

Pest Inspection Report



1 Graduate Place , Perth Suburb, 6163

Inspection prepared for: Sample Client
Agent: Sample Agent - Real Estate Place

Inspection Date: 16-10-2012 Time: 9:00AM
Weather: Cloudy, 10C

Inspector: Daniel McCullen

Email: daniel@resicert.com

An Overview of the Timber Pest Inspection

A timber pest 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 timber pest 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, attention or improvement at this time. This may include patching, trimming, 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 requires the attention of the purchaser, seller or agent. This would be the discovery of 'live' Timber Pests on the Property, as outlined in the report. This section should be seen as an alert that further action is required to manage Timber Pests.

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.

Inspection Summary		
Page 4 Item: 1	Conclusion	• Active timber pest were detected.
Page 4 Item: 2	Termite Observations	• Evidence of subterranean termite activity was detected in a tree located on the verge on the southern side of the property.
Pest Management		
Page 10 Item: 1	Recommendations	• Immediate pest termite treatment is recommended.

Inspector

1. Your Inspector

Your Inspector:

- Shayne Mogg

Contact Information:

Email: shayne@resicert.com

Mobile: 0447 010 202

Inspection Type

1. Inspection Type

Type:

- Timber Pest Inspection in accordance with AS4349.3-2010

Reason:

- Pre-purchase Inspection

Inspection Details

1. Attendance

In Attendance:

- Seller present
- Property Inspector Present

2. Occupancy

Occupancy:

- Occupied - Furnished
- Moderate volume of personal and household items observed.
- Access to some items such as: windows, wall/floor surfaces, tiled areas, cabinet/wardrobes interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

3. Inspection Limitations

Deferred

1. Entering attics that are heavily insulated can cause damage to the insulation and 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 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.
2. Inspection was not undertaken of any concealed timber frames or structural components which could not be accessed. Termite damage and/or activity may be present in these areas. It is necessary to be provided with full unobstructed access to these areas in order to determine if pest and/or damage is present.
3. This inspection is accordance with AS 4349.3 does not require inspection and report on drywood termites or mould.
4. Underground inspection is beyond the scope of this inspection process.
5. The inspection maybe limited by but not limited to -roofing, fixed ceilings, wall linings, floor coverings, tiled areas, fixtures, fittings, furniture, clothes, stored items, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements and earth.

Inspection Summary

1. Conclusion

MAINT	PREV	MONIT	DEFR	DEFIC
		X		X

Comments:

- Termites are present in all areas of Australia and they play an important role in breaking down timber substances in our environment. The termite colony's sole function is to seek out new sources of food. No system or process can offer a 100% guarantee against termite attack. Systems, barriers and regular competent inspections should be in place to mitigate and make termite activity more visible to avoid economic damage.
- In the inspector's opinion the susceptibility to timber pest attack is considered high.

Observations:

- Active timber pest were detected.

2. Termite Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			X

Comments:

This is a summary only and should be read in conjunction with the rest of the report.

Due to visual obstruction the risk of undetected timber attack appears to be high.

A termite management plan should be put in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.

Observations:

- Evidence of subterranean termite activity was detected in a tree located on the verge on the southern side of the property.



3. Borer Management

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- Borer activity is usually determined by the presence of exit holes. Some borer activity and timber decay may exist before the appearance of such exit holes.

Observations:

- No evidence of any wood borers found during the inspection.

4. Wood Decay Management

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to Termite and borer infestation.

Observations:

- No evidence of any wood decay / fungi present during the inspection.

5. Delignification Management

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Chemical delignification is when the surface of timber has become hairy with wood fibers separating. Damage tends to be localised.

Observations:

- No evidence of chemical delignification present during the inspection.

Property Information

1. Structure Style

Style:

- Detached
- Single Family Home

Height:

- Single story

2. Structure Type

Wall Construction:

- Double Brick - with internal cavity
- Roof Construction colourbond

Type:

- Slab

Areas Inspected - Accessibility

1. Restricted Access

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Comments:

- Interior
- Exterior
- Internal roof space
- Garage - Shed
- Landscaping
- Fences
- Inaccessible areas have not been inspected. These may include, but are not limited to, concealed frame timbers, eaves, wall linings, floor coverings, tiled areas, fences, furniture, stored items and vegetation may conceal evidence of Timber Pest activity.

Subfloor Space

1. Slab Management

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Comments:

- External concrete slab edges should be exposed. If they are concealed by pathways, patios, pavers or garden beds, there is a high risk of concealed termite entry.
- A building constructed on a concrete slab is susceptible to concealed termite entry.
- In order to minimise timber pest attack, slab edges should have a clearance of 75mm and not covered.

