



Resicert

Property Inspection Report



Sample Report, WA

Inspection prepared for: Sample Report
Date of Inspection: 21/9/2023 Time: 8:00am
Weather: Cloudy 14C

Inspector: Resicert Property Inspections
Sample Report

Email: admin@resicert.com

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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 potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Internal Roof Space		
Page 15 Item: 4	Insulation Issues	<ul style="list-style-type: none"> The insulation has been disturbed in places. It is necessary to have this insulation put back into place to be effective.
Interior Areas		
Page 20 Item: 1	Wall Condition	<ul style="list-style-type: none"> There are marks and paint splashes to the interior walls at various locations. These have been marked with blue tape. One hole to fill at the master bedroom robe.
Page 21 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> There are marks and imperfections to the interior ceilings that need sanding and painting. Noted front hallway There is minor cracking which has occurred at the interface between the ceiling cornice and the wall at various locations. Noted in the bathrooms.
Page 22 Item: 4	Doors	<ul style="list-style-type: none"> Paint to be touched up on the front door and frame to clients satisfaction. Many doors have rough edges that need sanding and painting. One rear bedroom door appears to have swollen on the surface and separated from the core. This will need replacing. The door at the rear bedroom is rubbing along the bottom and requires shortening in order to close properly. Some dirt marks noted on the interior of the sliding door frames to be cleaned and touched up. Some door pins to be fitted correctly. Some door frames need the paint touching up. The base of the laundry door needs trimming level at the corner.
Page 25 Item: 5	Window Condition	<ul style="list-style-type: none"> Some sand in the front window frame to be cleaned out.
Page 25 Item: 6	Floor Coverings	<ul style="list-style-type: none"> Grout noted in the grates and drains to be cleaned out.
Page 26 Item: 7	Closets	<ul style="list-style-type: none"> The front rails are rough and need sanding and repainting in areas.
Bathroom and Toilets		
Page 27 Item: 1	Toilets	<ul style="list-style-type: none"> The toilets are slow to drain. Plumber to check.
Page 27 Item: 2	Sinks	<ul style="list-style-type: none"> Silicone needs repair at the main bathroom sink. Hole noted at the plumbing shroud in the main bathroom.
Page 29 Item: 6	Floor Condition	<ul style="list-style-type: none"> Grates need clearing of grout.



Page 30 Item: 8	Shower Walls	<ul style="list-style-type: none"> • Some of the white paint has leached onto the black grout at the shower tiles and needs cleaning off. • The silicone needs trimming at the base of the main shower.
Page 31 Item: 10	Bath Tubs	<ul style="list-style-type: none"> • Small chip needs repair at the bath. • One end of the bath has grout and sealer that needs cleaning off. Noted at the far end.
Kitchen		
Page 33 Item: 3	Sinks	<ul style="list-style-type: none"> • Drain line leaks under sink.
Page 34 Item: 4	Counters	<ul style="list-style-type: none"> • Silicone to be cleaned off.
Page 35 Item: 5	Cabinets	<ul style="list-style-type: none"> • One draw does not close correctly. • Edge strip missing at the pantry door trim.
Page 36 Item: 6	Vent Condition	<ul style="list-style-type: none"> • Mark/ scratch on the grill cover noted. Needs replacing.
Air Conditioner		
Page 38 Item: 1	Reverse Cycle Air Conditioner	<ul style="list-style-type: none"> • The AC system will have a new zone controller installed soon.
Exterior Areas		
Page 43 Item: 1	Doors	<ul style="list-style-type: none"> • The front door frame paint needs touching up. • The garage door frame head needs painting.
Page 43 Item: 2	Window Condition	<ul style="list-style-type: none"> • Some mortar holes on the sills to be filled. • Some tape to be trimmed at the windows.
Page 44 Item: 3	Eaves & Fascia	<ul style="list-style-type: none"> • Some marks on the fascias to be cleaned off around the house. • Some small gaps to be filled at the downpipes penetrations in area
Page 45 Item: 4	Walls	<ul style="list-style-type: none"> • Some weep hole vents need adjustment, some missing or covered over. • The pipework shrouds are corroding at the patio area. • Some mortar holes to be filled on the east wall.
Page 46 Item: 5	Render	<ul style="list-style-type: none"> • The front porch lintel needs render/ paint splashes cleaning off at the under side.
Page 47 Item: 6	Exterior Paint	<ul style="list-style-type: none"> • Paint to touch up on the front east side downpipe.
Grounds		
Page 48 Item: 2	Grading and Drainage	<ul style="list-style-type: none"> • We recommend all storm water drains, pits and strip drains are cleared of mortar and sand. The front drain also then needs testing to check this drains correctly towards the outlet. If not this will possibly need an extra outlet installed at the opposite end of the drain.
Page 49 Item: 3	Fence Condition	<ul style="list-style-type: none"> • Mortar splashes need cleaning off the fence panels. Also the limestone wall at the side of the garage.
Page 51 Item: 5	Patio & Pergola	<ul style="list-style-type: none"> • A flat edge trim has yet to be fitted at the patio ceiling / wall junction.
Garage		
Page 53 Item: 1	Garage and Shed	<ul style="list-style-type: none"> • Noted a hole at the front ceiling corner to be filled. • Screw hole noted to be filled middle of ceiling.



