

Building Inspection Report



25 Intrepid Lane, Placetobe Lane, 7171

Inspection prepared for: Gary Brown
Inspection Date: 1/6/2011 Time: 3.55pm
Age: 2004

Weather: Overcast

*****SAMPLE INSPECTION REPORT *****

Inspector: Paul Antonelli
Phone: 1800 RESICERT
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www.resicert.com

An Overview of the Property Inspection

A property Inspection is a non-invasive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property. It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Within the report you will find items in **RED**. These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure.

Important - Please Read Carefully

You will note in the report there is set of boxes next to each section with the following written options across the top:

MAINT - PREV - MONIT - DEFR - DEFIC

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

Items Requiring Attention - Summary

The summary below consists of significant findings and defects. 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 of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

Roof		
Page 7 Item: 2	Roof Condition	<p>There is 1 cracked tile that you should have repaired or replaced to forestall the possibility of leakage. This is located near the front of the home above the garage.</p> <p>There is a gap on a connection point between the hip and ridge cap tiles above the alfresco area that needs repair.</p>
Electrical		
Page 16 Item: 3	Lights and Switches	<ul style="list-style-type: none">• A light fixture in the living area - low voltage down light - was not working and requires attention.
Pool		
Page 22 Item: 1	Gate & Fence Condition	<ul style="list-style-type: none">• Pool gate on the North side of the property does not self close as required. This requires attention.

Inspector

1. Your Inspector

Paul Antonelli

Contact Information:

Email: paul@resicert.com

Mobile: 0400 321 451

Inspection Type

1. Inspection carried out

Resicert Structural Plus Inspection

2. Reason for inspection

Pre-purchase Inspection

Inspection Details

1. Attendance

In Attendance:

- Client present

2. Occupancy

Occupancy: Occupied - Furnished

3. Inspection Limitations

1. We are not trained or appropriately qualified to provide you with any information with regards to rodents, pests, termites and other wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the property inspected for these conditions by an appropriately qualified and licensed pest control company to conduct a pest inspection in accordance with the latest revision of AS 4349.3.

2. Entering attics that are heavily 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.

3. 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.

Structural Summary

1. Structural Summary

MAINT	PREV	MONIT	DEFR	DEFIC

Summary:

• As requested, I have conducted a visual structural inspection of the property. The inspection and this report has been undertaken in accordance with the Resicert Inspection Agreement.

Generally, this property appears to be in satisfactory structural condition.

Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the various headings below.

Property Information

1. Structure Style

Observation:

- Detached
- Single Family Home
- Double Storey Home

2. Home Orientation

Observation: The front of the home is facing west.

3. Property Comments

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

• There is a 6 year builder warranty required for all new homes. This home was completed less than 6 years ago is therefore still under warranty.

Observations:

- An alarm system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.
- An intercom system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.
- Central ducted vacuum system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.





4. Structure Type

Materials: Brick and Tile

Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Visible sections of the concrete slab appeared satisfactory.
- Most areas of the concrete slab not visible due to floor coverings.

Structural Components

1. Wall Structure Comments

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations

- The wall structure components appeared functional.

2. Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: The ceiling structure appeared functional unless where noted. Due to the placement of insulation on the top of the ceilings it is not possible to fully inspect the condition of the ceiling structure and supports. Inspection was limited and based on what was visually accessible at the time of the inspection.

3. Suspended Floor

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There is a timber suspended floor.

Observations:

- The suspended floor structure appears functional

Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Observations:

- Access from a manhole in the bathroom.
- Due to space constraints the inspection of the attic space was undertaken from the manhole.
- Limited visibility and access due to central gas heating and aircon ductwork through out the ceiling space.

2. Duct Work

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Where visible the central air conditioner duct work appeared to be in a satisfactory condition.

3. Insulation Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials:

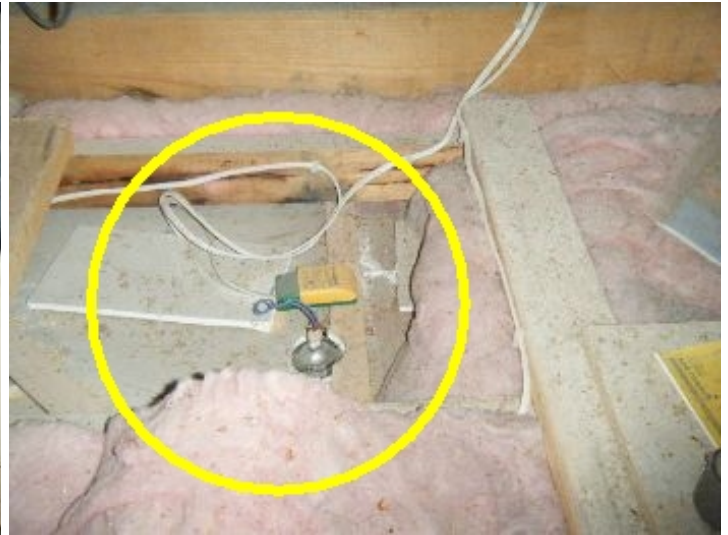
- Fibreglass batt insulation in the ceiling space.

