



KARRATHA BUILDING INSPECTIONS

---

# Pre-Purchase Building Inspection Report

---

In accordance with AS 4349.1 - 2007

8B Comrie Court Baynton 6714 Western Australia Australia

## Pre-Purchase Building Inspection Report (AS4349.1-2007)

### General Introduction and Purpose of the Inspection

Purchasing a property is a significant investment and it is important that you, as a prospective purchaser, are able to make an informed decision regarding the state of the property you are intending to buy.

It is so significant that an Australian Standard exists (AS4349.1-2007) to provide directions for Inspectors on the minimum acceptable requirements for conducting the Inspection and preparing the Inspection Report.

The Inspection has the primary goal of providing you, the Client with an assessment on the condition of the property you are intending to purchase at the time the inspection is completed.

#### **This Inspection and Reports relates to 4349.1: Pre-Purchase Inspections - Residential Buildings**

Although the Standard specifically refers to Inspections and Reports providing advice to clients before they purchase a property, the nature of the process and the Report itself is also useful for normal residential inspections such as an owner requiring a general technical assessment of their property.

#### **The Scope**

The Scope of the Inspection is defined in our Inspection Agreement.

Subject to the Agreement, the inspection is a visual inspection to assess, at the time of the inspection, the condition of the property, to identify major defects, and to establish an opinion on the overall condition of the property.

#### **About this Report**

We want to confirm that the Inspection undertaken is in accordance with Australian Standard AS 4349.1-2007 and our Inspection Agreement.

In accordance with the Standard, this Inspection Report will be provided to you our Client as a permanent record of the inspection we have undertaken for you.

It is important to note that the Standard does not cover properties that are still under construction.

It's also important to note that the Standard does not include compliance with Building Regulations.

#### **Our Approach**

We want to ensure that the Report includes enough information from the Inspection that you, our client, is able to determine the Inspector's conclusion as to the condition of the Building which is based on the experienced, rational and logical approach of the Inspector.

It is really important to us that all aspects of the Report are clear for you, our client, to read and understand and so every effort has been made to ensure that the Report has been written as clearly as possible.

## **If any part of the Report is not clear**

If there is an area of the Report that you do not understand or is not clear to you, it is very important that you contact us immediately so that we can explain in a different way or provide more clarity as required.

## **Areas inspected**

Unless otherwise agreed in the Inspection Agreement, the Inspector **WILL** inspect all accessible areas of the building including:

- The Roof - exterior and roof space
- The Exterior of the Building
- The Interior of the Building
- The Subfloor Space of the Building
- Appendages to the building including any relevant features within 30 metres of the building (or to the boundary of the property if that is less than 30 metres from the building).

In this instance, appendages to the building include:

- Permanent structures such as garages and carports
- External buildings such as laundries, storage outbuildings and sheds.
- Additional features can include retaining walls (provided they are in excess of 700mm high), steps, driveways, paths and fencing.
- Drainage features such as stormwater run-off, surface water drainage and earth embankments

On a large Property (as reasonably determined by the Inspection Provider), the part of the Property subject to the Inspection will be thirty (30) meters from the main building (as nominated by the Client).

## **Strata Properties**

If the Inspection relates to a Property that is part of any kind of strata or company title, the Inspection will be limited to the interior of the nominated residence/unit and the immediate exterior of the building/features being Inspected. The Inspection will not include any of the common areas, any areas not owned by the Client, or documents or records related to the body corporate of the Property.

## **Areas NOT inspected**

**We can only inspect what we have access to and are able to reasonably see.**

Whilst it is the intention to provide a full assessment of the building, the Inspection only includes accessible areas in the Inspector's line of sight that can be viewed close enough to make an assessment.

The Inspection did not include areas that were inaccessible. Obstructed or restricted access areas are areas that were not accessible at the time of the inspection due to permanent or temporary obstructions.

Areas that are inaccessible, beyond the Inspectors line of sight, too distant to provide a reasonable assessment or where insufficient safe access is available, shall be determined by the Inspector at the date and time of the Inspection.

## Items expressly not included in accordance with the Standard

Unless otherwise agreed in the Inspection Agreement, in accordance with Appendix D of the Standard titled, "Exclusions of Items from Inspection" the Inspector WILL NOT inspect the following items. In most cases, a suitably qualified professional that specialises in the specific area should be consulted.

