

Houspect

Building Inspections

Building inspection

Job ID: 91579

Address: 68 Hunt Way, Bulgarra WA

Report summary

Inspection summary

Inspection details

Appendix

Property Summary

Property description

The building is a single level residence. For the purpose of this report the front of the building faces predominantly north. The building is constructed on land which is essentially level. The external building walls appear to be predominately constructed of brick veneer. The roof covering appears to be predominately constructed of metal. The building is constructed on a concrete slab. Based on the evidence available on site the inspector estimates that the building was constructed during 1970's.

Property image



Report summary

Inspection summary


Inspection details

Appendix

Report summary

☰ Inspection details

Client name	Realmark Karratha
Client address	Suite 1/24 DeGrey Place, Karratha WA 6714
Job ID	91579
Property address	68 Hunt Way, Bulgarra WA, Australia
Inspection date	13-04-2026
Occupied	Yes
Weather	Fine
Inspector	Trevor Pears (Registered builder: 100327)
Report purpose	The purpose of this report is to identify major structural defects or faults in the construction of the building and associated structures in so far as a Registered Builder can reasonably and visually identify those defects or faults. The inspection is conducted in accordance with AS 4349.1. The report must be read in full.



Dan Tyler
Director
HouspectWA

Report summary

Inspection summary

Inspection details

Appendix

Inspection defects summary

Major Structural Defect - Residential Building

No defects were identified of this nature

Major Structural Defect - Beyond Residential Building

No defects were identified of this nature

Major Non Structural Defect

No defects were identified of this nature

Minor defects

The extent of minor defects on the property are consistent with properties of a similar age, construction type, construction methodology and location of the property. These minor defects would normally be addressed as a component of normal ongoing maintenance.

Report summary

Inspection summary

Inspection details

Appendix

Inspection safety item summary

Regulatory Safety Item

No defects were identified of this nature

Safety Item

No defects were identified of this nature

Report summary

Inspection summary

Inspection details

Appendix

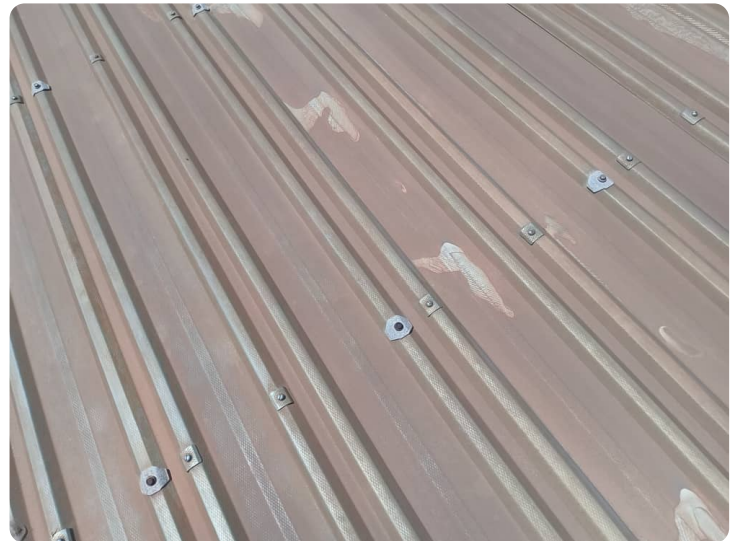
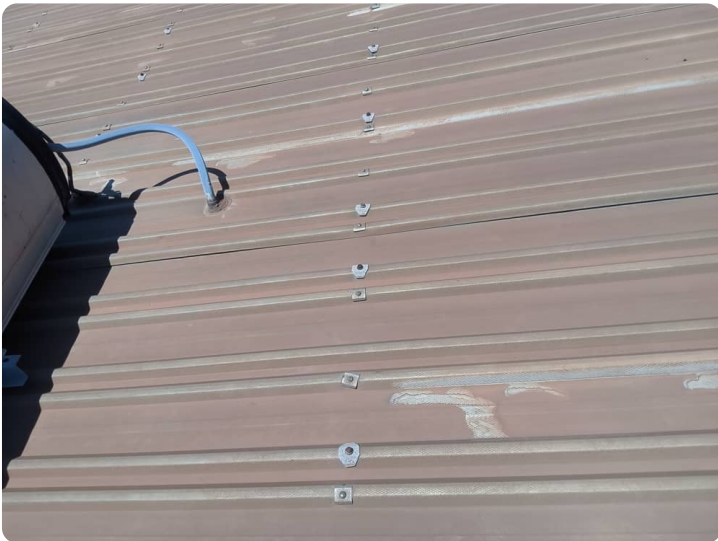
1. Roof covering

The roof covering is constructed of metal. The condition of the roof covering is fair in relation to its age and will require ongoing maintenance.



