



Building and Timber Pest Inspection Report

Inspection Date: Fri, 13 Feb 2026

Property Address: 4/103 Beatrice St, Taringa QLD 4068,
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: Fri, 13 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4/103 Beatrice St, Taringa QLD 4068, Australia

Client's Email Address:

Client's Phone Number:

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Residential, Unit
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Driveway, Garage, Party Walls, Retaining Walls
Other Timber Bldg Elements	Deck, Door Frames, Architraves, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Doors
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Three Storey
Walls	Structural Concrete, Rendered
Weather	Raining

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
- Fencing
- Gardens
- Interior
- Roof Void - Part
- The Site
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Exterior Roof Surface - Second Storey.
- Ceiling Cavity - Part.
- Roof Exterior.
- Site - Part.
- Outside of the fencing.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Above safe working height
- Ceiling linings
- Fixed ceilings
- Furniture
- Floor coverings
- Inclement weather conditions prevented inspection of roof exterior
- No safe point from which to access roof exterior
- Fixed Furniture - Built-in Cabinetry
- Unsafe to Access Roof - No Fall Protection System
- Wall linings

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

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

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

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building
Location: All Internal Areas
Finding: Bedroom 1, 2 and family bathroom - windows open more than 125mm
Information: At the time of the inspection, it was noted that the windows in bedrooms 1, 2 and the family bathroom were not restricted to prevent them from opening more than 125mm. These windows could be opened to their full width. Permanent screens were not fitted to either window, only removable fly screen covered the openings.

The Australian Building Codes Board (ACCB) altered the Building Code of Australia (BCA) in 2013. The new requirements relate to childcare centres, bedrooms within buildings two stories or more, and bedrooms within single story buildings on steep sloping blocks where the fall to the ground is greater than 2m.

Existing buildings within Strata Schemes and Early Childhood Centres must fit an appropriate device to windows by March 2018 to prevent them opening more than 125mm (representing the size of a young child's head) or a robust screen to resist an outward force of 250 N (~25kg).

Note : as a duty of care most second story windows in newly constructed buildings are fitted with devices to restrict the window opening more than 125mm.

The client should engage a building maintenance professional to fit restrictors or permanent screens to the windows in bedrooms 1, 2 and the family bathroom. This must be done as a matter of urgency.





Major Defect

Finding 2.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof covering - active leak
Information:	At the time of the inspection, it was noted that there was an active water leak from the metal roofing covering. Moisture could be seen on the top of the ceiling lining.

Light can be seen on either side of the roof penetration. These could be the potential ingress points for moisture. Due to the height of the roof void, this could not be confirmed. It is understood that the roof covering has recently been replaced. Access to the roof was not possible due to the height and rain on the day of the inspection.

The body corporate should be informed of the active water leak to allow them to have the roof inspected by the roofing contractor who carried out the work. This should be done as a matter of urgency.





Minor Defect

Finding 3.01

Building: Main Building

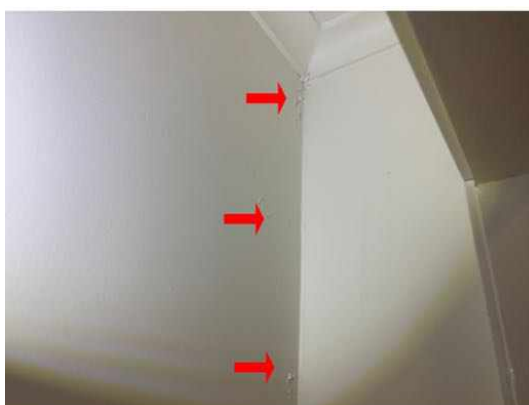
Location: Hall cupboard

Finding: Hall cupboard - moisture damage

Information: At the time of the inspection, it was noted that there was evidence of moisture damage in the right hand corner of the hall cupboard at the top of the stairs. Elevated moisture readings were recorded in this area. It was found that past damage has occurred to the ceiling lining directly above the hall cupboard. As previously mentioned, there is an active water leak from the roof above this area.

A roofing contractor needs to address the leak from the roof. This should be a body corporate issue and needs to be addressed as a matter of urgency.

After the active leak is repaired, a painting contractor could be engaged to carry out the necessary repairs to the inside of the cupboard. This can be done at the clients discretion.





Finding 3.02

Building:	Main Building
Location:	Lounge
Finding:	Lounge - moisture damage to bulkhead
Information:	At the time of the inspection, it was noted that there was evidence of moisture damage to the bulkhead in the lounge. The bulkhead is for the underfloor plumbing for the ensuite. Elevated moisture readings were recorded in this area. The source of the moisture could not be determined. The evidence suggests that there is no active leak at this time.

If left unaddressed, this may become a major defect.

A licensed plumber should be engaged to use the access points in the bulkhead to determine the source of the moisture and to confirm that there is no active leak. This should be done as a matter of urgency.