Electrical & Solar		
Electrical installations	TV, sound and communication devices	Alarm & Intercom systems
Operation of smoke detectors	Security Systems, Alarms & Intercom systems	Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems
Light switches and fittings	Automatic garage door mechanisms	Other mechanical and electrical equipment (such as gates, inclinators)

Gas	Swimming pools	Drainage
Gas fittings and fixtures	Pools and associated filtration and similar equipment	Adequacy of Roof Drainage as installed

Heating, Ventilation & Air Conditioning	Health Hazards	Environmental Matters
Air conditioning	Health hazards (eg allergies, soil toxicity, , lead content, radon, presence of asbestos, or urea formaldehyde)	Environmental Matters (eg BASIX, water tanks, BCA Environmental provisions)
The operation of fireplaces and solid fuel heaters, including chimneys and flues		

Exterior Elements	Concealed Elements	Walls & Frames
Soil Conditions	Footings below ground	Timber and metal framing sizes and adequacy
Landscaping	Concealed damp-proof course	Concealed framing-timbers or any areas concealed by wall linings / sidings
Rubbish	Concealed Plumbing	Concealed tie-downs and bracing

Decoration	Other	Efficiency
Soft floor coverings	Timber Pest Activity	Energy efficiency
Floor covers	Control Joints	Lighting efficiency
Paint coatings, except external protective coatings	Sustainable development provisions	
Furniture and accessories	Stored Items and Insulation	

# BUILDING INSPECTION REPORT

In accordance with Australian Standard AS 4349.1 - 2007

## CONTENTS



### 1. Client Details

The Client is the person or entity for whom the inspection is being undertaken



### 6. Report Findings

Detailed Report on the observations and findings of the Inspection



### 2. About Our Agreement

Defining the Purpose, Scope, Areas Covered and Limitations of the Inspection



### 7. Conclusion

Conclusion and Recommendations from the Inspector



### 3. Report Summary

A summary of the Report content and findings to be read as part of the full Report



### 8. Terms & Conditions

Terms and condition details related to the Inspection undertaken and Report provided



### 4. About the Property Inspected

Primary details describing and identifying the Property that is to be Inspected



### 9. Inspector Details

Contact details of the Inspection Provider and the Inspector that undertook the Inspection



### 5. Areas We Were Unable to Inspect

Details outlining the limitations and hindrances related to the Inspection, and why



### 10. Client Acknowledgement

Acknowledgement and acceptance of the Report to be completed by the Client



## 1. CLIENT DETAILS

The Client is the person or entity for who the inspection is being undertaken.

Client Name:	Realmark Karratha - 8B Comrie - Fiona Selbie
Client Address:	8B Comrie Court, Baynton Western Australia, 6714 Australia
Client Email:	Fselbie@realmark.com.au
Property Inspected Address:	8B Comrie Court Baynton 6714 Western Australia Australia
Inspection Date:	23 Jan 2026
Inspection Time:	11:14 am

It is highly recommended that the Property be re-inspected if this Report is being considered more than thirty days after the Inspection Date.

People present at the time of Inspection:	Vendor
---	--------



## 2. ABOUT OUR AGREEMENT

### Inspection Requested

Inspection Type requested:	Pre-Purchase Building Inspection In accordance with AS4349.1-2007
----------------------------	---

### Inspection Provider Details

The Inspection Provider is the legal entity responsible for the Inspection and issuing the Report.

Name (hereafter "Inspection Provider"):	Karratha Building Inspections
Address:	27 Rothschild Loop, Baynton, WA, 6714
Phone:	+61400196285
Email:	karrathabuildinginspections@outlook.com



### 3. REPORT SUMMARY

**It is very important to note that the following is a Summary only and must be read together with the entire Report.**

There are Limitations, Notes, Terms and Conditions that must be read, understood and acknowledged as part of the entire Report that is not included in this Summary. If any discrepancy exists between this Summary and the main Report, the main Report will prevail in terms of that inconsistency.



#### ACCESS

Are there any areas that were obstructed and access should be gained?	Yes, see Section 5
Are there any areas that were restricted and access should be gained?	No, read report in full
Are there any areas that are High Risk and access should be gained?	No, read report in full



#### SAFETY & RISK

Are further invasive inspections recommended?	No, read report in full
---	-------------------------



#### DEFECTS

In our opinion, when compared to similar buildings of this age and type, the overall condition of the property at the time of inspection was considered to be	Average
---	---------

Minor Defects (Non-Structural) Noted: **9**

Major Defects (Structural) Noted: **0**

Safety Hazards Noted: **0**

#### 4. ABOUT THE PROPERTY INSPECTED



Weather Conditions at time of inspection:	Dry
The front facade of the dwelling faces:	Approximately North
Type of Structure:	Duplex
Height of Structure:	Single Storey
Approximate age of Structure	30 years
Wall Construction:	Double Brick
Floor Type:	Concrete Slab
Roof Type:	Conventional Cut Roof Steel Sheeting
Property Furnishing Status:	At the time of the inspection the property was fully furnished

##### FURNISHED PROPERTIES:

If the Property is furnished, the Inspection will not include those areas of the Property that cannot be Inspected due to furniture, furnishings, stored items, wall or floor coverings etc., and this limitation may conceal evidence of defects. If this limitation is present, a further inspection is highly recommended.

Property Occupancy Status:	At the time of inspection the property was occupied
----------------------------	---





## 5. AREAS WE WERE UNABLE TO INSPECT & WHY

### OBSTRUCTED ACCESS:

The Inspection did not include areas that were inaccessible due to obstructed or restricted access. Obstructed access areas are areas that were not accessible at the time of inspection due to temporary obstructions. Restricted Access areas are areas that were not accessible at the time of inspection due to permanent restriction or locked entry.

