



Resicert

Property Inspection Report



4 Test Avenue, Testville, 9999

Inspection prepared for: Client Name
Date of Inspection: 18/2/2016 Time: 10:00AM
Weather: 26C, Sunny

Inspector: Paul Antonelli

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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 - PREVENTATIVE: 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.

Foundations		
Page 9 Item: 1	Slab Foundation	<ul style="list-style-type: none"> • Significant gap noted between the slab edge and the window in the Entertainment Room. Non-shrink grouting required. • The gap between the slab edge and the wall in the Activity Room appears to have been filled with sand and cement which is breaking up. Non-shrink grouting required.
Internal Roof Space		
Page 10 Item: 1	Access	<ul style="list-style-type: none"> • Building material noted in the roof space. This needs to be removed.
Page 12 Item: 3	Insulation	<ul style="list-style-type: none"> • Insulation is in contact with down lights. See comment under electrical / internal roof wiring.
Page 12 Item: 4	Exhaust Vent	<ul style="list-style-type: none"> • Toilet exhaust fans have not been connected to the flue duct within the roof space.
Roof		
Page 13 Item: 2	Roof Covering	<ul style="list-style-type: none"> • Some of the colourbond sheeting has been scratched removing the colourbond coating.
Page 14 Item: 3	Flashing	<ul style="list-style-type: none"> • Some of the ridge flashing intersections have not been siliconed. • The ridge capping joint above the Entrance/Living area requires additional fixings.
Page 15 Item: 4	Roof Drainage	<ul style="list-style-type: none"> • The gutter adjacent to the garage has significant scratching along the top edge.
Interior Areas		
Page 16 Item: 1	Wall Condition	<ul style="list-style-type: none"> • There are marks and scratches to the interior walls at various locations. These have been marked with blue painter's tape. • Very minor shrinkage crack noted in the wall plaster in the Living / Dining Room wall adjacent to the Entertainment Room. This does not appear to be a structural issue and can be repaired normally. • The internal walls either side of the Laundry WIL door have not been sanded / finished to a satisfactory standard. • The Ledgerstone walls have mortar noted on the stone throughout. Installer is to provide written confirmation that the stone cladding has been installed as per the manufacturers installation instructions. • Large mortar bed noted on one of the top Ledgerstone corners. • The gyprock sheet adjacent to the kitchen area has the recessed edge exposed at the finished floor level. • The towel rail fixing in the Bath room is not straight. • The toilet roll holder in the Laundry WC is loose and hanging off the wall.



Page 17 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> • There are marks, scratches and popped screws to the interior ceilings and cornices at various locations. These have been marked with blue painter's tape. • There is minor cracking which has occurred at the interface between the ceiling cornice and the wall and some cornice joints at various locations. This can be a result of foundation settlement and/or movement in the roof structure. This does not appear to have affected the structural integrity of the home and can be repaired normally. • Several ceiling gyprock joints in the Master bedroom, Study, Kitchen, Activity and Guest rooms are visible from a normal viewing position. • The ceiling around the Garage manhole has been patched and the painting patch is visible. • Significant gap noted between the kitchen cabinet and the cornice.
Page 19 Item: 4	Doors	<ul style="list-style-type: none"> • The Laundry WC and Master Bedroom doors are not closing properly, an adjustment to the strike plate is required. • Chipped and scratched painting to door frames noted throughout. These have been marked with blue painters tape. • Paint and scratches noted on some door hardware. These have been marked with blue painters tape. • Significant gaps noted on the Laundry WIL architrave mitre joints. • Small paint missing from Kitchen WIP door. • Chips and scratches noted on the aluminium door frames throughout. • Marks and scratches noted to the Entertainment Room doors.
Page 21 Item: 5	Window Condition	<ul style="list-style-type: none"> • Chips and scratches noted on the aluminium window frames throughout. • The plaster around the window frames has not been completed satisfactorily with some cracking, gaps and blemishes noted. These have been marked with blue painters tape. • Grout noted in the Bath room window frame.
Page 22 Item: 6	Closets	<ul style="list-style-type: none"> • Marks and scratches noted to the closet walls and ceilings. These have been marked with blue painters tape. • The Linen doors are out of square and require adjustment. • The Linen door has plaster noted in the runner. • Significant gaps and visible fixings noted within the closet / pantry shelving through out.
Bathroom and Toilets		
Page 23 Item: 2	Sinks	<ul style="list-style-type: none"> • The left hand Ensuite vanity basin appears to have a crack in the bottom of the basin and is leaking.
Page 25 Item: 5	Counters	<ul style="list-style-type: none"> • Paint drops noted on the Bath room vanity splashback. • The silicone between the counters and the splashbacks vary in thickness and is of a poor finish.
Page 26 Item: 6	Floor Condition	<ul style="list-style-type: none"> • There is a large tiling 'lip' (8mm) in the door way of the Bath room. • 'Lipping' noted throughout the Bath room tiled floor. Tile 'lipping' is where the edge of a tile is higher than the adjacent tile. • The skirting tile in the Ensuite does not align with the end of the wall.
Page 26 Item: 8	Shower Walls	<ul style="list-style-type: none"> • 'Lipping' noted within the Bath room shower walls. • The internal corner of the Bath room shower walls has been sealed with white silicone however it should be sealed with a silicone colour similar to that of the grout.



