

STANDARD BUILDING INSPECTION (V1)

4 Cowrie Court, Bulgarra WA 6714

23rd October, 2026

VOLUTE BUILDING

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INSPECTION DETAILS

Report Identifier	1792460152
Inspection Weather	Clear
Inspection Address	4 Cowrie Court, Bulgarra WA 6714
Inspection Date	23rd October, 2026
Start Time	4:30 PM
Client Name	Stephen Bell
Client Email	stephenbell@live.com.au
Client Phone	0466 495 573

AGREEMENT

Signer	Stephen Bell
Signed On	21st October, 2026 @ 8:53 AM
Agreement Identifier	a305f7e8-409c-4607-ae44-9836e4d247a6

INSPECTOR

Inspector Name	Steve Ashworth
Licence # / Qualification	BRN 106998 BP13145
Inspector Company	Volute Building
Inspector Email	steve@volutebuilding.com.au
Inspector Company Phone	0417 938 588

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DEFECT SUMMARY

External Structures

Northern Perimeter Fence	p. 15	Safety Hazard
Southern Perimeter Fence	p. 15	Safety Hazard

Structural Defects

Cracks In Brickwork	p. 32	Minor Defect

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BUILDING & STRUCTURES

Building Classification

Classification of building	Residential

Type Of Building

Type of building inspected	House

Storeys

How many storeys is the property	Single Storey

Site Orientation

The direction of the front of the property.	East

Building Structure

Materials used for building structure	Brick Veneer, Steel Frame

External Finish

External finish of the building	Brick

The external face brick remains in fair condition for the age of the dwelling.





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External Finish - Continued



Windows

Window frame construction materials	Timber, Aluminium

The aluminum sliding windows remain in fair, operable condition. It is strongly suggested to have the tracks and window rollers serviced to provide smooth and effective operation. Fixed timber glazed frames to the front entry were found in fair condition. No glazing defects were noted during the inspection.





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Windows - Continued





Doors & Frames

Door frame construction materials	Timber

The front doors (2) are in fair and operable condition with internal flush panel doors hung on hardwood timber frames. The rear glass door, off the living/meals area was found in fair and operable condition with no defects observed.

All doors were checked for effective operation.

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Doors & Frames - Continued



Showing the front entry door and frames in fair but serviceable condition.



Showing the front entry door and frames in fair but serviceable condition.

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Doors & Frames - Continued



Showing the rear access from the living/meals.



Typically showing the internal doors and frames.

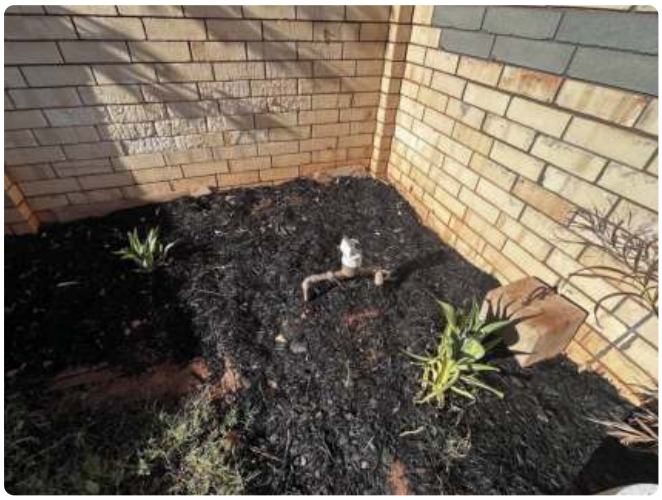
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SITE SERVICES

Water Supply

Property water supply	Town

The town water meter remains in fair and undamaged condition and located to the front RH side of the property.





Hot Water Unit

Location of hot water unit	Internal

An electric storage HWS services the home. It was viewed in fair condition.

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Hot Water Unit - Continued



The HWS is located in WC (water closet) of the laundry.

Air Conditioner

Type of air conditioner	Split Systems

Split system AC's are fitted throughout the home. The units remain in fair visual condition with no defects or faults observed.

