



**Resicert**

# Property Inspection Report



2 Sample Drive, Sampleville, 9999

Inspection prepared for: Client Name  
Date of Inspection: 23/2/2016 Time: 3:00PM  
Weather: 20C Cloudy

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.

.....



## Our Services

Check out the full range of Resicert inspection services. For complete details visit our website [www.resicert.com](http://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](mailto:inspector@resicert.com)

Mobile: 0408 000 000

## Inspection Type

### 1. Inspection Type

Type:

- Plus - Structural inspection plus good working order inspection

Reason:

- Pre-purchase Inspection

## Inspection Details

### 1. Attendance

In Attendance:

- Client present
- Seller present
- Agent present

### 2. Occupancy

Occupancy:

- Occupied - Furnished
- Heavy volume of personal and household items observed.
- Access to some items such as: electrical power points, light switches, windows, wall/floor surfaces, appliances and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.



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

#### 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 south.

## 3. Structure Type

Wall Construction:

- Brick

Roof Covering:

- Metal

## Foundations

## 1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC

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. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## Structural Components

## 1. Wall Structure

MAINT	PREV	MONIT	DEFR	DEFIC

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

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

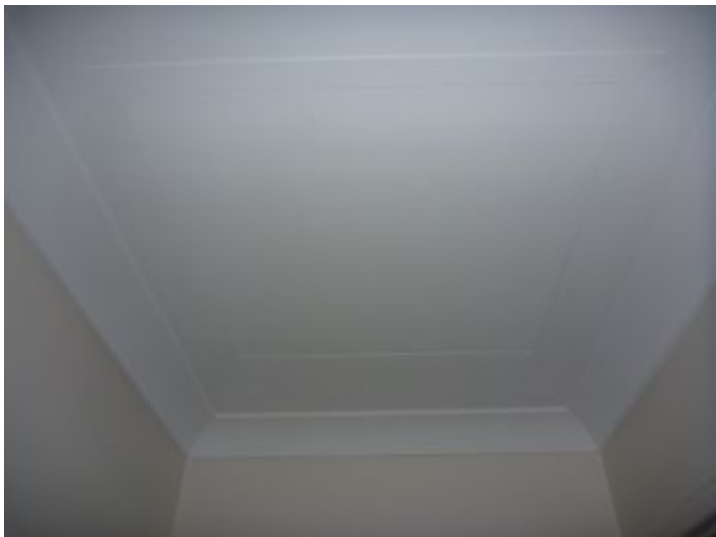
MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- Access was available through a manhole in the bedroom hallway.







2. Insulation

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

- Materials:
- Fibreglass batts insulation noted in the accessible ceiling space.
- Observations:
- Insulation averages about 125 to 150mm in depth.
  - Insulation appears adequate.



3. Exhaust Vent

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

- Observations:
- Bathroom exhaust fan terminates in the attic space. May wish to flue to outside air.







Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:  
• The timber roof structure appears sound.



2. Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:  
• Roof was walked upon for the inspection  
Observations:  
• TV satellite dish noted on the roof.  
• The colourbond iron roof sheeting appears to be in satisfactory condition.





### 3. Roof Issues

MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Observations:

- Some of the screw fixings located on the roof sheeting are rusty and should be replaced in due course.



### 4. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
X	X	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.
- The roof flashing, where visible, appears to be in satisfactory condition.
- The roof penetration flashings have been sealed with silicone. These flashings should be monitored as silicone can deteriorate over time.





5. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

- Observations:
- No major function concerns noted at time of inspection.
  - The gutter above the entrance are are significantly rusted or corroded in areas and may leak. You may wish to fill them and test for leakage and then service or replace them as needed.
  - The gutters should be regularly cleared of debris to ensure the proper flow of water from the roof.







