



Building Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: unit125 /151-153 Mudjimba Beach Rd,
Mudjimba QLD 4564, 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: Mon, 16 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit125 /151-153 Mudjimba Beach Rd, Mudjimba QLD 4564,
Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jamie Milosevic Ph: 0418 854 104
Email: Buderim@jimsbuildinginspections.com.au

QBCC 15223373

Company Name: Jim's Building Inspections (Buderim)

Company Address and Postcode: Coolum 4573

Company Email: Buderim@jimsbuildinginspections.com.au

Company Contact Numbers: 0418 854 104

Special conditions or instructions

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

The following apply: This inspection report is for the use of the client named above who purchased this report only. The client accepted the pre-inspection agreement for this property, which is required to comply, and the inspection was conducted in accordance with the Australian Standards AS4349.

There was no fire separation between the back livable area of the property and the front office section of this property , recommend fire separation between these areas be further investigated

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 good condition with some minor defects found.

Section B General

General description of the property

Building Type	Unit
Company or Strata title	Unknown
Floor	Slab - Monolithic or Slab on Ground
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	West
Other Building Elements	Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Skirting Boards, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed), Concrete Block
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Interior
- Roof Exterior
- Exterior
- Roof Void - Part
- Fencing
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings

- Furniture
- Ceiling linings
- Sarking
- Stored items
- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building

Location: Roof Exterior

Finding: Gutter - Rusted

Information: This gutter shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture from incorrect fall to downpipes and or a build up of leaves and debris.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to build up of leaves and debris. A roofing contractor be appointed to replace any gutters that have been severely affected by rust or water damage.





Defects 3.02

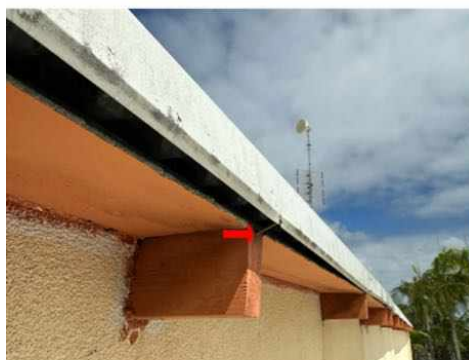
Building: Main Building

Location: Roof Exterior

Finding: Roof - Loose flashing

Information: This barge flashing was loose on the day of inspection and several of the nails have come loose or missing from the end of the truss tales.

Recommend a roofing contractor be engaged to ref fix this barge flashing to the end of the truss tales





Defects 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Alsenite roof sheet - holes
Information:	Upon inspection of the exterior roofing, it was found that the alsenite roof sheets has a hole in the sheet , recommend a roofing contractor be engaged to replace this damaged alsenite roof sheet.



Defects 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof screws - Rusted
Information:	These roof screws shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Recommend roof screws be replaced in the near future by a roof plumber or experienced handyman.



Defects 3.05

Building: Main Building
Location: Exterior walls - rear
Finding: Damage to rendered windowsills
Information: There was evidence of damage to the two back windowsills on the day of inspection, recommend a render up being engaged to repair these damaged windowsills



Defects 3.06

Building: Main Building
Location: Bedroom

Finding:	Wood Rot
Information:	This timber window reveal shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This will be the result of exposure to weathering over a prolonged period of time. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these mouldings. A qualified carpenter or handyman may also be required to replace affected eave mouldings at owners discretion



Defects 3.07

Building:	Main Building
Location:	Exterior walls - front
Finding:	Brickwork - Step cracking minor
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

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

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

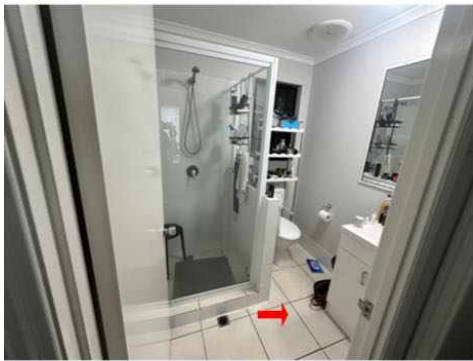


Defects 3.08

Building: Main Building
 Location: Bathroom in unit ,kitchenette in office
 Finding: Tiles - Drummy
 Information:

Drummy tiles were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Drummy floor tiles don't generally pose any immediate problems and may be repaired or replaced at owners discretion.

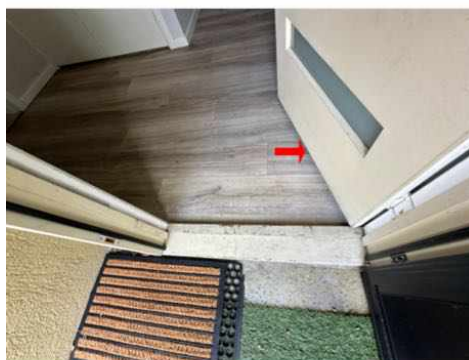
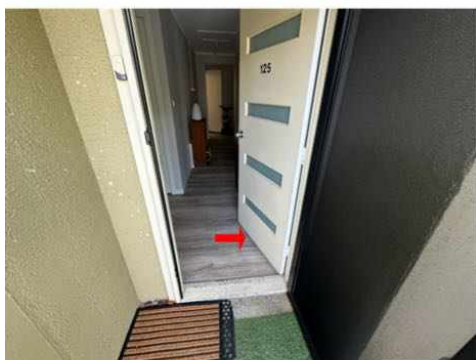


Defects 3.09

Building:	Main Building
Location:	Entry
Finding:	Weather seals - Not installed
Information:	Upon inspection of this exterior entry door , it was noted that weather seals have not been installed.

