

# Comprehensive Pre Purchase Building Report

Provided By



**WA Buildinspect**

6 Regal Way, Madeley, Western Australia, 6065  
P 0413221540  
joe@wabuildinspect.com.au

**Inspection Address**

**Medina**



## Report Information

### Client Information

Client Name	Name Withheld
Report Ordered By	Name Withheld

### Inspection Information

Report/Agreement #	2212250941091015
Inspection Date:	22 Dec 2025
Inspection Time:	09:30 AM

### Building Inspection

#### **The Scope of the Inspection:**

This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre-Purchase Inspections-Residential Buildings- Appendix "C"

The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

#### **Special Requirements:**

Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

#### **Changes to the Pre Inspection Agreement:**

Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

**PLEASE READ THE REPORT IN ITS ENTIRETY AND REFER TO THE TERMS AND CONDITIONS SECTION AT THE END OF THIS REPORT AS IT FORMS PART OF THIS INSPECTION REPORT.**

### Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include.

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building

- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

### **Visual Inspection Only**

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

### **Very Important note to the purchaser.**

In the event that areas where access is restricted or not accessed structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-inspection should take place. This inspection will be provided for you at an additional cost. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

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## Summary Of Major Defects And Safety Hazards

**Below is a summary of significant items requiring immediate action.**

The # denotes to the defect number in the report

Section	Location	Name	Comment
DEFECTS	General Defects Comments	Defects	Noted that defects identified in this report are generally only actionable by the sellers where required in the terms and conditions of the contract of sale between buyer and seller. Refer to contract for assessment.
STAIRS- PERGOLA- BALCONIES- DECKS	Verandah Findings	Overall Condition	Major Structural Defect - The verandah post in front of the meter box is loose at ceiling level. This post is a structural component and requires refixing to verandah ceiling framing by a carpenter.
ROOF VOID	Roof Void Findings	Roof Framing Defects	Major Structural Defects - A roof carpenter is required to further assess and repair structural defects visible in the roof void area and prevent further sagging. Although some undulation can be typical of a property of this age, Major undulation is visible to the roof cover in areas as a result of failed/insufficient strutting to rafters/underpurlins. The underpurlin joint laps are insufficiently bolted/strutted. Other structural defects that require repair include a detached rafter at ridgeboard connection, loose collar ties that require retightening of bolts and a ridgeboard connection that requires refixing such as adding a fishplate.
SUBFLOOR	Sub-Floor Observation.	Subfloor Structure	Major Structural Defects - Major structural defects visible to subfloor in areas and require further assessment and repair by a stumping contractor/carpenter. These structural defects include timber rot visible to Several stumps and floor boards (under bathroom/laundry areas), termite damage to stump under bathroom area/bracing timber to subfloor entry, possible subsidence of several posts (particularly around perimeter) due to floors being out of level upto approx 40 mm and detached verandah outer beam at corner joint location.
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered HIGH Please refer to the Conclusion section of this report for further clarification and definition.

## Summary Of Minor Defects

**Below is a summary of defects other than Major defects.**

The # denotes to the defect number in the report

Section	Location	Name	Comment
INTERIORS	Lounge Room	Walls	Settlement Cracks Noted. These are typical and generally patch and paint will suffice. To avoid repeating the same defect not all examples of cracking to the property are shown in this report.
INTERIORS	Dining Room	Ceiling	Settlement Cracks Noted . These are typical and generally patch and paint will suffice.
INTERIORS	Bedroom 1	Ceiling	The ceiling lining is sagging in areas due to failure of fixings including plasterglass lagging. This has resulted in the ceiling lining detaching from the underside of the ceiling joists in areas. A ceiling contractor is to further assess all the ceiling lining in the roof void and repair where necessary.
INTERIORS	Bedroom 2	Overall Condition	The ceiling fan is not working. Recommend electrician further assess.
INTERIORS	Bedroom 2	Ceiling	See bedroom 1 for ceiling lining sagging comments.
INTERIORS	Bedroom 2	Ceiling	Ceiling stains - No moisture readings obtained. Recommendations: These may have been repaired, however, you will need to monitor after a prolonged period of rainfall - If leaking persists, a roofing contractor should be engaged for advice and recommendations.
INTERIORS	Bedroom 2	Walls	Patched wall cracks visible. I am unable to guarantee that these patched areas will not re-open in the future. Monitor.
BATHROOM(S)	Bathroom 1	Overall Condition	Sink - The hot water tap in the sink continues to rotate and does not flow any water. Recommend plumber repair.
BATHROOM(S)	Bathroom 1	Overall Condition	One of the heat lamps is not working. Recommend change globe to ensure light fitting is in good working order.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Overall Condition	The fan and lights above the oven were not operating. Recommend electrician further assess.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Overall Condition	Although the oven was operating there is excessive rust to areas of the appliance, including the cooktop burners. Recommend repair/replace oven.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Ceiling	Settlement Cracks Noted . These are typical and generally patch and paint will suffice.
KITCHEN & LAUNDRY	Laundry Findings	Overall Condition	The cistern continues to leak water into the pan when the flush cycle is completed. In addition, there is cracking visible to bottom section of ceramic pan. There is also a drip/leak below the Wc/laundry area visible in the subfloor. Recommend plumber further assess and repair.
SITE	Paths	Pathways Condition	Common cracks/damage were observed on paths. Recommend repair where required.

SITE	Fences & Gates	Overall Condition	There are sections of the fencing that may contain asbestos fibrous cement sheeting. It is also cracking and leaning in areas. Recommend a fencing contractor further asses.
SITE	Fences & Gates	Overall Condition	The front timber fence has timber rot and is damaged in areas. Recommend carpenter repair/replace fence.
EXTERIOR	Exterior Walls	Condition	Minor damage and cracking visible to areas of the external cladding. Recommend repair where required.
EXTERIOR	Exterior Windows	Overall Condition	Sections of the external windows have paint deterioration - Engage a painter for repairs.
STAIRS- PERGOLA- BALCONIES- DECKS	Verandah Findings	Overall Condition	The floor boards to the verandah are loose/damaged in areas with timber rot visible. The balustrade is also loose in areas. Recommend carpenter further assess and repair where required.
ROOF AND GUTTER	Roof Covering	Overall Condition	Recommend maintenance be undertaken to roof cover including repair minor timber rot visible to ends of barge boards and remove debris from guttering to prevent blockages.
ROOF AND GUTTER	Roof Covering	Overall Condition	Excessive undulation/sagging visible to roof cover. See roof void defects for further comments and repairs.
SUBFLOOR	Sub-Floor Observation.	Floor Timbers	The house floor boards are out of level upto approx 40 mm in areas. Undulation of floor boards can be typical of properties of this age, however subsidence of stumps is a possible cause. See subfloor comments for further details.
PROPERTY AND INSPECTION INFORMATION	Property Information	Construction Type	Due to the age of this property it is highly likely that asbestos products/materials were used in its construction.
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered HIGH  Please refer to the Conclusion section of this report for further clarification and definition.

**General Defects Comments****Defects**

Noted that defects identified in this report are generally only actionable by the sellers where required in the terms and conditions of the contract of sale between buyer and seller. Refer to contract for assessment.