A redundant package unit remains in place to the rear of the property.

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Air Conditioner - Continued



Showing the external condenser units in fair condition.



Showing the external condenser units in fair condition.



Typically showing the internal AC fan units to the bedrooms.



Typically showing the internal AC fan units to the bedrooms.

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Air Conditioner - Continued



Typically showing the internal AC fan units to the bedrooms.



Showing the redundant package AC unit. Whilst the presence of the unit does not defer from any aspect of the property, units left in place for extended periods can house pests and vermin, allowing access into the property via the ducting. It is advised to have the unit removed in a timely manner.

Sewerage Connection

Type of sewerage connection	Town

The town sewer connection point was unable to be located.

Phone Connection

Type of phone line connection	Underground

The incoming phone line was unable to be located.

Power Connection

Type of power connection	Underground

The mains electricity dome is located to the front LH side of the block and was found in undamaged condition.

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Power Connection - Continued





The meter and box were found in fair condition.

Site Drainage

Quality of site drainage	Good

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EXTERNAL STRUCTURES

Northern Perimeter Fence

Northern perimeter fence construction material	Brick, ACM Fibro fence panels
Status at time of inspection	Safety Hazard

The north boundary fence rear section is suspected to be of ACM. It is holed and remains unsealed. It is strongly suggested to have to fence replaced.



Showing the rear section of the north boundary fence.



Showing the front yard north boundary brick fence.

Southern Perimeter Fence

Southern perimeter fence construction material	ACM fibro panels
Status at time of inspection	Safety Hazard

The north boundary fence rear section is suspected to be of ACM. It is holed and remains unsealed. It is strongly suggested to have to fence replaced.



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Eastern Perimeter Fence

Eastern perimeter fence construction material	Brick
Status at time of inspection	Satisfactory

The east facing brick fence remains in fair condition.



Western Perimeter Fence

Western perimeter fence construction material	Steel, Colourbond Sheeting
Status at time of inspection	Satisfactory

The west boundary fence was found in fair condition from being recently installed. No faults were observed.



Gates

Gates construction materials	Steel
Status at time of inspection	Satisfactory

The gates into the carport area are in poor condition. The gates require realignment.

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Gates - Continued







The brick pillar has been removed, leaving open bricks to the front dwelling wall. Whilst this is unsightly, it does not impede on the structural integrity of the dwelling.

Driveways

Driveways construction materials	Gravel
Status at time of inspection	Satisfactory

The gravel driveway remains in useable condition.

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Driveways - Continued



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EXTERNAL BUILDINGS

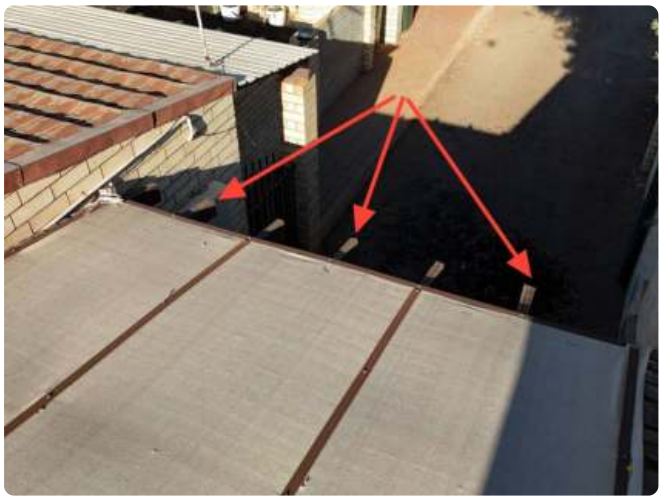
Carport

Carport construction materials — Brick, Timber

The carport structure of shade cloth covered timber rafters and battens is in poor condition. The rafters have split and weathered ends. With the shadecloth cover, inspection of the remaining timbers was not possible.







Showing the deteriorated rafter ends. To ensure longevity of the already weathered timber, a waterproof metal cover or the like should be installed.