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:

- Sample Report

Contact Information:

Email: admin@resicert.com

Mobile: 1800 737 423



Inspection Type

1. Inspection Type

Type:

- Standard Handover Defects Inspection

Reason:

- New Home Construction Handover



Inspection Details

1. Attendance

In Attendance:

- Client present
- Building Supervisor present

2. Occupancy

Occupancy:

- Vacant - New



3. Inspection Limitations

Deferred

- 1. Unless we undertake a Timber Pest Inspection as part of your service we will not 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 qualified timber pest inspector, which we can do, 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. We are not qualified electrical contractors and can not confirm that electrical components of the inspection full comply or operate with the relevant electrical standards which only a qualified electrical contractor can advise. This also applies to specific requirements and legislation relating to smoke alarms which varies from state to state.
- 6. Australian Standard AS 4349.1 recognises that a standard property inspection is NOT a warranty. To further protect your interests we strongly advise that you consider insuring your house against undetected structural damage and problems developing with the building structure in the future.
- 7. It may be a requirement, depending of the location of your property, that the main power is turned off prior to entering the roof space. If we are unable to meet this requirement during the inspection the internal roof space may need to be inspected from the manhole only.



[12-19]



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 Property
- Single Storey Property

2. Property Orientation

Observation:

- Generally the direction is determined by the location of the front door.
- The front of the property is facing north.

3. Structure Type

Wall Construction:

- Double Brick with internal cavity

Roof Covering:

- Metal



Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- As our inspection is a AS4349.1-2007 visual inspection, we cannot conclusively state the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. The inspection does not involve physical structural testing of any component of the building nor did it involve excavation of the site or removal and testing of any materials upon the site or components of the structure.
- 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.
- Entering roof spaces that are heavily insulated can cause damage to the insulation and ceiling 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 area 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 roof space insulation or framing. This is a limited review of the roof space viewed from the hatch only.

Observations:

- Limited visibility and access due to air conditioner duct work throughout the ceiling space.

2. Duct Work

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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



3. Insulation

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Fibreglass batts insulation noted in the accessible ceiling space.

Observations:

- Insulation averages about 100mm to 125mm in depth.
- Insulation appears adequate.

4. Insulation Issues

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The insulation has been disturbed in places. It is necessary to have this insulation put back into place to be effective.





The insulation has been disturbed in areas and needs replacing.

