

Inspection Report

Provided By



Property Services Group WA Pty Ltd T/A Building & Pest Services WA

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Inspection Address

17 Grainger way thornlie, Perth, Wa, 6108



Report Information

Client Information

Client Name	*****
Report Ordered By	*****
Email	*****@*****

Inspection Information

Report/Agreement #	290726012827506
Agreement signed on:	27 Jul 2026
Inspection Date:	30 Jul 2026
Inspection Time:	10:00 am

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Report Summary

Below Is A Summary Of the Report.

This is only a summary of the report and should not be relied on solely.

We strongly recommend you read the report in its entirety.

Section	Location	Name	Comment
 INSPECTION SUMMARY: Overall Assessment of the Dwelling	Condition Of Inspected Structure	The Overall Condition Of This Dwelling	The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is AVERAGE TO ABOVE AVERAGE
 INSPECTION SUMMARY: Overall Assessment of the Dwelling	Condition Of Inspected Structure	The incidence of Major Defects	No major defects were identified within the accessible areas inspected at the time of inspection. Based on the inspection findings, the risk of major defects is considered LOW , subject to the limitations of this inspection.



REPORT PURPOSE / RELIANCE

REPORT PURPOSE / RELIANCE

Buyer – Report Reliance

PURPOSE OF REPORT – PRE-PURCHASE BUILDING INSPECTION REPORT: This inspection has been commissioned for the purpose of providing information to a prospective purchaser. The report has been prepared to assist the Client in making an informed purchasing decision based on the visible condition of the property at the time of inspection and the limitations of a visual, non-invasive timber pest inspection.



IMPORTANT NOTICE TO THE PURCHASER

IMPORTANT INFORMATION FOR THE PURCHASER AREAS INCLUDED IN THE INSPECTION The building and the site, including fencing that is up to 30 metres from the building and within the boundaries of the site. Where present and accessible, the inspection shall include: (a) The interior of the building. (b) The roof space. (c) The exterior of the building. (d) The sub-floor space. (e) The roof exterior. (f) The property within 30 metres of the building, subject to inspection.

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

ACCESS LIMITATIONS Where access could not be obtained, including but not limited to locked rooms, obstructed areas or concealed spaces, defects including structural issues or timber pest activity may exist but were not visible at the time of inspection. No further inspection of these areas has been undertaken as part of this inspection. Should access subsequently become available, a further inspection may be carried out subject to a separate agreement and additional fee. It is recommended that the client obtain access to all inaccessible areas prior to making any purchasing decision.

SCOPE OF THE INSPECTION – AUSTRALIAN STANDARD AS 4349.1-2007 This report complies with Australian Standard AS 4349.1-2007, Inspection of Buildings – Part 1: Pre-Purchase Inspections – Residential Buildings (Appendix A). The inspection comprises a visual assessment of the accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.

EXCLUSIONS The structural report does not contain any assessment or opinion regarding the following: a) Any non-structural elements, including 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 and decorative finishes such as plastering, painting and tiling. b) Any aspect or component of the property that cannot be seen or accessed, or that requires testing and/or measuring to determine soundness. c) Any area or item that was not, or could not be, observed or accessed by the inspector. d) General maintenance other than that which is considered directly related to the ongoing structural performance of the property. e) Serviceability damp defects such as condensation, rising damp, lateral damp and falling damp are assessed and reported only where structural damage has occurred, is occurring or may occur (for example fungal rot, significant spalling of masonry or concrete structural elements, significant fretting of mortar or rusting of primary structural elements). Stormwater drainage and surface water defects commonly cause or exacerbate foundation instability and should be assessed and reported where relevant.

THIRD PARTY RELIANCE This report is prepared solely for the client named in this report. The report may be made available to other parties for general information purposes only. No reliance is permitted by any third party. No warranty, representation or duty of care is owed to any third party. Any third party, including but not limited to prospective purchasers, agents or representatives, must not rely upon this report for any purpose. Any third party seeking to rely upon this report must first obtain the written consent of Property Services Group WA Pty Ltd and may be required to enter into a separate agreement and pay an applicable fee. Accordingly, Property Services Group WA Pty Ltd accepts no liability whatsoever for any loss, damage, cost or consequence arising from reliance on this report by any party other than the named client.

SPECIAL REQUIREMENTS Unless stated otherwise in this report, it is acknowledged that there are no special requirements placed upon this inspection that are outside the scope and Appendix of the above-mentioned Australian Standard.

INSPECTION AGREEMENT This report is subject to the terms, scope, description and limitations of the Inspection Agreement entered into prior to the inspection being performed. Note: This agreement may have been entered into by your Solicitor, Conveyancer or other authorised agent. If you are unsure in any way as to how that Inspection Agreement affects this inspection report, you should seek clarification before committing to the property.

CHANGES TO THE INSPECTION AGREEMENT Unless stated otherwise in this report, it is acknowledged that, where an Inspection Agreement is in place, no changes have been made between the scope of the pre-inspection agreement and the scope of this inspection report.

PLEASE READ THE ENTIRE REPORT Please read this report in its entirety. The Terms and Conditions form part of this report and should be read in conjunction with the inspection findings.



INSPECTION SUMMARY: Overall Assessment of the Dwelling

Condition Of Inspected Structure

Overall Condition

INSPECTION SUMMARY The overall condition of this building has been assessed by comparison with similar buildings of approximately the same age and construction type that have been reasonably maintained. The assessment of the overall condition, together with the classification of defects as Minor or Major Defects, represents the professional opinion of the inspector at the time of inspection. Other inspectors may reasonably reach different conclusions. The following summary provides an overview of the property's overall condition together with the incidence of significant defects identified during the inspection. This summary should be read in conjunction with the full report. Please refer to the Terms and Conditions section for the definitions of Minor and Major Defects and the limitations of this inspection.