# INTERIORS

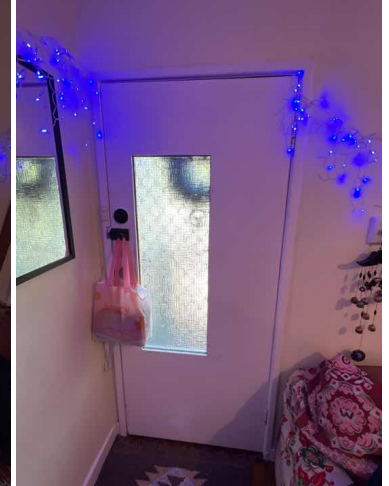
## Doors

### **General Disclaimer**

Please refer to section 2F of the Terms And Condition section of this report

### **Front Entry Doors**

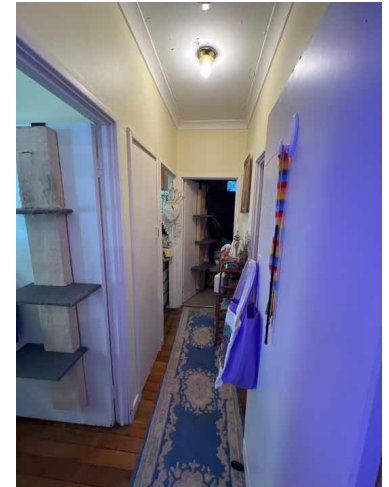
The doors are in serviceable condition with no notable defects observed.



## Hallways

### **Overall Condition**

The hallway/s is in serviceable condition with no notable structural defects sighted.



## Smoke Alarm

### Was a Smoke Alarm Fitted

The smoke alarm was tested and in good working order.



## Lounge Room

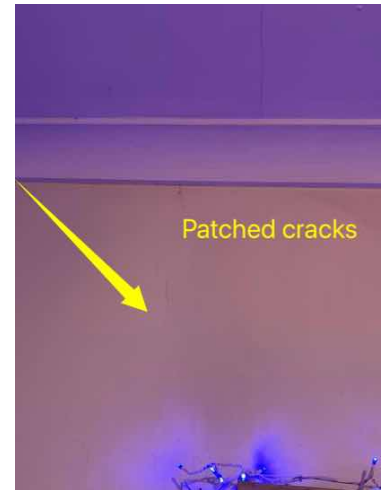
### Overall Condition

The lounge room is in serviceable condition with no notable structural defects sighted.



## Walls

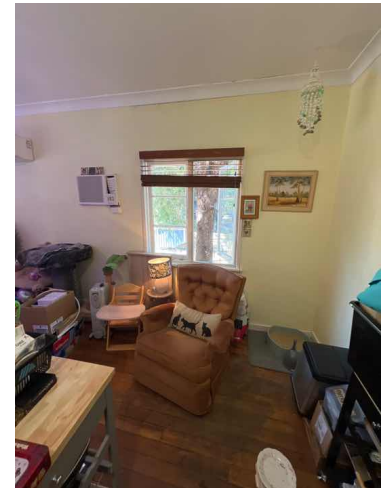
Settlement Cracks Noted. These are typical and generally patch and paint will suffice. To avoid repeating the same defect not all examples of cracking to the property are shown in this report.



## Dining Room

### Overall Condition

The dining room is in serviceable condition with no notable structural defects sighted.



## Ceiling

Settlement Cracks Noted . These are typical and generally patch and paint will suffice.



## Bedroom 1

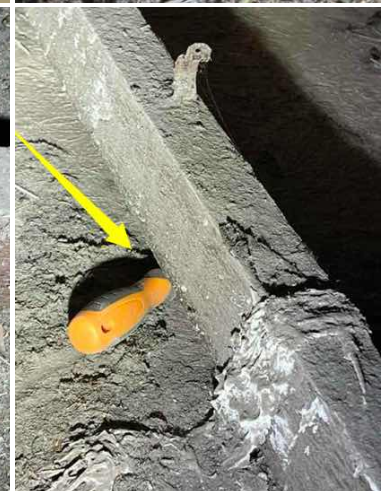
### Overall Condition

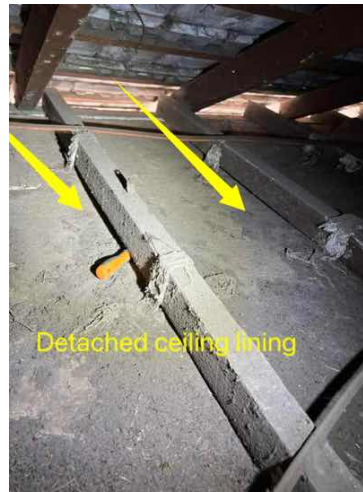
This Bedroom is in serviceable condition with no notable structural defects sighted.



### Ceiling

The ceiling lining is sagging in areas due to failure of fixings including plasterglass lagging. This has resulted in the ceiling lining detaching from the underside of the ceiling joists in areas. A ceiling contractor is to further assess all the ceiling lining in the roof void and repair where necessary.

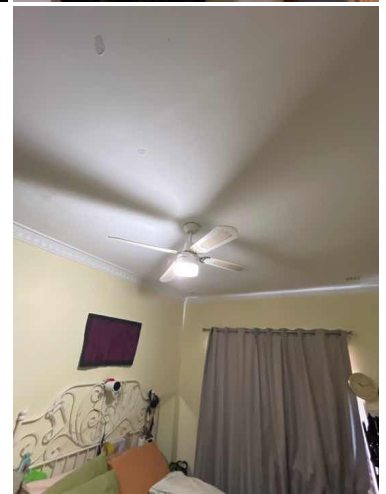
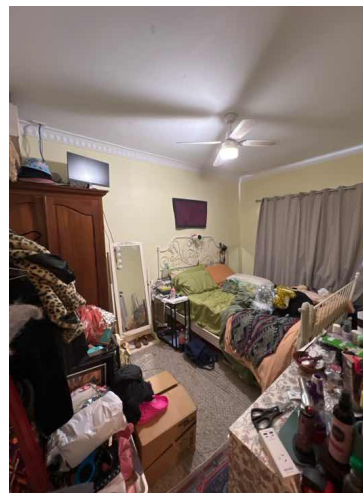




**Bedroom 2**

**Overall Condition**

This Bedroom is in serviceable condition with no notable structural defects sighted. The ceiling fan is not working. Recommend electrician further assess.



## Ceiling

See bedroom 1 for ceiling lining sagging comments.  
Ceiling stains - No moisture readings obtained.  
Recommendations: These may have been repaired, however, you will need to monitor after a prolonged period of rainfall - If leaking persists, a roofing contractor should be engaged for advice and recommendations.



## Walls

Patched wall cracks visible. I am unable to guarantee that these patched areas will not re-open in the future. Monitor.





