



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Wed, 21 Jan 2026

Property Address: 9/12 Edward St, Caboolture QLD 4510,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Wed, 21 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable): Nathan Prasad

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Job Address: 9/12 Edward St, Caboolture QLD 4510, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Tony Winders Ph: 0419 662 882  
Email: Ashmore@jimsbuildinginspections.com.au

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QBCC 1149244

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Company Name: Jim's Building Inspections Ashmore

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Company Address and Postcode: Chirn Park 4215

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Company Email: Ashmore@jimsbuildinginspections.com.au

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Company Contact Numbers: 0419 662 882

## Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>		✓
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. Although the property is low risk and due to its construction method a termite treatment is not suitable, minimum 12 monthly inspections should still be considered in any property that contains timber elements.

## Section B General

### General description of the property

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Building Type	Residential, Apartment
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	North East
Other Building Elements	Parking Space
Other Timber Bldg Elements	Doors, Architraves, Door Frames, Skirting Boards
Roof	Corrugated Iron (e.g. Colourbond), Flat
Storeys	Multi-Storey with basement
Walls	Solid Masonry
Weather	Fine

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## Section C Accessibility

### Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Interior
- Exterior
- Gardens
- Fencing
- The Site
- Trees
- 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 skillion or flat roof - no access
- Roof Exterior.
- Site - Part.
- Outside of the fencing.
- Wall exterior due to obstructions.
- 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
- Above safe working height
- Areas of skillion or flat roof - no access
- Ceiling linings
- External concrete or paving
- Floor coverings
- Furniture
- Fixed Furniture - Built-in Cabinetry
- Stored items
- Vegetation
- 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: **Medium**

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: **Low**

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

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Main Building  
Location: Exterior walls > Existing  
Finding: Cracks to external rendered surfaces  
Information: At the time of inspection it was observed that cracking or damage to external wall rendered surfaces of the building has occurred (as per example photos). The degree of damage appears to fall within Category 2, described as noticeable cracks which are easily filled. Such cracking may cause doors and/or windows to stick slightly, and are generally less than 5mm in width.

Damage of category 2, is generally required to be monitored for a period of 12 months, after which time a crack rated above Category 2 is considered a defect that requires rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.

Note - External wall areas maintenance or repairs will likely be the responsibility of the buildings body corporate managers.

It is advised the client request a BCMM form 33 or 34 from the buildings body corporate managers.





Finding 3.02

Building: Main Building  
 Location: Footpath > Ground Level  
 Finding: Cracking in concrete slab - Category 1  
 Information: Cracking and or movement coded as Category 1 - 2 was identified in the footpaths concrete slabs (as per example photos). A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.

Note - External area maintenance is generally the responsibility of the buildings body corporate managers.



**Finding 3.03**

Building: Main Building  
 Location: Entry > Front  
 Finding: Damaged Door

Information: The entry door has suffered minor damage to the bottom edge.

Damage occurs generally when the building materials have aged and decayed, but may be the result of exposure to moisture.

A qualified painter or general handyman could be appointed to repair the door at the clients discretion.



### Finding 3.04

Building: Main Building

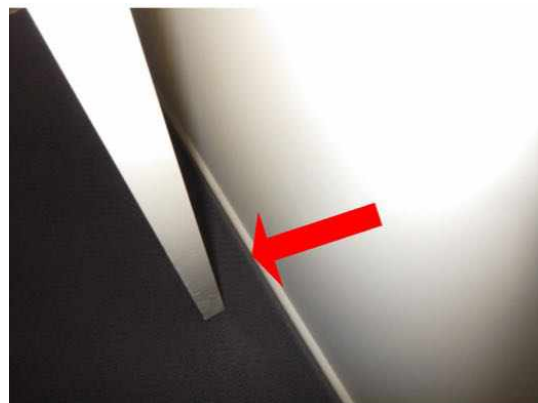
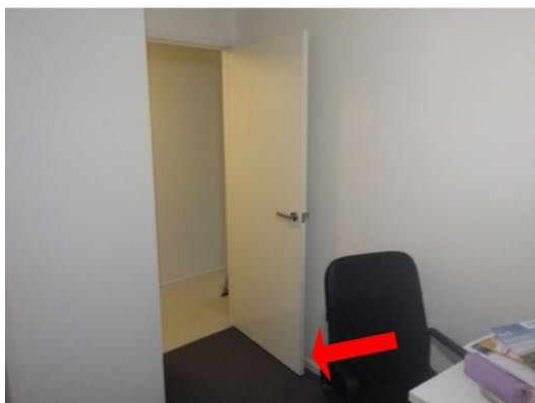
Location: Bedroom 2 > Front

Finding: Door stop - Missing

Information: The bedroom 2 door stop is missing or is inadequate to stop the door handle from damaging the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.