The Overall Condition Of This Dwelling

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



The incidence of Major Defects

No major defects were identified within the accessible areas inspected at the time of inspection. Based on the inspection findings, the risk of major defects is considered LOW, subject to the limitations of this inspection.

The Incidence of Minor Defects

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

General Standard of Maintenance

Average To Above Average

What's Next for Your Property?

Every property has different needs. Regular inspections and timely treatments help protect your investment and give you peace of mind.

YOUR PROPERTY MAY BENEFIT FROM:

BUILDING INSPECTIONS Identify structural issues and defects to help you make informed decisions about your property.	TIMBER PEST INSPECTIONS Detect signs of termites and timber pests early to prevent costly damage.	TERMITE MANAGEMENT SYSTEMS Effective solutions to protect your property from termite attack.	ANNUAL TERMITE INSPECTIONS Maintain your termite management system and verify with annual inspections.
GENERAL PEST MANAGEMENT Treat and manage a wide range of pests including ants, spiders, cockroaches, fleas and more.	PRE-PURCHASE INSPECTIONS Comprehensive inspections to give you confidence before you buy.	MAINTENANCE ADVICE Practical advice and support to help you maintain your property over time.	ONGOING SUPPORT We're here to help at your property's needs change over time.

OUR COMMITMENT

We don't recommend products. We recommend what the property needs.

As your property's needs change over time, we're here to help.

Our recommendations are based solely on your property's condition and our inspection findings: not on selling additional products or services.

PROPERTY SERVICES GROUP WA

PROPERTY SERVICES GROUP WA PTY LTD

HOME MAINTENANCE & REPAIRS

Professional Home Maintenance by an Experienced Carpenter

OVER **30** YEARS EXPERIENCE

— INSPECT • PROTECT • MAINTAIN —

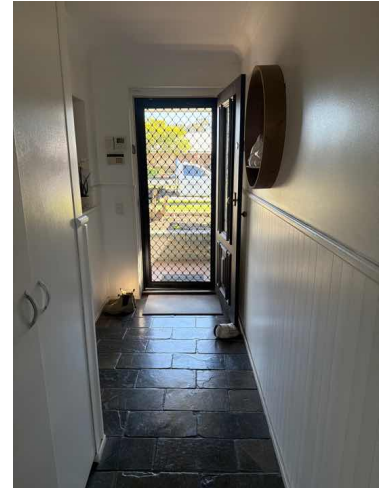


INTERIORS

Entry

Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.

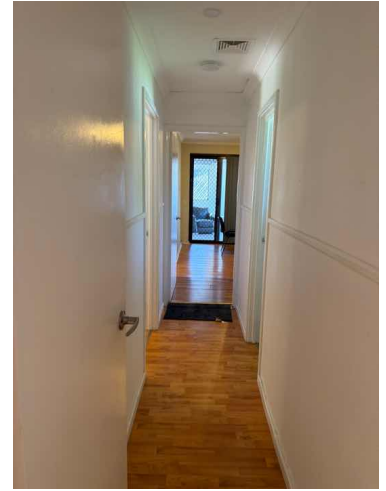


Hallways

Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.





Living Room

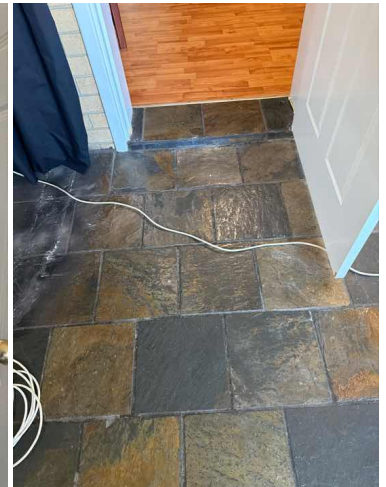
Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Walls

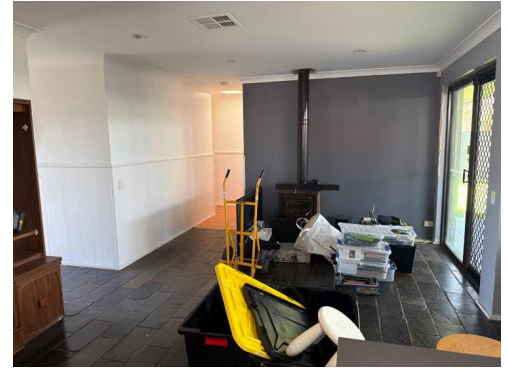
Doorway created in cavity brick wall no visual evidence of any cracks to walls



Dining Room

Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.



Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.



Study With Kitchen Sink

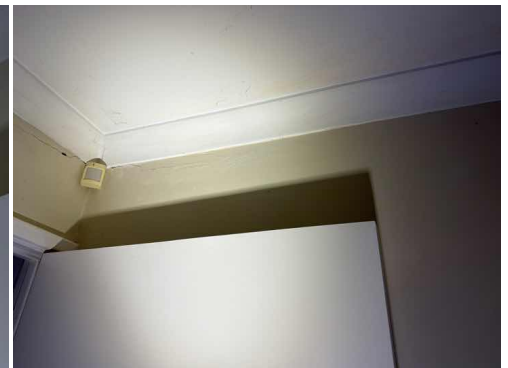
Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.