Finding 3.03

Building: Main Building
 Location: Ensuite
 Finding: Ensuite - elevated moisture readings
 Information: At the time of the inspection, it was noted that there were elevated moisture readings recorded on the floor directly outside of the shower in the ensuite. The rest of the floor in the ensuite, outside of the shower, had normal moisture readings.

As a preventative measure, it is recommended that bathroom specialist be engaged to replace the grout and seal the wall and floor tiles in the shower cubicle in the ensuite. This should be done as a short term priority.



Finding 3.04

Building: Main Building
Location: Kitchen
Finding: Kitchen - moisture damage to cabinetry
Information: At the time of the inspection, it was noted that there was evidence of moisture damage to the sink cabinet in the kitchen. The source of this moisture damage could not be determined. Elevated moisture readings were recorded in this area. This does not appear to be an active leak at this time.

The client should monitor the area for any change in appearance which could suggest a leak.

A building maintenance professional or kitchen specialist could be engaged to carry out the necessary repairs to the cabinet. This can be done at the clients discretion.



Finding 3.05

Building: Main Building
Location: Roof Void
Finding: Ducted air conditioner - emergency drain
Information: At the time of the inspection, it was noted that the emergency drain for the roof void air conditioning unit was not visible in the fascia below the gutter.

The emergency drain will have moisture coming out of it if the catch tray under the unit starts to fill up with water. Water in the catch tray suggests an issue with the unit or that the unit requires servicing. The emergency drain needs to be visible to be effective.

The client should request that the vendor have the company responsible for the installation come and assess the work to ensure that it has been done correctly. This should be done as a matter of urgency.



Finding 3.06

Building:	Main Building
Location:	Laundry
Finding:	Laundry - tub defects
Information:	At the time of the inspection, it was noted that there were defects associated with the laundry tub. The hot tap handle is not secure and comes away in your hand when operated. There is thread tape wrapped around the trap under the tub. This is not normal use for thread tape. A stain on the tape indicates a leak, the tub drain was not leaking when checked.

A licensed plumber should be engaged to carry out these repairs. This can be done at the clients discretion.





Finding 3.07

Building:	Main Building
Location:	Downstairs toilet
Finding:	Downstairs toilet - toilet roll holder loose
Information:	At the time of the inspection, it was noted that the toilet roll holder in the downstairs toilet was loose. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A building maintenance professional may be required to perform these works. This can be done at the clients discretion.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All External Areas
Finding:	Termite Management System - no evidence of a chemical installation
Information:	At the time of the inspection, no evidence of a chemical termite management system was found. There is no durable notice in the kitchen sink cabinet.

The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or kitchen sink cabinet to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client should enquire of the body corporate as to the nature of the termite management plan for the complex and the individual units. Also, are annual termite inspections being carried out and up to date.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

A termite treatment system and annual termite inspections are important parts on an ongoing termite management plan.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Registered Roofing Contractor
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- Compared to dwellings of a similar age, the visual appraisal, and a limited assessment of the serviceability of the two bedroom unit, at the time of the inspection, was in a good condition. All significant items have been noted in the body of this report, and will require addressing.

The active water leak from the roof covering needs to be addressed as a matter of urgency.

No evidence of a termite treatment system was found during the inspection. No durable notice was found in the kitchen sink cabinet. A chemical termite treatment system may not be suitable for this style of building.

The client should enquire of the body corporate as to the nature of the termite management plan for the complex and the individual units. Also, are annual termite inspections carried out and up to date.

Annual termite inspections must be carried out in partnership with a termite treatment system, physical or chemical, as termite treatment systems cannot be expected to be 100% effective. A termite treatment system and annual termite inspections are an important part of an ongoing termite management plan.

Due to the conducive conditions for termite activity, as per AS3660 and as referenced in section D4 - Further Inspections, a termite and timber pest technician must be engaged to carry out annual termite inspections as part of an ongoing termite management plan.

The termite and timber pest technician will advise if the frequency of the inspections should be increased once they have assessed the property. Termite inspections do not stop termites, however the damage they can cause may be lessened if caught early. Termite activity is generally concealed.

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.

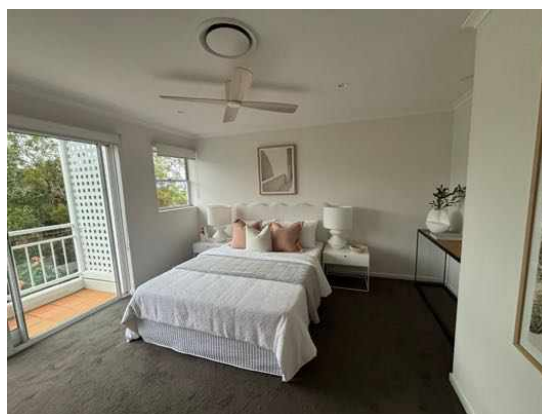
For further information, advice and clarification please contact Gordon Duncan on: 0478 121 200

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:	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.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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