## BATHROOM(S)

### Bathroom 1

#### Location

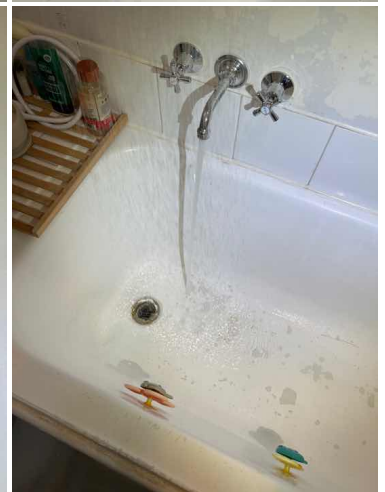
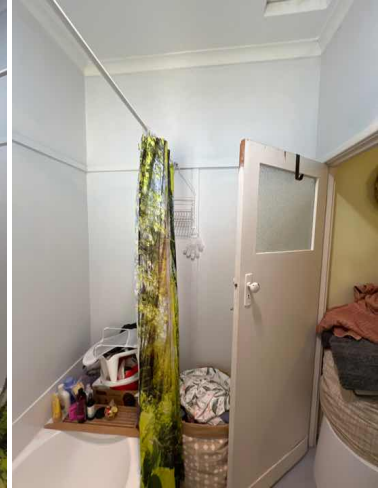
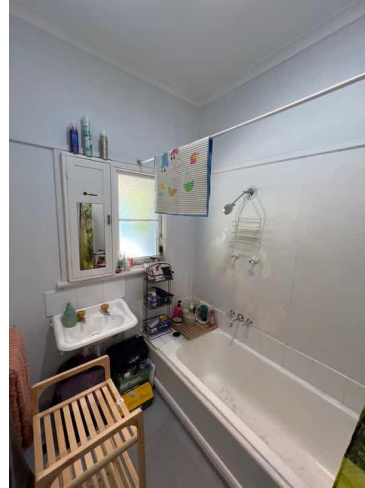
Laundry

#### Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.

Sink - The hot water tap in the sink continues to rotate and does not flow any water. Recommend plumber repair.

One of the heat lamps is not working. Recommend change globe to ensure light fitting is in good working order.







## KITCHEN & LAUNDRY

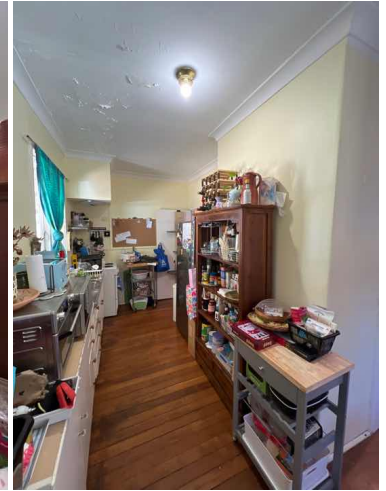
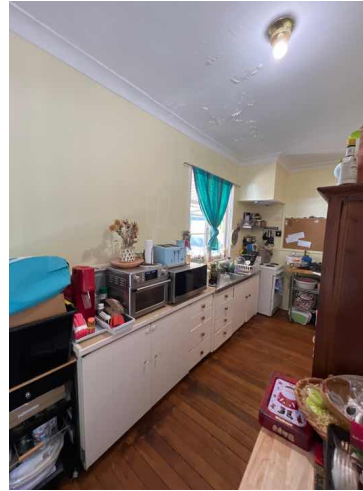
### Kitchen and Meals Area

#### Overall Condition

Of the visible areas, the general condition is serviceable or in reasonable condition for age of dwelling.

The fan and lights above the oven were not operating.

Recommend electrician further assess. Although the oven was operating there is excessive rust to areas of the appliance, including the cooktop burners. Recommend repair/replace oven.





## Ceiling

Settlement Cracks Noted . These are typical and generally patch and paint will suffice.



## Laundry Findings

### General Disclaimer

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

## Restricted Areas

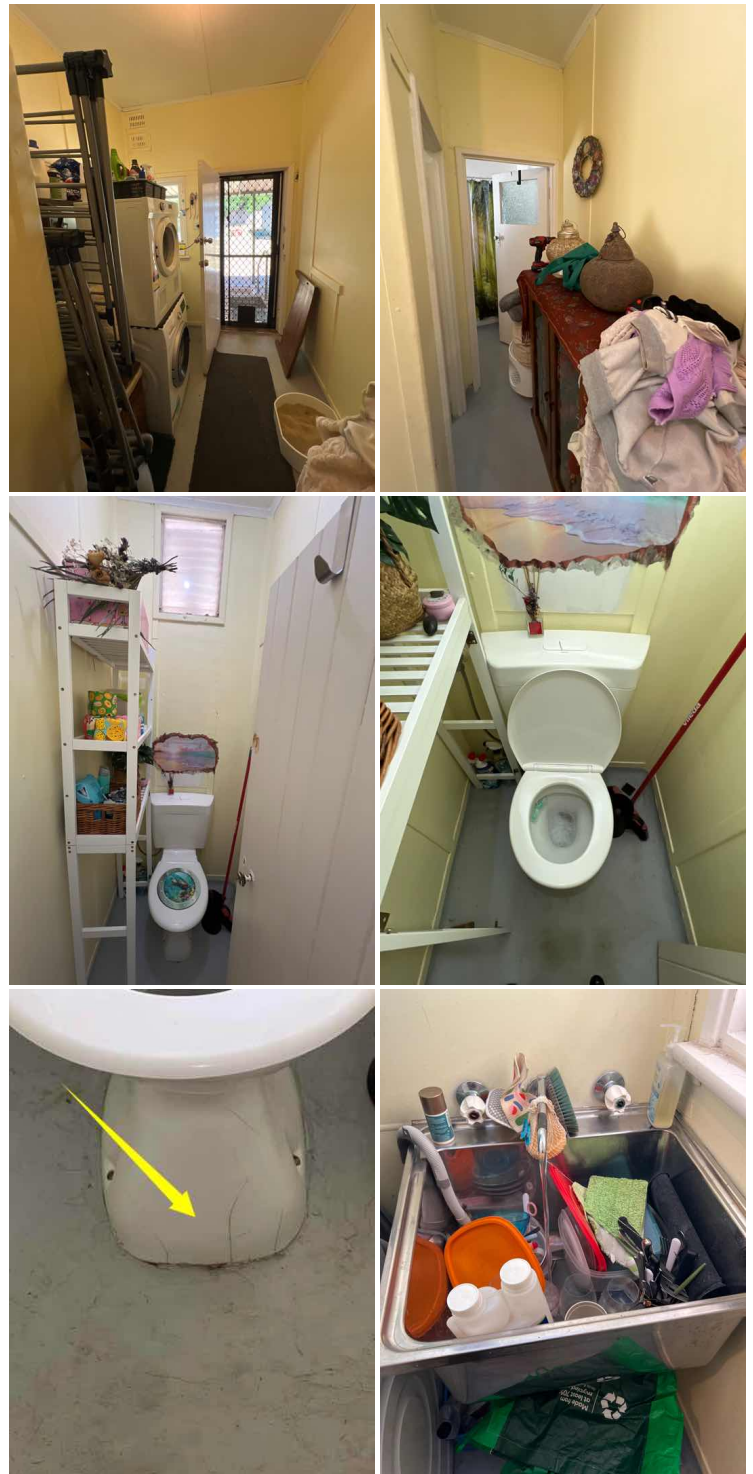
There is owners possessions, items in cupboards/under wash tub & personal belongings present which is preventing a thorough inspection of some areas of the laundry from being undertaken.