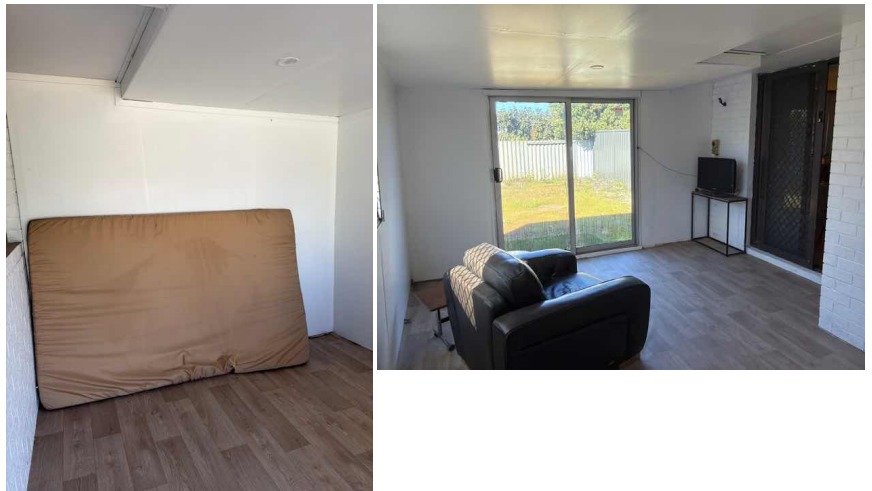




Enclosed Patio

Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Smoke Alarm

Was a Smoke Alarm Fitted

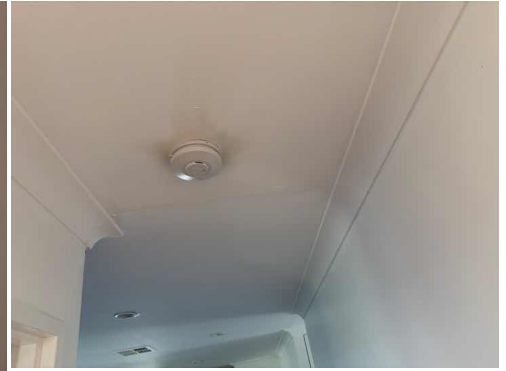
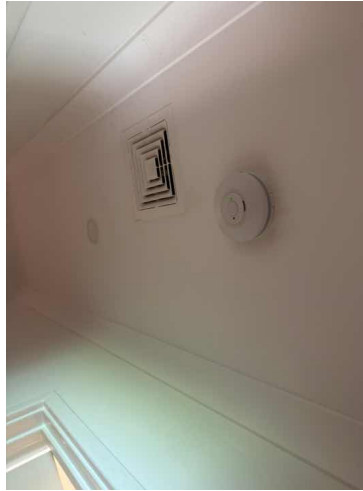
Smoke alarms were not tested as part of this inspection. This inspection does not include the testing, operation, installation, positioning, interconnection or compliance of smoke alarms with current legislation, manufacturer requirements or relevant Australian Standards. Smoke alarms may be present within the property; however, their functionality, age, battery condition, power supply (including hard-wired or battery operated systems), interconnection between alarms and overall compliance with current Western Australian legislation cannot be confirmed. This is a visual, non-invasive inspection only and does not include the use of specialised testing equipment, activation of alarms, or assessment of internal components. Smoke alarms may be defective, inoperative, incorrectly located, outdated or non-compliant without this being apparent at the time of inspection. It is strongly recommended that all smoke alarms be tested, serviced and, where necessary, upgraded or replaced by a suitably qualified and licensed electrician or competent person prior to settlement to ensure compliance with current safety requirements. No responsibility is accepted for the performance, condition or compliance of smoke alarms within the property.

Yes a smoke alarm was sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.

Yes 2 smoke alarms were sighted but not tested.

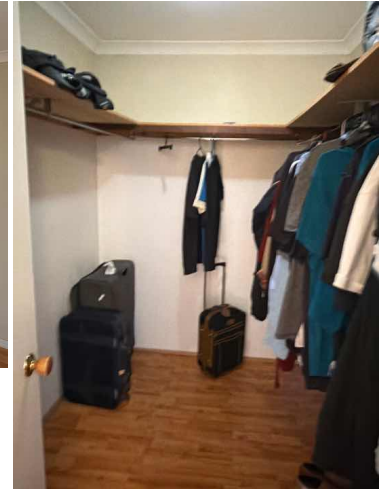
Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.



Bedroom 1

Overall Condition

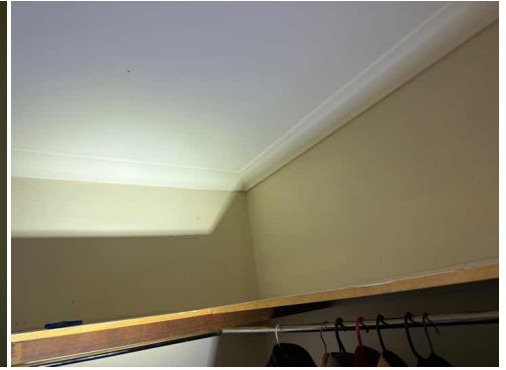
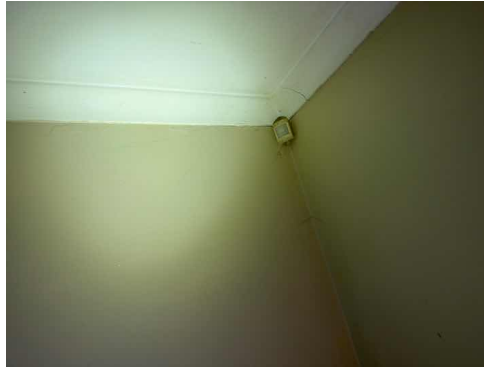
From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.





Bedroom 2

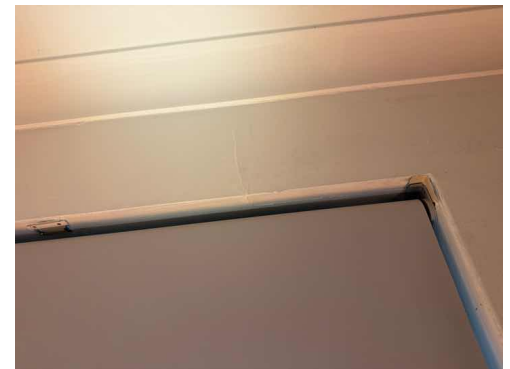
Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.



