



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Thu, 5 Mar 2026

Property Address: 10/ 548 Marine Parade, Biggera Waters
QLD



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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, 5 Mar 2026

Modified Date: Fri, 6 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 10/ 548 Marine Parade, Biggera Waters QLD

Client's Email Address:

Client's Phone Number:

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

NSW 239971C
QBCC 15128818

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

Company Address and Postcode: Mermaid Waters 4218

Company Email: Mermaidwaters@jimsbuildinginspections.com.au

Company Contact Numbers: 0438 402 039

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Section B General

General description of the property

Building Type

Company or Strata title

Floor

Furnished

No. of bedrooms

Occupied

Orientation

Other Building Elements

Other Timber Bldg Elements

Roof

Storeys

Walls

Weather

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 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:

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:

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

Defects 1.01

Building: Main Building
 Location: Entry > Front
 Finding: Door entry - Damaged
 Information: It was noted at the time of inspection that the entry door is damaged. This deterioration is suspected to have been caused by impact damage.

Replacement or repairs of the door is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyman or qualified carpenter.



Defects 1.02

Building: Main Building
 Location: Kitchen > Front
 Finding: Window restrictors not installed.
 Information: At the time of inspection it was noted that windows to leisure room (first floor) does not have window restrictors installed.

Accordance with NCC volume1 clause d2.24 or NCC volume 2 clause 3.9.2.6 any window that has a fall of 2 meters or more should be restricted so that a sphere of 125mm (12.5cm) cannot pass through the opening at force of 250n or 25kg of force.

It recommended that restrictors be fitted before handover.



Defects 1.03

Building: Main Building

Location: Sunroom > Front

Finding: Window restrictors not installed.

Information: At the time of inspection it was noted that windows to leisure room (first floor) does not have window restrictors installed.

Accordance with NCC volume1 clause d2.24 or NCC volume 2 clause 3.9.2.6 any window that has a fall of 2 meters or more should be restricted so that a sphere of 125mm (12.5cm) cannot pass through the opening at force of 250n or 25kg of force.

It recommended that restrictors be fitted before handover.





Defects 1.04

Building: Main Building
Location: Bedroom - Master > Rear
Finding: Window restrictors not installed.
Information: At the time of inspection it was noted that windows to leisure room (first floor) does not have window restrictors installed.

Accordance with NCC volume1 clause d2.24 or NCC volume 2 clause 3.9.2.6 any window that has a fall of 2 meters or more should be restricted so that a sphere of 125mm (12.5cm) cannot pass through the opening at force of 250n or 25kg of force.

It recommended that restrictors be fitted before handover.



Major Defect

Defects 2.01

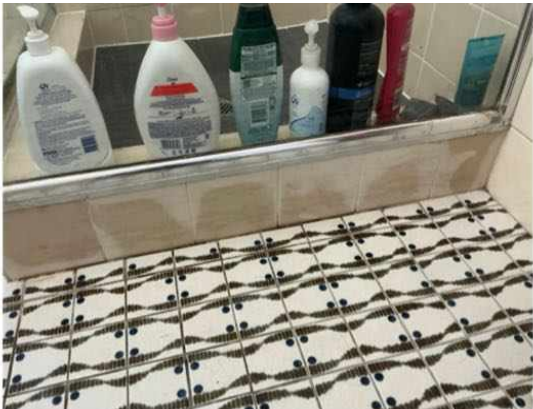
Building:	Main Building
Location:	Bathroom > Existing
Finding:	Shower base - Cracked
Information:	Cracking was evident to the shower base at the time of inspection. The cracking is more than likely due to impact damage, but may have also been caused by general ageing and deterioration of associated building elements. While the cracking appears to be minor, any additional impact may lead to further cracking.

As this area is frequently exposed to water, any cracking is likely to allow water penetration to adjoining building elements. If left unmanaged, water penetration may cause water damage to these elements, and necessitate additional reparation works.

Appointment of a tiling contractor is required to repair the cracked shower base, so as to ensure no further water penetration occurs. Replacement of the shower base may be required, dependent on the extent of the cracking.

Where water damage has affected the associated building elements, the relevant tradesperson should be appointed to perform rectification works as necessary.







Minor Defect

Defects 3.01

Building: Main Building
Location: Living Room > Existing
Finding: Ceiling - plaster cracking
Information: Cracking was observed to the ceiling plaster surface.

Cracks may be due to building movement poor insulation temperature or humidity variations or in adequate joint finishing.

Visible cracking on plaster joints and or across ceiling surfaces, some section showed minor separation at joints.

It is recommended a plasterer be engaged to rectify this condition.





Defects 3.02

Building: Main Building
Location: Dining Room > Centre
Finding: Ceiling - plaster cracking
Information: Cracking was observed to the ceiling plaster surface.

Cracks may be due to building movement poor insulation temperature or humidity variations or in adequate joint finishing.

