

## Terms & Conditions - Please read Carefully

- 1) **Extent of reporting:** Major defect findings, A general impression regarding the extent of minor defects, Any major defect uncovered in the course of the inspection that is an urgent and serious safety hazard.
- 2) **Inspection & Report:** The inspection of the Building Elements as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the inspection will be according to Appendix B of AS4349.1 -2007.  
The inspection has been carried out in accordance with AS 4349.1-2007 a copy of the Australian Standard may be obtained from Standards Australia.
- 3) The Inspection and Report compares the inspected building 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 durability. The report is not a guarantee or warranty but an opinion of the inspected property. The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. 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.
- 4) All inspections are a non-invasive visual inspection and are limited those areas and sections of the property to which Reasonable Access was both available and permitted and to a ladder height of no more than 3.6 meters on the date and time of the inspection.
- 5) The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixings, floors, pavers, furnishings, appliances or personal possessions.
- 6) The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. An invasive inspection was not performed unless a separate contract is entered into with the client and property owner.
- 7) This inspection WILL NOT report on the presence or not of Timber Pest activity. We strongly recommend the client have a timber pest inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections by a fully qualified, licensed and insured timber pest inspector. If timber pest damage is found in the course of the inspection then it will be reported. The inspector will only report on the damage that is visible at the time of inspection.
- 8) Any estimates provided in the report are merely opinions of costs that could be encountered, based on the knowledge and experience of the inspector; it is always recommended you seek 3 written quotes to confirm any costs.
- 9) Subject to reasonable and safe access, the Inspection will normally report on the conditions of each of the following areas:- The interior, The roof space, The exterior, The subfloor, The roof exterior, From the main building 30 meters including fences within the property boundary.
- 10) **Report Ownership:** The inspector named on this report will remain the owner of the report at all times. The fee paid by Client is for the physical inspection only and the inspector named on the report remains all rights and copyrights of the written report of which the inspector has granted Client only, named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named on the report.
- 11) The written report prepared by Inspector shall be considered the final exclusive findings of Company of the structure. Client named on this report understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed seventy hours (72) hours after the inspection report has first been delivered to Client.
- 12) The inspections will not cover or report on the following conditions; Neighbourhood usage such as closeness to mines, public transport, hotels, stormwater drains, public entertainment venues etc. Document analysis e.g. sewer drainage, plans and diagrams, surveys, building approvals, compliance etc. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit inspected.



13) The inspections will not cover or report on the following conditions; Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, and urea formaldehyde or toxic soils etc. Heritage or security matters. The condition of pools, spas or septic systems, ponds etc. Fire protection or safety. Asbestos. Mould. Plumbing and electrical wiring etc including unauthorised or illegal plumbing or electrical work. Landscape retaining walls above 700mm high. Unauthorised or illegal building work. The durability of exposed finish materials.

14) You agree that we cannot accept any liability for our failure to report a defect that was concealed by the owner of the property being inspected and you agree to indemnify us for any failure to find such concealed defects.

**DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on any 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). You agree that in accepting this agreement You have read and understood the contents of this agreement and AS4349.1-2007 and that the inspection has been carried out in accordance with this document. The Client agrees to pay for the property inspection.

**DEFINITION OF TERMS:** Listed below is a definition of key words used to describe the items condition marked with an (X) in the relevant condition rating box.

**SATISFACTORY** - Performing it's function and it's condition, also CHECKED at the time of inspection.

**MAINTENANCE** - A system or component that will require maintenance in the near future. Budgeting for this work to be carried out is recommended. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist or tradesman / supplier to return to repair poor workmanship.

**MINOR DEFECT** - A defect of a moderate magnitude, potential to develop into a major defect if not attended or rectified in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

**MAJOR DEFECT** - A defect of sufficient magnitude, when rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

**SAFETY HAZARD** - An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

**Summary of Items** The summary immediately below in "red" consists of noteworthy findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages including the item condition boxes on the left of each page as the summary alone does not explain all the issues, the information in the Report shall override that in this Summary.

*If there are no items immediately below, it indicates that there may be no item requiring attention. Refer to the each items condition box for further details.*