Without adequate sealing, rainwater is likely to seep under these doors and create moisture problems and other secondary defects. The application of seals, in conjunction with routine maintenance, will work to prevent water ingress in these areas, and will aid the longevity of the flooring and associated building materials.

It is highly advised that such works be performed by a qualified carpenter as soon as possible.



Defects 3.10

Building: Main Building
 Location: Bathroom
 Finding: Flexible hose.- Rusted
 Information: This flexible hose shows evidence of rusting , which is likely to have developed as a result of excessive exposure to moisture and age

Recommend a plumber be engaged to replace this bathroom vanity sink flexible hose to eliminate the risk of water damage to this area.



Defects 3.11

Building: Main Building
 Location:
 Finding: Additional Photos - Obstructions and Limitations
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.



Defects 3.12

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Blockwork -cracking minor
Information:	Cracking was identified to the blockwork in this corner at the time of inspection. cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings.

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



Defects 3.13

Building:	Main Building
Location:	Roof Void
Finding:	Skylight - Damaged tube
Information:	The skylight tube has disconnected from the ceiling surround ,recommend a handyman be engaged to repair this damaged skylight tube and refix to the ceiling surround



Defects 3.14

Building: Main Building

Location: Eaves

Finding: Wood Rot

Information: This timber rafter and roof batten shows evidence of minor wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time and generally age of the house. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration. A qualified carpenter or handyman may also be required to replace affected building materials.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

- The unit was found to be in good condition compared with properties of similar age and construction methods. All taps and toilets were operated on the day of inspection and appear in working order. There were minor defects found on the day of inspection. All defects are documented in the report and should be addressed as recommended in each defect statement. Minor defects that are left unattended can become major defects over a period of time. Deliberate concealment of defects may occur that we are not aware of.

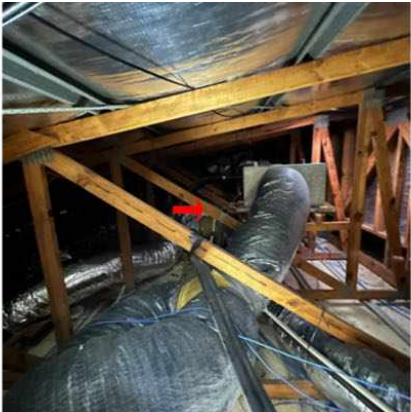
For further information, advice and clarification please contact Jamie Milosevic on: 0418 854 104

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Roof Void
Finding: Fire separation- Missing
Information: There was no fire separation between the office and back unit on the day of inspection, recommend further investigation into fire separation between these two buildings be sought



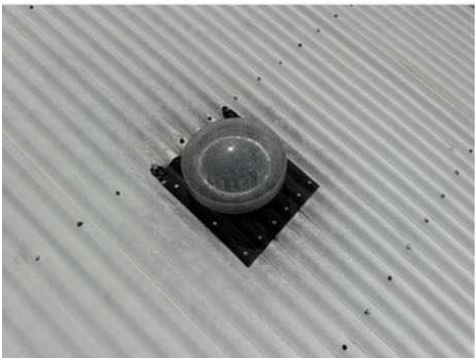
Noted Item

Building: Main Building
Location: External Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference.





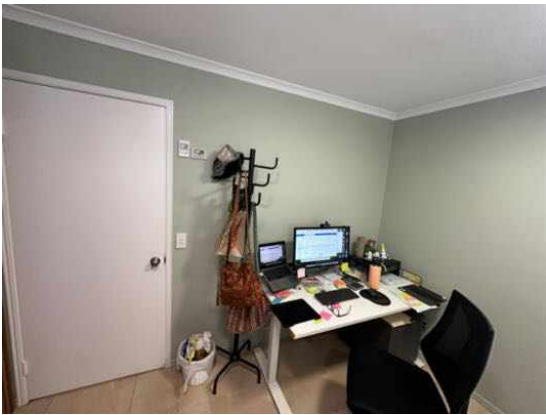




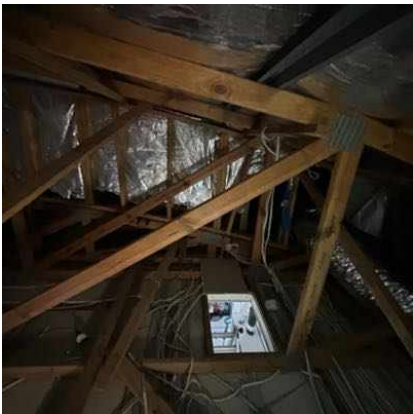
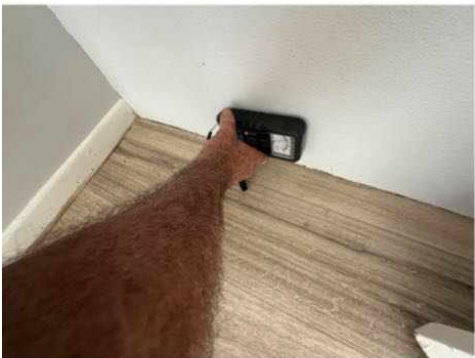
Noted Item

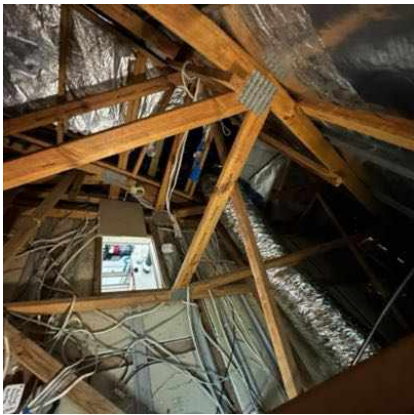
Building: Main Building
Location: Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference.











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.
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.