Page 27 Item: 10	Bath Tubs	<ul style="list-style-type: none"> • Chipped tile noted on the bath frame wall. • The silicone between the bath and the tiling vary significantly in thickness and is of a poor finish. • The tiling joint around the bath and the wall has been grouted and is starting to crack. This should be sealed with a suitable silicone.
Kitchen		
Page 30 Item: 4	Counters	<ul style="list-style-type: none"> • Marks/stains noted on Kitchen bench waterfall end. • The window in the kitchen has a metal trim installed to cover the gap between the bottom of the window and the benchtop however as this trim protrudes out above the bench top it will create problems for the glass splashback installation.
Page 31 Item: 5	Cabinets	<ul style="list-style-type: none"> • Some cabinet doors do not align properly. Some adjustment is required. • Mark/scratch noted to one of the overhead cupboard doors • The Appliance cupboard has visible bulging in the cabinet from the screws used. • Marks noted on the Kitchen WIP shelving. • The shelving on the left hand side of the rangehood has not been installed level and requires adjustment.
Laundry		
Page 33 Item: 1	Cabinets	<ul style="list-style-type: none"> • The joints between the cabinets and the wall/tiles are cracking and should be sealed with a suitable silicone.
Page 34 Item: 2	Counters	<ul style="list-style-type: none"> • The internal splashback tiled joint has been grouted and is starting to crack. This should be sealed with a suitable silicone.
Page 35 Item: 4	Floor Condition	<ul style="list-style-type: none"> • 'Lipping' noted throughout the tiled Laundry floor. • The joint between the floor and skirting tile has been grouted and is cracking. This should be sealed with a suitable silicone.
Electrical		
Page 36 Item: 2	Power points	<ul style="list-style-type: none"> • There are some outlet cover plates missing in the Living, Dining and Entertainment rooms.
Page 37 Item: 3	Lights and Switches	<ul style="list-style-type: none"> • The Laundry light fitting has marks and scratches noted. • The required separation between some downlights and the insulation/ducting within the roof space is insufficient and needs to be rectified.
Page 37 Item: 4	Exterior Wiring	<ul style="list-style-type: none"> • Some incomplete external wiring noted.
Water Heater		
Page 38 Item: 1	Water Heater Condition	<ul style="list-style-type: none"> • The top pipe joint between the 2 solar panels is leaking and requires repair.
Exterior Areas		
Page 39 Item: 1	Doors	<ul style="list-style-type: none"> • The entrance door does not latch properly and requires adjustment. • The entrance door lower flush bolts on both doors do not operate correctly and require adjustment. • Marks and scratches noted on the external door frames throughout. • Excess silicone noted in the corners of the glass panels of the entrance door.
Page 40 Item: 2	Window Condition	<ul style="list-style-type: none"> • Marks, scratches, dents and paint noted on the external window frames throughout.
Page 41 Item: 3	Eaves & Fascia	<ul style="list-style-type: none"> • Paint and scratches noted on some of the fascia.



Page 41 Item: 4	Walls	<ul style="list-style-type: none"> • The Ledgerstone walls have mortar noted on the stone throughout. Installer is to provide written confirmation that the stone cladding has been installed as per the manufacturers installation instructions. • Chipped brick noted on the brick wall adjacent to the Electrical panel. • Large gaps noted around some timber beams and the surrounding brickwork. • Some paint noted on the brick work. • The brick wall in the Alfresco area has been mortared up with what appears to be a different coloured mortar.
Page 42 Item: 5	Cladding Condition	<ul style="list-style-type: none"> • Gaps noted in the bottom joint of some cladding sheets. • Large gaps noted between the timber posts and cladding. An attempt has been made to fill these gaps with a poor result. • Gaps noted between the end of the cladding and the adjacent sheet at the internal corner in the Alfresco area.
Page 43 Item: 6	Exterior Paint	<ul style="list-style-type: none"> • Some starved paint areas noted on the external cladding in the Alfresco area and the lintel over the Garage door opening.
Grounds		
Page 44 Item: 2	Grading and Drainage	<ul style="list-style-type: none"> • Some paint missing to the rear Alfresco downpipe.
Page 45 Item: 3	Patio & Pergola	<ul style="list-style-type: none"> • Patched painting and painting of some trims which are visible and also appear to be a different colour noted throughout the Patio, Alfresco and Verandah linings. • Large gaps noted around all the the timber posts and the Patio, Alfresco and Verandah linings. • The external corner mouldings around the rear Verandah linings have gaps and are not finished flush. • The rear Alfresco clad timber framed areas have nails visible and the joint between the cladding is quite large and of a poor finish. • Cracking cornice noted on the rear Alfresco. • The front Verandah lining have some cracks in the sheet joints and some trims noted with marks and gaps in the trim joints.



Our Services

Check out the full range of Resicert inspection services. For complete details visit our website www.resicert.com by clicking [here](#) or click on the relevant heading below.

Pre-Purchase Inspection: Are you buying a new home? Our pre-purchase building and timber pest inspections will provide you with total peace of mind.

