

# Pre-Purchase Building Inspection



4 The Street Moorabbin

Prepared for: John Citizen

Prepared by: Reportsplus Building Inspections  
67 Orange Street  
East Bentleigh, Vic 3165

## Table of Contents

General Information	2
THE SUMMARY	3
THE REPORT	4
Smoke Detectors:	5
External Wall Areas:	6
External Yards and Grounds:	6
Hallway:	6
Hallway:	7
1st Bedroom:	7
2nd Bedroom:	7
Roof Void:	7
Sub-Floor:	8
Roof Surface:	8
Important Information:	9
Certification:	12
Scope and Limitations of the Inspection and Report:	13
Third Party Disclaimer:	15

## General Information

Reportsplus Building and Timber Pest Inspections  
67 Orange Street East Bentleigh Vic 3165  
Phone: 1800 069 286 Fax: (03) 8503 7596 ABN: 65 076 536 153

**This Report is a 'STANDARD BUILDING REPORT' (AS 4349.1-2007) (Except ACT)**  
**In general the inspection only covers areas within 30 meters of the structure but within the immediate fence boundary:**

**Inspection Requested By:**

John Citizen  
Address: 15 Anywhere Street Brighton  
1800 069 286  
info@reportsplus.com.au

**Re: Structure at:** 4 The Street Moorabbin

**Report Purpose:** Pre-Purchase Building Inspection:

**Acceptance date:** 4th December 2010

**Inspection Date:** 7th December 2010

**The scope this report has covered:** In accordance with AS 4349.1 - 2007

**Start Time:** 10.25      **End Time:** 11.10

**Report Prepared:** 7th December 2010

**Recent Weather Conditions:** Intermittent periods of rain:

**Weather Conditions on Day of Inspection:** Sunny and dry:

**Those Present on Day and Time of Inspection:** Sellers Agent: Home Owner:

**Occupancy Status:** Occupied and Furnished:

**Soil Conditions on Day and Time of Inspection:** Damp: General external perimeter soils were damp:

## THE SUMMARY

**This summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this summary, the information in the Report shall override that in this summary.**

### **ASSESSMENT OF OVERALL CONDITION OF THE PROPERTY:**

**Interior of Building:** Above average:

**Exterior of Building:** Above average:

**Roof Space:** Average:

**Sub-Floor:** Partial access only: However, from what was visible the sub-floor was considered average:

**Roof Exterior:** Partial access only: However, from what was visible the roof surface was considered average:

**The Site:** Average:

**Therefore the overall condition of the Residential Dwelling in the context of its age, type and general expectations of similar properties is considered Average:** This is a general appraisal only and cannot be relied on - 'on its own' - read the report in its entirety.

### **SIGNIFICANT MATTERS:**

In accord with AS 4349.1 - 2007 the following summary of Significant matters requiring immediate attention and or rectification is provided - you must read the Report in its entirety. Whether a defect is considered significant or not depends to a large extent upon the age and type of building being inspected:

#### **At the time and date of this inspection the significant matters are:**

**Interior:** No significant matters evidenced from what was visible and accessible: Maintenance issues will be dealt with in the following report with digital images:

**Exterior:** No significant matters evidenced from what was visible and accessible: Maintenance issues will be dealt with in the following report with digital images:

**Roof Void:** No significant matters evidenced from what was visible and accessible: Maintenance issues will be dealt with in the following report with digital images:

**The Sub-Floor:** Stored items prevented access: No significant matters evidenced from what was visible and accessible

**The Roof Exterior:** Partial access only: Terracotta tiles appeared aged and brittle: Traversing the roof surface was considered a risk to the vendors property where tiles could have been broken:

**The General Site:** No significant matters evidenced from what was visible and accessible: Maintenance issues will be dealt with in the following report with digital images:

**General Comments:** Taking the age and type of property into account and allowing for fair wear and tear the property in general is considered to be in good condition. However, there are some maintenance

## THE SUMMARY (Continued)

General Comments: (continued)

and important issues that will need attention and or rectification: Please read and refer to the following defects report: Please read all of the report in its entirety:

*You must read the whole report to understand the significance and action required concerning the above mentioned defect areas and any other defect area and or component(s) and or advice in this report. Please Note: The references; Left, Right, Front, Rear are used throughout the report to provide location references:*

*\*Front means the area of property considered to be the front yard:*

*\*Rear means the area of property considered to be the rear yard:*

*\*Left means the area of property considered to be the left side boundary, as viewed from the front of property:*

*\*Right means the area of property considered to be the right side boundary, as viewed from the front of property:*

## THE REPORT

### BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

Type: Residential Dwelling:

Height: Single Story:

Construction Type: Timber framed:

Interior: Predominantly Plaster Cladding:

Foundation Type: Timber framed to concrete stumps:

Predominant Internal Flooring: Timber:

Roof Construction: Timber pitched:

Roof Covering: Terracotta Tile with steel areas:

Outdoor Structures: None Evident:

*Grade of Land:* Relatively Flat:

Approx: Age of building: 50+ years of age with renovations and additions: The age stated is an approximation only and cannot be relied on for any accuracy: For a more accurate estimate of the buildings age consult your solicitor or conveyance representative: Search's may need to be done:

Sub-floor ventilation: Ventilation is important in minimizing infestations by timber pests and helps prevent damp problems: The inspector considers the ventilation in this property to be: Partial access only: However, from what was visible and accessible the sub-floor ventilation was considered adequate: Please refer to following report for further details:

### SUMMARY OF AREAS INSPECTED & NOT INSPECTED:

**Areas Inspected:** The Exterior: The Interior: The Site: Part The Roof Surface: The Roof Void: Part The Sub-Floor: Part the Site:

**Areas NOT inspected and the reason why:** Stored items restricted access to the sub-floor areas: The roof surface; Partial access only: Terracotta tiles appeared aged and brittle; Traversing the roof surface was considered a risk to the vendors property where tiles could have been broken:

## THE REPORT (Continued)

Please Note: No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, or any other obstructions to visual inspection:

### FURTHER RECOMMENDED INSPECTIONS AND REPORTS:

It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1 - 2007 and are excluded from this report.

**Other Recommended Inspections:** Roof Surface: Further inspection once safe access exists to the roof surface areas: Sub-Floor: Further inspection once safe access exists to the sub-floor areas:

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**Please Note:** *The working or non working condition of any electrical/plumbing appliance, fixture, part, connection or mechanism is beyond the scope of this report: Any reference noted in the report relates to obvious visual condition: All electrical and plumbing items and fixtures should be assessed by a qualified and licensed electrician/plumber prior to purchase of the property:*

**Please Note:** *Pictures in this report are supplied merely as a reference point for your convenience: They may refer singularly to a defect or they may be an example of various defects similar in size and/or type in and around the specified building component or building area: Please read all of the report in context:*

**Please Note:** *Where recommendations are provided in the following report for tradesmen and or professionals, we recommend that you ensure qualifications, appropriate registration and relevant insurance criteria are met: It is always prudent to acquire at least three quotations with references before engaging any services:*

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## Smoke Detectors:

NOTED:

SMOKE ALARMS: Fitted: We would highly recommend that all smoke alarms be assessed by a qualified electrician for correct positioning and operability prior to occupation: Have all areas of the building as well as outbuildings assessed:



## External Wall Areas:

FAIR CONDITION: **TIMBER WEATHERBOARDS:** Deterioration evident: Vulnerable to eventual rot: Painting assessment recommended: **Left Wall:**



FAIR CONDITION: **DOWNPIPES:** Poor connection to storm water drains: Vulnerable to blockage and/or leakage to foundational areas: Plumbing assessment recommended:



## External Yards and Grounds:

FAIR CONDITION: **DRIVEWAYS:** Cracks and deterioration evident: These areas could cause persons to trip: Paving assessment recommended:



FAIR CONDITION: **FENCING:** Protruding Nails: Dangerous: Carpentry assessment recommended: **Front Yard Area:**



POOR CONDITION: **FENCING:** Fencing leans: Fencing assessment recommended:



## Hallway:

Location: Front Entrance:

FAIR CONDITION: **INTERNAL WALLS:** Minor seam cracks: These hairline cracks usually appear where there has been minor movement to joins in plasterboard and/or cornices: These are usually a minor issue requiring basic repairs only: A qualified plasterer and/or painter would be best suited to assess these issues:

## Hallway: (Continued)

INTERNAL WALLS: (continued)



## Hallway:

Location: Central:

FAIR CONDITION: FLOORS: Incomplete grouting/sealant to floor tiles: Tiling assessment recommended:



## 1st Bedroom:

FAIR CONDITION: FLOORS: The flooring evidences minor bounce and squeak in areas: From all that was visible and accessible, the flooring appeared and felt secure: Typical repairs such as chocking to joists might be required: However, please also refer to section 'Sub-Floor' further information may be available: A qualified carpenter would be best suited to assess this issue:



## 2nd Bedroom:

FAIR CONDITION: INTERNAL WALLS: Minor seam cracks: These hairline cracks usually appear where there has been minor movement to joins in plasterboard and/or cornices: These are usually a minor issue requiring basic repairs only: A qualified plasterer and/or painter would be best suited to assess these issues:



## Roof Void:

FAIR CONDITION: ROOF FRAMING: Borer damage evident: Borer damage is typical and is considered minor: The structural integrity of affected timbers is usually minimal: Carpentry assessment recommended:



## Roof Void: (Continued)

**FAIR CONDITION:** ROOF UNDERSIDE: Daylight can be seen through ridge top: Vulnerable to leakage: Roofing assessment recommended:



**NOTED:** INSULATION & SARKING: No Insulation Fitted: We recommend that insulation should be fitted: Assessment recommended by a qualified contractor:



## Sub-Floor:

**NOTED:** ACCESSIBILITY: Stored items restricted access to the sub-floor areas:



## Roof Surface:

**NOTED:** ACCESSIBILITY: The roof surface; Partial access only: Terracotta tiles appeared aged and brittle; Traversing the roof surface was considered a risk to the vendors property where tiles could have been broken:



**NOTED:** ROOF TILES: The tiles appear very fragile: Roofing assessment recommended prior to purchase:



**FAIR CONDITION:** ROOF TILES: Ridge mortar: Minor deterioration and/or cracks to ridge mortar: Leakage could occur: Roofing assessment recommended:



## Roof Surface: (Continued)

FAIR CONDITION: GUTTERS: Surface rust is evident: If left unchecked eventual corrosion could occur: Roof Plumbing assessment recommended:



FAIR CONDITION: GUTTERS: Gutters are holding debris: Vulnerable to blockage: Rust and or corrosion could exist: Plumbing assessment recommended:



FAIR CONDITION: VENTS & PIPES: Cowl missing: Plumbing assessment recommended:



## Important Information:

### IMPORTANT INFORMATION:

The following is important information regarding the scope and limitations of the inspection and this report: (Copyright Rapid Solutions) Please read the following information in its entirety:

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.

**1)** 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, to a large extent, upon the age and type of building being 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)** THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property FULLY ACCESSIBLE and VISIBLE to the inspector on the date of the inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, 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 and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force, or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

**3)** 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 (eg. In the case of shower enclosures the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas;

## Important Information: (Continued)

3) (continued)

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; neighborhood 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.

Accordingly this Report is NOT A GUARANTEE that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-Purpose Property Report.)

**4) CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within twenty one (21 days from the service of the notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

**5) ASBESTOS DISCLAIMER:** "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the ADDITIONAL COMMENTS section of this report. Buildings prior to 1982 may have wall and or/ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90s may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert."

**6) 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. If in the course of the inspection, mould happened to be noticed it may be noted in the ADDITIONAL COMMENTS section of the report. If mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**7) ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependant upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

**8) EXPERT WITNESS ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately

## Important Information: (Continued)

8) (continued)

dependant upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

**9) CONDITIONS:** This standard property report is conditional upon or conditional in relation to -

- \* The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- \* Information provided by the person, the employees or agents of the person requesting the report;
- \* The specific areas of 'expertise' of the consultant specified in the report;
- \* Apparent concealment of possible defects; or
- \* Any other factor limiting the preparation of the report.