It is very important to note that further inspection is highly recommended for any areas where access or visibility was hindered, restricted or obstructed in any way at the time of the Inspection.

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through further Inspection.

Were there any obstructions that may conceal possible defects?

Yes

Obstructed Areas:

The Interior

Interior Obstructions:

Furniture

Items/belongings stored against wall

Items/belongings stored to cupboards

It is important to note that as an inspection of the above areas was not possible at the time of the inspection, defects or damage may therefore exist in these areas.

### RESTRICTED ACCESS:

The Inspection did not include areas that were inaccessible. Restricted Access areas are areas that were not accessible at the time of inspection due to permanent restriction or locked entry.

Were there any normally accessible areas that had restricted access?

No

### HIGH RISK AREAS:

The Inspection did not include areas that were inaccessible. High Risk areas are areas where access was not possible at the time of the Inspection but are deemed to be of high risk for concealed defects.

Were there any High Risk Area(s) to which access should be gained or fully gained?

No

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through an Invasive Inspection.

Is an Invasive Inspection recommended to this property?

No



## 6. FINDINGS & OBSERVATIONS

### Areas to be Inspected

The Building Interior

The Building Exterior

The Roof Space

The Roof Exterior

The Site (property within 30m of the building)

### Areas not included in this inspection

### Defects Classification Definitions



#### A. Damage

The fabric of the element has ruptured or is otherwise broken



#### D. Material Deterioration (rusting, rotting, corrosion, decay)

An element or component is subject to deterioration of material(s)



#### B. Distortion Warping Twisting

An element or elements have been distorted or moved from the intended location



#### E. Operational

An element or component does not operate as intended



#### C. Water Penetration Damp Related

Moisture is present in unintended or unexpected locations



#### F. Installations (including omissions)

The element or component is subject to improper or ineffective installation, an appropriate use, or missing components

THE BUILDING INTERIOR

Bed 4



Room Defects

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Ceilings
Defect	Surface Defects
Comment	Inconsistencies in paint and finishes, signs of peeling or flaking, or surface damage.

Defect Images



Passage

No defects found in this room at the time of the inspection



## Bathroom 2

No defects found in this room at the time of the inspection



## Laundry

No defects found in this room at the time of the inspection



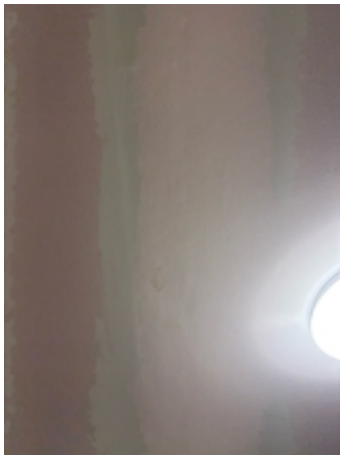
Bed 3



Room Defects

Defect Severity	Minor Defect
Defect Classification	C - Water Penetration, Damp Related
Defective Item	Ceilings
Defect	Minor Water Damage
Comment	Visible signs of minor water damage to ceiling, indicating possible leaks or condensation

Defect Images



## Dining

No defects found in this room at the time of the inspection



## Bed 2

No defects found in this room at the time of the inspection



## Kitchen







**Room Defects**

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Kitchen Bench top
Defect	Cracks or Chips
Comment	Minor to significant cracks or chips present in the benchtops, which may affect their appearance and functionality.

**Defect Images**



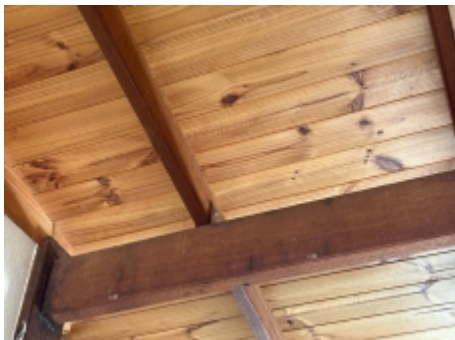
Defect Severity	Minor Defect
Defect Classification	D - Material deterioration (rusting, rotting, corrosion, decay)
Defective Item	Kitchen Cupboards
Defect	Visible Damage
Comment	Visible signs of corrosion and rust to cupboard hinges

**Defect Images**



## Lounge

No defects found in this room at the time of the inspection



Comments	Raked ceilings with sufficient brackets and bolts in good order to rafters. No defects to note
----------	--

## Living

No defects found in this room at the time of the inspection





**Bed 1**

No defects found in this room at the time of the inspection



**Ensuite**

No defects found in this room at the time of the inspection





Comments	Renovated ensuite with no defects to note at time of inspection.
----------	--