1.1 Metal roof rusting fixings

There are rusting fixings which need to be replaced to minimise potential rust transfer to the roof sheets and extend the life of adjacent metal sheets.



Report summary

Inspection summary

Inspection details

Appendix

2. Ridges

The ridges and capping are fair in relation to its age and will require ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

3. Flashings

The flashings are covered with a variety of finishes and are constructed of a mixture of materials. The condition of the flashings is fair in relation to its age and will require ongoing maintenance.



3.1 Flashings general - only silicone

There is insufficient or no flashing installed around the roof penetrations which have only been silicone sealed. Installing flashing around these penetrations is recommended to prevent water ingress into the roof space.



Report summary

Inspection summary

Inspection details

Appendix

4. Valleys

The valleys are constructed of metal and are unpainted. The condition of the valleys is fair in relation to its age and will require ongoing maintenance. The valleys appear to be relatively free of debris.



Report summary

Inspection summary

Inspection details

Appendix

5. Fascia

The fascia are constructed of metal and they are painted. The condition of the fascia is satisfactory in relation to their age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

6. Eaves

The eaves are boxed and constructed of painted fibre cement. The condition of the eaves is satisfactory in relation to their age and will require normal ongoing maintenance. Please note that some of the building material utilised on or within the building may or may not contain asbestos. The Australian Government has indicated that asbestos can only be correctly identified through laboratory testing. The material on this building site may not pose a concern in the current static state if maintained but for any future works the material should be tested and appropriate measures used for asbestos handling if the material is subsequently found to contain asbestos.



Report summary

Inspection summary

Inspection details

Appendix

7. External walls

The external walls are constructed of painted brick. The condition of the walls generally is satisfactory in relation to their age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

8. Footings

The footings are below ground and cannot be seen. The condition of the footings cannot be determined.



Report summary

Inspection summary

Inspection details

Appendix

9. Windows and window frames

The window and window frames are primarily constructed of aluminium. The condition of the window and window frames is generally fair in relation to its age and will require ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

10. Window fly screens

Fly screens have been installed to all of the windows. The condition of the window fly screens is generally satisfactory in relation to its age and will require normal ongoing maintenance. Current Building Codes require that glass in windows and doors in close proximity to the floor must be safety glass to minimise personal injury in the case of breakage. Houses built prior to the 1980(s) did not have this requirement. There is no current requirement to retrospectively remediate however it is suggested that consideration be given to upgrading where applicable.



Report summary

Inspection summary

Inspection details

Appendix

11. Roller shutters

Roller shutters have been installed to most of the windows. The condition of the roller shutters is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

12. Cyclone screens

Cyclone screens have been installed to all of the windows. The condition of the cyclone screens is satisfactory in relation to its age and will require normal ongoing maintenance. The cyclone screens appear to be compliant with local requirements.



Report summary

Inspection summary

Inspection details

Appendix

13. Front door

The front door is constructed of solid timber. The condition of the front door is satisfactory in relation to its age and will require normal ongoing maintenance. Deadlocks have been installed. A security screen door has been fitted.



Report summary

Inspection summary

Inspection details

Appendix

14. Other external doors

Other external doors are constructed of solid timber. The condition of the other external doors is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

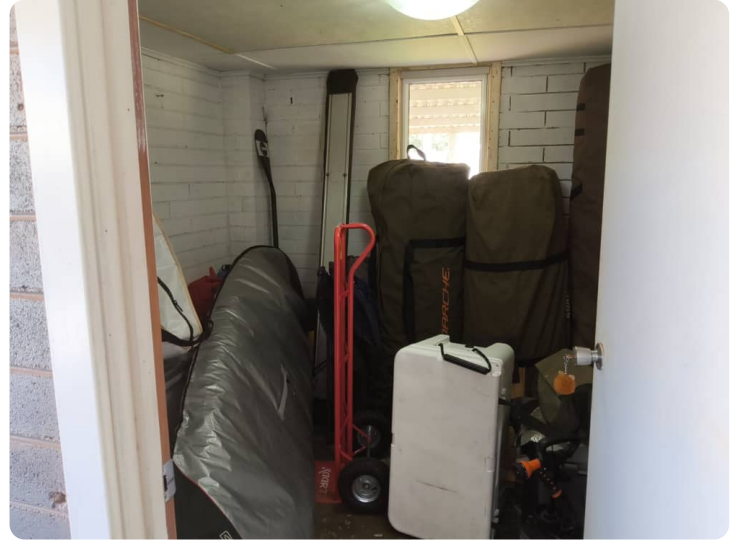
Inspection summary

Inspection details

Appendix

15. Storeroom 1

An external storeroom for the property is located adjacent and under the main roof of the building. The condition of the storeroom is satisfactory in relation to its age and will require normal ongoing maintenance. Access and visibility of the area was restricted by stored items.



