roof screws are showing signs of rust at varying degrees ranging from minor to moderate.

This should be monitored over time, and should the condition worsen, consider replacement of the screws. As roof screws deteriorate they can have an effect on the adjoining roof materials.

A roofing plumber could be appointed at the clients discretion to replace the screws in question.



### Defects 3.06

Building:	Main Building
Location:	Bathroom, ensuite
Finding:	Water Hammer
Information:	Evidence of water hammer has been noted to be present in the bath mixers. Water hammer is generally caused by factors that create high water pressure in the affected plumbing system usually evidenced by a banging or vibrating noise during operation of a tap or appliance.

Although water hammer is generally considered to be a minor defect, increased stress by hydraulic shock within the water pipes can cause weaknesses to develop and in worst cases for a pipe to burst. Water hammer can also accentuate the movement of poorly fixed water pipes which can lead to fatigue cracks or friction holes developing.

Securely fixing loose water pipes and installing shock absorbing devices designed to lessen the effect of water hammer, can be a solution for affected water reticulation systems.

A licensed plumber should be appointed to advise on any remedial works as necessary.

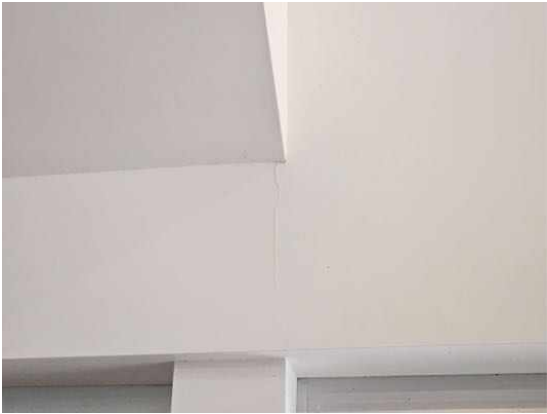


**Defects 3.07**

Building: Main Building  
 Location: As shown  
 Finding: Minor settlement cracking  
 Information: Minor settlement cracking to wall and ceiling linings was observed in the areas photographed at the time of the inspection. Cracking of this nature is expected in this type of building.

These fine but visible cracks can be patched and painted over by an experienced painter or handyman at the clients discretion.





## 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](http://www.jims.net).

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

- This home appears sound and in good condition for a building of its age and construction type, with some minor defects and maintenance items requiring attention.

The defects observed and noted are minor in nature relating to maintenance and repairs consistent with a home of this age and construction type.

The roof condition is noted as a minor defect. The screws noted are a low percentage of the roof area and are spaced randomly across the roof surface.

Moisture readings were taken in the showers of the house and secondary dwelling. As these have been recently renovated the readings are not indicative of the true nature of the surface. A period of drying must be allowed for all membranes and adhesives to fully cure before true readings can be used. Some residual moisture was noted in the hallway / bathroom wall of the secondary dwelling.

Generally the home appears well built, has quality fixtures, fittings and finishes throughout 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.

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

**Section E Attachments and Further Comments**

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

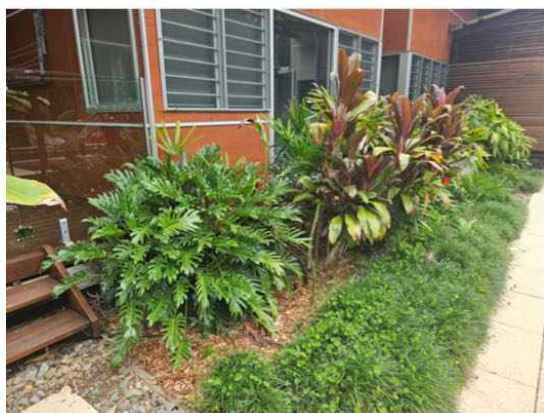
Building: Out Building  
Location: Bathroom  
Finding: Residual moisture present  
Information: During the inspection of the bathroom of the secondary unit, residual moisture was noted on the hallway side of the bathroom shower wall. This shower has been recently renovated and it is believed that the moisture measured is residual from the previous moisture issues. This should be monitored over time to gauge effective drying.





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

## 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.