Appliances in the laundry restricted full and unobstructed view. Defects may exist behind same.

## Overall Condition

Of the visible areas, the general condition of the laundry is serviceable.

The cistern continues to leak water into the pan when the flush cycle is completed. In addition, there is cracking visible to bottom section of ceramic pan. There is also a drip/leak below the Wc/laundry area visible in the subfloor. Recommend plumber further assess and repair.



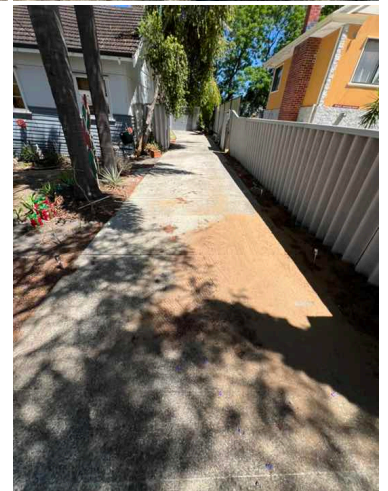
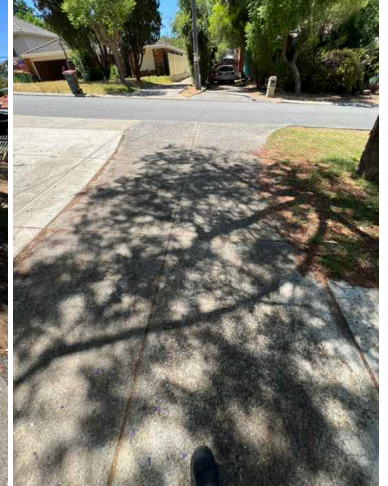
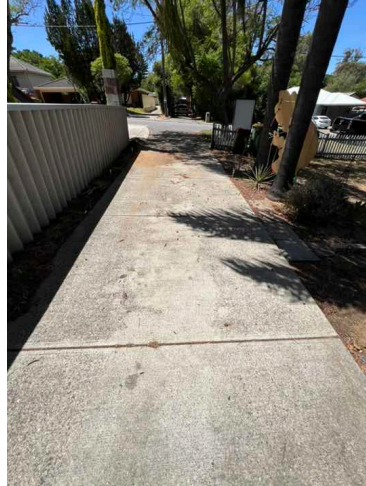


**SITE****Driveway****Materials**

The driveway is concrete.

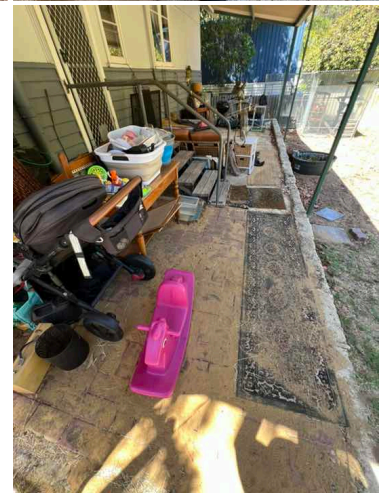
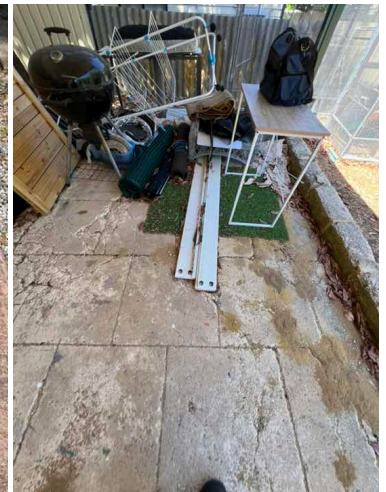
**Driveway Condition**

On visual inspection, the general condition of the driveway is in a serviceable condition.

**Paths****Pathways Condition**

Common cracks/damage were observed on paths. Recommend repair where required.



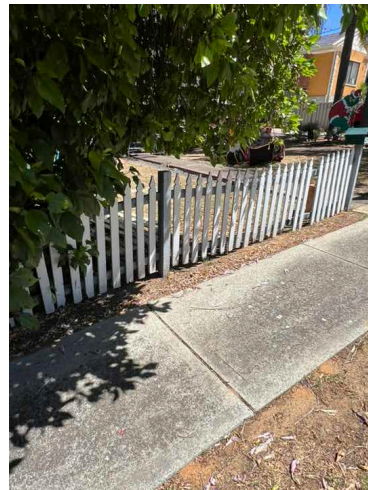


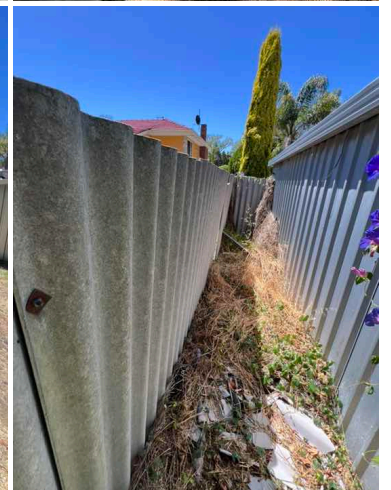
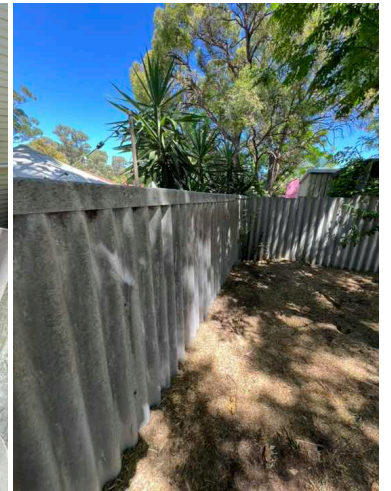
**Fences & Gates**

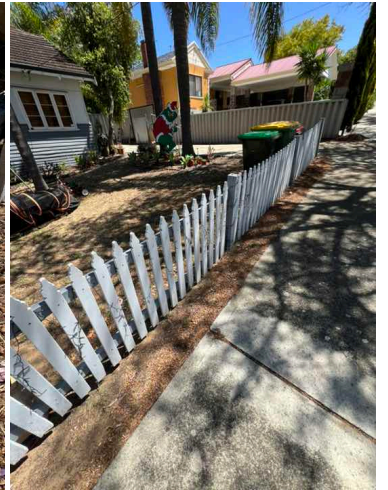
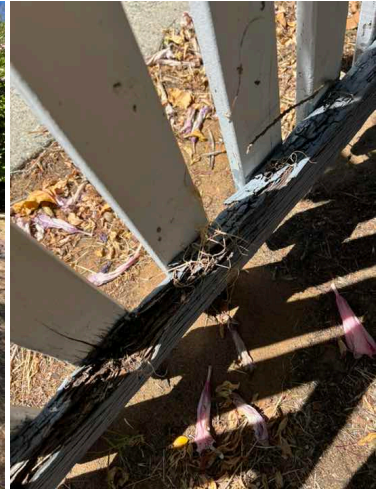
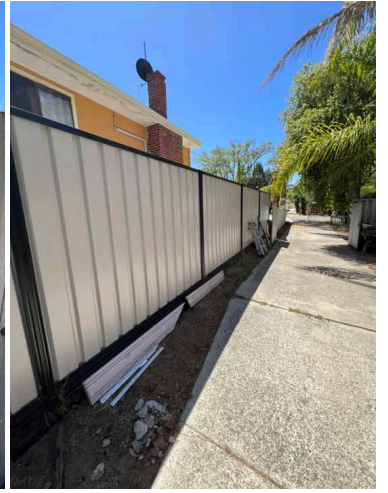
**Overall Condition**

