

Caboolture Building & Pest Inspections

PRE-SALE STANDARD BUILDING REPORT

Report number: 2026024

Inspection date: 02 Feb 2026

Property address: 63 Ronald Court
Caboolture South



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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.

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Form: SPIR V3 - 1st September 2013

Definitions to help you better understand this report

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building & Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) **Structural Cracking and Movement** – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) **Deformation** – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) **Dampness** – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) **Structural Timber Pest Damage** – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) **Dampness Tests** means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) **Physical Tests** means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

Special conditions or instructions

Independant Pest Inspection by Shayne Mullervy. (Sentry Pest Management 0478 829 260)

The Parties

Pre-engagement inspection agreement number (if applicable): 563359
Name of Client: Sharon Hayes
Name of Principal (if applicable):
Address of Client:
Client's email: laceyandlee@gmail.com
Client's telephone number: 0404 015 482
Consultant's name: Jeff Roberts
Consultant's licence number (if applicable): 81204
Consultant's mobile number: 0418880509
Company name: Caboolture Building and Pest Inspections
Company address and postcode: Lot 4 Maddick Lane, Burpengary, QLD 4505
Company email: jeff@caboolturebuilders.com.au
Company telephone number: 0418 880 509

Section A Results of inspection – summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

- Evidence of Serious Safety Hazards was not found.
- Evidence of Major Defects was found.
- Evidence of Minor Defects was found.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered: TYPICAL - see Section C for details.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

None.

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Residential building type:	Detached house.
Number of storeys:	Lowset.
Building Age (approx.):	Estimate 2007 built.
Approximate Year when the property was extended (if applicable)	
Smoke detectors:	6 fitted, but not tested. IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the front of a medium block.
Gradient:	The land is gentle sloping.
Site drainage:	The site appears to be adequately drained.
Access:	Easy pedestrian and vehicular access.
Main utility services:	Electricity. Sewerage. Mains water. Gas.
Occupancy status	Occupied and fully furnished.
Orientation (to establish the way the property was viewed):	The facade of the building faces west. Note. For the purpose of this report the façade of the building contains

the main entrance door.

Prevailing weather conditions at the time of inspection:

Dry.

Other:

None.

Primary method of construction

Main building – floor construction:

Slab-on-ground.

Main building – wall construction:

Brick veneer (timber framed). External render finish. Internal gypsum plasterboard. Finished with plaster.

Main building – roof construction:

Timber framed. Finished with roofing tiles.

Other:

None.

Overall standard of construction:

Acceptable.

Overall quality of workmanship and materials:

Acceptable.

Level of maintenance:

Reasonably maintained.

Incomplete construction

No evidence of incomplete construction was found.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the property:

Interior. Roof void. Retaining Walls. Fences. Grounds. Roof Exterior.

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Strata or company title properties

Not Applicable.

Obstructions

The following obstructions may conceal defects:

Roof cavity Insulation.
Wall and ceiling linings.
Vanity unit obstructions.
Kitchen cabinet obstructions.
Furniture / Floor coverings.
Vegetation on fences.
Cupboards full of clothing etc.

Inaccessible areas

All normally accessible areas permitted entry.

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:

TYPICAL

A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Condition report

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Serious Safety Hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:

No evidence of Major Defects was found.

Inside condition – major defects

D2 Ceilings

No evidence of Major Defects was found.

- Ceilings.
Please note that on the day of inspection, there were no major movement fractures to the ceilings. Owner should always check their own ceilings, as movement fractures can occur at any time.

D3 Internal walls

No evidence of Major Defects was found.

- Internal Walls.
No major movement fractures or major damage was visual on the day of the inspection.

D4 Floors

No evidence of Major Defects was found.



Floor Coverings.
General wear to the floor coverings throughout the house.

D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

No evidence of Major Defects was found.

D6 Built in fittings (built in kitchen and other fittings, not including the appliances)

No evidence of Major Defects was found.



Kitchen.



Kitchen Gas Stove.

Recommendation only.
Gas appliances are not part of the building inspection.
If required, all gas appliances could be checked by a qualified gas inspector.