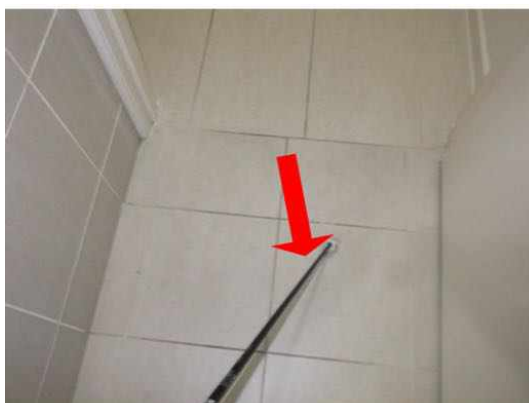


### Finding 3.05

Building: Main Building

Location: Bathroom > Front  
 Finding: Tiles - Drummy  
 Information: Drummy tiled areas were identified in the bathroom area floor at the time of inspection. The term 'drummy' refers to tiles that despite being in relatively good condition have a hollow sound when tapped on and may be inclined to crack from heavy impact whether accidental or deliberate. Drummy tiled areas may be a direct result of poor workmanship during the construction process.

A tiling contractor could be appointed to perform works if necessary.



### Finding 3.06

Building: Main Building  
 Location: Bathroom > Rear Right  
 Finding: Shower - Monitor  
 Information: Mid range - elevated moisture level readings were recorded to the lower 200mm of wall to the bathroom shower alcove at the time of inspection. There was no elevated moisture level readings around the tap area, and no elevated readings transferring to the other side of the wall in the areas where moisture readings were able to be obtained. Both sealant and grout appear in good condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





### Finding 3.07

Building:	Main Building
Location:	Kitchen > Centre Right
Finding:	Rangehood - Light
Information:	The range hood light was not working at the time of inspection. It is advised to replace the bulb first - if still not functioning, a licensed electrician could be appointed to repair or replace the range hood to restore it to a fully operational state.



### Finding 3.08

Building:	Main Building
Location:	Kitchen > Centre Left
Finding:	Kitchen Bench - Sealant
Information:	It was noted on inspection that the sealant has deteriorated to the kitchen bench top / splash back intersection. It is important this area is sealed to prevent moisture or liquids penetrating the generally unsealed edges.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A sealant specialist or general handyman could be appointed to complete these works.



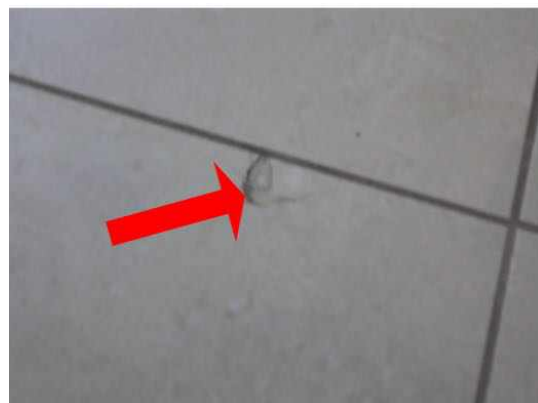
### Finding 3.09

Building: Main Building  
Location: Living/Dining Room > Front,Rear Left

Finding: Tiles - Chipped/ Cracked

Information: Chipped and cracked tiles to the living/dining room floor area were identified at the time of inspection. Cracks and/or chipped tiles are generally caused by impact.

A tiling contractor could be appointed to perform repair works at the clients discretion.



### Finding 3.10

Building: Main Building  
 Location: Balcony > Centre  
 Finding: Painted surface - Bubbling  
 Information: A small section of paint to the front balcony ceiling area was found to have bubbled and deteriorated.

A licensed painter or general handyman could be engaged to undertake repair works at the clients discretion.

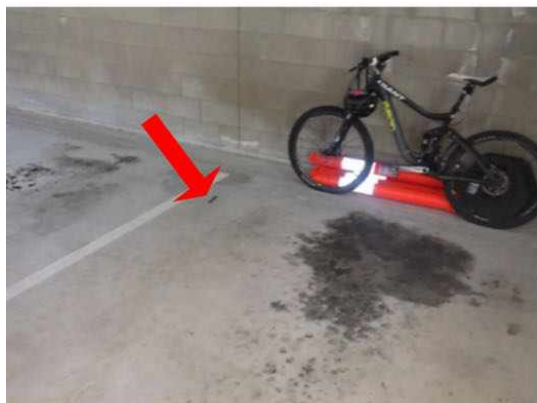


### Finding 3.11

Building: Main Building  
 Location: Carpark > Ground Level  
 Finding: Cracking in concrete slab - Category 1  
 Information: Cracking coded as Category 1 was identified in the carpark/parking space concrete slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



## 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:	Yard - Back > Ground Level
Finding:	In ground - Tree Stump
Information:	At the time of inspection there was tree stumps in garden areas to the rear of the property.