Bedroom 3

Overall Condition

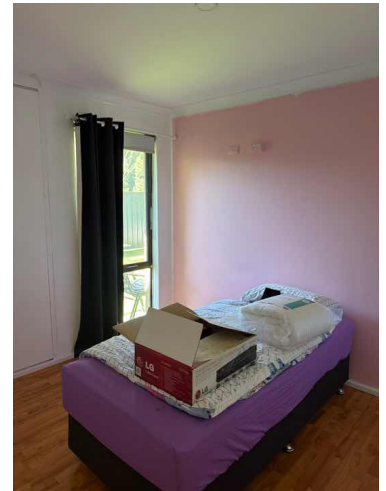
From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Bedroom 4

Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



BATHROOM(S)

Powder Room

Location

This bathroom is located in the hallway.

Overall Condition

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



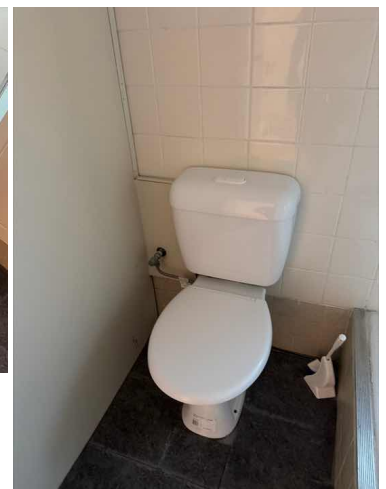
Bathroom 1

Location

This bathroom is located in the hallway.

Overall Condition

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



Important Disclaimer

Refer to Section 7 of the Terms And conditions section of this report with regard to all Bathrooms.

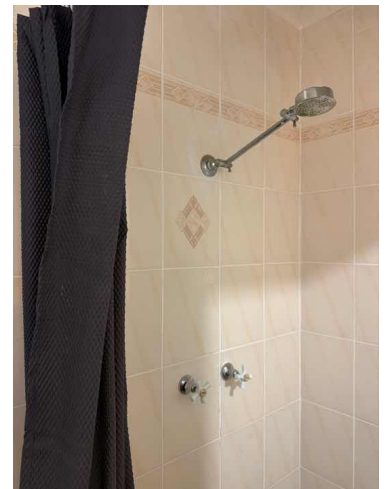
Bathroom 2

Location

This bathroom is located in the master bedroom.

Overall Condition

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

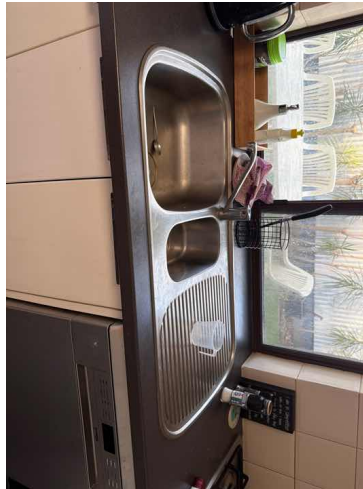


KITCHEN & LAUNDRY

Kitchen and Pantry

Overall Condition

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





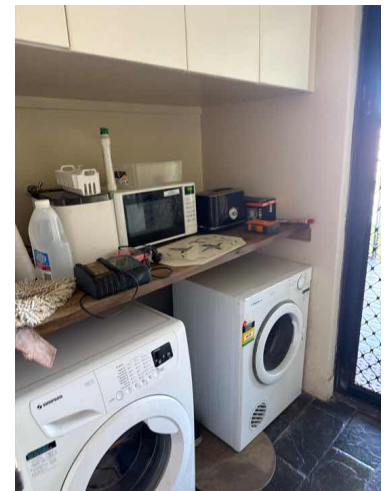
Laundry

General Disclaimer

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

Overall Condition

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



ROOF VOID

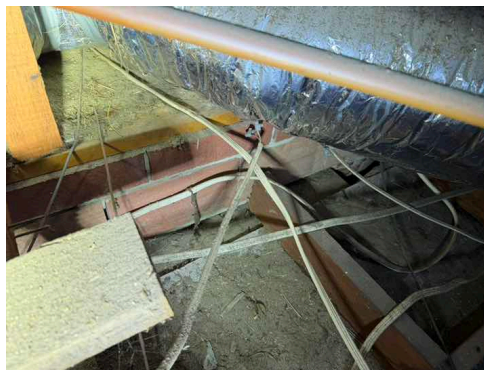
Roof Void Findings

General Disclaimer

The roof void inspection was limited to a visual, non-invasive inspection of areas that were safe and reasonably accessible at the time of inspection. No linings, insulation, stored goods, roof coverings or structural members were removed, disturbed or destructively tested. Concealed framing, fixings, connections and structural elements may not be visible and were not assessed. Defects may exist in concealed or inaccessible areas that were not able to be inspected. This inspection does not constitute a structural engineering assessment, compliance verification or certification and is limited to observable conditions only.

Roof Frame Type

The roof frame is a conventional timber frame.









Roof Framing Defects

Roof Framing The dwelling was constructed in approximately 1983 and incorporates a conventional timber-framed, concrete tiled roof. The accessible roof void was inspected. Inspection was significantly restricted by extensive insulated air-conditioning ductwork, limiting access and preventing a complete assessment of all roof framing members. The following observations were noted within the accessible areas: Butt-jointed timber strutting was observed. Lazy strutting was present. Metal tension straps roof restraint was installed. Some under purlins appear to be over-spanning when assessed against current construction practices. Solar photovoltaic panels have been installed to the roof, increasing the dead load imposed on the roof structure. Due to the extensive ductwork, it was not possible to inspect all framing members or confirm the full extent of roof restraint and framing details. No significant deflection, distortion or evidence of imminent structural failure was observed to the accessible roof framing at the time of inspection. Externally, the roof line appeared generally even, with no readily visible evidence of major dips, sagging or deformation.