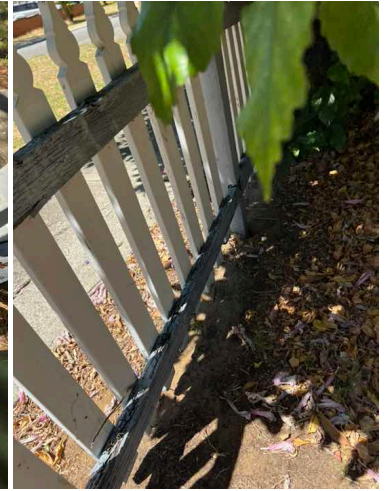
There are sections of the fencing that may contain asbestos fibrous cement sheeting. It is also cracking and leaning in areas. Recommend a fencing contractor further asses.

The front timber fence has timber rot and is damaged in areas. Recommend carpenter repair/replace fence.





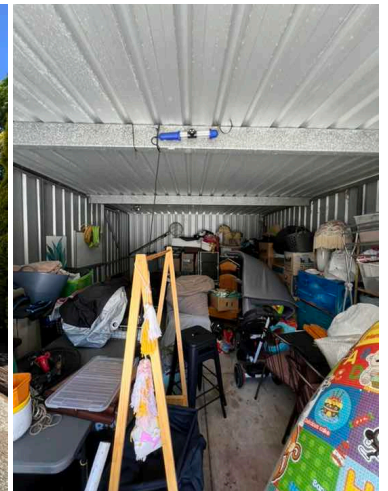




**Shed**

**Shed Condition**

The shed is in fair usable condition.



# EXTERIOR

## Exterior Walls

### General Disclaimer

Refer to Section 2D of the Terms And conditions section of this report

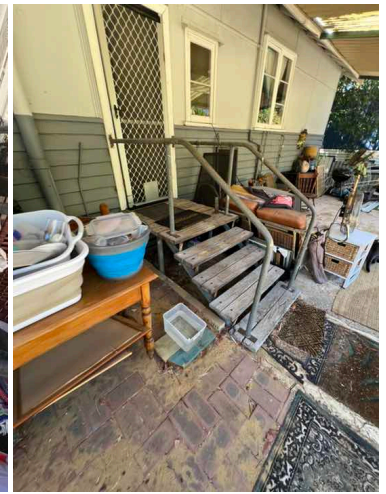
### Exterior Wall Material

Combination of timber and light weight cladding.

### Condition

Minor damage and cracking visible to areas of the external cladding. Recommend repair where required.





**Exterior Windows**

**General Disclaimer**

Please refer to section 2D of the Terms And Conditions Section of this report

**Overall Condition**

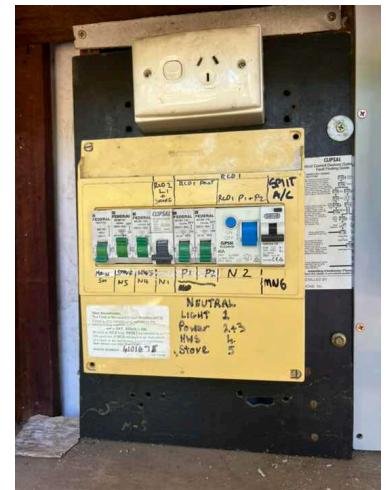
Sections of the external windows have paint deterioration - Engage a painter for repairs.



**RCDs**

**Overall Condition**

RCDs were tested and in good working order.



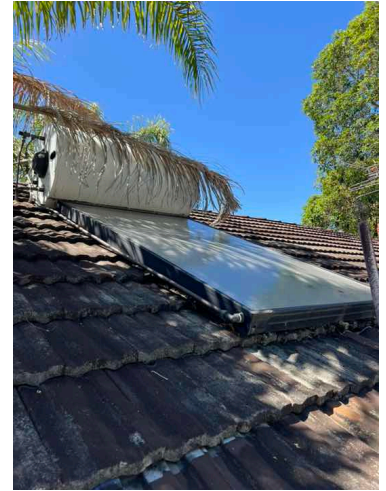


## HOT WATER SYSTEM

### Hot Water Unit

#### Hot Water Unit Findings

The hot water system appears to be in a serviceable condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



#### System Location

Roof mount

#### System Type

Roof mounted solar system

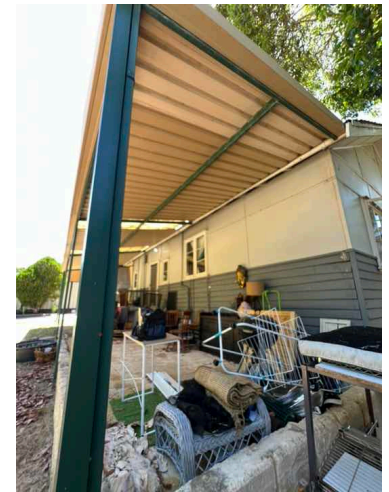


## STAIRS- PERGOLA- BALCONIES-DECKS

### Pergola Findings

#### **Overall Condition**

The Pergola is in a serviceable condition with no notable defects sighted.



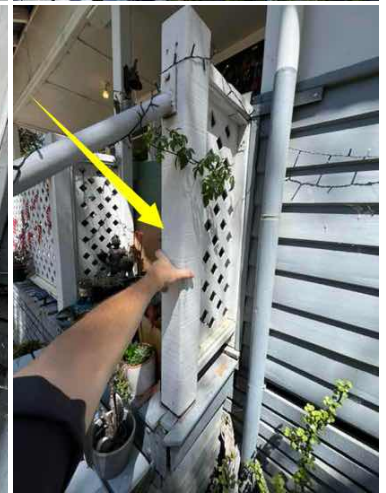
### Verandah Findings

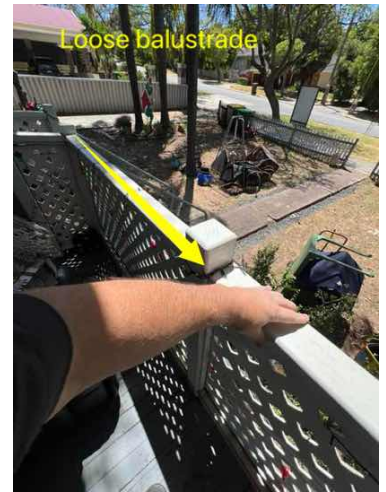
#### **Overall Condition**

The floor boards to the verandah are loose/damaged in areas with timber rot visible. The balustrade is also loose in areas. Recommend carpenter further assess and repair where required.

