

Resicert Pest Inspections Service Agreement March 2024

1.0 Acceptance of Agreement

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

2.0 Payment Terms

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

3.0 Purpose of Inspection

The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious issues apparent at the time of the inspection.

4.0 Scope of Inspection

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

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

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

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

4.1 Non-invasive visual inspection

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

Resicert Property Inspections

4.2 Splinter Test

The inspector may use a screwdriver/probe to tap and sound timbers and may use a sharp tool to carry out some 'splinter testing' on structural timbers in the sub-floor and/or roof void. Splinter testing will not be conducted where the inspection is being carried out for a Client who is a purchaser and not the current owner of the property being inspected.

4.3 Moisture Metre

A moisture meter may be used to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not necessarily be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.

4.4 Thermal Imaging

Where used, a thermal image scan can indicate variations of temperature on the surface to which it is aimed. A thermal camera is not an X-ray machine, it cannot see through walls. Where variations in surface temperature occur due to live termite activity, moisture and/or anomalies to structures, the variations can sometimes be detected by the camera. If variations in surface temperature occur that are not reasonably expected, then further investigation through an invasive inspection is recommended.

4.5 Limitations

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

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

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

4.6 Statement from owner

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

4.7 Mould Mildew and non wood decay fungi is commonly known as Mould and is not defined or considered a Timber Pest. However, in some cases mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould will be carried out at the property and no report on the presence or absence of mould will be provided. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from

Resicert Property Inspections

its presence then the Client should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert.

4.8 Extent of damage

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

4.9 Conditions

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

5.0 Extent of Reporting

Significant items to be reported are as follows: (a) Major defects as defined in AS 4349.3. (b) A general impression regarding the extent of minor defects. (c) Any major defect that is an urgent and a serious safety hazard.

5.1 Not expert opinion

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

5.2 Termite treatment information

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

5.3 SMOKE ALARMS - (QLD) it is a requirement from 31 December 2021 that all rental properties are fitted with interconnected photoelectric smoke alarms, and from 31 December 2026 that all homes are fitted with interconnected photoelectric smoke alarms. These alarms must be installed in every bedroom, in hallways and on every level.

Resicert Property Inspections

6.0 Safe and Reasonable Access

This is a visual inspection only. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. This will apply to roof spaces and underfloor access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Minimum dimensions for reasonable access

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

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

7.0 Exclusions from Inspection

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

8.0 Liability and Limitations

The report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection. Resicert's liability in relation to the inspection and report will be limited to a refund of the inspection fee. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party. Nothing contained in the Report will imply that any inaccessible or partly inaccessible area(s) or section(s) of the property are not, or have not been, infested by termites or timber pests. Accordingly the report will not guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor can it guarantee that a future infestation of Timber Pests will not occur or be found.

9.0 Money Back Guarantee

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

10.0 Follow up inspections

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

Resicert Property Inspections

11.0 Estimates Provided

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

12.0 Probable Costings

Any probable costings outlined represent an opinion of renovation costs only which can vary considerably depending on range of factors including but not limited to: -Type and standard of materials, fittings and fixtures chosen.

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

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

13.0 Approvals for access to property

The Client represents and assures Resicert that the Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Resicert from demands or claims alleging a trespass upon the premises to be inspected.

14.0 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.

15.0 Asbestos Disclaimer

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

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

This is not a compliance report strictly in accordance with civil law (Sale of Residential Property) regulations: The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the report as to whether or not, in the opinion of the inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion whether expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and belief, at the time, of the inspector. The report may no longer reflect the true condition of the property. The

Resicert Property Inspections

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.