Safety Barrier and Pool Condition Inspection: Effective pool fencing also helps keeps young children safe. This is why pool safety laws are in existence. There are a number of aspects of a swimming pool that require regular attention to ensure they are safe places for all swimmers.

Timber Pest Inspection: A property is normally the largest investment people make in their lifetime, therefore it is important to protect your house (or the house you are about to buy) against timber pests by conducting regular bi-annual or annual inspections.

Retrospective Approval: Quite often additions or modification to a home or building need approval retrospectively meaning AFTER they have been built.

Handover Defects Inspection - (PCI): Make sure that you are getting what you paid for your new home. This is a detailed inspection undertaken on your new home build before you make your final payment.

Builders Warranty Inspection: Homes that are less than 6 years old require a builder warranty inspection. This then remains with the home for 6 years regardless of ownership. Great way to ensure any issues that can be fixed whilst still under warranty are not missed.

Owner Builder Warranty Inspection: This is when a owner builder wishes to sell their home and builder warranty insurance is required. The insurance company requires a defects report which is what we provide.

Termite Traps - DIY Termite Baiting System: This is a "do it yourself" termite control system - which is generally less than a third of the cost of others systems in the market place. This system will help prevent termites from attacking your home and also treat termite activity.



Inspector

1. Your Inspector

Your Inspector:

- Inspector Name

Contact Information:

Email: inspector@resicert.com

Mobile: 0408 000 000

Inspection Type

1. Inspection Type

Type:

- Standard Handover Defects Inspection

Reason:

- New Home Construction Handover

Inspection Details

1. Attendance

In Attendance:

- Client present

2. Occupancy

Occupancy:

- Vacant - New



3. Inspection Limitations

Deferred

• 1. We are not appropriately qualified to provide you with information in regards to rodents and timber pests or the possibility of hidden damage or health hazards caused by their presence. We recommend the property is inspected for these conditions by a licensed pest inspector in accordance with the latest revision of AS 4349.3. Reporting of mould is limited to the identification of the presence of mould in areas where it is apparent at the time of the inspection. Identification of strains/classifications/types of mould is not possible without sample testing and is excluded from this report.

2. Entering roof spaces that are heavily insulated can cause damage to the insulation and framing. Roof spaces 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 roof space is only partially accessed, thereby limiting the review of the attic from the hatch area only. Inspectors will not crawl the roof space when they believe it is a danger to them or that they might damage the insulation or framing. There is a limited review of the roof space viewed from the hatch only in these circumstances. Due to the location and restricted visibility of roof structure tie-down fixings we cannot confirm compliance with AS1684.

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 on the roof significantly limits our inspection which can result in hidden defects going undetected.

4. Any comments in this report relating to asbestos in the property is not exhaustive or conclusive. Asbestos location and assessment is not included as part of our normal inspection process. If you require a comprehensive assessment we recommend that you engage a appropriately qualified specialist contractor.

5. Where a current electrical safety certificate is required, this report does not satisfy or remove the need for that requirement.

09-2013

Structural Summary

1. Structural Summary

MAINT	PREV	MONIT	DEFR	DEFIC

Summary:

• As requested, we have conducted a visual structural inspection of the property. The inspection and this report have been undertaken in accordance with the Resicert Inspection Service 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
- Single Storey Home

2. Property Orientation

Observation:

- The front of the property is facing north.

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 and is therefore likely to still be under warranty.

Observations:

- A water pump and water tank storage located at the east side of the property. The function of the water pump has not been tested as part of the inspection process and should be checked at final inspection.

4. Structure Type

Wall Construction:

- Brick

Roof Covering:

- Metal

Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Visible sections of the concrete slab appeared satisfactory.
- Most areas of the concrete slab not visible due to floor coverings.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. The noted cracks in this home appear to fall within acceptable tolerance and do not appear to have affected the structural integrity of the home. No action required.
- Significant gap noted between the slab edge and the window in the Entertainment Room. Non-shrink grouting required.
- The gap between the slab edge and the wall in the Activity Room appears to have been filled with sand and cement which is breaking up. Non-shrink grouting required.





Activity Room



Entertainment Room

Structural Components

1. Wall Structure

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.
- The external walls of the home are of a double brick construction, which contains an internal cavity.

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.
- 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.

Internal Roof Space

1. Access

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

Comments:

- Access was available through a manhole in the Garage and the Study.

Observations:

- Building material noted in the roof space. This needs to be removed.





2. Duct Work

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

Observations:

- Where visible, the air conditioning duct work appeared to be in a satisfactory condition.



3. Insulation

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Materials:

- Fibreglass batts insulation noted in the accessible ceiling space.

Observations:

- Insulation averages about 150mm in depth.
- Insulation appears adequate.
- Insulation is in contact with down lights. See comment under electrical / internal roof wiring.



4. Exhaust Vent

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Toilet exhaust fans have not been connected to the flue duct within the roof space.



Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- The timber roof structure appears sound.





2. Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Materials:
- Roof was walked upon for the inspection
- Observations:
- TV Antennae noted on the roof.
 - Generally the colourbond iron roof sheeting appears to be in satisfactory condition.
 - Some of the colourbond sheeting has been scratched removing the colourbond coating.





3. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.
 - Generally the roof flashing, where visible, appears to be in satisfactory condition.
 - Some of the ridge flashing intersections have not been siliconed.
 - The ridge capping joint above the Entrance/Living area requires additional fixings.





4. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- No major function concerns noted at time of inspection.
 - The gutter adjacent to the garage has significant scratching along the top edge.



Interior Areas



1. Wall Condition

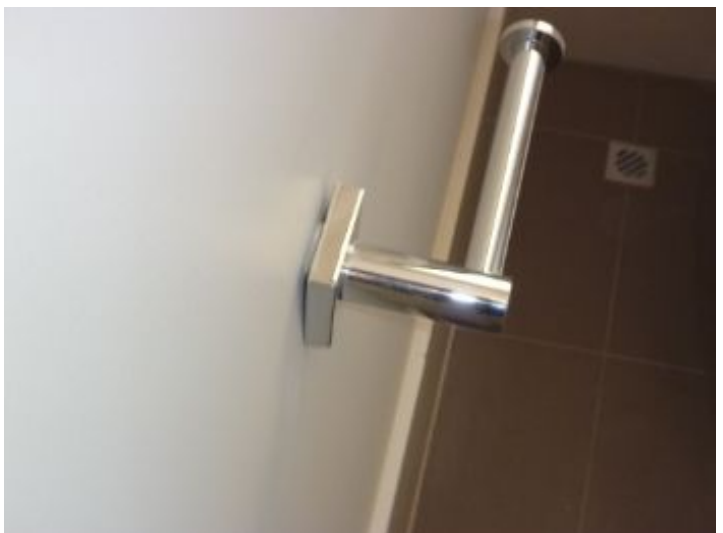
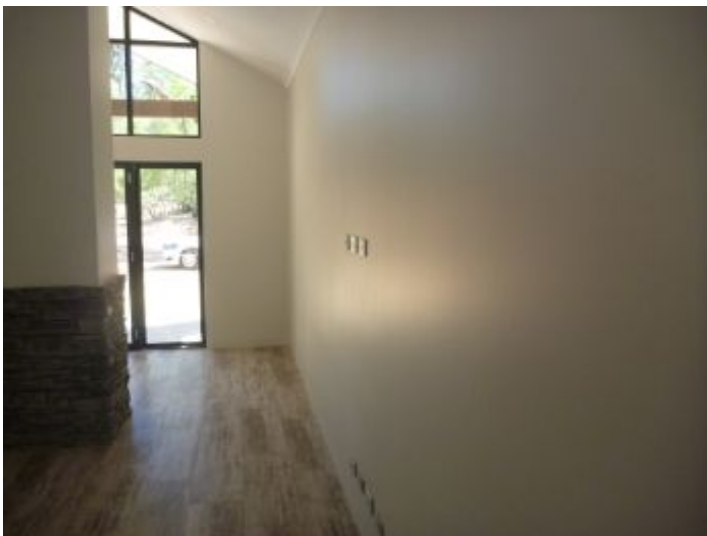
MAINT	PREV	MONIT	DEFR	DEFIC
				X

Materials:

- Plastered walls noted which appeared functional.
- Plasterboard/gyprock walls noted which appeared functional.

Observations:

- There are marks and scratches to the interior walls at various locations. These have been marked with blue painter's tape.
- Very minor shrinkage crack noted in the wall plaster in the Living / Dining Room wall adjacent to the Entertainment Room. This does not appear to be a structural issue and can be repaired normally.
- The internal walls either side of the Laundry WIL door have not been sanded / finished to a satisfactory standard.
- The Ledgerstone walls have mortar noted on the stone throughout. Installer is to provide written confirmation that the stone cladding has been installed as per the manufacturers installation instructions.
- Large mortar bed noted on one of the top Ledgerstone corners.
- The gyprock sheet adjacent to the kitchen area has the recessed edge exposed at the finished floor level.
- The towel rail fixing in the Bath room is not straight.
- The toilet roll holder in the Laundry WC is loose and hanging off the wall.





2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Materials:

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

Observations:

- There are marks, scratches and popped screws to the interior ceilings and cornices at various locations. These have been marked with blue painter's tape.
- There is minor cracking which has occurred at the interface between the ceiling cornice and the wall and some cornice joints at various locations. This can be a result of foundation settlement and/or movement in the roof structure. This does not appear to have affected the structural integrity of the home and can be repaired normally.
- Several ceiling gyprock joints in the Master bedroom, Study, Kitchen, Activity and Guest rooms are visible from a normal viewing position.
- The ceiling around the Garage manhole has been patched and the painting patch is visible.
- Significant gap noted between the kitchen cabinet and the cornice.





3. Smoke Alarms

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Testing of smoke alarms is not included in this inspection. Pushing the "Test" button only verifies that there is power at the alarm--either a battery or hard wired to the house power--and not the operational workings of the alarm. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- There are two hard wired smoke alarms installed in the bedroom hallway areas
- Recommend smoke detector replacement in 2024.