## Interior Areas

### 1. Wall Condition

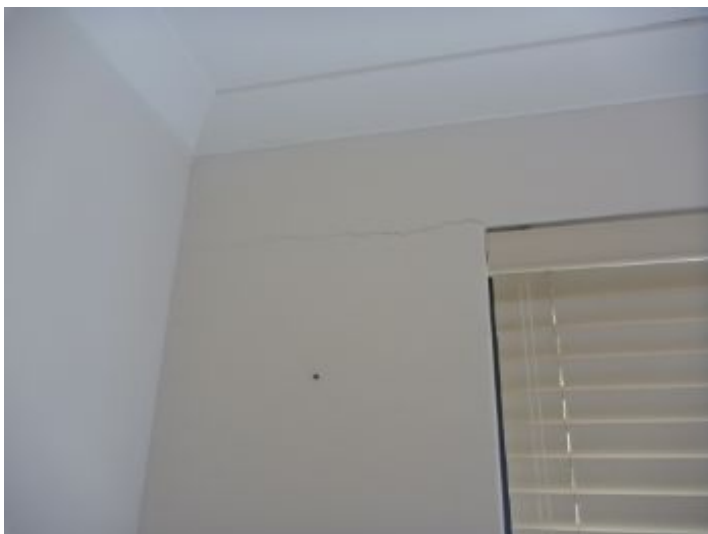
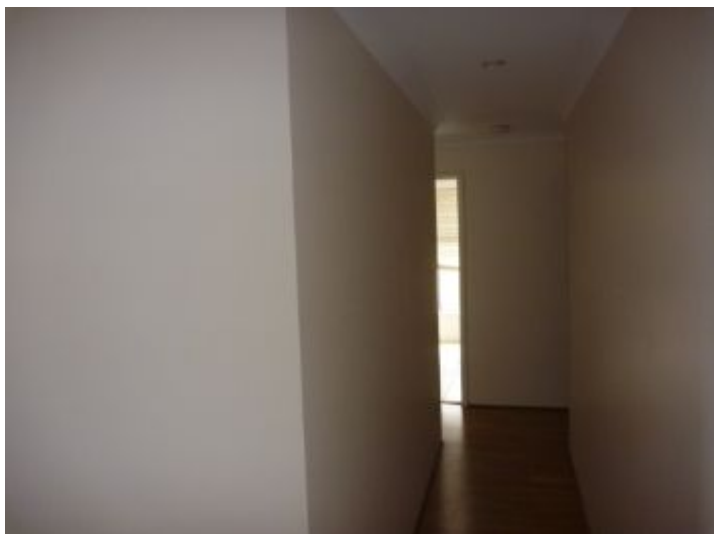
MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Materials:

- Plastered walls noted which appeared functional.

#### Observations:

- Due to normal minor differential movement within the property or foundations, small cracks have appeared at various locations within the home. These cracks do not appear to have affected the overall structural integrity of the property and can be patched normally



### 2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Materials:

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

#### Observations:

- There is minor cracking which has occurred at the interface between the ceiling cornice and the wall 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.





### 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 hard wired smoke alarms installed in the bedroom hallway and the entrance areas.
- Recommend smoke detector replacement in 2023.





#### 4. Doors

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

##### Observations:

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

#### 5. Window Condition

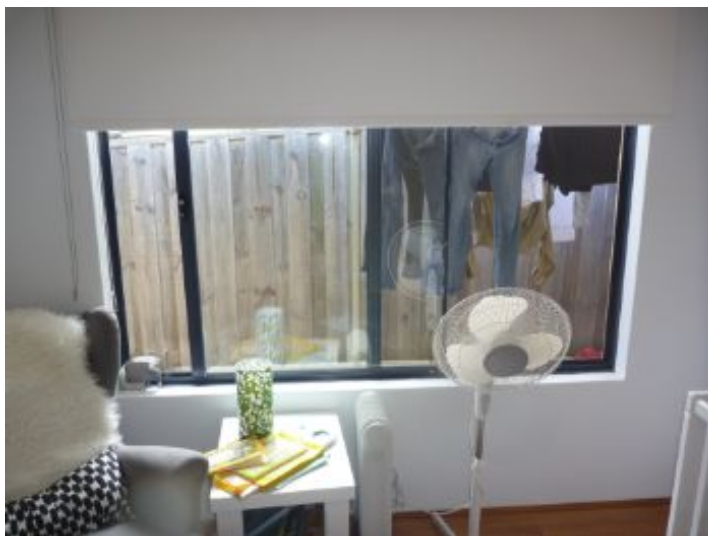
MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

##### Materials:

- Aluminum framed windows noted.

##### Observations:

- Windows operated during the inspection appeared functional.
- One or more windows were locked and could not be tested at the time of the inspection.



## 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 type="checkbox"/>

## Observations:

- The sinks and related components functioned normally when tested.



## 3. Exhaust Fan

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

## Observations:

- The bathroom exhaust fans responded to normal user controls.



## 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 type="checkbox"/>

#### Observations:

- No major discrepancies noted in the counter tops and surfaces. There is normal wear, consistent with their age.



### 6. Floor Condition

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

#### Materials:

- Ceramic tile is noted.

#### Observations:

- Numerous cracked tiles noted. These cracks do not appear to have affected the overall structural integrity of the property and the tiling can be patched normally.





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.



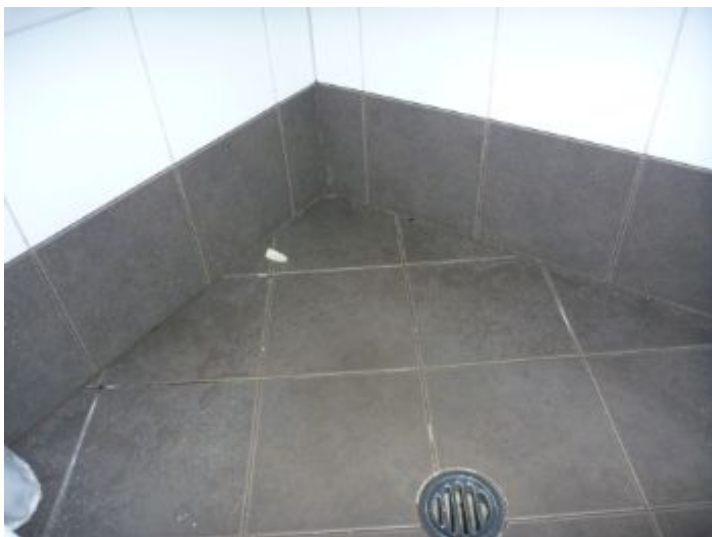
8. Shower Walls

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

Observations:

- No discrepancies noted in the shower wall and tiled floor surfaces.