THE BUILDING EXTERIOR

Front Elevation

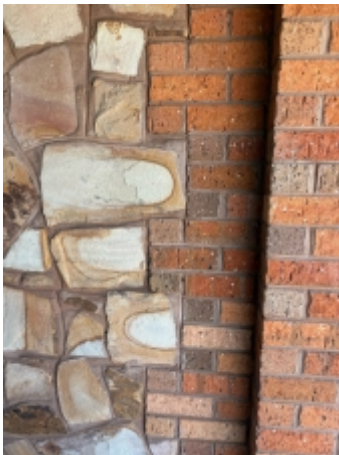


Area Defects

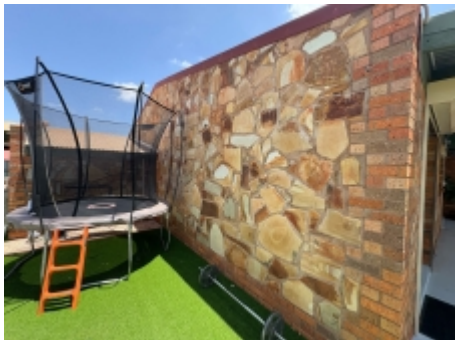
Defect Severity	Minor Defect
Defect Classification	B - Distortion, Warping, Twisting
Defective Item	Walls
Defect	Cracks to stone

Comment	Signs of cracks or damage observed in the exterior walls, no affecting structural integrity
---------	---

Defect Images



Rear Elevation



Area Defects

Defect Severity	Minor Defect
Defect Classification	B - Distortion, Warping, Twisting
Defective Item	Walls
Defect	Cracks



Comment	Signs of cracks observed in the exterior walls, not affecting their structural integrity and overall performance.
---------	---

Defect Images



THE ROOF SPACE

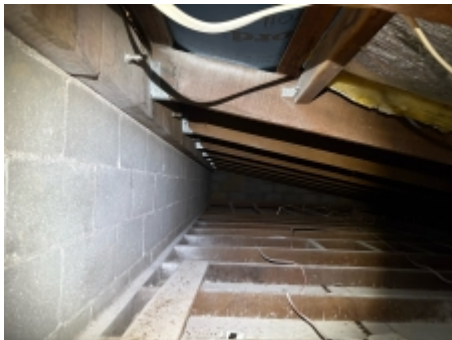
Roof Space

No defects found in the roof space at the time of the inspection









#### Comments

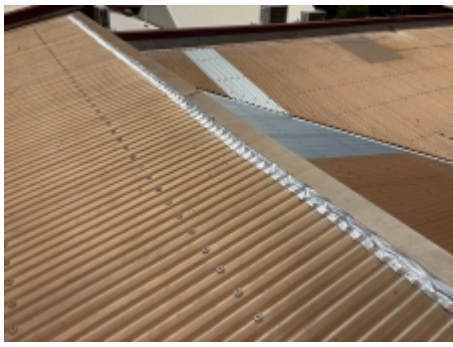
Timber stick roof with insulation beneath roof sheeting. No insulation to top of ceilings reducing overall insulation values of home. Sufficient tie down straps, bolts and brackets installed and no structural defects to note at time of inspection

## THE ROOF EXTERIOR

### Roof Exterior



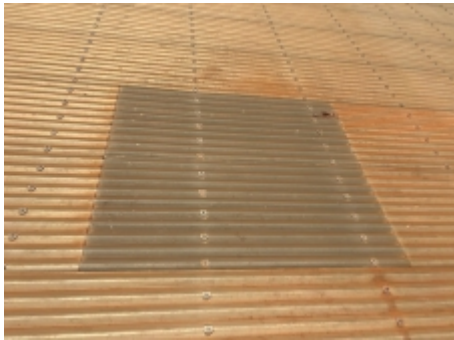




### Roof Exterior Defects

Defect Severity	Minor Defect
Defect Classification	D - Material deterioration (rusting, rotting, corrosion, decay)
Defect	Rusted cover sheets
Comment	Cover sheets installed above master bedroom, rust evident to patch which generally will spread on a steel roof and create leak points

### Defect Images

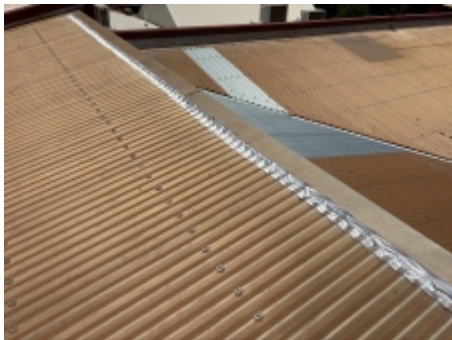
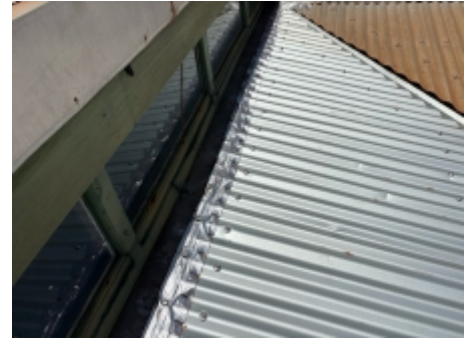
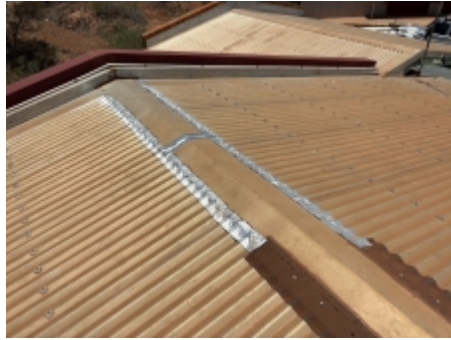