Major Structural Defect - The verandah post in front of the meter box is loose at ceiling level. This post is a structural component and requires refixing to verandah ceiling framing by a carpenter.







**General Disclaimer**

Please refer to section 2G of the Terms And Conditions section of this report.

# **ROOF AND GUTTER**

**Roof Covering**

**General Disclaimer**

Refer to Section 2C of the Terms And conditions section of this report

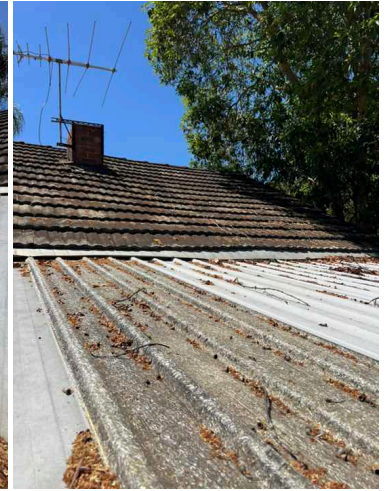
**Roof Covering Type**

The roof is of concrete tiles.

**Overall Condition**

Recommend maintenance be undertaken to roof cover including repair minor timber rot visible to ends of barge boards and remove debris from guttering to prevent blockages.  
 Excessive undulation/sagging visible to roof cover. See roof void defects for further comments and repairs.







## ROOF VOID

### Roof Void Findings

#### **General Disclaimer**

Please refer to section 2B of the Terms And Conditions section of this report.

#### **Restricted Areas**

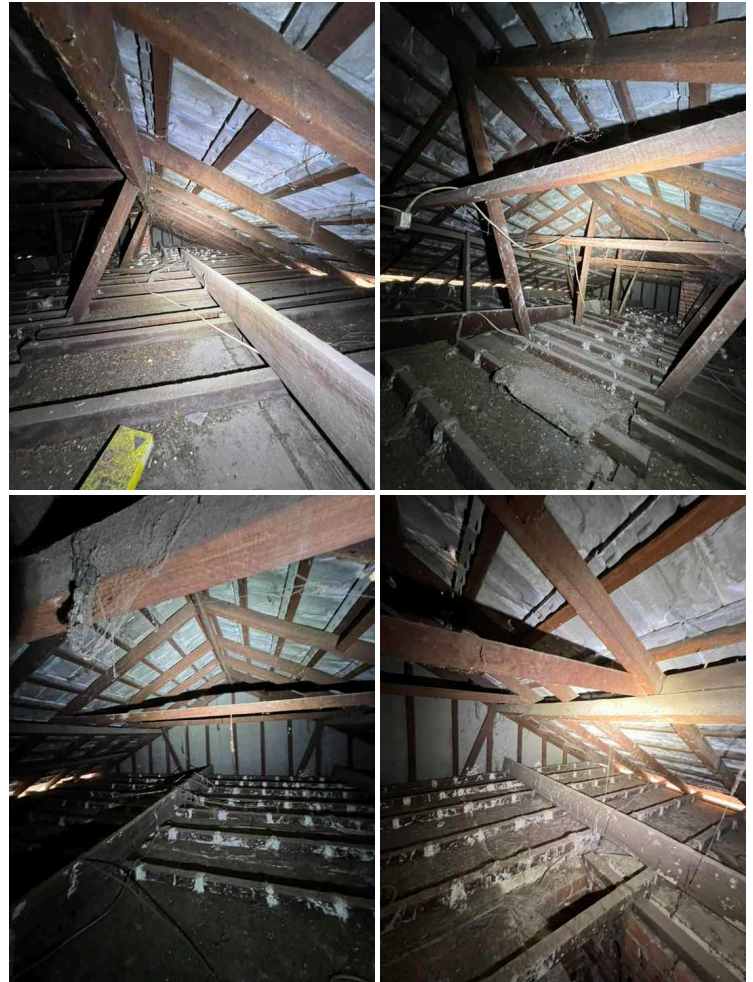
There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place.

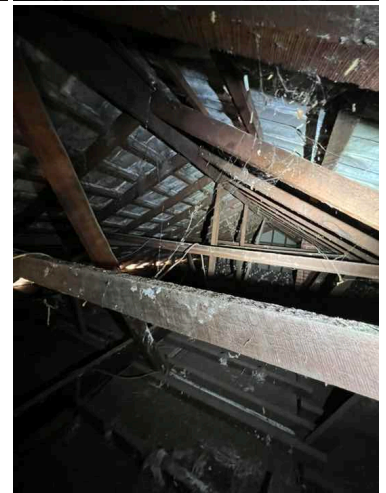
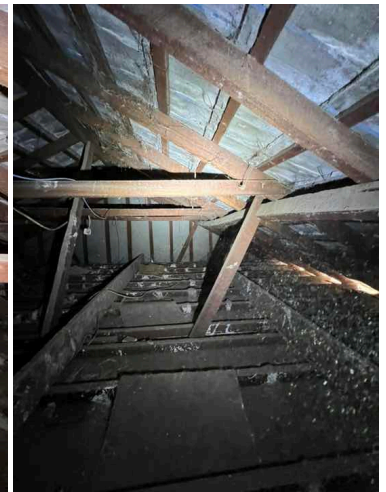
#### **Roof Frame Type**

The roof frame is a conventional timber frame.

#### **Overall Condition**

Defects exist to an area or component/s requiring assessment by a specialized field. Please read below for details.

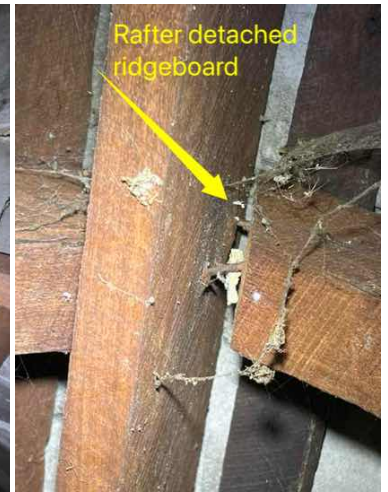


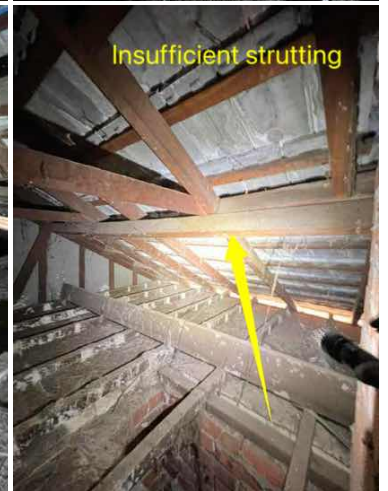


## Roof Framing Defects

Major Structural Defects - A roof carpenter is required to further assess and repair structural defects visible in the roof void area and prevent further sagging. Although some undulation can be typical of a property of this age, Major undulation is visible to the roof cover in areas as a result of failed/insufficient strutting to rafters/underpurlins. The underpurlin joint laps are insufficiently bolted/strutted. Other structural defects that require repair include a detached rafter at ridgeboard connection, loose collar ties that require retightening of bolts and a ridgeboard connection that requires refixing such as adding a fishplate.