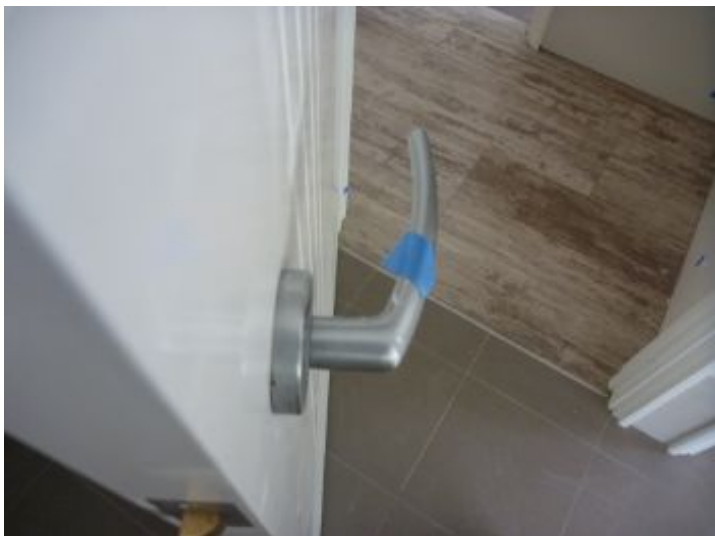


4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
			X	X

- Observations:
- The exterior doors function satisfactorily.
 - The interior doors function satisfactorily.
 - The sliding door in the Master bedroom and Ensuite WC door were locked at the time of the inspection and could not be tested/inspected.
 - The Laundry WC and Master Bedroom doors are not closing properly, an adjustment to the strike plate is required.
 - Chipped and scratched painting to door frames noted throughout. These have been marked with blue painters tape.
 - Paint and scratches noted on some door hardware. These have been marked with blue painters tape.
 - Significant gaps noted on the Laundry WIL architrave mitre joints.
 - Small paint missing from Kitchen WIP door.
 - Chips and scratches noted on the aluminium door frames throughout.
 - Marks and scratches noted to the Entertainment Room doors.





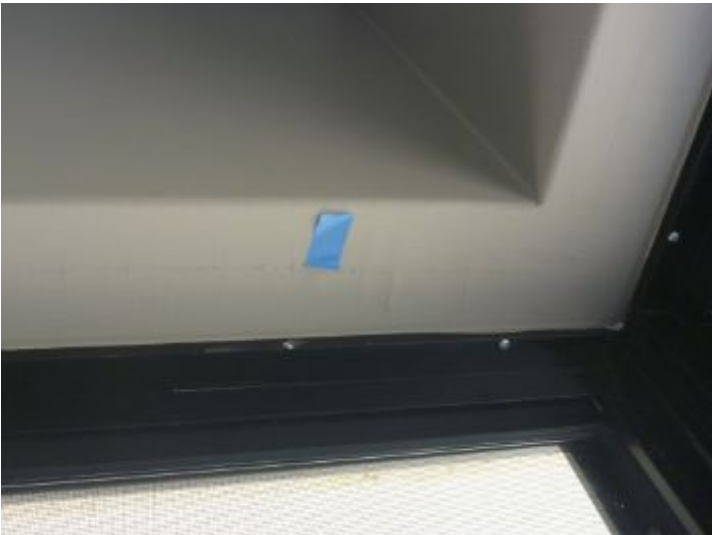


5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Materials:
- Aluminum framed windows noted.
- Observations:
- Windows operated during the inspection appeared functional.
 - Chips and scratches noted on the aluminium window frames throughout.
 - The plaster around the window frames has not been completed satisfactorily with some cracking, gaps and blemishes noted. These have been marked with blue painters tape.
 - Grout noted in the Bath room window frame.





6. Closets

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Marks and scratches noted to the closet walls and ceilings. These have been marked with blue painters tape.
 - The Linen doors are out of square and require adjustment.
 - The Linen door has plaster noted in the runner.
 - Significant gaps and visible fixings noted within the closet / pantry shelving through out.





Bathroom and Toilets

1. Toilets

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

Observations:
• Operated when tested. No deficiencies noted.

2. Sinks

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

Observations:
• The sinks and related components functioned normally when tested.
• The left hand Ensuite vanity basin appears to have a crack in the bottom of the basin and is leaking.





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 and 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. Counters

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

Observations:

- No major discrepancies noted in the counter tops and surfaces.
- Paint drops noted on the Bath room vanity splashback.
- The silicone between the counters and the splashbacks vary in thickness and is of a poor finish.



6. Floor Condition

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

Materials:

- Ceramic tile is noted.

Observations:

- There is a large tiling 'lip' (8mm) in the door way of the Bath room.
- 'Lipping' noted throughout the Bath room tiled floor. Tile 'lipping' is where the edge of a tile is higher than the adjacent tile.
- The skirting tile in the Ensuite does not align with the end of the wall.