Disclaimer This inspection is limited to the accessible areas of the roof void at the time of inspection. Extensive insulated air-conditioning ductwork substantially restricted access and obscured significant portions of the roof framing. Comments regarding roof framing are based solely on visible conditions observed within the accessible areas and should not be interpreted as confirmation of structural adequacy, engineering compliance or the absence of concealed defects. Where structural concerns arise or a more comprehensive assessment is required, further evaluation by a suitably qualified structural engineer is recommended.

Restricted Areas

There is heating and/or cooling ducting present in the roof space. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place. It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harbouring timber pest activity, damage or defects.

Construction methods restricted full access.

Access to the roof void was restricted by insulation, framing, stored items and limited clearance. The inspection was limited to areas that could be safely accessed at the time of inspection. Areas not accessed are excluded from this inspection and may conceal defects or conditions not identified.

Overall Condition

At the time of inspection, no significant structural distortion or movement was observed within accessible areas of the roof void. Assessment is limited to visible conditions only and areas that were safe and reasonably accessible at the time of inspection.







Was there any visible evidence of chemical delignification?

Was there any visible evidence of chemical delignification?

No visible evidence of chemical delignification was observed within accessible areas of the roof void at the time of inspection.



SITE

Driveway

Materials

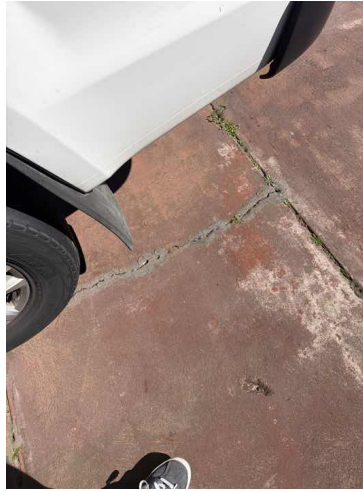
The driveway is concrete.

Driveway Condition

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

Common cracks were observed on the driveway. Whilst these cracks appeared to be typical at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.

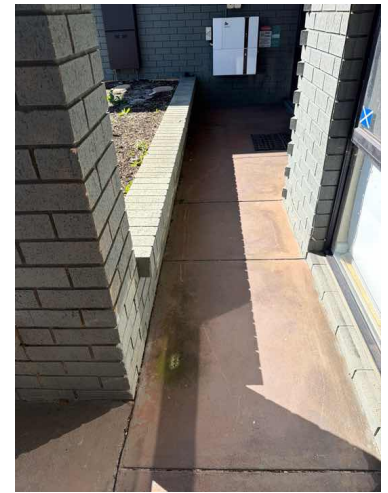




Paths

Pathways Condition

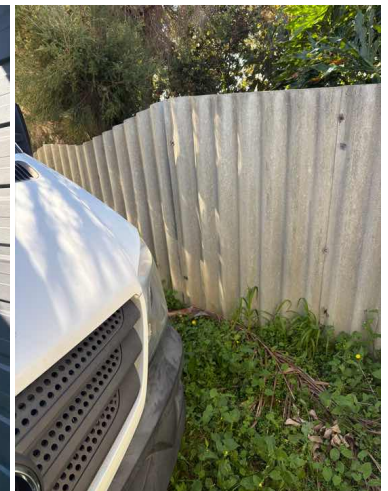
The paths around the home are in a serviceable condition for the age of this dwelling with no major defects visible.

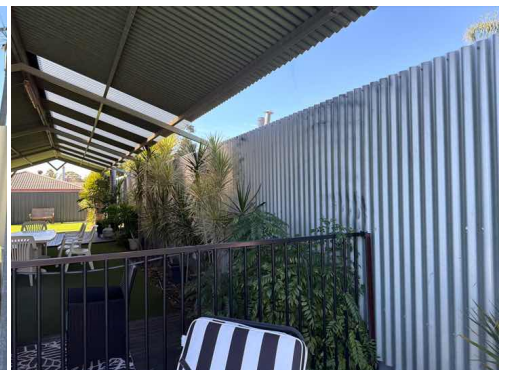
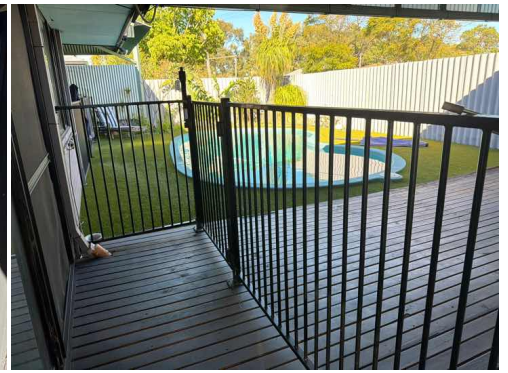


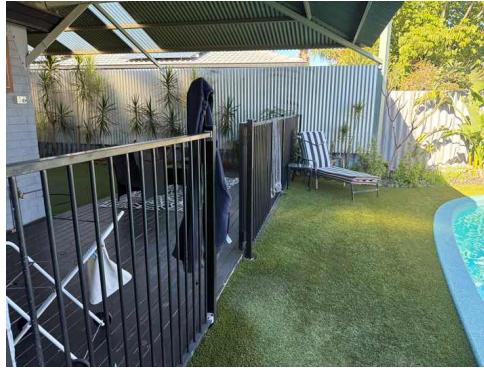
Fences & Gates

Overall Condition

Of the visible areas, the general condition of the fences and gates is serviceable for the age of dwelling.







Retaining Walls

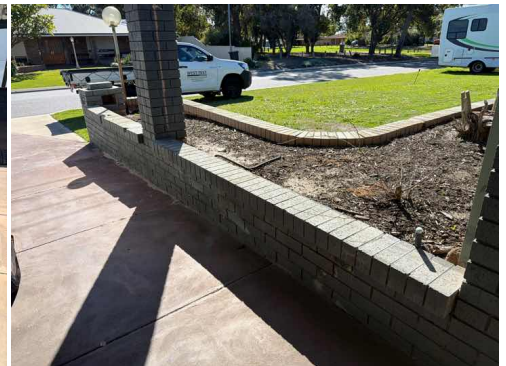
NOTE

As per Section 3.21 and appendix C6 of Australian Standards AS4349.1-2007 only retaining and landscaping walls over 700mm high shall be inspected.