Report summary

Inspection summary

Inspection details

Appendix

16. Meter box and power

Access to the meter box or sub board was available. The meter box or sub board is not lockable. Power phase type to the site is three phase.



Report summary

Inspection summary

Inspection details

Appendix

17. Residual Current Devices

There were multiple Residual Current Devices (RCD)(s) noted in the meter box or sub meter box. The RCD(s) were not tested. It is suggested that an Electrical Compliance Certificate be obtained in relation to the RCD(s).



Report summary

Inspection summary

Inspection details

Appendix

18. Gas Supply

Gas supply to the property is via LPG bottles. While on site the inspector could not smell detectable gas leaks.



Report summary

Inspection summary

Inspection details

Appendix

19. Carport or Garage (Primary)

There is a primary carport on the property constructed of same materials as the primary structure. The condition of the carport or garage is satisfactory in relation to its age and will require normal ongoing maintenance. Please note that some of the building material utilised on or within the building may or may not contain asbestos. The Australian Government has indicated that asbestos can only be correctly identified through laboratory testing. The material on this building site may not pose a concern in the current static state if maintained but for any future works the material should be tested and appropriate measures used for asbestos handling if the material is subsequently found to contain asbestos.



Report summary

Inspection summary

Inspection details

Appendix

20. Veranda (Primary)

The primary veranda is constructed of metal. The condition of the veranda is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

21. Patio

The primary patio is constructed of metal. The condition of the patio is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

22. Driveway

The driveway and cross over is constructed of concrete. The condition of the driveway is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

23. External walkways and paved areas

The external walkways and paved areas are constructed of a variety of materials. The condition of the external walkways and paved areas is fair in relation to its age and will require ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

24. Fences - boundary

The boundary fences are constructed of variety of materials. The condition of the boundary fence is satisfactory in relation to its age and will require normal ongoing maintenance. Some of the fences could not be viewed due to vegetation, stored items or secondary structures. Please note that some of the building material utilised on or within the building may or may not contain asbestos. The Australian Government has indicated that asbestos can only be correctly identified through laboratory testing. The material on this building site may not pose a concern in the current static state if maintained but for any future works the material should be tested and appropriate measures used for asbestos handling if the material is subsequently found to contain asbestos.



24.1 Fibre cement damage

There was loose, missing or damaged fibre cement fence components that requires remediation. The material should be tested, where required, and then a remediation plan established.



Report summary

Inspection summary

Inspection details

Appendix

25. Retaining walls

The retaining walls are constructed of limestone or concrete blocks. The condition of the retaining wall is satisfactory in relation to its age and will require normal ongoing maintenance.



25.1 Header bricks loose

The header bricks are loose and require re-fixing.



Report summary

Inspection summary

Inspection details

Appendix

26. Under side of roof cover

The condition of the underside of the roof cover is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

27. Sarking

Sarking to the underside of the roof was not installed and was not considered effective.



Report summary

Inspection summary

Inspection details

Appendix

28. Roof frame

The roof frame type is a traditional timber stick frame. The condition of the roof frame is satisfactory in relation to its age and will require normal ongoing maintenance. Access to the roof space was restricted by the pitch of the roof, insulation, ducting or other items. The inspector estimates that visibility was available to more than 75% of the area.



Report summary

Inspection summary

Inspection details

Appendix

29. Insulation

Insulation was installed. Where insulation was installed it was considered effective. The insulation type was predominately batt or rolled type insulation.



Report summary

Inspection summary

Inspection details

Appendix

30. Ceilings

The ceilings are constructed of plasterboard with cornices constructed of plasterboard. The condition of the ceilings is satisfactory in relation to its age and will require normal ongoing maintenance.



30.1 Water ingress - ceilings

The ceilings in the images indicate water ingress. The source of the water ingress needs to be located and resolved prior to preparing and painting the ceiling.