Depth:

- Insulation averages 125 to 150mm.

Observations:

- Insulation appears adequate.
- The insulation installed in the rafters has been disturbed. It is necessary to have this insulation put back into place to be effective.



Disturbed insulation - use light covers

Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations The roof structure generally appears sound, although some minor deflections due to settling in over time were noted.



2. Roof Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Comments:

- Roof was walked upon for the inspection
- TV Antennae noted on the roof.

Observations:

There is 1 cracked tile that you should have repaired or replaced to forestall the possibility of leakage. This is located near the front of the home above the garage.

There is a gap on a connection point between the hip and ridge cap tiles above the alfresco area that needs repair.



Cracked tile

3. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Some of the valley flashings have some leaf debris which should be cleared out.



4. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- No major function concerns noted at time of inspection.

Interior Areas

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

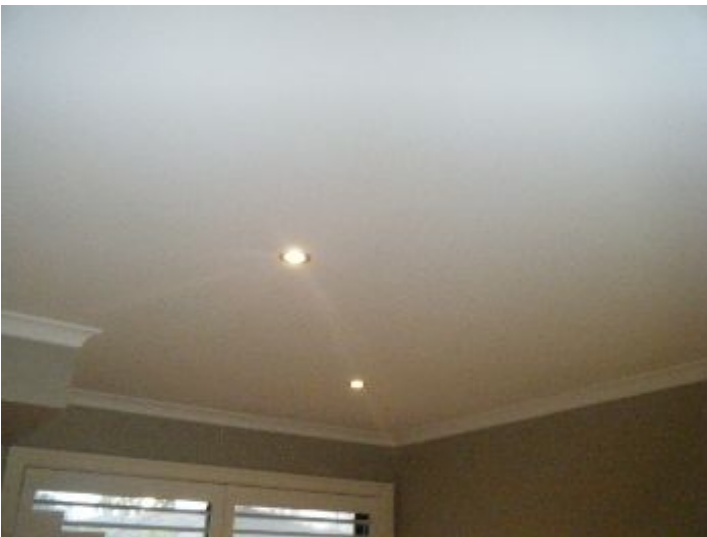
- Plastered walls noted which appeared functional.

2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The ceilings are gyprock which appear to be functional.



3. Smoke Detectors

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Hard wired smoke detectors installed in the bedroom hallway and entry.

4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The exterior doors function satisfactorily.
- The interior doors function satisfactorily.

5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Aluminum framed windows noted.
- Wood framed windows noted.

Observations:

- Operated windows appeared functional.
- A representative number of windows were inspected.

Bathroom and Toilets

1. Toilets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Operated when tested. No deficiencies noted.

2. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The sink and related components functioned normally when tested.





3. Exhaust Fan

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The bathroom exhaust fans responded to normal user controls.
- The toilet exhaust fans responded to normal user controls.



4. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

5. Showers

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The shower(s) and related components operated normally when tested.



6. Bath Tubs

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- The bath tub and related components operated normally when tested.
- Spa bath upstairs was noted but it was not tested as this is not part of our inspection. This should be filled to the minimum level and tested at the final inspection.



7. Enclosure

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- The shower enclosure was functional at the time of the inspection.
- The shower door in main bathroom was catching at bottom lip. This requires attention.



Kitchen

1. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas cook top noted and operated normally when tested.



2. Oven & Range

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The electric oven elements were tested at the time of inspection and appeared to function properly.



3. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

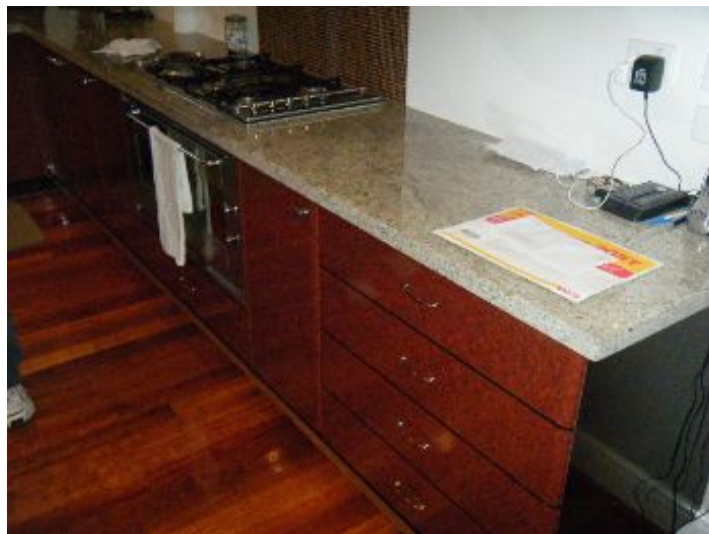
- The sink and related components are functional.

4. Counters

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional at time of inspection.
- Granite tops noted.



5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

6. Vent Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: The built in vent hood responded normally to user controls



7. Dishwasher

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Dishwasher was not tested as this is not within the scope of our inspection. This should be tested at the final pre-settlement inspection.



Laundry

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Appeared functional and satisfactory at the time of the inspection.

2. Wash Basin

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The trough and related components are functional.



Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- Main Location:
- North side of the house.

Observations:

- There are at least 2 RCD's installed which protect both the powerpoint and light circuits. This complies with current regulatory requirements.



2. Power points

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All tested interior power points were functional unless otherwise noted.
- Some outlets not accessible due to furniture and or stored personal items.

3. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- All tested interior and exterior light fixtures and switches were functional unless noted.

Observations:

- A light fixture in the living area - low voltage down light - was not working and requires attention.



Light not working

Water Heater

1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

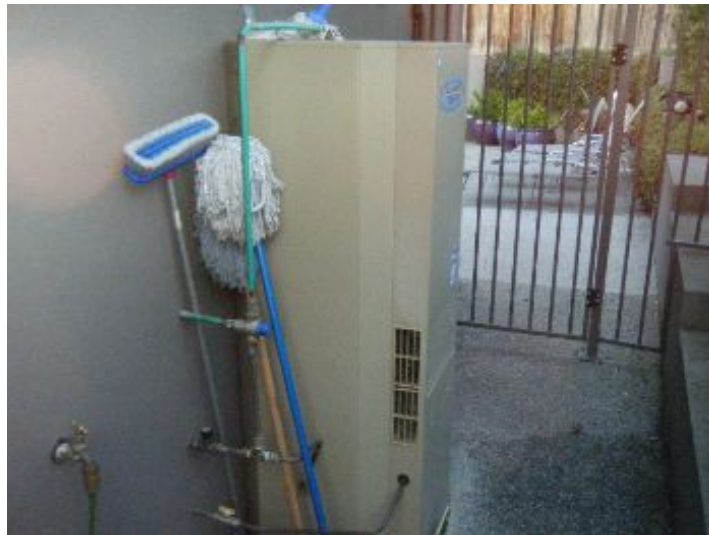
Heater Type:

- Gas storage hot water heater.

Location: Exterior

Observations:

- No major system safety or function concerns noted at time of inspection.



2. TPRV

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory

Air Conditioner

1. Evaporative Air Conditioner

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comment: The central evaporative air conditioner system was tested and responded to normal user controls.



Exterior Areas

1. Eaves & Facia

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • The eaves are in satisfactory condition.

2. Render

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Appears satisfactory.

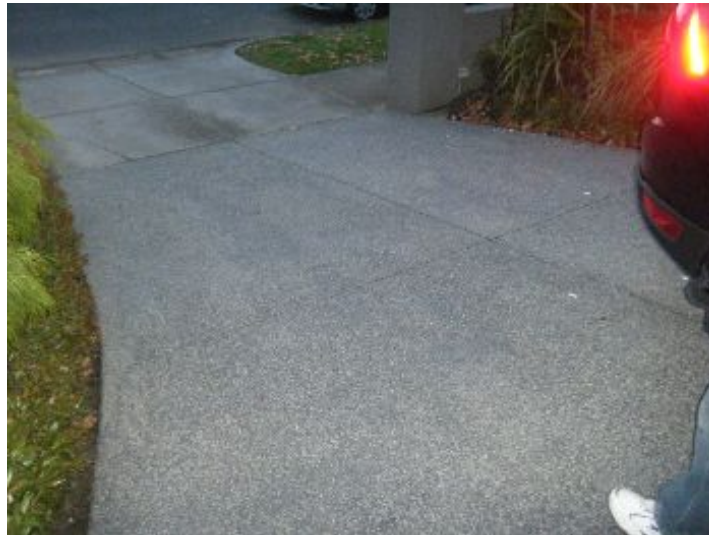


Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete driveway noted.
 Observations:
 • Driveway in good shape for age and wear. No deficiencies noted.