Observations:

- Slab edges are covered by pavers.



Internal Roof Space

1. Insulation

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- Limited visibility and access due to pitch and ducting.
- Access was available through a manhole in the bedroom/hallway area.

Interior

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Plastered walls noted which appeared functional.

2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- There are plasterboard/gyprock ceilings in the property which appear functional.

3. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Aluminum window frames noted.

Grounds

1. Environment Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Comments:

- It is important to redirect moisture away from the property.

Observations:

- Overflow pipes from air conditioners and water heaters are a source of moisture. It is important to redirect or extend the pipe away from the home into a drain or soak well to avoid moisture soaking into the foundations.

2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:

- Some of the down pipes are not plumbed into the storm water. This allows water discharged to pool beside the external walls and soak in adjacent to the structure. This can cause foundation settlement, dampness in external walls and can create an ideal environment for termites. It is recommended that all downpipes should be plumbed into the storm water
- The air conditioner discharge pipe discharges on the foundations. This should ideally be directed into the stormwater, or at least 3 metres away from the building.



3. Vegetation Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

Observations:

- Termites usually construct their nests in or below trees. For that reason, trees that are a susceptible species for infestation need to be monitored as part of any effective termite management programme.
- Remove any garden beds abutting the home to eliminate excessive moisture.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 3m of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris, dampness and abrasion damage.



4. Garage Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

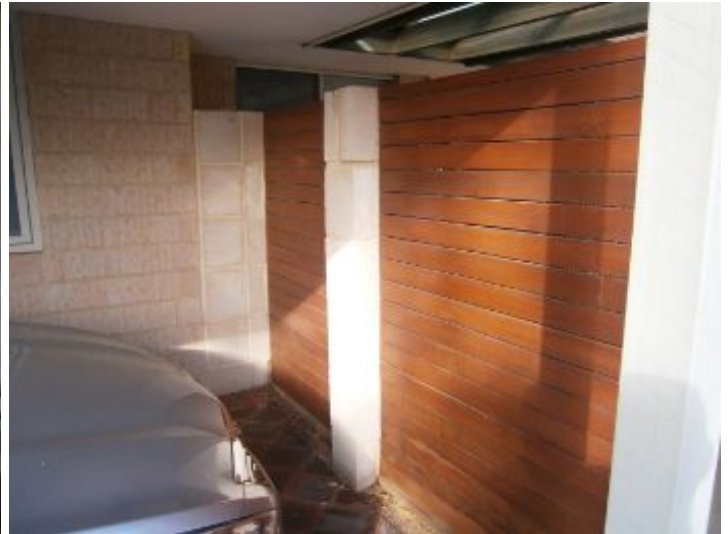
- Appeared satisfactory.

5. Fences Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:

- Timber fences and gates are often subject from termite attack and other timber destroying pests as they are in direct contact with the soil. Regular inspections and removal of affected timbers are recommended.
- Timber gate is in good condition.
- Timber fences are in good condition.



6. Patio / Pergola

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Observations:

- There are timber posts in contact with the ground which may allow termite access to the structure.



7. Soil Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:

- There is Earth/Wood contact between the timber posts and the ground.
- There is landscaping/stored timber, or old tree stumps in contact with the ground that provides possible breeding grounds for subterranean termites. This should be removed.



Exterior

1. Wall Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials:

- Brick noted.

Observations:

- Sprinklers may be spraying side of house; check and readjust as necessary, to prevent siding damage by moisture or insects.

Pest Management

1. Recommendations

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most usual location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls.
- It appears that the last termite treatment to the property was undertaken in June, 2011.
- A termite management plan should be put in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.
- If termite activity or damage is noted it is possible that further termite damage may be present in concealed areas.

Observations:

- **Immediate pest termite treatment is recommended.**



Conditions Conducive to Timber Attack

1. Ventilation

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Comments:

- See Slab Management section of the report for more information.

2. Excessive Moisture Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:

- Air conditioner overflow discharge adjacent to foundations. Recommending directing to storm water drain/soak well or away from the foundations.
- Appears to be downpipes which are not connected to the storm water or soak wells.

3. Bridging

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

Comments:

- Where a termite barrier is in place "bridging" is the spanning of this barrier so that termites have a path over or around the barrier. "Breaching" of the termite barrier is where a hole or gap exists in the barrier which allow termites a path through the barrier.
- There was evidence of bridging or breaching over the slab edge and weep holes. Please refer to slab management section of the report.