Defect Severity	Minor Defect
Defect Classification	F - Installations (including omissions)
Defective Item	Barges



Defect	Flash Tape
Comment	Significant amounts of flash tape installed across all ridge and barge flashings. Deemed a short term fix or bandage fix that will deteriorated and generate further leaks.

#### Defect Images



## THE SITE (property within 30 m of the building)

### Retaining Walls



#### Site Area Defects

Defect Severity	Minor Defect
-----------------	--------------

Defect Classification	A - Damage
Defective Item	Retaining Walls
Defect	Leaning or Movement
Comment	Signs of leaning or movement observed in the retaining walls, potentially indicating a failure of the wall or the soil behind it.

**Defect Images**





## 7. CONCLUSION

In our opinion, when compared to similar buildings of this age and type, the overall condition of the property at the time of inspection was considered to be

Average

Comments regarding the Inspection

Property has had improvements completed to acceptable standard. Roof repairs are bandaied fixes and not a permanent solution to roof leaks. Minor cracking to karratha stone evident however deemed minor as this is not a structural component of the home.

Other recommended inspections

Pest Inspection

Electrical Inspection



## 8. TERMS & CONDITIONS

### 1: Agreement

#### 1.1 Agreement parts

(1) This agreement consists of the following parts:

- (a) The Agreement Details.
  - (b) These general terms and conditions.
  - (c) The Report,
- (the **Agreement**).

(2) If there is an inconsistency between the parts of this Agreement, the part listed earlier prevails to the extent of the inconsistency.

(3) The occurrence of any of the following will be deemed to constitute the Clients acceptance of this agreement:

- (a) The Clients execution of this agreement.
- (b) The Clients payment of any amount to the Inspection Provider.
- (c) The Inspection Provider undertaking the Inspection.

#### 1.2 Agreement to provide Inspection

The Client has requested, and the Inspection Provider has agreed, that the Inspection Provider undertake the Inspection of the Property in accordance with this Agreement.

#### 1.3 Rejection of Inspection

The Inspection Provider may, at any time prior to conducting the Inspection, cancel the Client's request for the Inspection pursuant to this Agreement. If the Inspection Provider cancels the Inspection, the Inspection Provider will refund to the Client the Price paid by the Client.

### 2: Purpose of Inspection

The Client has requested that the Inspection Provider undertake an Inspection of the Property for the purpose of providing advice on the condition of the Property at the time of Inspection.

### 3: Scope of Inspection

#### 3.1 Compliance with Australian Standards

- (1) Australian Standard AS4349.1-2007 sets a minimum acceptable standard for the Inspection of the Property.
- (2) The Inspection will be undertaken by the Inspection Provider in accordance with this Agreement and the abovementioned Australian Standard.
- (3) The Inspection Provider warrants its compliance with the abovementioned Australian Standard in undertaking and reporting the Inspection.

#### 3.2 Scope of Property Inspection

- (1) The Inspection and Report does not include the inspection and assessment of items or matters outside of the scope of the requested Inspection and that do not fall within the Inspection Providers direct expertise.
- (2) The scope of the Inspection and Report by the Inspection Provider is limited to the matters and items set out in the Agreement Details.

(3) Should the Client require the inspection and assessment of items of matters that fall outside of the scope of the requested Inspection and Report, the Client should obtain a Special-Purpose Inspection Report which is adequately specified and undertaken by an appropriately qualified inspector.

### 3.3 Extended scope of Inspection

(1) If the Client instructs that the scope for the Inspections under clause 3.2 be extended, the extended scope will be set out in the Special Conditions in the Agreement Details.

(2) A request by the Client to extend the scope of the Inspection under this Agreement is at all times subject to the approval of the Inspection Provider and can be rejected at the Inspection Providers discretion.

## 4: Accessibility and limitations

### 4.1 Access to the Property

(1) The Inspection Provider is not responsible for arranging entry to the Property or any part of it.

(2) The Client must, at all times during the Inspection:

(a) supply all information reasonably requested by the Inspection Provider to allow it to undertake the Inspection; and

(b) arrange and permit a right of entry to all parts of the Property to enable the Inspection Provider to undertake the Inspection.

(3) If sufficient access to enable Inspection is not available, the Inspection Provider will make recommendations for gaining access and, if that access is not achievable, the area that cannot be accessed will not form part of the Inspection.