### **Terminology:**

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to DEFECTS associated with individual items or specific areas:

**GOOD:** The item or area inspected appears to be in Serviceable and or/ Sound Condition without any significant visible defects at the time of the Inspection.

**FAIR:** The item or area inspected shows minor defects, minor damage or wear and tear and may require repairs or maintenance.

**POOR:** The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

### **Definitions:**

The definitions (Above Average), (Average), (Below Average), below, relate to the inspectors opinion of the Overall Condition of the Building:

**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 high 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 may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.

**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 elements:

**NOTE:** Also refer to 'IMPORTANT ADVICE' section for explanation/advice concerning some terms and or defects that may be contained in this Report:

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**Please Note:** *The working or non working condition of any electrical/plumbing appliance, fixture, part, connection or mechanism is beyond the scope of this report: Any reference noted in the report relates to obvious visual condition: All electrical and plumbing items and fixtures should be assessed by a qualified and licensed electrician/plumber prior to purchase of the property:*

## Certification:

CERTIFICATION - This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in strict accordance with the Residential Buildings 'Uniform Inspection Guidelines for Building Consultants'. AS 4349.1 - 2007

If you have difficulty in reading or understanding any aspect of this report, please contact the inspector named below:

## Scope and Limitations of the Inspection and Report:

### SCOPE OF THE INSPECTION & THE REPORT:

1. All the inspections will be carried out in accordance with AS 4349.1-2007 and AS 4349.0 -2007 The standard AS4349.1-2007 and AS 4349.0 -2007 provides information concerning safe and reasonable access: Only areas where reasonable and safe access was available were inspected: Access will not be gained where there are safety concerns, or obstructions, or the space available is less than the following:  
Roof Void: - The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:  
Roof Exterior - must be accessible by a 3.6M ladder placed at ground level:  
Safe Access: - Is at the inspectors discretion and will take into account conditions existing on the property at the time of inspection:
2. A copy of these Standards may be obtained from RAPID Solutions at Your cost by phoning (02) 4954 3655 or from Standards Australia.
3. All inspections will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (Clause 20 Definitions page 3) is both available and permitted on the date and time of the inspection.
4. 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, moldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
5. 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. Insulation and sisalation in the roof void will conceal timbers and may make inspection of the area unsafe for the inspector. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into.
6. The inspection WILL NOT report on the presence or not of Timber Pest activity. You should have an inspection carried out in accordance with AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.
7. If Timber Pest damage is found then it will be reported. The inspector will only then report on the damage which is readily visible. There may be concealed damage in walls etc and We strongly recommend You arrange for Us to carry out an invasive inspection to discover the full extent of the damage. If any evidence of Timber Pest damage is reported then Timber Pest activity may also be present. It is very important that You have an AS 4349.3-1998 Timber Pest Inspection carried out by a fully qualified, licensed and insured Timber Pest Inspector.
8. If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. In some cases the concealment may be deliberate. If You are the purchaser and not the owner of the property to be inspected then You should obtain a statement from the owner as to any Timber Pest activity or damage, timber repairs or other repairs, alterations or other problems to the property known to them and what, if any, other work has been carried out to the property including Timber Pest treatments. It is important to obtain copies of any paperwork issued and the details of all work carried out. Ideally the information obtained should be given to the inspector prior to the inspection being carried out.
9. Subject to reasonable access (Clause 20 Definitions page 3) the Inspection will normally report on the conditions of each of the following areas: -  
The interior  
The roof void

## Scope and Limitations of the Inspection and Report: (Continued)

The exterior

The subfloor

The roof exterior

The property within the boundaries up to 50 metres including fences, but will not report on pools, spas or ponds etc. You should obtain the services of a pool specialist to carry out an inspection and report.

10. The inspections Will not cover or report on the following conditions (see AS 4349.1-1995 for full details): -

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, urea formaldehyde or toxic soils etc.

Heritage or security matters

Apart from surface water drainage, site drainage including storm water and sewage.