Retaining walls were only inspected from within the boundary. Retaining walls that are not visible from within the boundary have not been inspected. Permission from adjoining properties should be obtained for these areas to be inspected.

Material

The retaining wall material is brick.





Overall Condition

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



ROOF EXTERIOR

Roof Covering

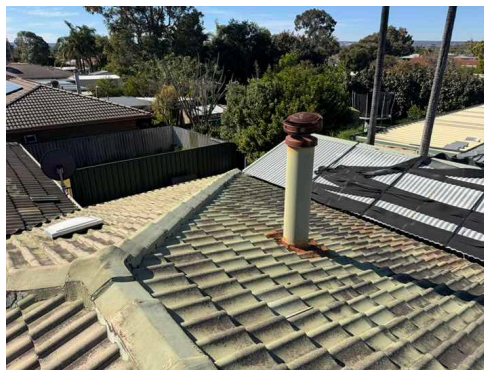
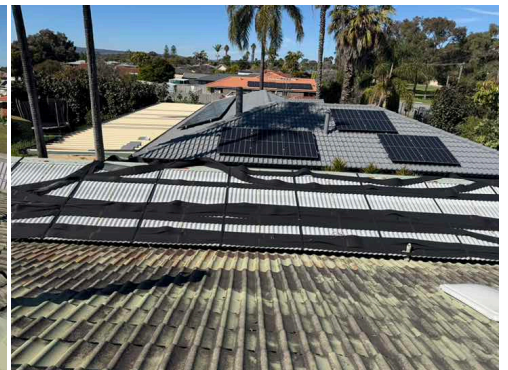
Roof Exterior Disclaimer

Roof exterior inspected from accessible areas only and where safe to do so. Access, height, pitch and weather conditions may restrict full inspection. Visual inspection only. No dismantling or removal of roof components was undertaken. Roof installation, fixings, waterproofing and tie-down systems cannot be fully assessed or confirmed. Defects may exist in concealed or inaccessible areas and may not be visible at the time of inspection. Further assessment by a licensed roofing contractor or structural engineer is recommended where required.

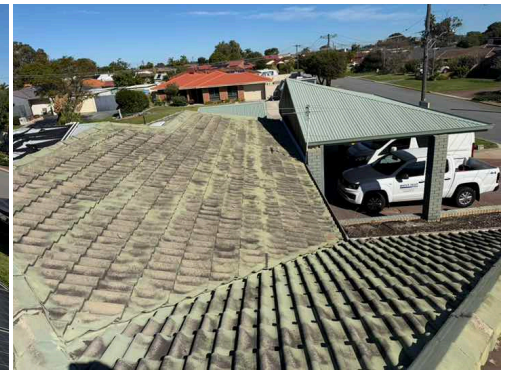
Roof Covering Type

The roof is of concrete tiles.









Overall Condition

Of the visible areas, the general condition of the roof is in serviceable condition for the age.
 Note: In the absence of rainfall there is no guarantee that the roof won't leak.
 Some pointing required minor maintenance issues



Roof Clad Condition

Visible section of The roof cladding appeared in a serviceable condition for the age of this dwelling. Annual maintenance inspection recommended.

Flashing Conditions

The flashing appears to be serviceable.



EXTERIOR

External Door Components

Door Findings

On Visual Inspection the external condition of the doors is serviceable.

Alfresco Area

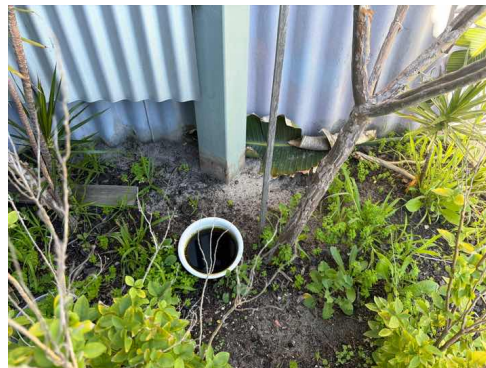
Overall Condition

Visible sections of the Alfresco area are serviceable or in reasonable or condition for the age of this dwelling.



Column or Post Condition

Bottom of meta posts concealed in the ground rust is evident maintenance issues





Eaves

Eave Condition

The soffit lining (eaves) are in a serviceable condition with no notable defects.

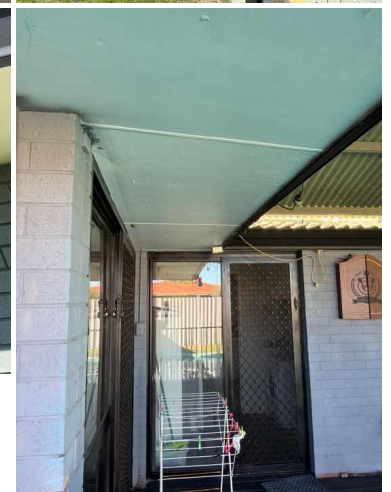
Minor eave deterioration & ageing evident.

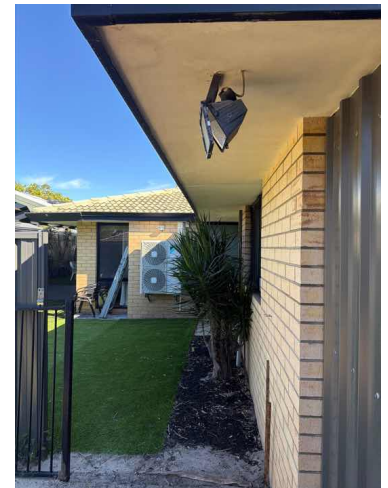
Recommendations: Maintenance works, general upkeep should be carried out.