Report summary

Inspection summary

Inspection details

Appendix

31. Internal walls

The internal walls are constructed of a frame with plaster board cladding. The condition of the internal walls is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

32. Internal floors

The internal floors are constructed of concrete and are covered in vinyl planks. The condition of the internal floors is unable to be determined as they could not be seen due to coverings.



Report summary

Inspection summary

Inspection details

Appendix

33. Tiled floors and walls

There are areas of internal floors and walls which are covered with a tile covering. The condition of the tiles is satisfactory in relation to its age and will require normal ongoing maintenance.



33.1 Tile damage - major

Based on the images provided, there is significant damage to the wall and/or floor tiles, requiring repair or replacement. This damage may have compromised the waterproofing.



Report summary

Inspection summary

Inspection details

Appendix

34. Windows (internal)

The condition of the windows, as viewed from within the property, is fair in relation to its age and will require ongoing maintenance. Window locks have been installed to all of the windows.



Report summary

Inspection summary

Inspection details

Appendix

35. Internal doors

The internal doors were mainly constructed of timber hollow core. The condition of the internal doors is satisfactory in relation to its age and will require normal ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

36. Kitchen cabinets

The condition of the kitchen cabinets in general is fair in relation to its age and will require ongoing maintenance.



Report summary

Inspection summary

Inspection details

Appendix

37. Laundry cabinets

The condition of the laundry cabinets is satisfactory in relation to their age and require normal maintenance.



Report summary

Inspection summary

Inspection details

Appendix

38. Bathroom cabinets

The condition of the bathroom cabinets is fair in relation to its age and will require ongoing maintenance.



38.1 Cabinet door drawer adjustment

As per the images some cupboard doors or drawers require adjustment to close correctly.



Report summary

Inspection summary

Inspection details

Appendix

39. Shower screens

The condition of the shower screens is satisfactory in relation to their age and require normal maintenance.



Report summary

Inspection summary

Inspection details

Appendix

40. Plumbing

The taps to multiple areas were turned on and the water flow appeared to be reasonable. Water draining to several sinks and toilets appeared to be reasonable. The Building Inspector is not a Plumbing Contractor and is not permitted to test Plumbing items under WA Law. Where appropriate a Plumbing Contractor should be engaged to test the plumbing in the property.



Report summary

Inspection summary

Inspection details

Appendix

41. Lights and power points

Several lights were turned on during the inspection and the lights appeared to be operational. The Building Inspector is not an Electrical Contractor and is not permitted to test Electrical items under WA Law. Where appropriate an Electrical Contractor should be engaged to test the electrical items in the property.



Summary

Inspection items

Inspection details

Appendix

Additional item photos

The following photos were taken to provide further detail on items.

Additional item photos

Item: Fences - boundary



Item: Roof frame



Summary

Inspection issues

Inspection details

Appendix

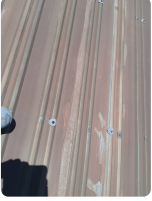
Additional issue photos

The following photos were taken to provide further detail on issues.

Additional issue photos

Item: Roof covering

Issue: Metal roof rusting fixings



Item: Roof covering

Issue: Metal roof rusting fixings



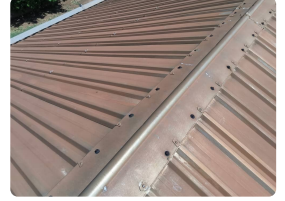
Item: Roof covering

Issue: Metal roof rusting fixings



Item: Roof covering

Issue: Metal roof rusting fixings



Item: Roof covering

Issue: Metal roof rusting fixings



Item: Retaining walls

Issue: Header bricks loose



Item: Ceilings

Issue: Water ingress - ceilings



Item: Ceilings

Issue: Water ingress - ceilings



Item: Tiled floors and walls

Issue: Tile damage - major



Report summary

Inspection summary

Inspection details

Appendix

Scope of work

1. Service

As requested by the Client the inspection provided by the Building Inspector ("Inspector") is a Pre-Purchase Building Inspection.

2. Purpose of Inspection

This inspection is an inspection carried out pursuant to an Australian Standard. It is an inspection to advise upon the condition of the structures on the property and any major structural defects found in relation to the property. The Inspection is carried out in accordance with AS 4349.1. Inspection is carried out for the sole benefit of the client who has requested the inspection.

2.1 Scope Limitation

The inspection and report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any major structural defects visible at the time of the inspection. Whether or not a defect is a major defect depends on a number of factors including the age of the building.