The condition of pools or spas ponds etc.

Fire protection or safety.

Plumbing and electrical wiring etc including unauthorised or illegal plumbing or electrical work.

Unauthorised or illegal building work,

The durability of exposed finish materials.

Neighbourhood usage such as pests, closeness to mines, public transport, hotels, stormwater drains, public

entertainment venues etc.

Document analysis eg sewer drainage, plans and diagrams, surveys, building approvals, compliance etc.

11. A full list and details of the areas and item to be inspected are contained on Pages 25 through to 26 (inclusive) of the Australian Standard AS 4349.1-2007 and AS4349.0- 2007.

12. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit requested to be inspected.

13. The inspector will report the conditions that on the day and at the time of the inspection were evident and visible. The

Australian Standard AS 4349.1-2007 and AS4349.0- 2007 warns that the report must not be seen as an all-encompassing report but rather as a "reasonable attempt to identify significant defects". Minor defects and imperfections will not be reported. Such defects and imperfections would in most cases be readily viewable by You.

14. The inspection and report CANNOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.

15. You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.

16. If the inspection is a Pre-purchase Inspection Report then We recommend that You having the following inspection and reports carried out: -

Timber Pest Inspection report in accordance with AS 4349.3-2007 Timber pest inspections by a fully qualified, insured

and licensed Timber Pest Inspector. (This inspection and report is strongly recommended.)

An inspection, testing and report of all electrical installations and wiring by an insured and licensed electrician.

## Scope and Limitations of the Inspection and Report: (Continued)

Any other inspection and report on such matters as plumbing, Pool condition, lift hydraulics, mechanical services and geotechnical conditions by an appropriately qualified, insured and licensed person.

17. Where Our report recommends another type of inspection and report or an invasive inspection and report then You should have such an inspection carried out. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

18. In the event of a dispute or a claim arising out of, or relating to the inspection or the report, or any alleged negligent act, error or omission on Our part or on the part of the inspector 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 fourteen (21) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator. The cost shall be met equally by both parties or as agreed as part of the mediation 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.

## Third Party Disclaimer:

**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).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** ? We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement

### DEFINITIONS:

19. You should read and understand the following definitions of words used in this agreement and the report. This will help You understand what is involved in a property and building inspection, the difficulties faced by the inspector and the contents of the report which We will provide You following the inspection.

Access hole means a hole in the structure allowing entry to an area.

Activity means the presence of live Timber Pests at the time of the inspection.

Client means the person(s) for whom the inspection is to be carried out. If ordered by the person(s)'s agent then it is

agreed that the agent represents the person(s) and has the authority to act for and on their behalf.

Property means the structures and fences etc up to fifty (30) metres from the exterior walls of the main building but

within the boundaries of the land on which the main building is erected. Unless You specifically order in writing that structures and fences etc outside fifty (30) metres from the exterior walls of the main building be inspected then no such inspection will be carried out.

Reasonable Access means access to areas as defined in AS 4349.3-2007. The Standard defines reasonable access as

## Third Party Disclaimer: (Continued)

access to "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant'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. Nor does reasonable access include cutting or making access traps, or moving furniture or stored goods.

Page 4 of 4 Copyright RAPID Solutions

All the inspections will be carried out in accordance with AS 4349.1-2007 and AS 4349.0 -2007 The standard AS4349.1-2007 and AS 4349.0 -2007 provides information concerning safe and reasonable access: Only areas where reasonable and safe access was available were inspected: Access will not be gained where there are safety concerns, or obstructions, or the space available is less than the following: Roof Void: - The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

Roof Exterior - must be accessible by a 3.6M ladder placed at ground level:

Safe Access: - Is at the inspectors discretion and will take into account conditions existing on the property at the time of inspection:

Report means the document and any attachments issued to You by Us following Our inspection of the property.

Our/Us/We means the company, partnership or individual named below that You have requested to carry out the property inspection and report.

You/Your means the party identified as the Client on the face page of this agreement, and where more than one party all such parties jointly and severally, together with any agent of that party.

20. You agree that in signing this agreement You have read and understand the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection on delivery of the report.