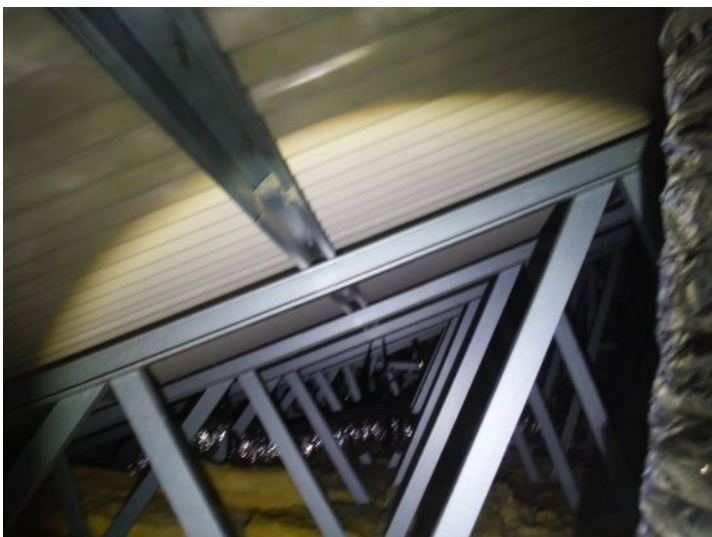
Roof

1. Roof Structure

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

Comments:

- The steel roof framing appears satisfactory.



2. Roof Covering

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

Materials:

- Inspected at various locations around the home from a ladder.

Observations:

- The metal roofing material appears to be in satisfactory condition.



3. Flashing

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

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.





4. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

Observations:

- No major function concerns noted at the time of inspection.
- 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		X

Materials:

- Plastered walls noted which appeared functional.

Observations:

- There is evidence of dampness in the wall which is adjacent to the ensuite. This is from a past leak. Monitor the flooring in the lounge for any swelling in the future.

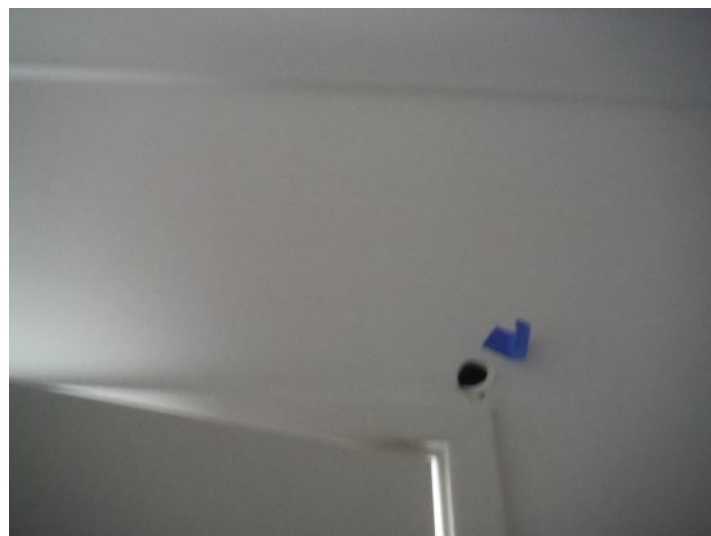
- There are marks and paint splashes to the interior walls at various locations. These have been marked with blue tape. One hole to fill at the master bedroom robe.



Paint marks at the front door wall to remove.



The lounge wall has moisture present at low level from the past ensuite sink leak. Monitor the flooring



Noted hole in the master bedroom robe wall to be filled.

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 and imperfections to the interior ceilings that need sanding and painting. Noted front hallway
- There is minor cracking which has occurred at the interface between the ceiling cornice and the wall at various locations. Noted in the bathrooms.



The entrance hall ceiling needs this patch sanded and painted.



Some shrinkage cracking at the bathroom ceilings to gap fill.



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 hardwired 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 hardwired smoke alarms installed in the bedroom hallway and the entrance areas. Smoke alarms due for replacement in 2033.