2.2 Visual Inspection

All inspections are visual inspections limited to those areas and sections of the property fully accessible and visible to the inspector on the date of the inspection. The inspection does not include an invasive inspection or breaking apart, dismantling, removing or moving objects including but not limited to foliage, moulding, 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 assorted goods in cupboards, other areas that are concealed or obstructed. The inspector will not dig and cannot, gouge, force or perform any other invasive procedures. Visible timbers will not and cannot be destructively probed or hit without prior written permission of the property owner. The inspector will only report on readily observable state of the property at the time of inspection. The inspection therefore cannot deal with:

- 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
- 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.

2.3 Not a Certificate of compliance

A report prepared in accordance with AS4349.1 is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. The Australian Standards do not include the identification of unauthorized building work or of work not compliant with building regulations. This Standards assumes that the existing use of the building will continue.

2.4 Comparative Position and 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.

Report summary

Inspection summary

Inspection details

Appendix

Scope of work

3. Areas to be inspected

3.1 General

The inspection shall cover all accessible areas defined by the construction permit. As per the Standards, the client shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to property or parts of property. The inspector shall inspect accessible parts of the building and appurtenances, together with relevant feature of the property within 30m of the main building and within the boundaries of the site, or as otherwise agreed in the inspection agreement. In this context, relevant features include car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700mm high, paths and driveways, steps, fencing. Inspection of Strata and Company Title residential property shall be limited to the nominated residence and does not include common property.

The following area shall be inspected where applicable or accessible:

- The interior of the building
- The roof space
- The exterior of the building
- The sub-floor space
- The roof exterior
- The property within 30m of the building subject to inspection

3.2 Safe and reasonable access

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection and WA Worksafe OH&S Laws. The inspector shall also determine whether sufficient space is available to allow safe access. As a general rule minimum crawls spaces of 600mm x 600 mm are required. Pursuant to regulation, the inspector is not permitted to access the roof cover where power to the roof space cannot be isolated at the meter box or sub board and or solar inverter. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. The inspector shall inspect an elevated area only where –

- it is at a height at which safe reasonable access is available, or where safe and reasonable access is otherwise available; or
- an unobstructed line of sight is present from safe use of a 3.6m ladder and the building elements present are close enough to allow appraisal.

NOTE: "Elevated area" includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and intended for normal use by occupants. A 3.6m ladder is considered generally reasonable for safe use by one operator during an inspection, subject to prevailing weather conditions. Regardless of the ladder length, weight and size, safe use of ladder or safe access may mean that inspection of a roof, elevated platform or roof space is not possible in part, or at all, during an inspection and, in such circumstances, and inspector may recommend the use of special access equipment and that a further inspection be undertaken when a safe method of access is present.

3.3 Excluded Areas

Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of, the inspection. Excluded areas include areas where safe OH&S was not available. Excluded areas include areas where access was specifically denied (i.e. locked rooms) or access was not provided, (manholes not opened prior to the inspectors arrival) while the inspector is on site conducting the inspection. Where appropriate, we would recommend that consideration be given to the subsequent inspection of excluded areas, where they exist, given these areas will have been excluded from scope of our report.

Report summary

Inspection summary

Inspection details

Appendix

Scope of work

3.4 Exclusion of items from inspection

The inspector need not inspect or report on the following:

- a. Items that outside of the agreed specific scope of the inspection
- b. Footings below ground.
- c. Concealed damp-proof course.
- d. All electrical, gas and plumbing items which under WA Legislation would require a Licenced Electrician, Plumber or Gas Fitter to test and inspect including but not limited to:
 - Utility conduits and services
 - Electrical systems, security systems, access stems and components
 - Solar and other sustainability infrastructure
 - Lifts.
 - Ventilation.
 - Air conditioning systems.
 - Electrical (or gas) appliances including but not limited to garbage disposal, electrical installations, light switches and fittings, dishwashers, incinerators, ovens, stoves, ducted vacuum systems.TV, sound and communications.
 - Hot water systems.
 - Swimming pools, spas, ponds, and pumps or filters.
 - Water bores and water tanks.
 - Back flow devices and pumping equipment
 - Reticulation equipment
 - Car stackers.
 - Roof access safety equipment.
 - Plumbing.
 - Adequacy of roof drainage as installed.
 - Gas fittings and fixtures.
 - Automatic garage door mechanisms.
- e. The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- f. Paint coatings, except external protective coatings.
- g. Health hazards (eg allergies, lead content, presence of asbestos, soil toxicity)
- h. Timber and metal framing sizes and adequacy.
 - i. Concealed tie-downs and bracing.
 - j. Timber pest activity.
- k. Soil conditions.
 - l. Control joints.
- m. Concealed framing-timber or any areas concealed by wall linings/sidings.
- n. Aluminium composite panels
- o. Furniture and accessories.