### 9. Bath Tubs

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

#### Observations:

- The bath tub and related components operated normally when tested.
- The gap between the bath and the wall tiles requires sealing to prevent moisture intrusion into the wall.



## Kitchen

### 1. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC
X			X	

#### Observations:

- Gas cook top noted.
- Unable to test due the cook top as the self igniter is not functioning and requires servicing. This should be rectified and then the cook top tested for normal operation.





## 2. Oven & Range

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

### Observations:

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



## 3. Sinks

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

### Observations:

- The sink and related components are functional.
- Stains from presumed past leaks noted. This tested dry at the time of the inspection, recommend monitoring for any further intrusion.





#### 4. Counters

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

##### Observations:

- Appeared functional at time of inspection.
- Solid Surface tops noted.
- The gap between the counter and the splashback requires sealing to prevent moisture intrusion into the cupboards.



#### 5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

##### Observations:

- Appeared functional and in satisfactory condition.



### 6. Vent Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Materials:

- The built in vent hood responded normally to user controls.

#### Observations:

- One vent fan light is inoperable. Recommend replacing bulb and re-testing. If still not working a qualified electrician should be consulted to rectify.



### 7. Dishwasher

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

#### Observations:

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





Laundry

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:  
• Appeared functional and in satisfactory condition, at time of inspection.



2. Wash Basin

MAINT	PREV	MONIT	DEFR	DEFIC

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







## 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 split-system wall mounted A/C units responded to normal user controls at the time of the inspection.



## Electrical

### 1. Electrical Panel

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

Location:

- Main Panel Location:
- Exterior of structure

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

Comments:

- All tested interior and exterior power points were functional unless otherwise noted.
- Our inspection was limited to visible and accessible outlets only. Those outlets that were concealed or inaccessible due to stored items, furniture, etc. were not tested or inspected. Only a representative sampling of outlets were tested.



3. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- All tested interior and exterior light fixtures and switches were functional unless noted.
- Some low voltage halogen lights were noted in the property.





# Gas

## 1. Gas fittings

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Gas bayonet and both low and high vents are installed. The bayonet is located in the lounge room.





## Water Heater

### 1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC

#### Heater Type:

- Gas storage hot water heater.

#### Observations:

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



## Exterior Areas

### 1. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Observations:

- The eaves are in satisfactory condition.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.
- Peeling paint observed, suggest scraping and painting as necessary.







## 2. Walls

MAINT PREV MONIT DEFR DEFIC

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### Materials:

- The brick wall covering is in a satisfactory condition.



## 3. Cladding Condition

MAINT PREV MONIT DEFR DEFIC

X				
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### Materials:

- Stained wood cladding

### Observations:

- External cladding appears to be in satisfactory condition relative to its age.
- A small piece of cladding is loose on the front roof gable and some minor maintenance is required.





Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC

- Materials:
- Brick paved driveway noted.
  - Driveway in reasonable shape for age and wear. No major 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 of the down pipes do not have soak wells installed. 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 either soak wells be installed at least 3 meters away from the building for all down pipes or alternatively all water is directed at least 3 metres away from the external walls.
  - The hot water system overflow pipe discharges on the foundations. This should ideally be directed into a soak well or at least 3 metres away from the building.
  - 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 Observations

MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

#### Observations:

- Trees that begin to grow too close to or overhang property should be trimmed back; this will help reduce the frequency of having to clean out the gutters which should be done on a regular basis.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



### 4. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC

#### Materials:

- Timber
- Unless otherwise noted, the perimeter fence appeared functional at the time of the inspection.





### 5. Patio and Porch Decks

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

#### Observations:

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



### 6. Stairs & Handrail

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

#### Observations:

- Inspected steps were in good condition at the time of the inspection.

### 7. Patio & Pergola

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

#### Observations:

- No deficiencies noted. Appears to be structurally sound.
- The fixings for the patio area have surface rust and require maintenance.





8. Yard Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Precast concrete 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.





9. Main Gas Valve Condition

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

Location:  
• Main gas shut off located at the side of the structure



10. Sprinklers

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

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





# Garage

## 1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The attached carport appears functional and structurally sound.



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## 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](http://www.resicert.com)**

Thank you

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**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.