### 4.2 Access limitations

(1) The Inspection will not include the following areas of the Property:

(a) Areas that the Inspection Provider reasonably considers unsafe or inaccessible.

(b) Areas that cannot be accessed due to temporary or permanent obstruction or temporary or permanent restricted access (e.g. locked doors, security systems etc.)

(2) Limitations in accessing parts of the Property for Inspection may include:

(a) the Client not owning the Property and therefore not having the legal right to grant the Inspection Provider access to parts of the Property ; and

(b) the Client not being present at time of the Inspection to allow the Inspection Provider access to parts of the Property .

(3) Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings to access covers, removal of any sealants to access covers or removal of coverings or cladding.

(4) In respect to the determination of whether sufficient space is available to allow safe access to confined areas, the Inspection Provider will determine whether access is possible in its reasonable opinion, which includes the Inspection Provider considering the following criteria:

(a) Roof interior must be accessible from a 3.6m ladder and the roof exterior must be accessible from a 3.6m ladder placed on the ground.

(b) Roof Interior: access hole and crawl space of at least 600mm high x 600mm wide and which permits entry.

(c) Subfloor Areas: access hole 400mm high x 600mm wide and which permits entry.

(d) The ability to access areas of the Property due to height, narrow boundary clearance, thick vegetation, small roof space, small subfloor crawl space etc.

(5) If there is insufficient space available to allow safe access to confined areas pursuant to paragraph (4), the Inspection:

(a) will not cover the areas that cannot be accessed by the Inspection Provider; and

(b) to the extent possible, the Inspection Provider will conduct the Inspection based on the Inspection Providers unobstructed line of sight and within arm's length distance.

#### 4.3 Readily Accessible Areas

(1) The Inspection will only cover the Readily Accessible Areas of the Property .

(2) The Inspection will not include areas of the Property that are inaccessible, not readily accessible or obstructed at the time of Inspection and which includes, but is not limited to:

- (a) the interior of a flat roof;
- (b) beneath a suspended floor filled with earth;
- (c) the obstructions, items and matters set out in paragraph (3) below; and
- (d) any other conditions or physical limitations which inhibit or prevents Inspection.

(3) The Inspection will not include the Inspection Provider moving or removing any obstructions that prevent Inspection including, but not limited to:

- (a) ceilings, fixed ceilings and roofing;
- (b) wall coverings and linings;
- (c) floor coverings (including carpeting and wooden floorboard);
- (d) fixtures and fittings;
- (e) applied finishes such as render and paint;
- (f) furnishings;
- (g) equipment;
- (h) appliances;
- (i) pictures;
- (j) other household goods and stored items;
- (k) wall cladding;
- (l) thermal insulation;
- (m) sarking;
- (n) pipe/duct work;
- (o) awnings;
- (p) trellis;
- (q) pavements;
- (r) earth;
- (s) vegetation;
- (t) stored articles and materials; and
- (u) debris or rubbish.

(4) The Client acknowledges that the items set out in paragraph (3) may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

#### 4.4 Strata or company title

(1) If the Inspection relates to a Property that is part of any kind of strata or company title or other class two (2) buildings or equivalent, the Inspection will be limited to the interior and immediate exterior of the nominated residence being Inspected. The Inspection will not include any of the common areas, any areas not owned by the Client, or documents or records related to the body corporate of the Property.

(2) The Client may therefore have additional liability for defects in the common areas of the Property and such additional liability can only be assessed by the Inspection Provider through a Special-Purpose Inspection Report.

#### 4.5 Subfloor

(1) Storage of material and items in subfloor areas of the Property is not recommended as it reduces ventilation and makes the Inspection difficult for the Inspection Provider.

(2) Any material, items and obstructions in the subfloor areas of the Property may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed.

(3) In the case of suspended floors, if the clearance between the ground and structural components is less than 400mm, then it is recommended that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

(4) If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth:

(a) appropriate health precautions must be followed before entering the area; and

(b) special care should be taken not to disturb treated soil.

#### 4.6 Unexpected and unforeseen limitations

(1) The limitations set out in this clause 4 are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.

(2) Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the Inspection.

### 5: Limitations of Inspection

The limitations under this clause 5 are reasonably expected to be present or may occur as part of the Inspection and may therefore restrict the full achievement of the Client's purpose of the Inspection.

#### 5.1 Visual

The Inspection Provider does not recommend visual only Inspections, which may be of limited use to the Client should the Client instruct the Inspection Provider to only carry out a visual only Inspection. To thoroughly inspect the Readily Accessible Areas of the Property, the Inspection Provider will need to carry out appropriate Tests as part of its Inspection.

#### 5.2 Dampness

(1) The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time of the Inspection is carried out may affect the detection of damp problems.

(2) The absence of any dampness at the time of Inspection does not necessarily mean the Property will not experience some damp problems in other weather conditions. Whether or not services have been used with respect to the Property for some time prior to the Inspection will affect the detection of dampness.