Any timbers in direct ground contact provide opportunity for concealed termite activity and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Removal of any untreated timber or tree stumps which are in direct contact with

external ground is recommended. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Note - Garden area maintenance or tree stump removal is most likely the responsibility of the buildings body corporate managers.



**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**

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

- The building compared to others of a similar age and construction appears to be in good condition, with some minor defects found.

At the time of inspection there was no evidence of termite activity on the site or in the dwelling. The building uses a physical barrier along with a visual inspection zone as a preventative for termite intrusion.

This system requires regular inspections to ensure there is no termite movement evident.

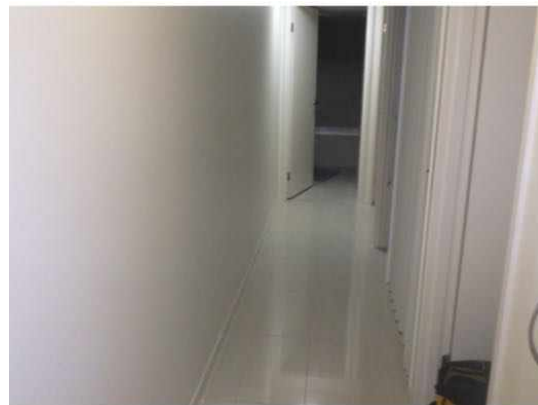
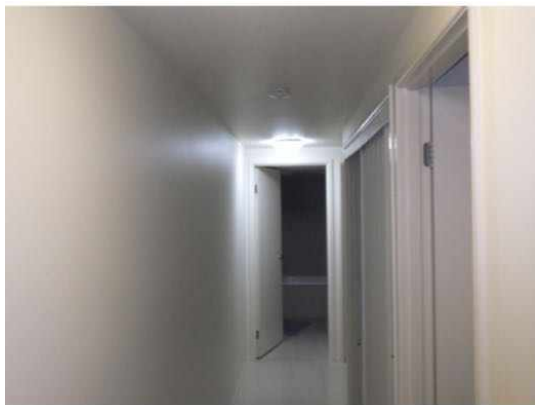
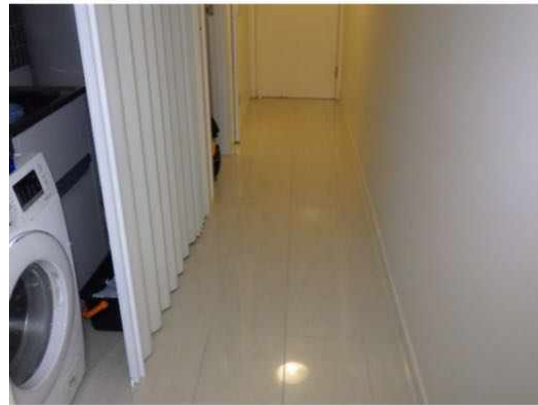
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

## Section D Significant Items

The following items were noted as - For your information

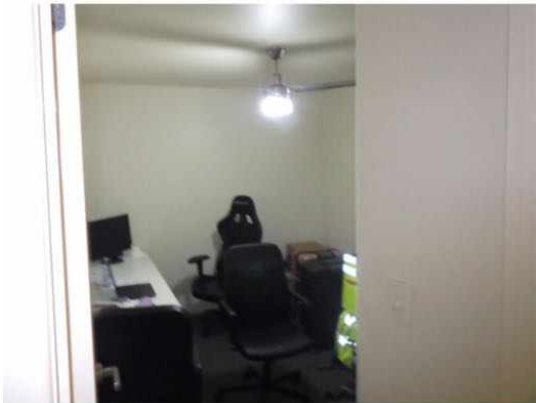
### Noted Item

Building: Main Building  
Location: Hallway  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



### Noted Item

Building: Main Building  
Location: Bedroom 2  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Laundry  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.





**Noted Item**

Building: Main Building  
 Location: Storage Cupboards  
 Finding: No obvious defect  
 Information: No obvious defects found at the time of inspection.