Eave lining stains observed. Normally this occurs due to overflow in blocked gutters. Recommendations.

Gutters should be kept clear of debris and eave linings can then be painted or repaired as required.







Fascia and Barge Boards

Condition

On visual inspection, the general condition of the fascia/barge boards is serviceable.

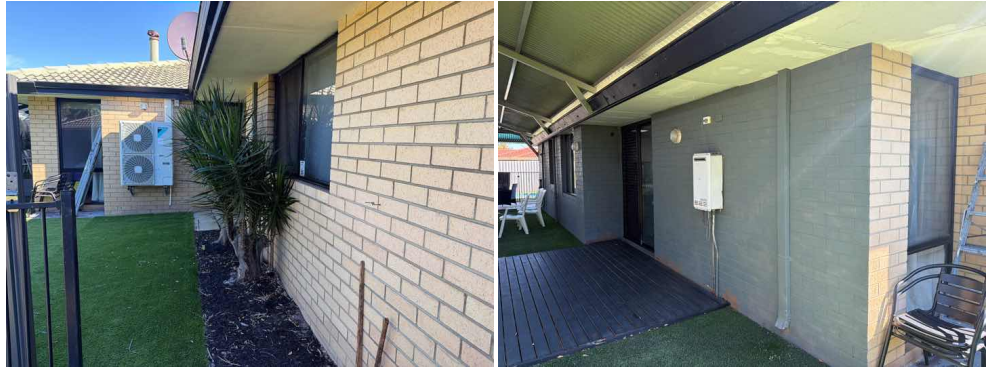
Walls

General Disclaimer

This report must be read in full, including all scope, limitations, definitions and conditions contained within the Terms and Conditions section. This inspection is a visual, non-invasive assessment of accessible areas only and does not constitute a structural engineering assessment or compliance certification.

Exterior Wall Material

Brick.



Condition

On visual inspection, the general condition of the exterior walls is serviceable for the age.

Weep Holes and Ventilation

Findings

Weep holes if created during construction maybe concealed due to garden beds, concrete, paving etc abutting external walls

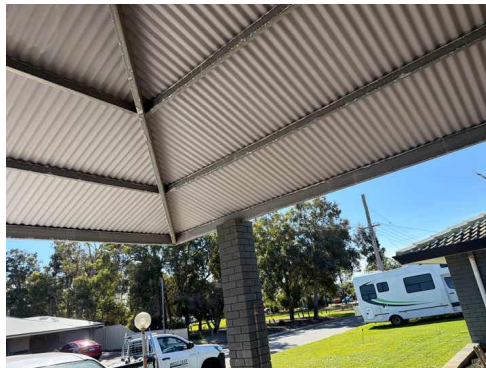


GARAGE/CARPORT

Garaging/Carport

Overall Condition

From the visible and accessible areas, the garage appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



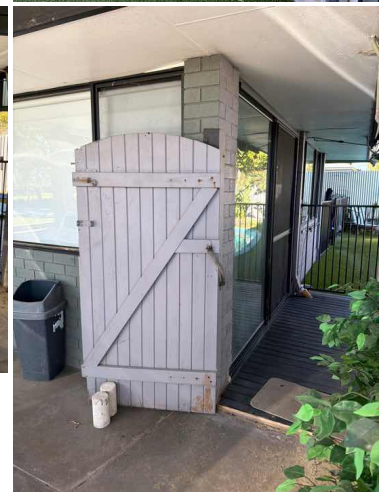
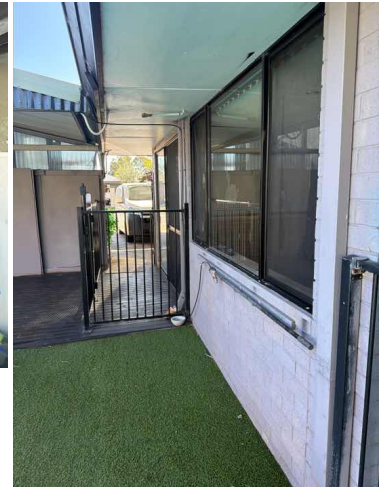


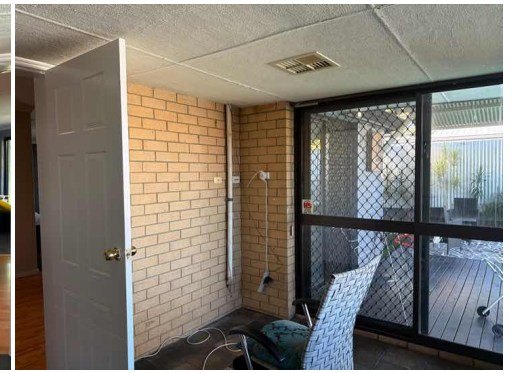
CARPORT CONVERSION

Carport conversion

Overall Condition

From the visible and accessible areas, the garage appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



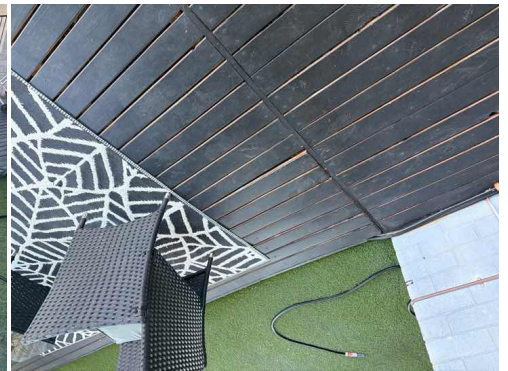
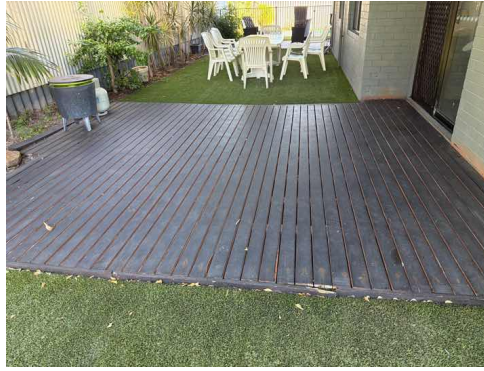