Kitchen.

No water leaks were found under the kitchen sink on the day of inspection.
Red arrow shows the water running for water leak inspection.
Minor water stains and minimal moisture damage to the cabinets. Please note that this was dry on the day of inspection.
Please note the obstructions under the kitchen sink are preventing a full inspection of this area.

D7 Bathroom fittings

No evidence of Major Defects was found.



Ensuite.



Ensuite.

Shower Testing.

The red arrow shows the shower running. We are checking for water leaks / moisture readings inside the wall cavity and around the shower recess. Please note shower leaks can appear at any time. Owners should always monitor this.



Ensuite Bathroom Vanity.

No water leaks were found inside the cabinet on the day of inspection.

Please note, the red arrow shows the water running for water leak inspection.

Minor stains & minimal moisture damage to the cabinet. (This was dry on the day of inspection.)

Please note the obstructions under the vanity basin are preventing a full inspection of this area.



Ensuite.

Moisture Reading Test.
(Internal wall reading)

No major moisture readings or water leaks were found around the wet areas or behind the shower recess on the day of inspection.

Please note, water leaks can occur at any time. Recommend the owner to visually inspect all wet areas.



Main Bathroom.



Bath- water Testing.

Please note that the water is running, to check the bath for leaks. No visual leaks were found on the day of inspection.



Main Bathroom Vanity.

No water leaks were found inside the cabinet on the day of inspection.

Please note, the red arrow shows the water running for water leak inspection.

Minor stains & minimal moisture damage to the cabinet. (This was dry on the day of inspection.)

Please note the obstructions under the vanity basin are preventing a full inspection of this area.



Minor.

Main bathroom vanity drain requires fixing by a plumber.



Main Bathroom.

Shower Testing.

The red arrow shows the shower running. We are checking for water leaks / moisture readings inside the wall cavity and around the shower recess. Please note shower leaks can appear at any time. Owners should always monitor this.



Minor tile fractures to the main bathroom shower recess.



Main Bathroom.
Moisture Reading Test.
(Internal wall reading)
No major moisture readings or water leaks were found around the wet areas or behind the shower recess on the day of inspection.
Please note, water leaks can occur at any time. Recommend the owner to visually inspect all wet areas.

D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)

No evidence of Major Defects was found.

D9 Roof space

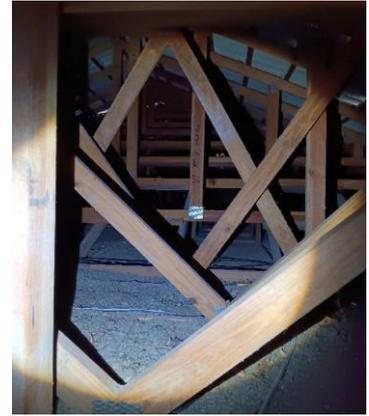
No evidence of Major Defects was found.



Roof Cavity Insulation.
There is roof cavity insulation installed. Please note the insulation is an obstruction, preventing us from visually inspecting all areas of the roof cavity, bottom of the trusses & the rear of the ceiling sheets.



Restricted visibility to the soffits / eaves, subject to these being below the ceiling height and are in a concealed area. This prevents us from visually inspecting any structural beams / framing, garage beams, window lintels and the external wall framing.



Some areas obstructed.



Manhole.

D10 Subfloor space

No evidence of Major Defects was found.

Outside condition – major defects

D11 External walls

No evidence of Major Defects was found.



Minor movement fracture to the northern wall. Recommend the buyer to monitor this for future repairs.

D12 Windows

No evidence of Major Defects was found.

D13 External doors (including patio doors)

No evidence of Major Defects was found.

D14 Platforms (including verandas, patios, decks and the like)

No evidence of Major Defects was found.

D15 Other external primary elements

No evidence of Major Defects was found.

D16 Other external secondary & finishing elements

No evidence of Major Defects was found.

D17 Roof exterior (including roof covering, penetrations, flashings)

No evidence of Major Defects was found.



Roof Exterior.