Consideration should be given to the inspection of excluded items by an appropriately qualified professional. The report does not include the inspection or assessment of items or matters that do not fall within the Inspectors direct expertise. Estimating the cost of remedying defects is not included in a Building Inspection report.

Report summary

Inspection summary

Inspection details

Appendix

Scope of work

4. Inspection process

The inspection shall comprise visual appraisal and limited assessment of serviceability. The inspector shall document their findings in the inspection report. Where applicable the inspector may include recommendation for further inspections by a specialist inspector (Electricians, Plumbers, Structural Engineers, Fire Engineers, Geotechnical Engineer, Pest Inspectors and similar).

5. Extent of Reporting

The inspection report will comment on the agreed specific inspection scope criteria for individual inspections. The following general inspection scope criteria applies if it has not been excluded:

- Major structural defects
- Major non-structural defects
- General impressions in relation to minor defects
- Safety hazards

6. Defects

During an inspection the inspector may identify that a building element is defective but that the defect does not fall neatly into one of the categories of defect. In such a case the inspector will use a combination of defect properties or otherwise assess and describe the defect in his/her own words, based on his/her experience. In many cases, the actual structural elements of a building will be obscured by finishes and other non-structural building elements, and the inspector may be unable to assess directly the state of the structural member. In such cases, the inspector has to infer the performance of the structure by observing the effect of the structure on the non-structural building elements. For example, the inspector normally will be unable to inspect the footings of a building as they are buried beneath the ground; however, cracking in non-structural masonry walls above the ground may indicate that a defect exists within the footing system.

7. Inspections for Major Structural Defects

An inspection for major structural defects shall comprise visual assessment of accessible areas of the property to identify major structural defects to the building and structures within 30 meters to form an opinion regarding the general condition of the structures. AS4349.1 Inspection of Buildings. 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.

Report summary

Inspection summary

Inspection details

Appendix

Scope of work

Consistent with AS4349.1 Appendix A and The Real Estate Institute of WA ("REIWA") Pre-Purchase Annexure and assessment of Major Structural Defects excludes any assessment or comment on the following:

- Any non-structural element, e.g. roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc.
- An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.
- Any area or item that was not, or could not be, observed by the inspector.
- General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property.
- Serviceability damp defects such as condensation, rising damp, lateral damp, falling damp should only be assessed and reported on where structural damage has occurred, is occurring, or may occur (eg fungal rot) significant spalling of masonry or concrete structural elements, significant fretting or mortar, rusting of primary structural elements. Stormwater drainage and surface water defects commonly cause or exacerbate foundation instability and these issues should be assessed and reported where relevant.

Based on the above a major structural defect is defined as a major defect on a structural element of the property structures having regard to the items that must be excluded as defined above. It is possible that a building may have major or minor defects which are not major structural defects.

7.1 Major Structural Defects

A building or structure that is declared as having "a major structural defect" is a building or structure in which there is a major defect on a structural element visible at the time of inspection in a building load bearing member (foundation, footings, walls, column, wall frame, floor frame ceiling frame, roof frame) which will worsen over time under normal building dead loads, live loads and wind loads even if given normal maintenance. The defect will require extraordinary maintenance, repair, replacement or additional structural support to be stabilised so that the building can then be considered structurally sound. If the defect is not rectified the structural defect will lead to failure of the structural element affected, other structural elements around it, and/or cause a safety issue to the occupant or normal user of the building. Examples of "major structural defects" include:

- Failure or movement in structural building element
- Compromised foundation materials which may be contributing to subsidence
- Lack of tie down straps to a metal roofed building built after 1978 with original roof, or an older building which has had roof cover changed from tiles to metal or asbestos to metal,
- Severe damage to a structural member
- Alteration of structural elements – i.e Skylights cut through rafters or ceiling joists producing situations where someone working on or in the roof could be in danger

It is possible to declare the building as having no major structural defects", but the verandah, patio, carport as containing "major structural defects".

Report summary

Inspection summary

Inspection details

Appendix

Scope of work

7.2 Major Non-Structural Defects

“Major non-structural defects” means defects visible at the time of the inspection to the building only taking into account the age and the type of the building, requiring substantial repairs or urgent attention and rectification. Major non-structural defects do not include minor defects that are common to most properties including minor blemishes, minor corrosion, minor cracking, minor weathering, general deterioration, unevenness, and physical damage to materials and finishes. Major non-structural defects do not include maintenance items which are items of repair common to buildings of similar age or construction type.