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ROOF SPACE

Accessibility

Was the roof space accessible at time of inspection	No Access

No roof space access is available. The ceilings are lined, exposed rafters for most part with flat ceilings to the kitchen and wet areas.





Roof Cladding

Roof cladding materials	Decromastic roof tiles
Status of roof cladding at time of inspection	Satisfactory

The roof tiles were found in fair but dented condition.





Careless foot traffic over the roof has resulted in significant dents to the tile surfaces.

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Several roof tiles exhibit dents that appear to extend below the intended roof profile and pitch, potentially creating low points where rainwater may collect rather than drain effectively.

Based on experience, significant deformation of Decromastic tiles can compromise the integrity of the material, including the potential for splitting or cracking at the affected locations. This may increase the risk of water ingress into the roof space; however, the presence of splits or cracks would require closer inspection to confirm.

As a cost-effective remedial approach, it is recommended that the affected roof sheets be assessed and reshaped where practicable to restore the intended profile and facilitate effective water runoff. Following rectification, the affected areas should be inspected for damage and treated with a suitable protective coating system. Any split, cracked or otherwise compromised sections should be repaired as necessary to maintain the weatherproof integrity of the roof.



Showing the overview of the roof tiles.

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FLOOR SPACE

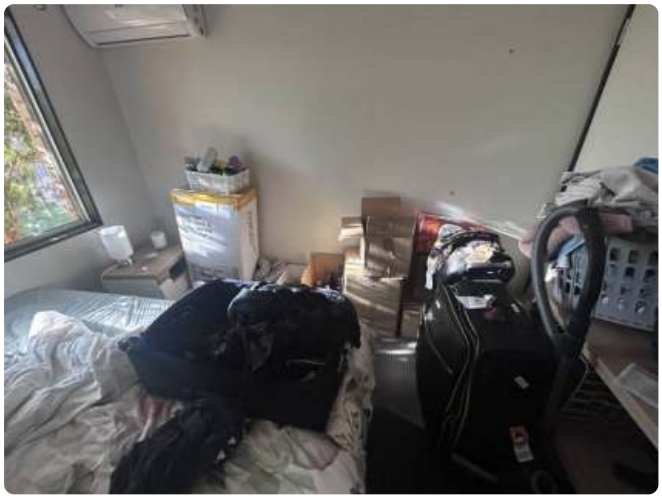
Accessibility	
Floor space accessible at the time of inspection	No Access

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INTERNAL ROOMS

Furnished

Property furnished at time of inspection	Yes





Occupancy Status

The occupancy status at the time of inspection	Occupied

Wall Frames

Wall frames construction materials	Steel

Wall Linings

Wall linings construction materials	Plasterboard

The plasterboard wall linings throughout were found in fair condition for the age of the home.

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Wall Linings - Continued





Some minor cracks are evident to the plasterboard wall joins. Given the age of the property, this would be regarded as fair building product movement.

Ceiling Linings

Ceiling linings construction materials — Plasterboard, Cement Sheet

Plasterboard ceilings are located in the lower areas such as kitchen, laundry and minor bedroom. Cement fibro sheeting is fitted to the exposed rafters roofed areas. In general, the ceilings were found in fair condition for the age of the property.





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Ceiling Linings - Continued



Between the kitchen and lounge ceilings, an expansion control joint should be installed to prevent further cracking.

