

Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections - Residential buildings



PURPOSE OF INSPECTION

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 AS4349.1-2007 and the Building Inspection Agreement.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Property Inspected

Property Inspected Details:

19 Arnisdale Road
Duncraig WA 6023

Contact Details

Inspection Requested By:

Jackie Shade
19 Arnisdale Road
Duncraig WA 6023

Inspection Requested For:

Same as Inspection Requested By

Cost Billed To:

Same as Inspection Requested By

Contact For Access:

Same as Inspection Requested By

Inspection Details

Inspection Date/Time:	29/07/2025 10:15 AM
Persons in attendance:	Owner
Other relevant comments:	Built approximately 2014
Weather conditions at time of inspection:	Sunny

Agreement Details

Agreement Number:	53291
Date of Agreement:	29/07/2025 10:15 AM
Specific requirements and or conditions required:	Scope of inspection as per Structural Building Inspection Agreement (excludes Roof Exterior elements). Note: The operation of Electrical, Plumbing and Gas Fixtures and fittings should be checked at the pre-settlement inspection. Any issues should be raised in accordance with your offer and acceptance.

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 prior to acting on this report.

Inspector Details

Name Of Inspection Firm:	Home Integrity Building Consultants
Contact Phone:	0413 635 214
Inspector Name:	Rick Gibbs Registered Builder # 103893
Report Prepared Date:	29/07/2025

Major Structural Defects identified to the Residential Building on day of inspection

Defect #	Details
1 NOTE: This defect will be rectified at the Sellers expense prior to settlement and evidence available to prove it has been completed.	Location: South Side Description: Roof tie down points inadequate/not apparent.
Major Structural Defects identified beyond the Residential Building	Structural elements beyond the main residential building were not included as part of this inspection.

STRUCTURES INSPECTED

For the purpose of reporting on the property the property will be defined by compass readings e.g. North face.

1.1 Residence

Structure type:	Freestanding house
Orientation:	South
Areas Inspected:	Interior and exterior areas. Roof void
Is the building furnished?:	Yes Where a property is furnished at the time of inspection the furnishings and stored goods may be concealing issues and defects present in the property. These issues and defects may only be revealed when the property is vacated. A further inspection is strongly recommended in this case.
Construction type:	Cavity brick
Pier type:	Not applicable
Flooring type:	Concrete Slab
Roof Structure/s:	Pitched timber
Roof covering/s:	Metal
Pool present:	Yes
Are Smoke Detectors Installed:	Yes Number of smoke detectors: 2 Location of smoke detectors: Hallway Recommendation: All smoke detectors should be tested for serviceability and compliance.
Are Residual Current Devices (RCDs) Installed:	Yes Number of RCDs: 7 Location of RCDs: Meter box Recommendation: All RCDs should be tested for serviceability and compliance.

General Comments:

Items listed below are for your information. They may include reference to areas/elements that are excluded from this inspection agreement, but we thought you might find them helpful to know.

1. Evidence of subsidence to the south elevation paving adjacent to the down pipes. This is common with paving around soak wells. Recommend lift pavers and inspect soak well and repair/repave.

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.

Interior and exterior areas.

Access Issue 1. - Roof Void

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Airconditioning (Concealing), Airconditioning (Physical Prevention), Insulation, Pitch, Roof Frame

Access Issue 2. - Interior and exterior areas

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Quantities of stored personal belongings obstructed visual inspection to various internal and exterior areas of the home.

Defect 1. - Roof Void

Defect Location:

South Side

Defect Summary:

Roof Framing

Type of Defect:

Installation, Structural

Description:

Roof tie down points inadequate/not apparent.

Ongoing Consequence:

Possible uplift in high wind conditions.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Builder, Carpenter



South elevation roof void



Rafters have been mechanically fixed to the wall plate. No evidence of perimeter tie downs to the wall plate. Recommend install hoop iron strap to the plate down 10c and install adequate wall fixings

Defect 2. - Roof Void

Defect Location:	Various Areas
Defect Summary:	Roof Framing
Type of Defect:	Installation
Description:	Hoop Iron strap missing from butt jointed underpurlin/strut connection, Frame anchors missing from rafter/underpurlin connection
Ongoing Consequence:	There were no consequences viewed on the day of inspection.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter



Buildings from this era would ordinarily have additional strapping to the top and bottom of the strut to underpurlin connection. No loss of strength or serviceability was observed, and the roof frame is performing as expected.



Buildings from this era would ordinarily have mechanical fixings installed at the rafters to underpurlin connections. No loss of strength or serviceability was observed and the roof frame is performing as expected.

Observation 1

Area Location:

Interior

Description:

The following interior rooms / areas have been inspected in accordance with the scope and limitations.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, and physical damage to materials and finishes.

The inspector is not required to comment on individual minor defects and imperfections. If noted, it is expected that defects of this type would be rectified as part of normal ongoing property maintenance.



Entry hallway



Laundry



Hallway



Hallway



Walk in linen



Bedroom 4



Bedroom 3



Bedroom 2



Powder room



Bathroom



Family room



Dining room



Minor appearance cracking noted at the ceiling cornice and wall junction in the dining and in various isolated areas throughout the home. Recommend repair and paint.