- Defects and issues associated with roof cover and roof plumbing including water ingress
- Non-structural cracking
- Collapsing ceilings
- Water ingress issues (including rising damp, lateral damp, and damp associated with plumbing issues)
- Balcony, balustrade and stair noncompliance issues.
- Missing fire walls.
- Swimming pool fences missing.

7.3 Minor defects

A defect other than a major defect that requires immediate intervention to avert further deterioration. The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance. Pre-Purchase Building inspections will provide a general impression in relation to minor defects.

8. Safety Items and Hazards

Based on visual inspection the inspector will attempt to comment on safety items which are subject to specific legislation in WA. These includes:

- The existence and location of smoke alarms
- The existence of Residual Current Devices (RCD's)

Where these items are not in situ they many constitute a Safety item. Clients should always consider engaging an Electrical Contractor to review the Compliance of Smoke Alarms and RCD's to Legislative requirements. Based on visual inspection the inspector will attempt to visually identify any observed item that constitutes a present or imminent serious safety hazard.

9. Categorising Conditions

Houspect has tried to categorise our gradings of material condition as:

- Satisfactory - in relation to its age and will require normal ongoing maintenance.
- Fair - will require maintenance within the near future.
- Poor - Needs maintenance or replacement now.

Wherever we describe a building material in this report, the client acknowledges that the material described represents a substantial component of the building material observed.

Report summary

Inspection summary

Inspection details

Appendix

Conditions

CONDITIONS FOR THE PROVISION OF THE REPORT

The following conditions apply to the provision of the report:

1. The report is produced for the sole use of client in accordance with the relevant Australian Standard. In the case of a Home Building Inspection Report that is AS4349.1 and in the case of other inspections, such as commercial or strata inspections, the Australian Standards currently applicable are AS4349.0 of AS4349.2. The inspection will be carried out in accordance with the most current Australian Standard applicable at the time of the inspection.
2. The report is prepared in accordance with the agreed purpose and scope.
3. Houspect does not and cannot undertake timber pest inspection. Therefore, no advice is given regarding the presence or effect of termites or pests on the property and specialist pest inspectors should be engaged by you if you wish to.
4. Under the Australian Standard, the inspections that are carried out are visual only. Therefore, any dimensions that we refer to in the report or are provided in the report are estimated only, and is not an indication that a measurement of the structure has been undertaken.
5. If we provide an estimate in the report as to cost of remedy, repair or otherwise, they are approximate costs only and if you wish to obtain an accurate amount, quotations should be obtained from the appropriate qualified tradesman in that regard.
6. You acknowledge and agree any comments in the report relating to matters such as an electrical, gas fitting or plumbing matters, are based on visual inspections only and are not a substitute for you to obtain professional advice from an licensed electrician, gas fitter or plumber. Building inspectors are not able to undertake assessment of these items as they are not qualified to do so and are not permitted under West Australian law to do so.
7. If we make reference to a charge out rate in our documentation it only relates to normal building inspection work. It will not apply to our rates for attendances or work relating to arbitration, mediation, conciliation, appearances in court, attendance as an expert witness, providing an expert witness report, or any other matter required for any legal process. If you require any of those services, you need to separately contact us in relation to that.
8. Under the Australian Standard, we can only carry out a visual inspection. Therefore, any things that are not able to be seen are excluded from the scope of our report. The report will only comment on features that are reasonably visible and reasonably accessible at the time of inspection without the use of viewing platforms, removing or moving any building components or any other material, moving furniture or personal effects, opening sealed man holes, entering any space where the inspector considers access to be dangerous or where the method of access does not meet the requirement of the Australian Standard, or where any unusual methodology may be required including measuring or testing building components, to confirm structural soundness. If access cannot be safely granted pursuant to Occupational and Health and Safety Regulations, then we cannot access the area and it must be excluded from the scope of our report.
9. If there are parts of the structure such as woodwork, that are covered, unexposed or inaccessible, we are unable to carry out a visual inspection therefore unable to report whether or not that part is free from defects. We also cannot carry out any work to expose or make accessible those areas and will not be liable if there are defects to such areas where we cannot access to carry out the inspection.