7. Showers

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

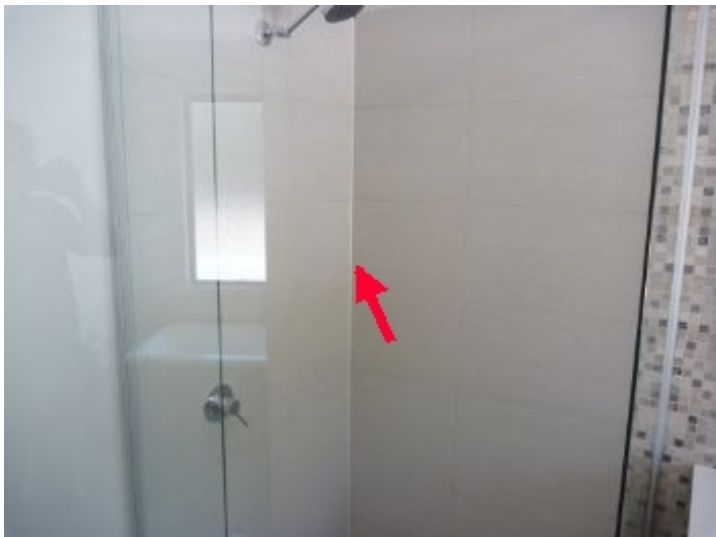
Observations:
• The showers and related components operated normally when tested.



8. Shower Walls

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

Observations:
• 'Lipping' noted within the Bath room shower walls.
• The internal corner of the Bath room shower walls has been sealed with white silicone however it should be sealed with a silicone colour similar to that of the grout.

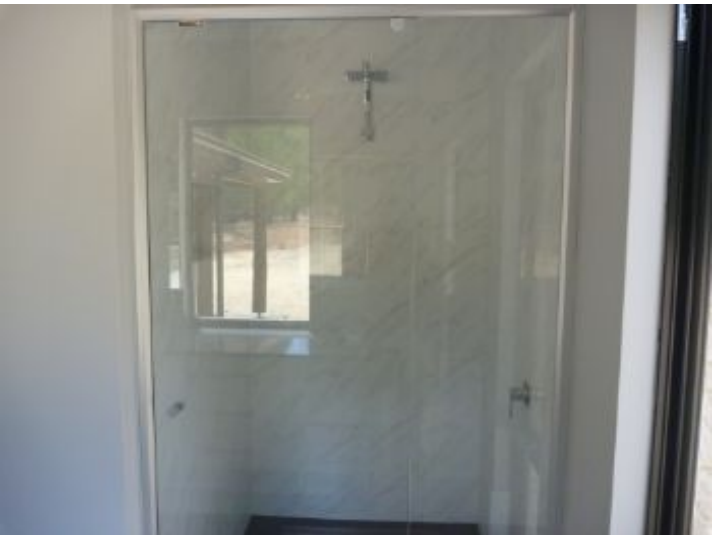


9. Enclosure

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

Observations:

- The shower enclosures were functional at the time of the inspection.



10. Bath Tubs

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

Observations:

- The bath tub and related components operated normally when tested.
- Chipped tile noted on the bath frame wall.
- The silicone between the bath and the tiling vary significantly in thickness and is of a poor finish.
- The tiling joint around the bath and the wall has been grouted and is starting to crack. This should be sealed with a suitable silicone.





Kitchen

1. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Unable to test the induction cooktop due to requiring appropriate metallic cookware to check heating elements.





2. Oven & Range

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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



3. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The sink and related components are functional.





4. Counters

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Generally appeared functional at time of inspection.
 - Marks/stains noted on Kitchen bench waterfall end.
 - The window in the kitchen has a metal trim installed to cover the gap between the bottom of the window and the benchtop however as this trim protrudes out above the bench top it will create problems for the glass splashback installation.





5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Generally appeared functional and in satisfactory condition.
 - Some cabinet doors do not align properly. Some adjustment is required.
 - Mark/scratch noted to one of the overhead cupboard doors
 - The Appliance cupboard has visible bulging in the cabinet from the screws used.
 - Marks noted on the Kitchen WIP shelving.
 - The shelving on the left hand side of the rangehood has not been installed level and requires adjustment.





Screw bulging



Marked Pantry Shelving



Shelf Not Level

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.





Laundry

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Appeared functional and in satisfactory condition, at time of inspection.
 - The joints between the cabinets and the wall/tiles are cracking and should be sealed with a suitable silicone.





2. Counters

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Appeared functional and in satisfactory condition, at time of inspection.
 - The internal splashback tiled joint has been grouted and is starting to crack. This should be sealed with a suitable silicone.



3. Wash Basin

MAINT	PREV	MONIT	DEFR	DEFIC

- Observations:
- The trough and related components are functional unless otherwise noted.





4. Floor Condition

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

Materials:

- Ceramic tile is noted.

Observations:

- 'Lipping' noted throughout the tiled Laundry floor.
- The joint between the floor and skirting tile has been grouted and is cracking. This should be sealed with a suitable silicone.



Air Conditioner

1. Reverse Cycle Air Conditioner

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

Type:

- The central ducted reverse cycle system responded to normal user controls



Electrical

1. Electrical Panel

MAINT PREV MONIT DEFR DEFIC

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Location:

- Main Panel Location:
- West 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

				X
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Comments:

- All tested interior and exterior power points were functional unless otherwise noted.

Observations:

- There are some outlet cover plates missing in the Living, Dining and Entertainment rooms.





3. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Comments:
- All tested interior and exterior light fixtures and switches were functional unless noted.
 - Some low voltage halogen lights were noted in the property.
- Observations:
- The Laundry light fitting has marks and scratches noted.
 - The required separation between some downlights and the insulation/ducting within the roof space is insufficient and needs to be rectified.



4. Exterior Wiring

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Some incomplete external wiring noted.





Water Heater

1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC
			X	X

Heater Type:
• Electric boosted solar hot water heater.

Location:
• Exterior.
• Roof.

Observations:
• The hot water heater was not turned on. It is recommended that this is turned on and operational prior to the final handover to confirm that the hot water system is operational.
• The top pipe joint between the 2 solar panels is leaking and requires repair.





Exterior Areas

1. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Operated exterior doors were functional at the time of the inspection unless otherwise noted.
 - The entrance door does not latch properly and requires adjustment.
 - The entrance door lower flush bolts on both doors do not operate correctly and require adjustment.
 - Marks and scratches noted on the external door frames throughout.
 - Excess silicone noted in the corners of the glass panels of the entrance door.

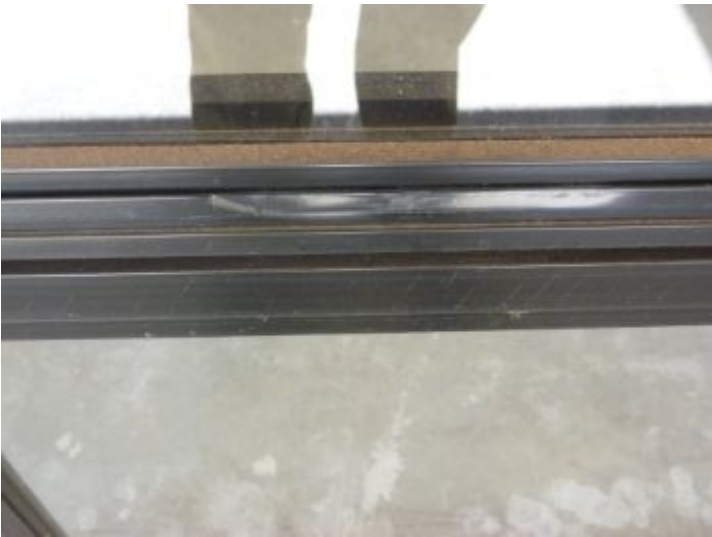




2. Window Condition

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

- Observations:
- Components appeared in satisfactory condition at time of inspection.
 - Marks, scratches, dents and paint noted on the external window frames throughout.



3. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- The eaves are in satisfactory condition.
 - Paint and scratches noted on some of the fascia.



4. Walls

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Materials:
- The brick wall covering is in a satisfactory condition.
- Observations:
- The Ledgerstone walls have mortar noted on the stone throughout. Installer is to provide written confirmation that the stone cladding has been installed as per the manufacturers installation instructions.
 - Chipped brick noted on the brick wall adjacent to the Electrical panel.
 - Large gaps noted around some timber beams and the surrounding brickwork.
 - Some paint noted on the brick work.
 - The brick wall in the Alfresco area has been mortared up with what appears to be a different coloured mortar.



Chipped Brick





Paint on Brickwork



Different Colour Mortar



5. Cladding Condition

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

Materials:

- Composition cement cladding ("Hardi-Board" etc.)

Observations:

- Generally the external cladding appears to be in satisfactory condition unless otherwise noted below.
- Gaps noted in the bottom joint of some cladding sheets.
- Large gaps noted between the timber posts and cladding. An attempt has been made to fill these gaps with a poor result.
- Gaps noted between the end of the cladding and the adjacent sheet at the internal corner in the Alfresco area.



Gaps in Cladding Joints



6. Exterior Paint

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Some starved paint areas noted on the external cladding in the Alfresco area and the lintel over the Garage door opening.



Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC

- Materials:
- Concrete driveway noted.
 - No deficiencies noted.



2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
				X

- Observations:
- Surface drainage conditions within 3 metres of the inspected structure appeared satisfactory.
 - Some paint missing to the rear Alfresco downpipe.



3. Patio & Pergola

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The Alfresco and Patio appear to be structurally sound.
- Patched painting and painting of some trims which are visible and also appear to be a different colour noted throughout the Patio, Alfresco and Verandah linings.
- Large gaps noted around all the the timber posts and the Patio, Alfresco and Verandah linings.
- The external corner mouldings around the rear Verandah linings have gaps and are not finished flush.
- The rear Alfresco clad timber framed areas have nails visible and the joint between the cladding is quite large and of a poor finish.
- Cracking cornice noted on the rear Alfresco.
- The front Verandah lining have some cracks in the sheet joints and some trims noted with marks and gaps in the trim joints.



Entrance Patio





4. Yard Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Limestone retaining walls

Observations:

- The yard walls appear to be functional and structurally sound.
- Evaluation of retaining wall strength, adequacy, and drainage falls outside the scope of a Resicert building inspection. Such evaluation will require the services of a geotechnical engineer. Our evaluation is limited to reporting significant defects that are visible and apparent at the time of the inspection.