Kitchen



Minor appearance ceiling crack noted to the kitchen ceiling at the bulkhead. This is common with bulkhead ceilings at corners. Recommend repair and paint.



Walk in pantry



Theatre



Hallway



Study



Bedroom 1



Bedroom 1 walk in robe



En-suite



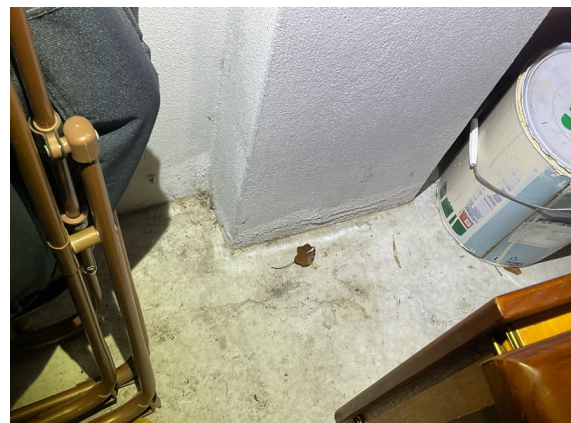
Minor appearance cracking noted at the ceiling cornice and wall junction in the en-suite and in various isolated areas throughout the home. Recommend repair and paint.



Garage



Garage



Evidence of typical moisture ingress to the lower areas of the garage walls. This is common for single skin walls and is caused by rising damp. Efflorescence is a deposit of mineral salts on surfaces of concrete and masonry walls and/or floors

Observation 2

Area Location:

Description:

Roof void

The following Roof Void area has been inspected where applicable in accordance with the scope and limitations.

Refer to limitations and Access Restriction section of the Report.



Roof void



Roof void



Roof void



Roof void

Observation 3

Area Location:

Exterior of residence

Description:

The Exterior of the residence has been inspected where applicable in accordance with the scope and limitations.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, and physical damage to materials and finishes.

The inspector is not required to comment on individual minor defects and imperfections. If noted, it is expected that defects of this type would be rectified as part of normal ongoing property maintenance.



South elevation



South elevation



Evidence of moisture stain to the entry porch timber ceiling. This may be historical and is commonly caused by excess debris in gutters/valleys restricting stormwater flow or deteriorated roof flashings/seals. Recommend exterior roof cover inspection, repair and paint



East elevation



East elevation



North elevation



North elevation



West elevation



Deterioration noted to the garage rear door. This common with external doors. Recommend repair/treat and paint



West elevation



West elevation garage wall



Patio connections to the main residence are adequate and performing on day of inspection

CONCLUSIONS

Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

Recommendations

Recommendations from the Report

- Builder
- Carpenter

Other Inspections Recommended

Pool and Safety Barrier, Roof Exterior, Stormwater

SIGNED BY INSPECTOR

Date: 29/07/2025

Signed: 

CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

Damage: The building element/item fixture or fitting is damaged, cracked or broken and is not fit for its intended purpose.

Distortion, warping, twisting: The building element/item fixture or fitting has shifted from its intended position.

Water Penetration, Dampness: Water ingress and/or dampness is found in unexpected or undesirable area(s).

Material Deterioration: The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

Operational: The building element/item fixture or fitting does not perform as expected.

Installation: The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

Structural Defect: Weakness or departure from the expected structural performance of a structural building element.

Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

High: The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Typical: The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

Low: The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Average: The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

Above Average: The overall condition of the building is above average when compared to a building roughly the same age. The building has been well maintained.

Below Average: The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

Definitions

Accessible Area: is any area of the site and structures permitting safe and Reasonable Access to perform the inspection.

Building Inspection Agreement: Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

Structural Element: Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

Building Element: Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

Major Defect: A defect of significant extent where remedial works must be carried out in order to prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

Minor Defect: Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

Safety Hazard: Current or pending serious safety hazard.

Residential Building: is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection.
2. Unless noted otherwise, the inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.
5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.

6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.
9. The minimum space required for inspection is as follows:
 - a. beneath a floor - access not be less than 400mm by 500mm and the crawl space clearance to be not less than 600mm x 600mm.
 - b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
 - c. roof void minimum access size must not be less than 400mm x 500mm and the available crawl spaces not less than 600mm x 600mm for reasonable movement.
10. Not Included in the Scope of the Inspection:
 - a. Common areas of Strata, Company and Community title type properties.
 - b. Timber Pest Activity.
 - c. Presence or absence of mould.
 - d. Identification of ACM (Asbestos Containing Material).
 - e. Identification of flooring containing Magnesite.
 - f. Inaccessible or partly inaccessible areas.
 - g. Areas where access was denied.
 - h. Defects that may have been concealed.
 - i. Rising damp and water ingress (leaks) that may be subject to prevailing weather conditions.
 - j. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
 - k. Technical assessment of electrical, gas, plumbing and mechanical installations.
 - l. Site drainage.
 - m. Swimming and Spa Pools.
 - n. Identification illegal building works.
 - o. Breaking apart and/or dismantling.
 - p. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
 - q. Removing or moving stored goods and/or personal possessions.
 - r. Impact to the buildings footings when trees are in close proximity.
 - s. Septic tanks.

11. Disclaimer of Liability: 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. However, if ordered by a Real Estate Agent or a Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.
12. Complaints Procedure: If there is any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we will respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.