(3) To fully detect and assess a damp problem, the Client will need to monitor the Property over a period of time.

#### 5.3 General limitations

- (1) The Inspection and Report is not a warranty against issues, defects and problems developing or occurring to the Property in the future.
- (2) The conduct of the Inspection and issue of the Report is at all times subject to and conditional upon:
- (a) weather conditions;
  - (b) the accuracy of information provided by the Client;
  - (c) industrial disturbance;
  - (d) inevitable accident;
  - (e) inability to obtain labour or transportation;
  - (f) events outside the reasonable control of the Inspection Provider;
  - (g) any other fact limiting the Inspection and preparation of the Report.
- (3) If the Inspection Provider is of the opinion that an invasive or destructive test is to be conducted or particular proprietary or specialist equipment is to be used, such inspection and work must be undertaken under a separate inspection agreement between the Client and the Inspection Provider.

#### 5.4 Unexpected and unforeseen limitations

- (1) The limitations set out in this clause 5 are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.
- (2) Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the Inspection.

## 6: Exclusions

### 6.1 What the Inspection and Report does not cover

The Inspection and Report does not cover or deal with the following:

- (1) Possible concealment of defects, including but not limited to, defects concealed by lack of accessibility and obstructions.
- (2) 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 on the Property some time prior to the Inspection being carried out.
- (3) Individual Minor Defects.
- (4) Solving or providing cost estimates for any rectification or repair work.
- (5) The structural design or adequacy of any element of construction.
- (6) Detection of wood destroying insects such as termites and borers.
- (7) The operation of fireplaces and chimneys.
- (8) Any services including building, engineering (electronic), fire, smoke detection or mechanical.
- (9) Lighting or energy efficiency.
- (10) Swimming pools and associated pool equipment or spa baths and spa equipment or the like.
- (11) Any appliances such as dishwasher, insinkerator; ovens, stoves and ducted vacuum system.
- (12) A review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints and the consequence of those hazards.



(13) A review of environmental or health or biological risks such as toxic mould.

(14) Whether the Property or building complies with the provisions of any legislation, code, regulation or by-law.

(15) Whether the Property and/or the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes, tidal inundation, or if it is flood prone.

## 6.2 Unexpected and unforeseen limitations

(1) The exclusions set out in this clause 6 are not exhaustive and unexpected and unforeseen exclusions may arise upon the Inspection Provider conducting the Inspection.

(2) Should unexpected and unforeseen exclusions arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the exclusions and will document the exclusions in the Report and how those exclusions restrict the scope of the Inspection.

## 7: Disclaimers and recommendations

The Inspection Provider recommends that the Client:

(1) consider as matter of urgency the implementation of any recommendation or advice given in the Report;

(2) obtain an inspection of the areas of the Property that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstructions is removed;

(3) implement preventative maintenance program for the Property which includes systematic inspections, detection and the prevention of incipient failure;

(4) in respect of any defect or significant item of concern identified in the Report, to obtain a further detailed investigation by a competent and qualified person to determine the cause, method and extent of any remedial work required and the associated costs of doing so;

(5) arrange an inspection and assessment of the electrical and plumbing/gas installation by a suitability qualified person;

(6) carry out a timber pest inspection and report on the Property as all parts of mainland Australia are subject to termites;

(7) obtain other specialist inspections and services that do not fall within the Inspection Providers expertise such as hydraulics, geotechnics, building, engineering (electronic), fire, smoke detection or mechanical services (as relevant to the Client and the Property);

(8) check the records of authorities to determine and confirm (amongst other things):

(a) whether the ground on which the Property rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes, tidal inundation, or if it is flood prone;

(b) the status of the Property and its services, such as compliance with the provisions of any legislation, code, regulation or by-law; and

(c) whether the relevant authority has issued a building certificate or other notice for the Property or building; and

(9) seek legal advice to explain title and ownership matters and to deal with matters concerning easements, covenants, zoning and other matters.

## 8: Price, invoicing and payment

### 8.1 Price

The Price for the Inspection is set out in the Agreement Details.

### 8.2 Invoice and payment

(1) The Inspection Provider will invoice the Client for the Price.

(2) The Client must pay the Price on the payment terms directed by the Inspection Provider without set-off or counterclaim of any kind.

## 9: Risk, indemnity and liability

### 9.1 Risk and liability

(1) The Client acknowledges and agrees that the Inspection and Report does not conclusively determine the condition of the Property and accepts and relies on the Inspection and Report solely at its own risk.

(2) The Client releases the Inspection Provider from all liability and Claims arising out of or in connection with:

(a) the Inspection;

(b) the Report; or

(c) anything arising under this Agreement,

except to the extent that any such liability or Claim arose as a result of the negligence of the Inspection Provider, or a breach of this Agreement by the Inspection Provider.

(3) The Client releases all Third Party Providers from all liability and Claims arising out of or in connection with:

(a) the Inspection;

(b) the Report; or

(c) anything arising under this Agreement,

except to the extent that any such liability or Claim arose as a result of the negligence of the Third Party Providers.