**Noted Item**

Building: Main Building  
 Location: Bathroom  
 Finding: Additional Photos

Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Toilet (WC)  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



**Noted Item**

Building: Main Building  
Location: Kitchen  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



**Noted Item**

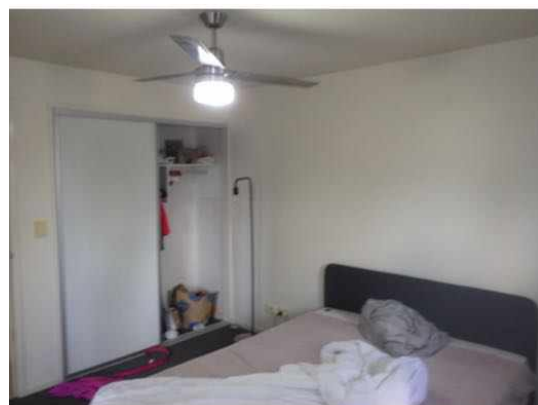
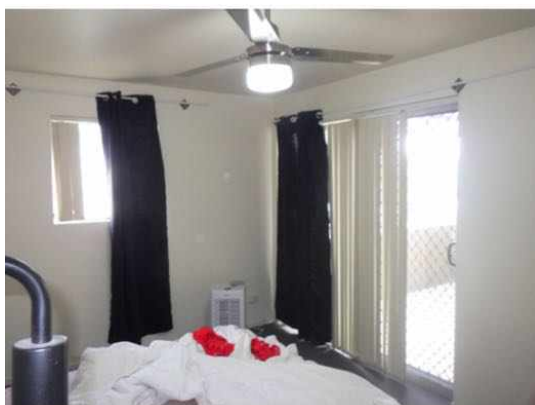
Building: Main Building  
Location: Living/Dining Room  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Main Building  
Location: Bedroom 1  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



**Noted Item**

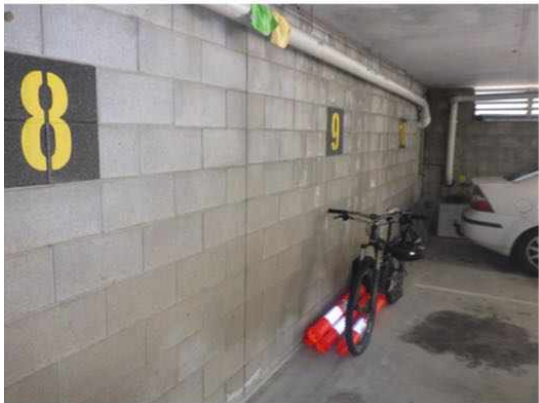
Building: Main Building  
Location: Balcony  
Finding: Additional Photos

Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Carpark  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

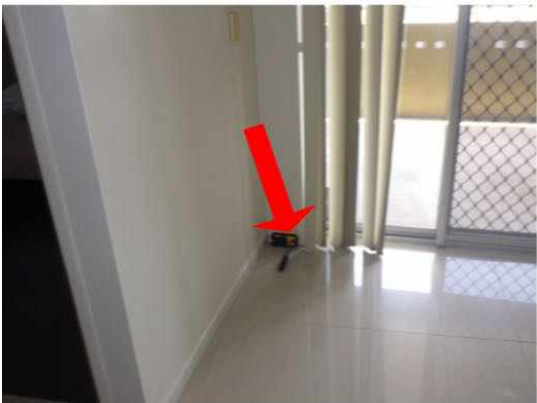
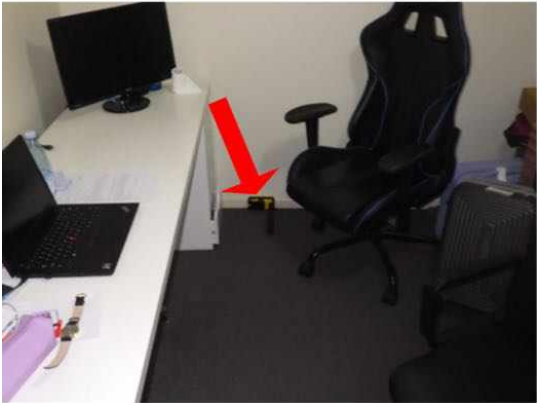


**Noted Item**

Building: Main Building

Location: Internal Areas  
Finding: Termitracker  
Information: The termitracker was positioned randomly to internal wall, timber skirting and window frame areas checking for signs of termite activity.

No activity was recorded at the time of inspection.





**Noted Item**

Building: Main Building  
Location: External Areas  
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.
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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
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.