Observations:

- There is vegetation in contact with the ground and the property which may allow termite bridging over any existing termite barrier. Recommend pruning all vegetation in contact with the property.

4. Untreated

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

Comments:

- This includes but is not just limited to earth to wood contact.
- There appears to be evidence of untreated or non-durable timber on the grounds of the property, which may be a termite risk.
- See Soil Conditions section of the report for more information.

Thank You

Thank you for the opportunity to undertake this inspection for you.

We value your comments and suggestions as well as any positive feedback. Feel free to refer us to

any friends or family that would benefit from our services.

We can assure you that they would receive the highest level of service and attention.

If you have any questions or require further information please do not hesitate to contact me directly.

Thank you once again.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel McCullen', written over a light blue background.

Daniel McCullen
Licensed Property Inspector
www.resicert.com

Thank you

Resicert Pest Inspections Service Agreement - April 2013

1.0 Acceptance of Agreement

The 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 previous oral or written representations by Resicert.

2.0 Payment Terms

Full payment of the inspection is required prior to the inspection report and summary being provided to the Client.

3.0 Purpose of Inspection

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 issues apparent at the time of the inspection.

4.0 Scope of Inspection

Scope of inspection will depend on the inspection type which the Client has selected.

In the case of Pre-purchase Timber Pest Inspections and all Timber Pest Inspections, the inspection will be in accordance with the requirements of Australian Standard AS 4349.3- 2010 Inspection of buildings Part 3: Timber pest inspections.

In the case of Termite Inspections the inspection will be carried out in accord with AS 3660.2-2000 Termite management Part2: In and around existing buildings and structures.

Inspectors are not building inspectors and do not include in the inspection any items or processes which would be covered by a building inspector in accordance with the appropriate Australian Standard.

4.1 Non-invasive visual inspection

All inspections (whether in accordance with AS 4349.3-2010 or AS 3660.2-2000) will be carried out by the inspector, where practical and possible, as a non-invasive visual inspection and will be limited only to those areas and sections of the property to which there is reasonable access available and permitted on the date and time of Inspection as defined in the relevant Australian Standard.

4.2 Splinter Test

The inspector may use a screwdriver/probe to tap and sound timbers and may use a sharp tool to carry out some 'splinter testing' on structural timbers in the sub-floor and/or roof void. Splinter testing will not be conducted where the inspection is being carried out for a Client who is a purchaser and not the current owner of the property being inspected. A moisture meter may be used to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not necessarily be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.

4.3 Limitations

The inspector cannot see or inspect inside walls, inside skillion roofing, between floors, inside the eaves, behind stored items in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe or not possible. The inspector will not dig, gouge, force, move or displace items or perform any other invasive procedures. An invasive inspection will not be performed.

Detection of dry-wood termites may be difficult to detect due to small size. No warranty of absence of these is given.

The report shall not contain any assessment or opinion on any area or item that could not be inspected by the inspector or an aspect of the inspection that is not within the inspector's expertise or an aspect of the inspection that is solely regulated by statute

4.4 Statement from owner

If the property being inspected is occupied then, as the Client, you should be aware that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed. In some cases the concealment may be deliberate. As the Client, if you are the purchaser and not the owner of the property to be inspected then we recommend that you obtain a statement from the current owner as to any timber pest activity or damage to the property known to them and what, if any, previous treatments have been undertaken to the property. It is important to obtain copies of any paperwork issued and the details of any repairs carried out. Ideally the information obtained should be given to the inspector prior to the inspection being conducted.

4.5 Mould Mildew and non wood decay fungi is commonly known as Mould and is not defined or considered a Timber Pest. However, in some cases mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould will be carried out at the property and no report on the presence or absence of mould will be provided. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then the Client should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert.

4.6 Extent of damage

If any damage is detected this report does not and cannot state the full extent of any damage. If any Timber Pest activity or damage is noted in this report, further investigation would be recommended, by way of removal of linings/fixtures etc. to help determine the level of the activity and/or damage to the structure and the extent of the repairs required.

4.7 Conditions

The report may be conditional upon or conditional in relation to: prevailing weather conditions, which affects the potential for the detection of timber pests; the accuracy of information provided by the client or representative of the client; the specific expertise of the inspector as specified in the report deliberate concealment of pest activity or resultant damage; or any other factor limiting the preparation of the report.