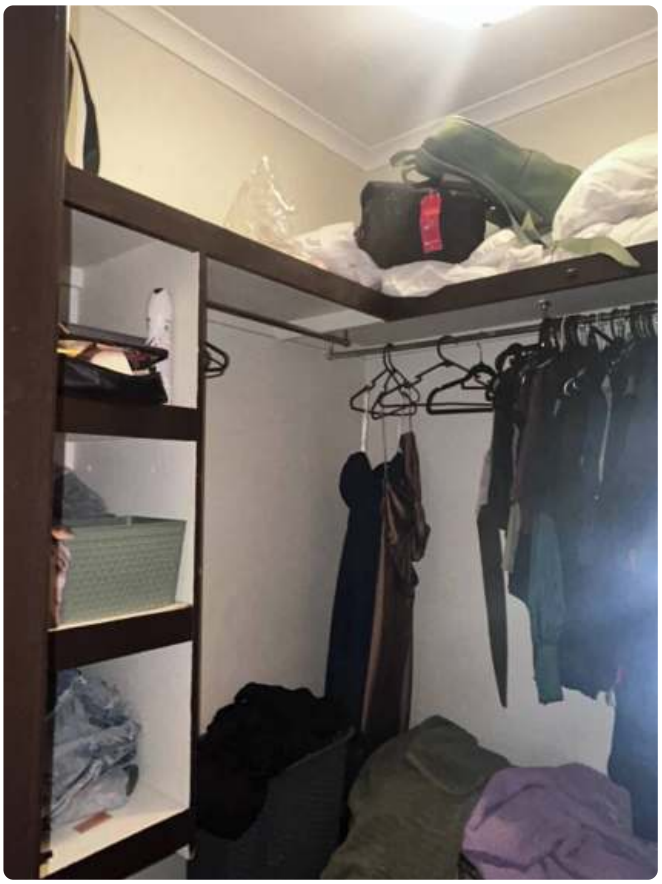
Joinery

Joinery present in building — Built-In Robes, Cupboards

The joinery throughout the home is of fair quality and remains in good order.

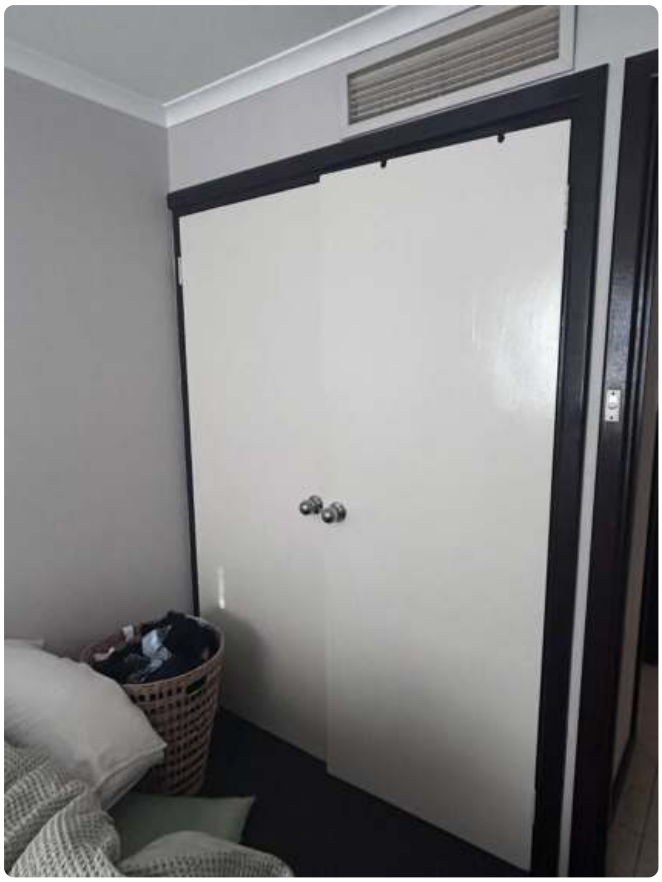


The WIR off the main bedroom remains in fair condition.



The WIR off the main bedroom remains in fair condition.

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Typically showing the BIR to the minor bedrooms.



Showing the passageway linen/storage cupboards in fair condition.