Please note subject to Work Health & Safety Rulings, we are unable to access the exterior roof over a height of 2.0 metres unless safety rails are installed as per the building code of Australia.

We are happy to do a visual inspection from a ladder if this is possible and safe to do.

Please note, the roof tiles can be damaged at any time by people walking on the roof after the inspection.

Minor movement fracturing to the roof hip tiles.

D18 Rainwater goods

No evidence of Major Defects was found.

Evidence of Major Defects was found.



Low Decking.

Subject to the decking being close to the ground, we could not visually inspect the condition of the structure under this decking.



Major visual subsidence to the eastern rear yard. This is causing the rear retaining wall to lean. Buyer to monitor this for future repairs by a builder.

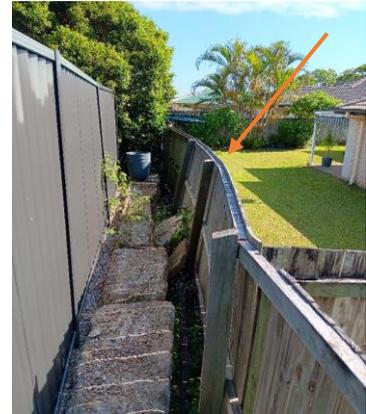


Evidence of Major Defects was found.



Fences.

General maintenance will be required in the future to maintain all the timber fences around the property. Signs of wood decay and weathering to the timber fences.



Major.

The rear eastern fence is collapsing. Recommend a carpenter to fix this.



Major.

The eastern retaining wall is leaning. Recommend the buyer to monitor this for future repairs by a builder.

D21 Outbuildings

No evidence of Major Defects was found.



Western Front Carport.



Garden Shed.

D22 Enclosures and or Extensions

No evidence of Major Defects was found:



Existing Garage Enclosure.

D23 Dampness

Comment:

Moisture Reading Test.
(Internal wall reading)

No major moisture readings or water leaks were found around the wet areas or behind the shower recesses on the day of inspection.

Please note, water leaks can occur at any time. Recommend the owner to visually inspect all wet areas.

Important Note. The presence of dampness is not always consistent as the prevailing and recent

weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time.

Section E Conclusion

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

None.

Section F Important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Section G Additional comments

The following additional comments are noted:

Recommendation.

Please be advised that we do not check if your dwelling has had its final approvals.

We fully recommend the buyer to have a search done in relation to final approvals completed by your legal adviser.

Section H Annexures to this report

Any additional photos taken on day of Report.



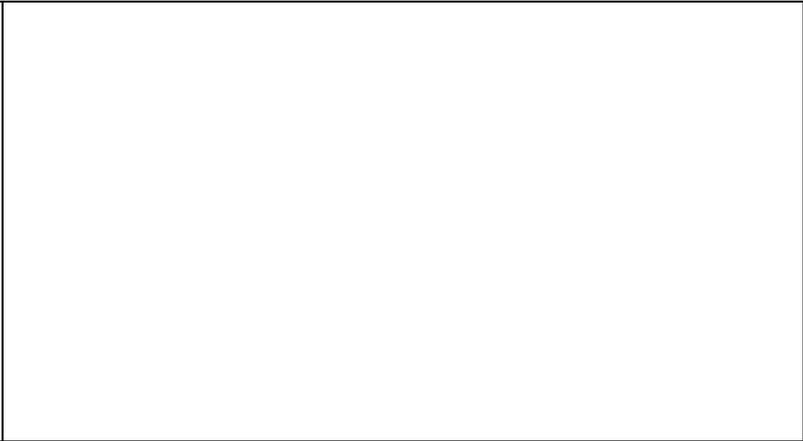
Switch Board.

Observation Only. (Not listed as a Defect.)

Attached is a photo of the switch board.

If the buyer is concerned, we recommend an electrician to check that all required safety switches have been installed.





Interior Obstructions.





Garage Enclosure.





Walk- in robe obstructions.

Section I Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory:

Jeff Roberts

Name: Jeff Roberts

Date of issue: 2-February-2026