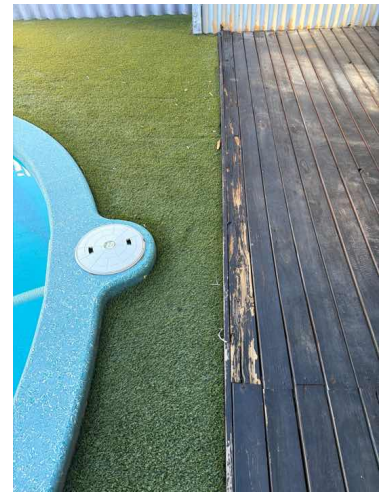
STAIRS- PERGOLA- BALCONIES-DECKS

Decking Findings

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details. Some boards loose some brown wood rot weathering maintenance issues





PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was fine and dry at the time of the inspection.

Property Information

Direction House Faces

The dwelling faces North West for the purposes of this inspection report.



Building Type

The structure is a residential house which has been converted and extended

Construction Type

The structure is of full (Double) brick construction.

Roof Cladding

Tile roofing.

The roof is metal.

Roof Design

The roof is a pitched roof design.

Flat roof design. Note: We are unable to access the roof void on flat roof, or any roof roof which has no access. The only method of accessing is by removing roof cladding. We cannot comment on whether any defects exist between the roof cladding and the ceiling lining.

Footings Type

Slab on ground construction.

Storeys

Single level dwelling.

Property Occupied

The property was occupied.

Property Furnished

The property was fully furnished.

People Present

The vendor was present.

Structural Disclaimer

This inspection is a visual, non-invasive assessment only and does not constitute a structural engineering inspection or certification. The inspection does not include assessment of structural adequacy, design, load capacity, footings, foundations, framing systems, tie-down systems or compliance with current building codes and Australian Standards. Any reference to cracking, movement, deflection or distortion within this report is based on visual observations only at the time of inspection. The cause, extent and structural significance of such conditions cannot be determined within the scope of this inspection. Defect classifications within this report are provided in accordance with AS 4349.1–2007 and reflect the inspector's opinion of the condition at the time of inspection only. These classifications are not a structural engineering assessment and should not be relied upon as confirmation of structural adequacy or failure. Concealed structural elements, including but not limited to framing, footings, tie-down connections and load-bearing components, were not inspected and may contain defects that are not visible. Where concerns exist regarding structural performance, cracking, movement or any building element, further assessment by a licensed builder or structural engineer is recommended. No responsibility is accepted for the structural performance, adequacy or compliance of the building.

Access and Restrictions

Inspected Areas

Building exterior.
 Building interior.
 The
 Roof Exterior
 The Roof void.
 The site.

Area Where Inspection Was Restricted

Clearances, ducting and insulation where applicable restricted full visual inspection of the roof void.

Areas Not Inspected

Inaccessible roof void sections due to access limitations and or insulation and ducting.
 Concealed areas/members exist to but not limited to: concealed physical joints to floor slabs, due to carport conversion and extension, enclosed patio roof and walls have concealed members

Utility Status

Water

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

Electricity

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

Electricity was observed to be on at the time of inspection. No testing of electrical systems or components was carried out. This is not an assessment of safety, functionality or compliance. A licensed electrician should be consulted if confirmation is required.

Apparent Concealment of possible defects

Were apparent Concealments seen

No apparent concealing of defects was visible.

inspection Agreement

Were there any specific requirements to The Pre Inspection Agreement

No specific requirements to the inspection or Pre inspection agreement were requested by the client or their legal representatives.



TERMS AND CONDITIONS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

NOT A PEST REPORT: This inspection and report will not inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

DEFINITIONS AND TERMINOLOGY

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

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

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

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

STRATA: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

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

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

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

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

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

BELOW AVERAGE: The building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building.

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

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

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

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

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

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

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report. The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by and real-estate agents and only the person named in the **CLIENT INFORMATION** section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a **CLIENT** it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the **CLIENT** by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice. Please refer to Cracking Of Building Elements in section 2G of these Terms And Condition

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

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

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

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

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

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

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

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

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

2F) Internal Inspections. Carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings, normally obstruct inspection to the upper-side of flooring. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Cracking of Building Elements: Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

- a) The design of the footings
- b) The site landscape and topography
- c) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.

Cracking Categories:

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

0-Hairline cracking, less than 0.1mm,

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

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

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Weather tightness can be impaired, 5.0mm -15.0mm,

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

IMPORTANT: Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

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

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

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

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

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

7) SHOWER RECESSES: All Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower areas, bath/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future. Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks as showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

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

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

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

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

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

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

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

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

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

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

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

OTHER RECOMMENDED INSPECTIONS

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

Plumbing: All plumbing including septic tanks need to be inspected and reported on by a plumber.

Hot water service: Hot water services need to be checked by a plumber and/or electrician.

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

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

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

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

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

Closing Note

Thank you for choosing Property Services Group WA Pty Ltd.

This report or certificate should be read in its entirety, together with all comments, photographs, limitations and recommendations.

If you require clarification regarding any aspect of this report or certificate, please contact the undersigned inspector. A telephone discussion is generally the quickest and most effective way to explain the inspection findings and recommendations.

Recommendations contained within this report should be attended to within an appropriate timeframe. Where further assessment by a suitably qualified specialist has been recommended, such advice should be obtained before undertaking significant repairs or alterations.

Thank you for the opportunity to be of service.

The Inspection and Report was carried out by: Gordon Robson

State License Number: 819

Contact the Inspector on: 0412443419

For and on Behalf of: Property Services Group WA Pty Ltd T/A Building & Pest Services WA