4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The exterior doors function satisfactorily.
- The interior doors function satisfactorily.
- Paint to be touched up on the front door and frame to clients satisfaction.
- Many doors have rough edges that need sanding and painting.
- One rear bedroom door appears to have swollen on the surface and separated from the core. This will need replacing.
- The door at the rear bedroom is rubbing along the bottom and requires shortening in order to close properly.
- Some dirt marks noted on the interior of the sliding door frames to be cleaned and touched up.
- Some door pins to be fitted correctly.
- Some door frames need the paint touching up.
- The base of the laundry door needs trimming level at the corner.





The front door paint has been requested to be touched up.



The paint over runs need cleaning up / repainting at the front door.



Some marks on the interior of this door frame need cleaning off.



A number of doors have rough edges and need sanding and repainting.



Some marks on the interior of this door frame need cleaning off.



One rear bedroom door needs shortening as its rubbing the carpet.





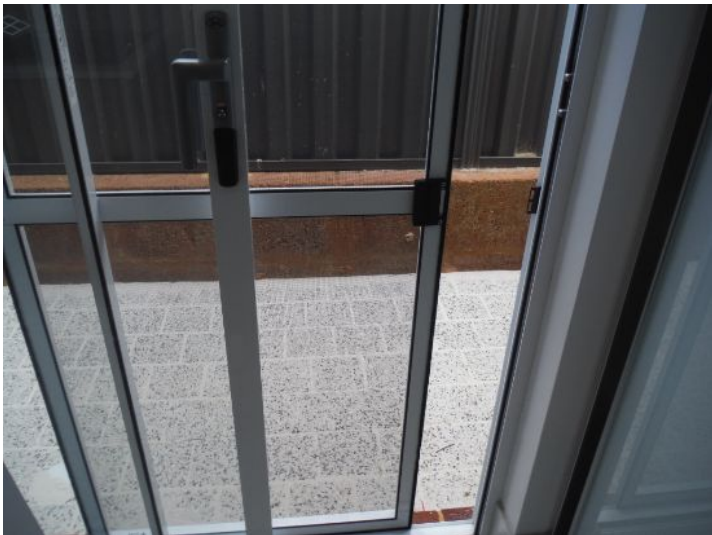
Some door frames need the paint touching up.



Some doors need the hinge pins refitted



Noted the base of the laundry door needs trimming up.



Some marks on the laundry door frame need cleaning off

5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Materials:

- Aluminum framed windows noted.

Observations:

- Some sand in the front window frame to be cleaned out.



Sand inside the window frame to clean out.



6. Floor Coverings

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Materials:

- The floor coverings are functional.

Observations:

- Grout noted in the grates and drains to be cleaned out.





The dry floor wastes have grout present at the grills and inside the pipes that needs clearing.

7. Closets

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The front rails are rough and need sanding and repainting in areas.



Some front rails need sanding and repainting.
Rough surfaces noted.

Bathroom and Toilets

1. Toilets

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The toilets are slow to drain. Plumber to check.



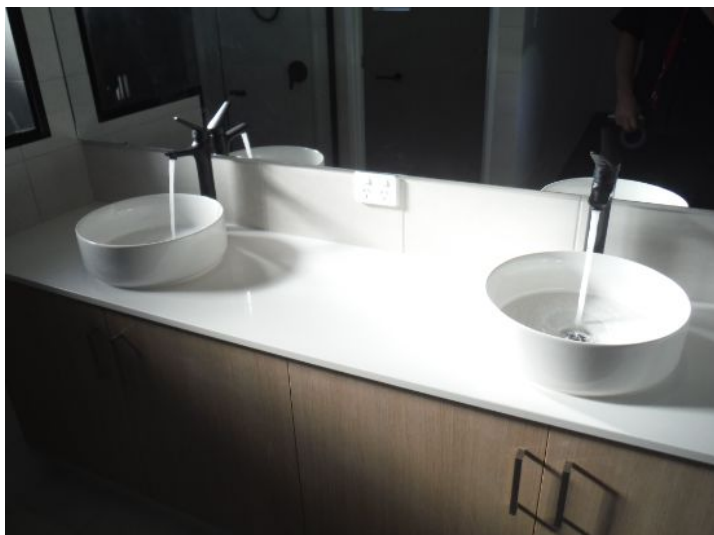
The toilets are slow to drain and need checking by the plumber.

2. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The sinks and related components functioned normally when tested.
- Silicone needs repair at the main bathroom sink.
- Hole noted at the plumbing shroud in the main bathroom.





The silicone at the main bathroom sink needs repair.



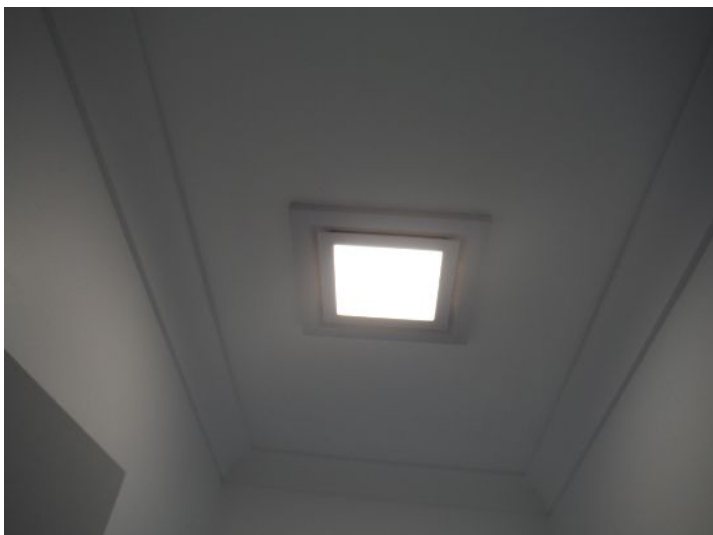
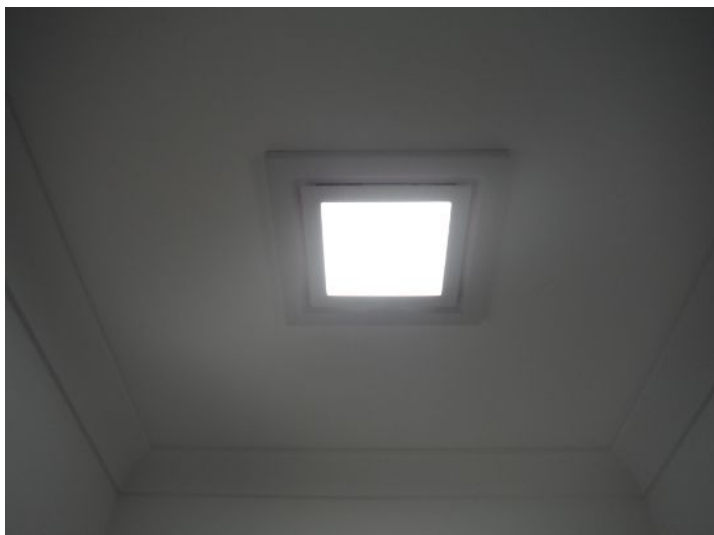
Noted hole at the main bathroom sink back. This needs covering.

3. Exhaust Fan

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The bathroom exhaust fans responded to normal user controls.