Visible cracking on plaster joints and or across ceiling surfaces, some section showed minor separation at joints.

It is recommended a plasterer be engaged to rectify this condition.





Defects 3.03

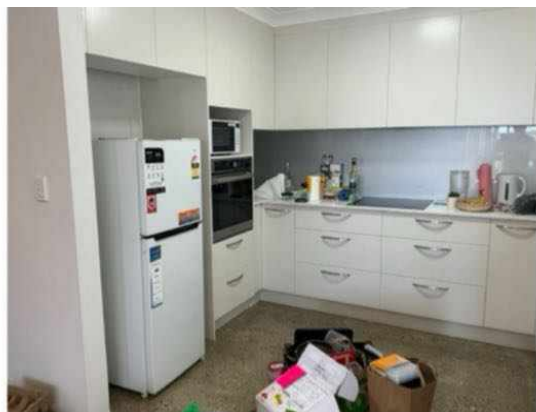
Building: Main Building
Location: Kitchen > Centre Left
Finding: Ceiling - plaster cracking
Information: Cracking was observed to the ceiling plaster surface.

Cracks may be due to building movement poor insulation temperature or humidity variations or in adequate joint finishing.

Visible cracking on plaster joints and or across ceiling surfaces, some section showed minor separation at joints.

It is recommended a plasterer be engaged to rectify this condition.





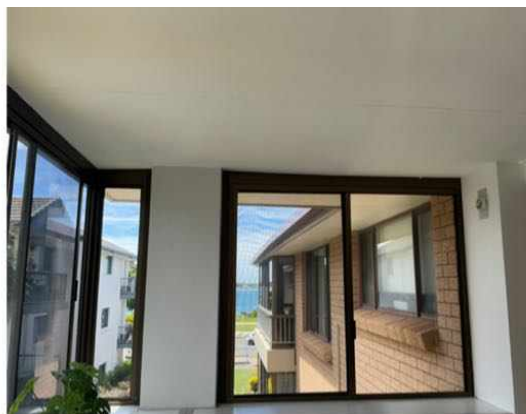
Defects 3.04

Building:	Main Building
Location:	Sunroom > Rear
Finding:	Ceiling - Sagging
Information:	Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.



Defects 3.05

Building:	Main Building
Location:	Bedroom - Master > Centre Left
Finding:	Door handle - Not latching
Information:	It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

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



Defects 3.06

Building: Main Building
 Location: Walk-In Robe - Master > Rear Right
 Finding: Cracks to internal render - Category 1
 Information: It has been observed that cracking to internal rendered 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 3.07

Building:	Main Building
Location:	Bathroom > Centre
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Defects 3.08

Building:	Main Building
Location:	Toilet (WC) > Rear
Finding:	Unconventional handyman work
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the

substandard works. Rectification works are advised as soon as possible by the appropriate trades.



Defects 3.09

Building: Main Building
Location: Laundry > Existing
Finding: Hot water - system needs service
Information: The hot water service showed signs of deterioration and requires maintenance.

Observed issues may include corrosion to components, ageing fittings, and general wear consistent with prolonged service life.

The system's condition could affect performance, efficiency, and long term reliability.

A licensed plumber should inspect service and test the hot water system prior to settlement.



Section D Significant Items

D4 Further Inspections

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 a fair condition.

Front entry door is damaged and requires repairs or replacement.

Please note, front door may contain asbestos and may require additional safety precautions if any works are carried out.

Dining, kitchen and living room ceilings show evidence of plaster cracking, rectification works should be considered.

Window restrictions throughout the building as stated in this report are missing and require immediate attention.

Enclosed sunroom ceilings show evidence of sagging, rectification works may be required.

Master bedroom door handle not latching and requires rectification work.
Walk in robe shows evidence of render cracking and should be monitored.

Evidence of discolouration and cracking to shower base tiles which require replacing.

Hot water system shows evidence of water staining to external fittings and may require servicing.

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:	Hallway > Existing
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference



Noted Item

Building:	Main Building
Location:	Bathroom > Centre
Finding:	Surface - Discoloured
Information:	Discolouration was evident to the surface of this building element at the time of inspection. This degree of surface damage is consistent with general deterioration, which is generally expected of a property of this age and condition.

Discolouration usually occurs when the surface has been stained by foreign substances or water. Despite surface discolouration in this area, it is unlikely that this defect indicates any major underlying defects.

Discoloured surfaces are unlikely to cause secondary damage to associated building elements and do not require repair or replacement. However, the client may wish to seek quotations for the cost of refurbishment and/or replacement of any affected building elements.

A general handyman or painting contractor may be appointed to restore the condition of discoloured surfaces.



Noted Item

Building: Main Building
Location: Bathroom > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Bedroom 2 > Rear Right
Finding: Cracks to internal render - Category 2

Information:

It has been observed that cracking to internal 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.



Noted Item

Building: Main Building
Location: Roof Void > 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 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.