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KITCHEN/DINING

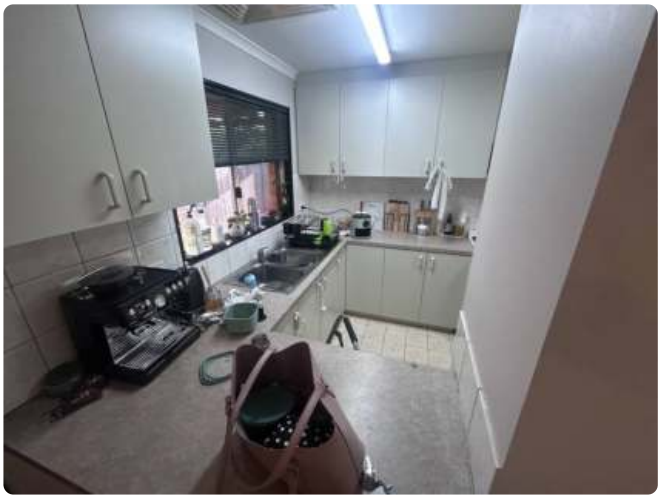
Kitchen

The kitchen presented in fair condition. All doors and drawers function correctly. Typical wear and tear marks are evident.









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WET AREAS

Bathroom

The main bathroom was found to be in fair condition with fair wear & tear marks observed.

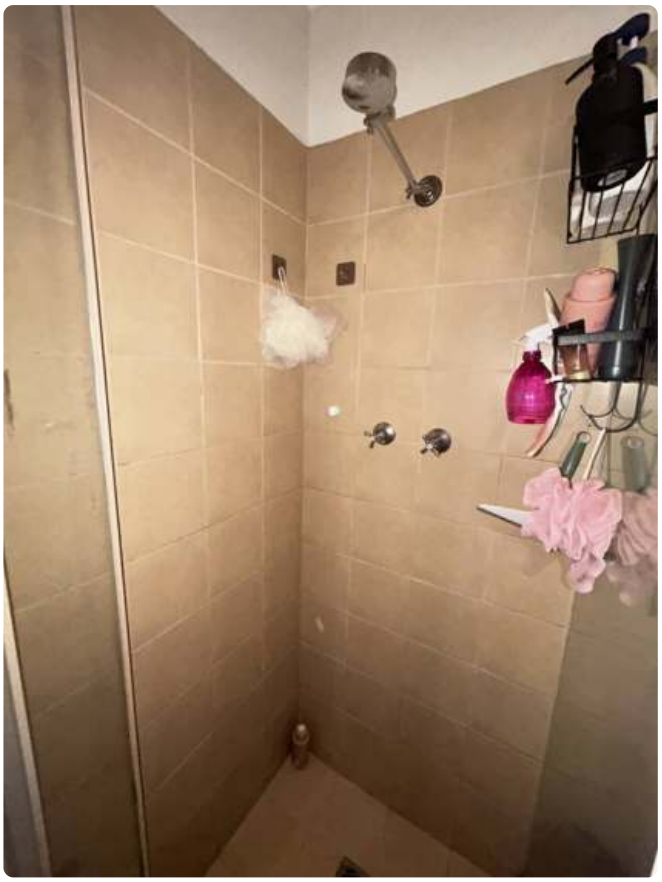




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Bathroom - Continued







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Toilet

The toilet room, located off the bedroom passage shows its original condition and presented neat and tidy.



Laundry

The laundry presented in fair condition.