2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Surface drainage conditions within 3 metres of the inspected structure(s) appeared satisfactory.



3. Balcony

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



4. Patio Enclosure

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

5. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Timber

Observations:

- Appeared serviceable at time of inspection.
- Fence leaning in areas.



6. Yard Walls

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Brickwork walls

Observations:

- The yard walls appear to be functional and displayed no evidence of failure or damage.



Dampness evident

7. Sprinklers

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Sprinkler system was noted. It is not tested as part of the inspection. This should be tested at the final walk through inspection.



Gas

1. Gas fittings

MAINT	PREV	MONIT	DEFR	DEFIC

Materials: Gas supply to property.



Garage

1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The attached brick garage appears structurally sound.

2. Garage Door Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

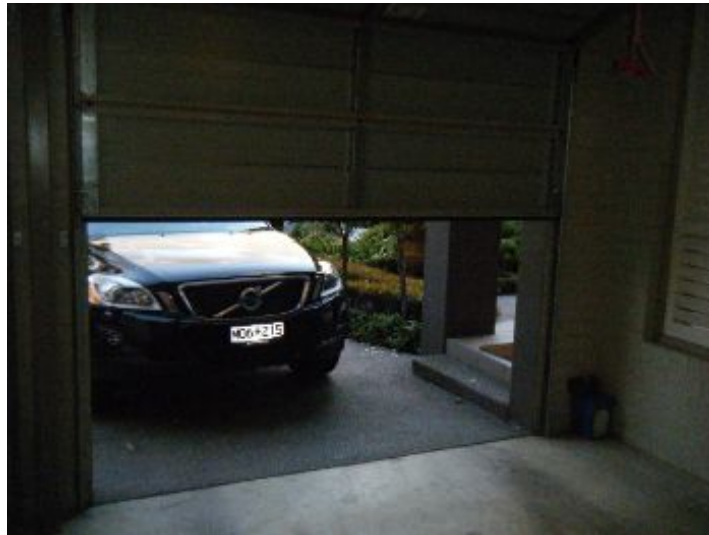


3. Garage Opener Status

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional using normal controls, at time of inspection.



Pool

1. Gate & Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC
			X	X

Materials: Metal fence

Observations:

- The fencing appears to be satisfactory and to comply with the required regulations. For confirmation please consult with a pool fencing specialist.
- Pool gate on the North side of the property does not self close as required. This requires attention.



2. Pumps

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Operated normally when tested.



3. Structure Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Below ground

Materials: Vinyl

Observations:

- Appeared satisfactory



4. Water Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- clear

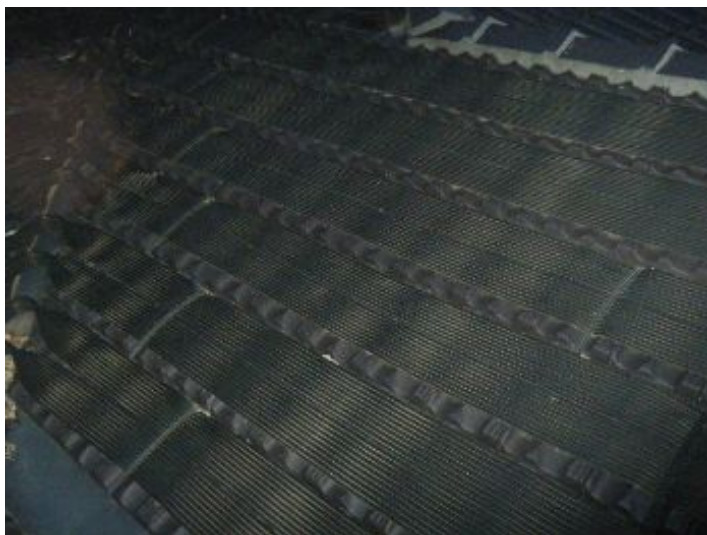
5. Pool Heater

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Materials: A solar pool water heating system was noted.

Observations:

- The solar heating system was not tested as it is not within the scope of our inspection.



Thank you

Resicert Inspection and Service Agreement Rev I - January 2010

1.0 Acceptance of Agreement

Once a client has made a booking, accepted the quotation and the inspector arrives on site to commence the inspection, the client is deemed to accept this agreement as to the basis of the inspection being undertaken. This agreement takes precedence over any oral or written representations by Resicert.