Garage

1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The door was tested manually and opened normally. Unable to test auto-opener as unable to locate controller.





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,



Daniel McCullen
Licensed Property and Pest Inspector License #8224
www.resicert.com



Thank you

Resicert Inspection and Service Agreement - June 2015

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 or significant defects 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. Pre-purchase inspections are undertaken in accordance with AS 4349.1 - 2007 - Inspection of buildings Part 1: Pre-purchase inspections of Residential buildings - unless otherwise stated below.

4.1 Basic and Standard Inspections: 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.

It 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 and 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 Plus Inspection: 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.

4.3 Ultimate Inspection Service: Inspector has the right not to test or inspect any component if he believes that through operation or testing it may cause damage or is a potential safety issue.-Require permission, necessary access and any required components to



operate or inspect items as outlined for this inspection -Unless otherwise advised we will assume that all components can be operated and will not be damaged when doing so. No liability relating to operating a component during the inspection. -Require applicable operational manual and/or instructions relating to the inspection of any component. -If we are required to start up or turn on any component, it will be necessary to have required start up information. Otherwise we reserve the right not to operate. -For any components that involve water our inspection does not include testing the water quality and content -For pools and spas (excluding bath type spas located in bathrooms) to be tested they must have water to the minimum level prior to the inspection commencing. -For gas bayonets testing is limited to operational of a connected gas appliance. No testing on unused bayonets will be carried out. -Wood fires and fire heating systems are not tested as part of the inspection. This is limited to inspection of the components. -In relation to reticulation systems we test the operation by do not inspect any bores which may be present, zoning systems or water sensor systems -Presence of any asbestos is based on the opinion of the inspector and if confirmation is required this will require laboratory testing by the client. -Any discussions relating to changes to the building structure are subject to client confirmation by a qualified professional or tradesperson. -For all components a visual inspection is undertaken at the time of the inspection and does not offer a warranty or opinion in relation to future condition or functionality. -Testing of components may not include all modes and options available. -Testing of intercom systems can only be tested without the presence of a another party to assist.

4.4 Safety Barrier and Pool Condition Inspection as an add-on or stand alone) : Inspection is completed in accordance with the Western Australian Private Swimming Pool Inspector Guidelines Inspecting Private Swimming Pool & Spa Enclosures Second edition n24 / 07 / 2007 Inspector has the right not to test or inspect any component if they believe that through operation or testing it may cause damage or is a potential safety issue. -Require permission, necessary access and any required components to operate or inspect items as outlined for this inspection -Unless otherwise advised we will assume that all components can be operated and will not be damaged when doing so. No liability relating to operating a component during the inspection. -Require applicable operational manual and/or instructions relating to the inspection of any component. -If we are required to start up or turn on any component, it will be necessary to have required start up information. Otherwise we reserve the right not to operate. -information contained in the Safety Barrier and Pool Condition Report (as an add-on or a stand alone) is an information document only and will articulate potential issues that are likely to be flagged as deficient by council in the process of achieving required certification for the pool. It is not always possible to operate pumps. For pools and spas (excluding bath type spas located in bathrooms) to be tested must have a minimum level of water prior to commencement of inspection. Resicert is not an agent or government authority according to Local Government (Miscellaneous Provisions) Act 1960 (WA) Part VIII, section 245A and therefore cannot issue a certificate of local compliance, nor issue fines or infringement notices for non-compliance. The report is for information only and will not be reported to a local authority or council. In this way, Resicert accepts no liability for any subsequent drownings or accidents resulting in death or injury that may result from the advise provided in the Safety Barrier and Pool Condition Report. The Recommendations made in the report are for information only and Resicert will not seek compliance on behalf of any third party.

5.0 Extent of Reporting: Significant items to be reported are as follows:(a) Major defects as defined in AS 4349.1.(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: 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. 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 building inspection and/or building inspection report provided, Resicert will refund 100% of the building 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. 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.

14.0 Termite/Pest Inspection Coordination: (1) Resicert Property Inspections does not carry out all of the pest inspection services in NSW, VIC, SA or produce the written report. This is the case if the logo at the top of the report does not say Resicert. (2) Resicert simply conveys orders to independent companies for completion in these cases. (3) All pest inspection providers have current professional indemnity insurance. The Client and the provider indemnify Resicert to and from any, omissions, errors, damage, consequences and legal action resulting from the pest inspection services and reports. (4) Resicert does not carry professional indemnity insurance which relates to pest inspection services if a third party company conducts the inspection. (5) Resicert 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 in the event of delivery by a third party company. The Client's acceptance of the pest inspection coordination service that Resicert provides is done so based on your full understanding and acceptance of these conditions.

15.0 Proprietary Rights: The report, contents, comments and format of this inspection report are the proprietary rights of Resicert Property Inspections and subject to copyright law. Unlawful duplication can result in penalties.

16.0 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 people's health and the Client should seek advice from a qualified asbestos removal expert.

17.0 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.

18.0 Ownership rights :Resicert retains ownership and all rights to the inspection report. Resicert has the rights to all data collected during the inspection and compiled in the report. Resicert has the right to on-sell the inspection report to 3rd parties subject to removal of any specific Client details. All rights reserved.