### 9.2 Indemnity

The Client indemnifies the Inspection Provider from and against any Claims arising out of or in connection with:

(1) the Inspection;

(2) the Report; or

(3) anything arising under this Agreement,

except to the extent that any such Claim arose as a result of the negligence of the Inspection Provider, or a breach of this Agreement by the Inspection Provider.

### 9.3 Limitation

To the full extent permitted by law, liability of the Inspection Provider for any breach of this Agreement arising as a result of the negligence of the Inspection Provider or for breach of any conditions or warranty implied in this Agreement or by law is limited to the Price.

### 9.4 Indirect losses

To the full extent permitted by law, the Inspection Provider will not be liable to the Client for any exemplary, aggravated or punitive damages or any indirect or consequential losses, any rectification costs or third party claims in connection with this Agreement.

## 10: Complaints

(1) If the Client has a complaint with respect to the Inspection or Report, the Client must contact the Inspection Provider in writing no later than fourteen (14) days after the issue of the Report with any concerns (**Complaint**).

(2) The Client must allow the Inspection Provider access to the Property within twenty-one (21) days of the date of the Complaint in order to further investigate the Complaint. A response will then be provided by the Inspection Provider within a reasonable period after the Inspection Provider's further investigation.

(3) If the Client is not satisfied with the response provided by the Inspection Provider, the Client must, within twenty-one (21) days of receipt of the Inspection Provider's response, refer the matter to a mediator nominated by the Inspection Provider. The mediation costs will be shared equally or as agreed by the mediated settlement.

(4) If mediation fails, the matter may be taken to an Independent Arbitrator for resolution.

(5) Notwithstanding the existence of a complaint, each party will continue to perform its obligations under this Agreement.

(6) The parties must follow the complaint process set out in this clause and those processes have failed to resolve the dispute before commencing any proceedings.

## 11: General provisions

### 11.1 Entire agreement

This Agreement is the entire agreement of the parties on the subject matter. All representations, communications and prior agreements in relation to the subject matter are merged in and superseded by this Agreement.

### 11.2 Amendment

This Agreement may only be amended or supplemented in writing signed by the parties.

## 12: Definitions

**Claim** means any allegation, debt, cause of action, liability, claim, proceeding, suit or demand of any nature whatsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.

**Conditions Conducive to Structural Damage** means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

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

**Inspection Provider** means the party specified in the Inspection Details.

**Major Defect** means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the building.

**Minor Defect** means a defect other than a Major Defect.

**Non-Invasive Inspection** means visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment.

**Property** means the building comprising the residence on the Property identified in the Agreement Details together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30m of the building comprising the residence on the Property, but within the property boundaries.

**Primary Elements** means those parts of a building providing the basic loadbearing capacity to the building, such as foundations, footings, floor framing, loadbearing walls, beams or columns as well as other structural building elements including those that provide a level of personal protection such as handrails, floor-to-floor access such as stairways and the structural flooring of the building such as floorboards.

**Readily Accessible Areas** means the areas of the Property that can be inspected pursuant to the terms and limitations as set out in clause 4 of the Agreement.

**Report** means the relevant inspection report setting out the results of the Inspection and provided to the Client within a reasonable time after completion of the Inspection by the Inspection Provider.

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

**Serious Safety Hazard** means any item that may constitute an immediate or imminent risk to life, health or property.

**Structural Damage** means a significant impairment to the integrity of the whole or part of a building falling into one (1) or more of the following categories:

(1) *Structural Cracking and Movement* - major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(2) *Deformation* - an abnormal change of shape of Primary Elements resulting from the application of load(s).

(3) *Dampness* - the presence of moisture within the building, which is causing consequential damage to Primary Elements.

**Tests** means where appropriate the carrying out of tests using the following procedures and instruments:

(1) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the Inspection Provider's experience has shown to be particularly susceptible to damp problems, including instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness.

(2) *Physical Tests* means the following physical actions:

(a) Opening and shutting of doors, windows and draws.

(b) Operation of taps.

(c) Water testing of shower recesses.


(d) Tapping of tiles and wall plaster.

**Third Party Providers** means all parties engaged by the Inspection Provider to provide services with respect to, or in connection with, the Inspection including but not limited to, Formitize Pty Ltd (ACN 163 430 126) and Mobile Interactive Technologies Pty Ltd (ABN 27 156 432 389).



## 9. CONTACT THE INSPECTOR

The Inspector is the individual that performed the Inspection on behalf of the Inspection Provider. If anything is unclear or you would like to better understand any item in this Report, please contact the Inspector immediately. All items should be clearly understood before any action is taken on this Report.

Inspector Name:	James Clarke
Inspector Address	27 Rothschild Loop, Baynton, WA, 6714
Inspector Licence:	BC104868
Inspector Phone:	+61400196285
Signed on behalf of:	Karratha Building Inspections
Inspector Signature:	
Date:	23 Jan 2026