## SUBFLOOR

### Access and Restrictions

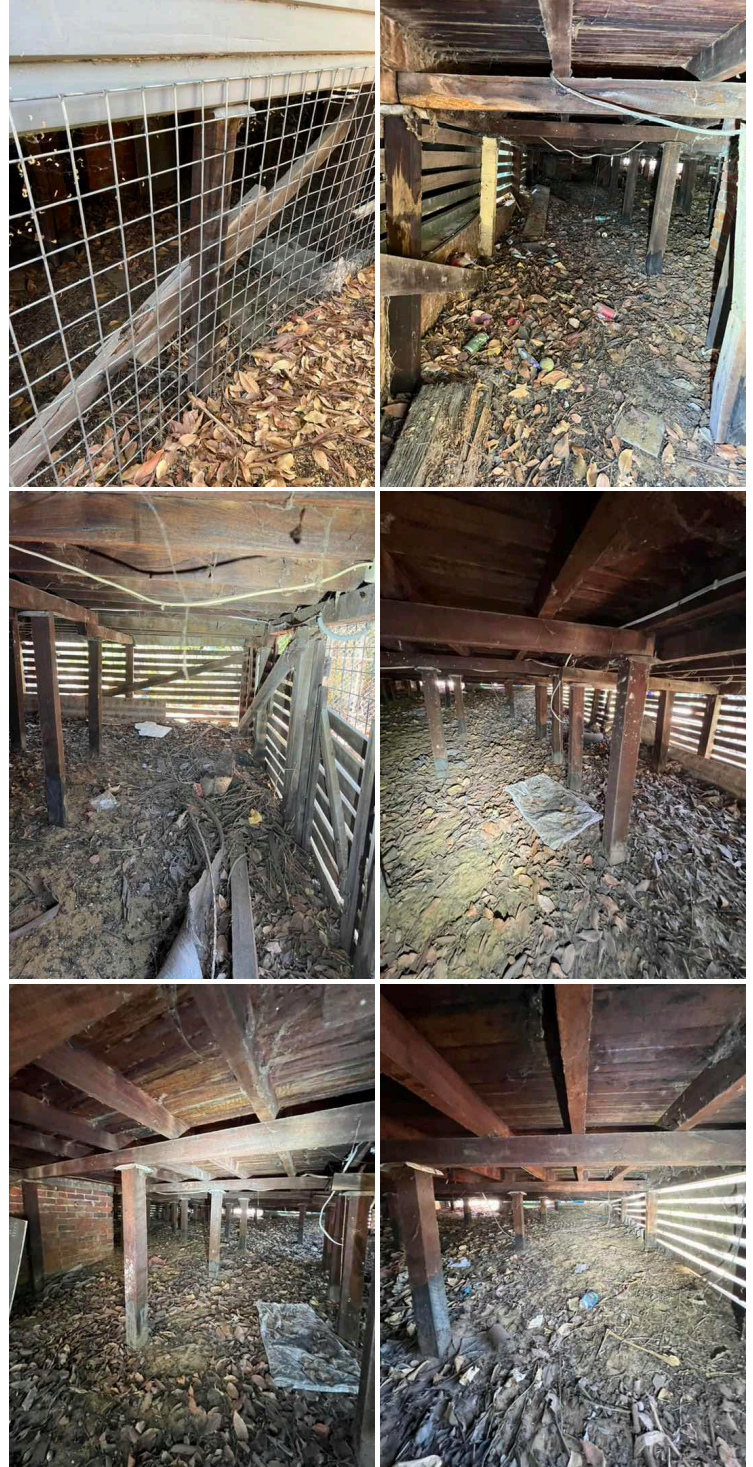
#### Restricted Areas

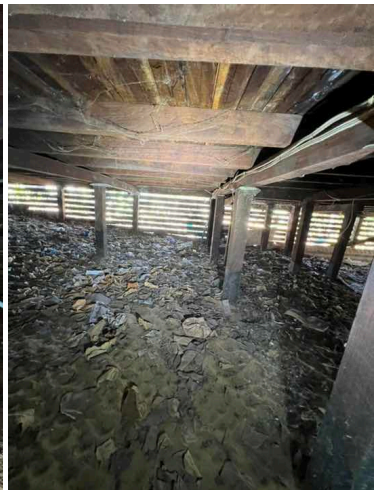
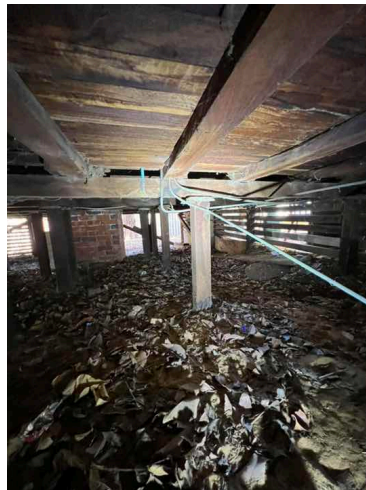
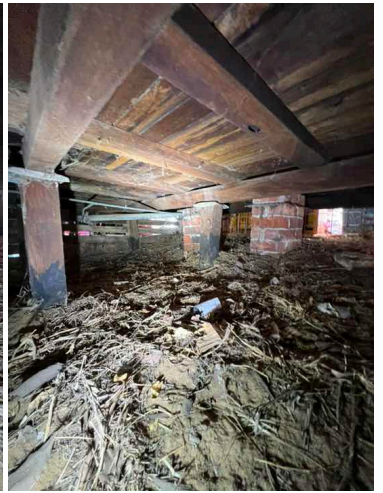
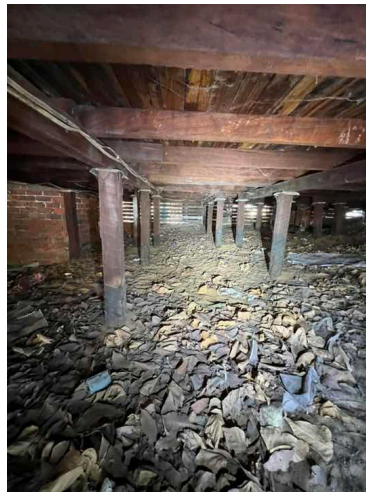
Low access restricted full visual inspection.

### Sub-Floor Observation.

#### General Condition

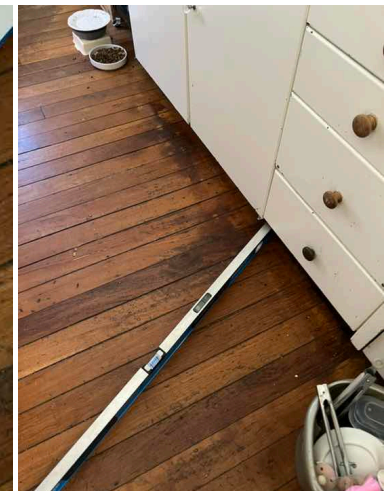
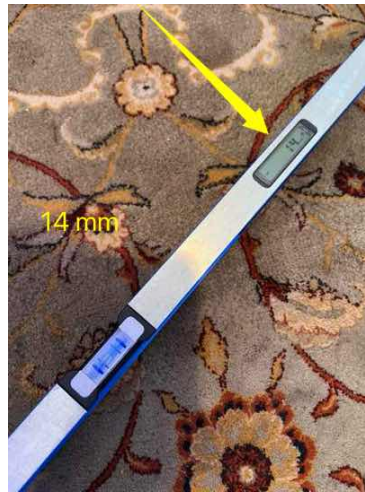
On inspection, defects were present that will require further assessing and recommendations by qualified contractors as described below.