2.0 Payment Terms

Full payment of the inspection is required prior to the inspection report and summary bring provided to the client.

3.0 Purpose of Inspection

The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the time of inspection if a pre-purchase inspection has been carried out.

4.0 Scope of Inspection

Scope of inspection will depend on the inspection type which the client has selected:

4.1 Resicert Structural Inspection

The inspection shall comprise visual appraisal and limited assessment of 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.

The Resicert Structural Inspection is not required to contain any assessment or an opinion regarding the following:

-Any non-structural element, e.g., roof plumbing and roof covering, general gas, water an sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling, etc.

-An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.

Any area or item that was not, or could not be, observed by the inspector.

-General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property.

-Serviceability damp defects such as condensation, rising damp, lateral damp, falling damp should only be assessed and reported on where structural damage has occurred, is occurring, or may occur.

4.2 Resicert Structural Plus Inspection

This inspection scope and reporting will be carried out in accordance with AS4349.1-2007.

Resicert shall inspect accessible parts of the building and appurtenances, together with relevant features of the property within 30m of the building and within the boundaries of the site, or as otherwise agreed in the inspection agreement. In this context, relevant features include car accommodation, detached laundry, and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth embankments, surface water drainage and storm water run-off.

5.0 Extent of Reporting

Significant items to be reported are as follows:

- (a) Major defects.
- (b) A general impression regarding the extent of minor defects.
- (c) Any major defect that is an urgent and a serious safety hazard.

6.0 Safe and Reasonable Access

The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection.

The inspector shall also determine whether sufficient space is available to allow safe access. This will apply to roof spaces and underfloor access.

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Roof inspection by walking upon the roof will be limited to single storey dwellings which are safely accessible with the use of a 3.6 metre ladder, and only when the slope, roof condition and climate do not reduce safety..

7.0 Exclusions from Inspection

Resicert need not inspect or report on the following items:

- Footings below the ground or concealed damp-proof course.
- The structural design or adequacy of any element of construction.
- Electrical installations, smoke detectors, light switches and fittings, TV, sound and communications
- Concealed plumbing, gas fittings and fixtures.
- Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws.
- Air-conditioning , alarm and intercom systems, automatic garage door mechanisms.
- Swimming pools, pool fencing and associated filtration and similar equipment.
- The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- Soft floor coverings.
- Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum
- Paint coatings, except external protective coatings.
- Health hazards (e.g., allergies, soil toxicity, lead content, presence of asbestos).
- Timber and metal framing sizes and adequacy and concealed tie-downs and bracing.
- Timber pest activity.
- Other mechanical or electrical equipment (such as gates, inclinators).
- Soil conditions and control joints.
- Sustainable development provisions.
- Concealed framing-timbers or any areas concealed by wall linings/sidings.
- Landscaping.

8.0 Liability and Limitations

The Resicert report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection. Resicert's liability in relation to the inspection and report will be limited to a refund of the inspection fee. The inspection and report is undertaken for the client named on the report. No responsibility is accepted to any third party.

9.0 Money Back Guarantee

If the client is not fully satisfied with the inspection and report provided Resicert will refund 100% of the inspection fee to the client.

10.0 Follow up inspections

The initial fee does not allow for any follow up visits, if required, to the residence. A quote to undertake this activity will be provided if necessary.

11.0 Estimates Provided

Any estimates or budgets provided relating to work required to be undertaken is purely to provide an indication of approximate costings. The figures provided are not a quotation or estimate to carry out any works and can not be relied upon for this purpose. All estimates and budgets which are provided are done so only on this basis, and no liability, with the client or any third party, whatsoever will be accepted in relation to budgets and estimates provided, unless otherwise stated.

12.0 Probable Costings

Any probable costings outlined represent an opinion of renovation costs only which can vary considerably depending on range of factors including but not limited to:

- Type and standard of materials, fittings and fixtures chosen.
- Level of of client involvement and engagement required
- Construction method and process chosen
- Overall timings and duration of works undertaken
- Fluctuations in building materials and labour costs
- Scale and extent of the renovation project
- When the renovation project is undertaken
- Location of the works and site conditions

The probable costings provided is based on standard rates for previous projects and is not an elemental or detailed estimate. A detailed estimate of this nature can be provided by a Quantity Surveyor or through obtaining quotations from appropriate suppliers and tradesman.

13.0 Approvals for access to property

The Client represents and assures Resicert that the Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Resicert from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Resicert recommends checking for permits on all additional construction performed on the property after the original construction.