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Laundry - Continued





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STRUCTURAL DEFECTS

Visible Evidence Of Makeover

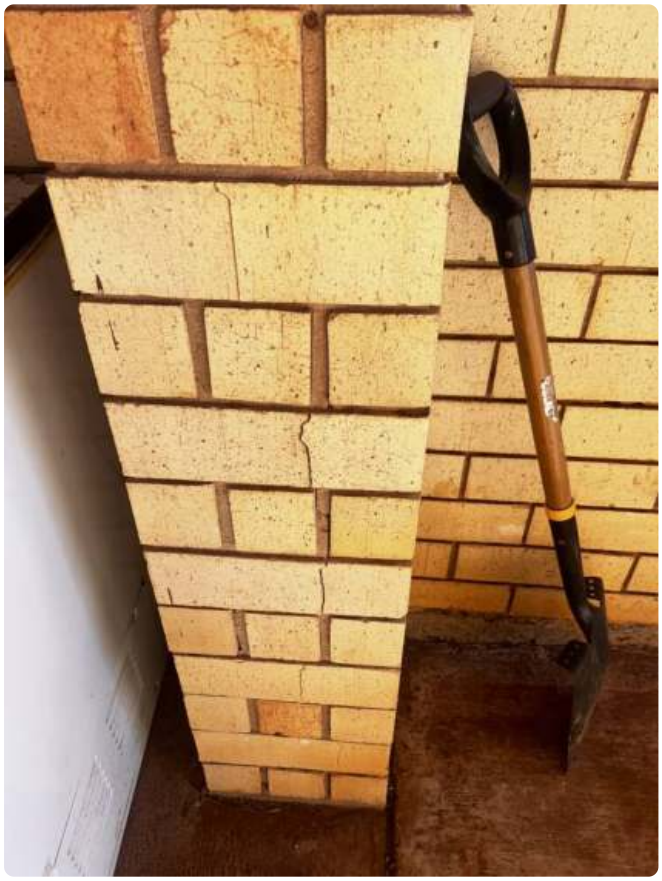
Is there evidence of a makeover	No

Cracks In Brickwork

Cracks in brickwork identified at time of inspection	Yes
Status of cracks in brickwork	Minor Defect

Minor cracking is evident to the brick piers supporting the carport structure. The cracking may be associated with volumetric expansion of embedded steel reinforcement due to corrosion, placing pressure on the surrounding masonry. However, the precise cause could not be confirmed through a visual inspection alone.

It is recommended that the cracks be monitored for any progression or widening. Should further deterioration become evident, additional investigation should be undertaken to establish the cause and determine the appropriate remedial works.



Gaps Around Windows

Gaps around windows identified at time of inspection	No
Status of gaps around windows	Satisfactory

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Internal Wall Linings

Status of internal wall linings	Fair

Internal Wall Structure

Status of internal wall structure	Fair

External Wall Structure

Status of external wall structure	Fair

Dampness In Internal Walls

Status of dampness in internal walls	No

Dampness In Roof

Status of dampness in roof	No

Internal Wall Movement

Status of internal wall movement	No

External Wall Movement

Status of external wall movement	No

Roof Structure

Status of roof structure	Requires attention

Internal Painting

Status of internal painting	Fair

External Painting

Status of external painting	Requires attention

In general, the external previously painted surfaces of the property require repainting.

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External Painting - Continued



Eaves lining to the rear elevation.



The entry door frames require repainting.





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External Painting - Continued



The carport timber work requires repainting.



The carport timber work requires repainting.

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RECOMMENDED INSPECTIONS

Electrical RCD Inspection	
Electrical Inpsection Recommended	Yes
Electrical Appliances Inspection	
Electrical Appliances Inspection Recommended	Yes
Air Conditioning Inspection	
Air Conditioning Inspection Recommended	Yes
Plumbing Inspection	
Plumbing Inspection Recommended	Yes
Drainage Inspection	
Drainage/Sewerage/Septic Inspection Recommended	Yes
Hot Water Unit Inspection	
Hot Water Unit Inspection Recommended	Yes
Fire & Smoke Detector Alarm Inspection	
Fire & Smoke Detector Alarm Inspection Recommended	Yes
Timber Pest Inspection	
Timber Pest Inspection Recommended	Yes

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REPORT SUMMARY

The 3-bedroom, 1-bathroom property is well-positioned within the streetscape, blending well with the neighboring properties of the area. The home has been fairly maintained, with only minor remedial work required. The exterior and interior conditions are generally in good order. Upon inspection, no visible evidence of significant structural defects was noted, and the property appears to be of sound construction with no apparent concerns regarding the foundation or load-bearing elements. The finishes and fixtures throughout the property are of fair quality and show wear and tear, indicating a fair level of care and attention from previous owners and tenants. The property is secure and functional with all systems operating effectively.

It is recommended to monitor the property for general wear over time and attend to issues that have been identified in this report.

THANK YOU

Thank you for choosing us for your inspection needs. We appreciate your trust in our services.

Should you have any questions or require clarification regarding this report, please don't hesitate to reach out to your inspector.



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