5.0 Extent of Reporting

5.1 Not expert opinion

The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This

information is not the opinion of an expert, as the inspector is not qualified to give an expert opinion. The report will not and cannot state the full extent of any timber pest damage. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then the Client must assume that there may be some structural or concealed damage within the building(s). An invasive Timber Pest Inspection (for which a separate contract is required) should be carried out and the Client should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. This is an opinion given on a date and time. The inspector reserves the right to change their opinion at any time after the issuance of the report. The owner of the property accepts that termite activity is often hidden from view and must exercise vigilance in monitoring the home for termite activity and to undertake to commit to competent inspections at regular intervals.

5.2 Termite treatment information

The inspection where the information is available, may report any evidence of a termite treatment that happens to be found. Where evidence of a treatment is reported then the Client should assume that the treatment was applied as a curative and not as a preventative. The Client should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.

6.0 Safe and Reasonable Access

This is a visual inspection only. 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.

Minimum dimensions for reasonable access

Roof Interior - access hole - 400 mm x 500mm, crawl space - 600mm x 600mm
Sub floor - access hole - 400mm x 500mm, crawl space - 600mm x 600mm

It is the Client's responsibility to ensure access to areas to be inspected prior to the inspection. Areas which have restricted access due to locked or unauthorised entry, legal right of entry, locked doors, pets, security systems, furniture and similar obstructions can may not be included in the inspection.

7.0 Exclusions from Inspection

Not a structural damage report - not a warranty as to absence of Timber Pest attack - This report does not deal with timber pest management or treatment measures. - Health hazards (e.g., allergies, soil toxicity, lead content, presence of asbestos). - Concealed framing-timbers or any areas concealed by wall linings/sidings - Repair any damage disclosed by this inspection, including without limitation, any Timber Pest infestation and/or damage which exists in areas or in timbers which were not accessible for visual inspection on the date of this inspection - Pest or termite treatment of any sort - Any issues, relating directly or indirectly with continuing or additional damage to property for which there is or has been evidence of pre-existing damage - Any issues, relating directly or indirectly arising out of, caused by or in connection with the failure of concrete or masonry work to cure, alleviate, prevent, eliminate or retard the entrance of termites.

8.0 Liability and Limitations

The 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. Nothing contained in the Report will imply that any inaccessible or partly inaccessible area(s) or section(s) of the property are not, or have not been, infested by termites or timber pests. Accordingly the report will not guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor can it guarantee that a future infestation of Timber Pests will not occur or be found.

9.0 Money Back Guarantee

If the client is not fully satisfied with the pest inspection and/or pest inspection report provided, Resicert will refund 100% of the pest inspection fee to the Client. This will require the Client to complete the request for a refund application form and agree to the conditions there-in stated prior to a refund. This guarantee only applies for a period of 60 days from the date of the inspection. After this period it is at the full discretion of Resicert whether a request for a refund will

be approved.

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 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.

14.0 Timber Pest Inspection Coordination:

If the Client requested a coordination for a pest inspection service and written report from Resicert Property Inspections the Client does so with the acknowledgement and acceptance that the inspection may not be carried out by Resicert and executed by a 3rd party company. If this is the case the following conditions apply:

(1) Resicert Property Inspections does not carry out the pest inspection service or produce the written report.(2) Resicert Property Inspections simply conveys orders to a 3rd party company for completion. (3) The Client and the provider indemnify Resicert Property Inspections to and from any, omissions, errors, damage, consequences and legal action resulting from the pest inspection services and reports. (4) Resicert Property Inspections cannot and does not accept liability in relation to the pest inspection providers service, and / or content of written reports or warranties which may be provided. The Client's acceptance of the pest inspection coordination service that Resicert Property Inspections provides is done so based on your full understanding and acceptance of these conditions.

15.0 Asbestos Disclaimer

If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted. Buildings built before 1990 may contain some asbestos. Sheeting should fully sealed. If asbestos is noted as present within the property you should then seek advice from a qualified asbestos removal expert for further details and information on this material. Drilling, cutting or removing products containing asbestos is a high risk to peoples health and the Client should seek advice from a qualified asbestos removal expert.

16.0 Not a Compliance Report (For reports within ACT):

This is not a compliance report strictly in accordance with civil law (Sale of Residential Property) regulations: The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the report as to whether or not, in the opinion of the inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion whether expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and

belief, at the time, of the inspector. The report may no longer reflect the true condition of the property. The structure(s) may no longer be in accordance with the attached plans etc. It is strongly recommended that, if the Client has any concerns in respect to the compliance of the structures, a special purpose report be obtained.