Report summary

Inspection summary

Inspection details

Appendix

Conditions

10. Houspect specifically limits all liability associated with claims related to tile batten delignification, and by your engagement of the Inspector you acknowledge and agree that you will have no claim against Houspect in relation to chemical delignification not being reported as a Structural defect.
11. Inspections and surveys will be carried out by a West Australian registered builder who has a minimum of 20 years of construction experience. The report does not include the inspection or assessment of items or matters that do not fall within the Inspectors direct expertise.
12. The report is not a warranty against problems arising with the building or associated structures in the future. Accordingly, a preventative maintenance programme should be implemented for the property which includes systematic inspection, detection and prevention of incipient failure.
13. Our report lists a number of things that would normally be inspected in a building. However, as noted above, those things may not be present or may be inaccessible. Where we do not make a comment next to an item it means that it has not been inspected and the inspector gives no undertaking that he will be able to inspect all items present on the date of inspections. The report is only utilised as evidence of the structural state and condition of the items listed in the report with comments attached to them.
14. We will not (even if requested to do so) provide you any advice regarding asbestos at the property that we are asked to inspect, including whether or not any building materials used in the construction of a home are made from asbestos or not. The Australian Government has indicated that asbestos can only be identified through laboratory testing and asbestos, if present is only of concern if it has in any way degraded. If there are future works to be carried out to the property, that may involve additional measures being taken to safely handle any asbestos at the premises. However, this is beyond the scope of this report as we are not qualified to identify asbestos on the site or advise on specialist handling procedures. However, if we identify that a building material is made from asbestos, we may without any obligation or requirement to do so, mention this to you so that you can then have this view confirmed by someone appropriately qualified to advise you about;
 - whether the material is made from asbestos;
 - and how to deal with it.If we provide you such advice, then you must not accept or rely upon our view as being in any way determinative and you agree that it is stated to you so that you then will engage someone appropriately qualified to advise you on the presence of asbestos and related matters, and not act on or rely upon our view in any other way.
15. Where requested by the client and where Houspect agrees, Houspect may arrange or co-ordinate other specialist inspection or building services (such as pest inspection) to be provided by independent third party consultants or companies. Houspect does not in any way warrant or guarantee the services provided by these third party consultants or companies. Houspect may receive a fee or payment for arranging and coordinating these third party services at the request of the client.
16. If Houspect do recommend or coordinate other specialist inspections or services, we will not however be responsible for collection of payment for those services. Payment for those services are a matter directly between yourself and that provider.
17. All advice given by the Inspector not included in the Report is given in good faith and based upon our professional experience and guidelines developed for the conduct of building inspections in accordance with Australian Standards. However, no responsibility is accepted for any losses, either direct or consequential, resulting from the advice.

Report summary

Inspection summary

Inspection details

Appendix

Conditions

18. The Report is confirmation of a visual inspection of the Property carried out by the Inspector on the day of the inspection, and only covers those items which could reasonably be detected by such visual inspection at the time of such inspection. We cannot be held responsible for any changes in the condition of the property occurring after the date of inspection.
19. All statutory or implied conditions and warranties are excluded to the extent permitted by law. The report is not intended to be a Certificate of Compliance for Building Codes.
20. To the extent permitted by law, liability under any condition or warranty which cannot legally be excluded is limited to:
 - supplying the Report again; or
 - paying the cost of having the Report supplied again
21. If the Report fails to conform in any material respect to the terms and conditions set out herein then:
 - the Inspector is not liable unless the Client notifies the Inspector of the failure within 90 days after the date of delivery of the Report; and
 - the liability of the inspector is in any case limited to the cost of providing the inspection and the inspector is not liable for any consequential damage
22. The provisions of clause 18 above are subject to the provision of any statutory condition or warranty which cannot legally be excluded
23. You acknowledge and agree that the report will not be released to you until payment is made to Houspect unless alternative arrangements have been specifically agreed.
24. Where the inspection service has been provided and the Client does not make payment to Houspect within 7 days or a period otherwise agreed Houspect is entitled to recover all costs associated with formal debt recovery proceedings.
25. Houspect may charge a cancellation fee where the inspection service has been scheduled by or at the request of you and is cancelled by you within 24 hours of the inspection, or the inspection is unable to be performed.
26. The Report will generally be emailed within the time frame specified within the engagement documentation and in accordance with the payment terms agreed with you.
27. The terms and conditions contained herein:
 - constitute the entire agreement and understanding between you and the Inspector, on everything connected to the subject matter of the Agreement;
 - override any prior representation comment or statement made weather orally or in writing between Houspect, any inspector or buyer of Houspect and yourself; and
 - supersede any prior agreement or understanding or anything connected with that subject matter. Proceeding with a booking is confirmation that you accept the terms and conditions set out above.