## Floor Timbers

The house floor boards are out of level upto approx 40 mm in areas. Undulation of floor boards can be typical of properties of this age, however subsidence of stumps is a possible cause. See subfloor comments for further details.



## Subfloor Structure

Major Structural Defects - Major structural defects visible to subfloor in areas and require further assessment and repair by a stumping contractor/ carpenter. These structural defects include timber rot visible to Several stumps and floor boards (under bathroom/laundry areas), termite damage to stump under bathroom area/bracing timber to subfloor entry, possible subsidence of several posts (particularly around perimeter) due to floors being out of level upto approx 40 mm and detached verandah outer beam at corner joint location.









## PROPERTY AND INSPECTION INFORMATION

### Weather at Inspection Area

#### **Weather Conditions**

The weather was Fine and Dry at the time of the building inspection.

### Property Information

#### **Building Type**

The dwelling is a Residential House.

#### **Construction Type**

Timber and light weight cladding

Due to the age of this property it is highly likely that asbestos products/materials were used in its construction.

#### **Roof Cladding**

Tile roofing

#### **Roof Design**

The roof is a Pitched roof design.

#### **Footings Type**

Timber Stump Footings.

#### **Storeys**

Single level dwelling

#### **Property Occupied**

The home was occupied.

#### **Property Furnished**

Note. Due to the amount of furnishings, belongings etc.. We can not guarantee that further defects won't be found in the future.

#### **People Present**

The Tenant/s were present.

### Areas Where Full Inspection Restricted

#### **Areas Inspected**

Building Exterior

Building Interior

Roof Exterior

Roof Void

Site

Subfloor

**Area Where Inspection Was Restricted**

Building Exterior

Building Interior

Roof Void

Site

Subfloor

Fence

**Areas Not Inspected**

Several Windows as they were locked/inaccessible

Section within the subfloor

Inaccessible roof void sections due to access limitations and or insulation and ducting.

**Utility Status****Water**

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

**Electricity**

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.



## CONCLUSION

### Condition Of Inspected Structure

#### **Overall Condition**

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The summary forms part of this report and should not be relied on solely.  
Please read the entire report.

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

#### **The incidence of Major Defects**

The incidence of major defects in this residential building as compared with similar buildings is considered HIGH

Please refer to the Conclusion section of this report for further clarification and definition.

#### **The Incidence of Minor Defects**

The incidence of minor defects in this residential building as compared with similar buildings is considered HIGH

Please refer to the Conclusion section of this report for further clarification and definition.

#### **The Overall Condition Of This Dwelling**

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is BELOW AVERAGE

Please refer to the Conclusion section of this report for further clarification and definition.

Please refer to the TERMS AND CONDITIONS section of this report for definition



## TERMS AND CONDITIONS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the building members in accord with appendix C AS4349.1-2007. This is a general appraisal only and cannot be relied on its own, further inspections by specialist trades is strongly recommended.

### DEFINITIONS AND TERMINOLOGY

**SERVICEABLE:** The building material or component is in reasonable or serviceable condition for the age of the dwelling.

**TRADESMAN:** A defect or a number of defects were visible that will require assessment by a qualified trades person.

**AGE:** The component has deterioration due to ageing or lack of upkeep and or maintenance.

**MONITOR:** Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

**STRATA -** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. This report does NOT include review of body corporate or similar records.

**HIGH:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**TYPICAL:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**LOW:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**ABOVE AVERAGE:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**AVERAGE:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**BELOW AVERAGE:** The building and its parts show some significant defects and/or long term neglect and/or defects requiring major repairs.

**SIGNIFICANT ITEMS:** An item that must be reported in accordance with the scope of the inspection.

**MAJOR DEFECT:** A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**MINOR DEFECT:** Any defect other than what is described as a Significant Item or major defect.

**SAFETY HAZARD:** A defect that presents unsafe conditions and must be reported as a Major defect.

**ACCESSIBLE AREA:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Important advice.

**LIMITATION:** A factor that prevents full or proper inspection of the building.

### IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope and limitations of the inspection, form an integral part of the report.

The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS43491.2007 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by and real estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.

### Acceptance Criteria:

The building shall be 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.

**Limitations:** This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

**Safe and Reasonable Access:** Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

**Roof Interior-** Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

**Roof Exterior-** Must be accessible from a 3.6m ladder placed on the ground.

1) **NOT A CERTIFICATE OF COMPLIANCE:** This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) **VISUAL INSPECTION:** This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection.

2A) Please refer to each individual area re sections that were incapable or being inspected. Please acknowledge the following.

Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm **DOES NOT GUARANTEE IN ANY WAY** that there **ARE OR ARE NOT** any defects, termite damage or live termites in any areas **NOT ABLE** to be inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations of the exterior inspection.

This is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note - If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to Windows and surrounds can not be determined in the absence of rain.

2F) Internal Inspections. Inspection to the upper-side of flooring of the internal inspection is normally restricted by carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, paneling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection.

Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Important note: Where any elevated structure (deck, balcony, veranda etc) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report under as4349.1-2007 And are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

6) SURFACE WATER AND DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

7) SHOWER RECESSES: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

8) **GLASS CAUTION:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

9) **STAIRS AND BALUSTRADES:** Specifications have been laid down by the Australian Building Code – Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

10) **RETAINING WALLS:** Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

11) **ROOMS BELOW GROUND LEVEL:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

12) **ASBESTOS DISCLAIMER :** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

13) **MOULD (mildew and non-wood decay fungi) disclaimer:** Mildew and non wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.

14) **MAGNESITE DISCLAIMER:** No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

15) **ESTIMATING DISCLAIMER:** No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

16) **DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

17) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

18) COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

## OTHER RECOMMENDED INSPECTIONS

Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

Plumbing: All plumbing needs to be inspected and reported on by a plumber.

Hot water service: All hot water services need to be inspected and reported on by a plumber and/or electrician.

Gas: All gas services need to be inspected and reported on by a gas plumber.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

Smoke Alarm: Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

The septic tanks: Should be inspected by a licensed plumber.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground.

### Contact the inspector

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

## Closing Note

The following notes are to be read in conjunction with this report:

The following table describes cracks and recommended remediation. This properties cracks are summarized as follows:

There was No Evidence of significant cracking found to the main dwelling ie over Cat 2.

Cracking Categories:

Cracking is categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm-5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note weather tightness can be impaired, 5.0mm-15.0mm (Engineers/building contractor rectification required)

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm -25.0mm (Engineers rectification)

**The Inspection and Report was carried out by: Joe Cicirello**

**Contact the Inspector on: 0413221540**

**For and on Behalf of: WA Buildinspect**