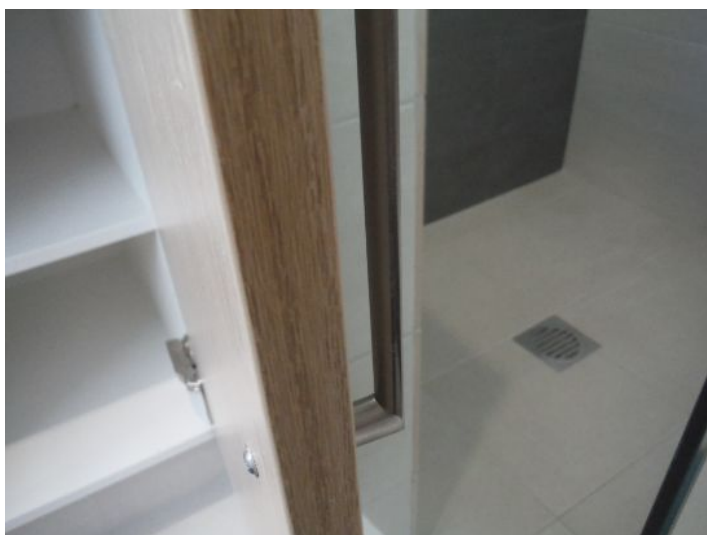


4. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:

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



Recommend installing a rubber stopper to prevent the door handle hitting the shower glass.

5. Counters

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- No major discrepancies noted in the counter tops and surfaces.

6. Floor Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- **Grates need clearing of grout.**





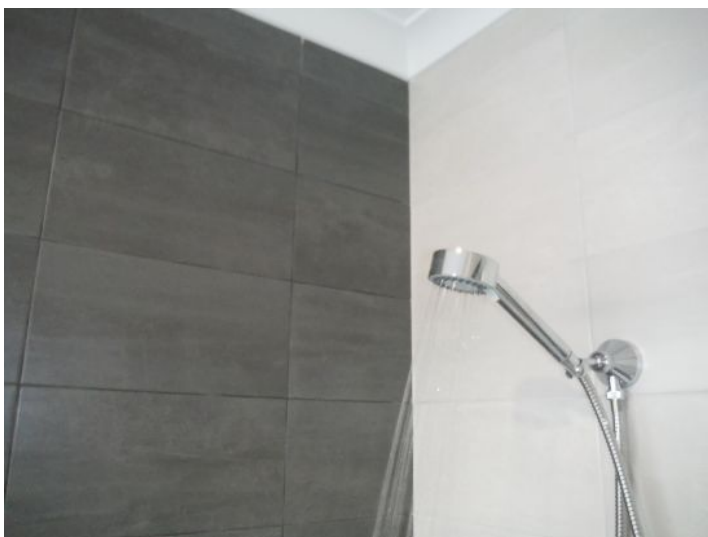
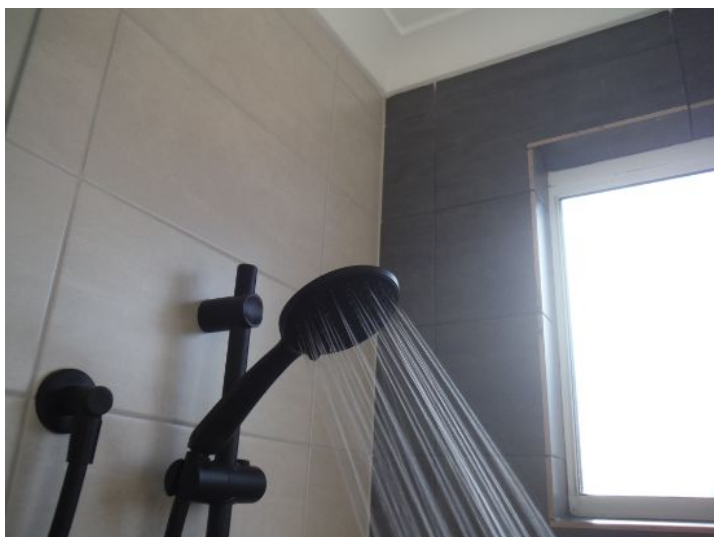
Grout in the floor grates and drain pipe to clear.

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

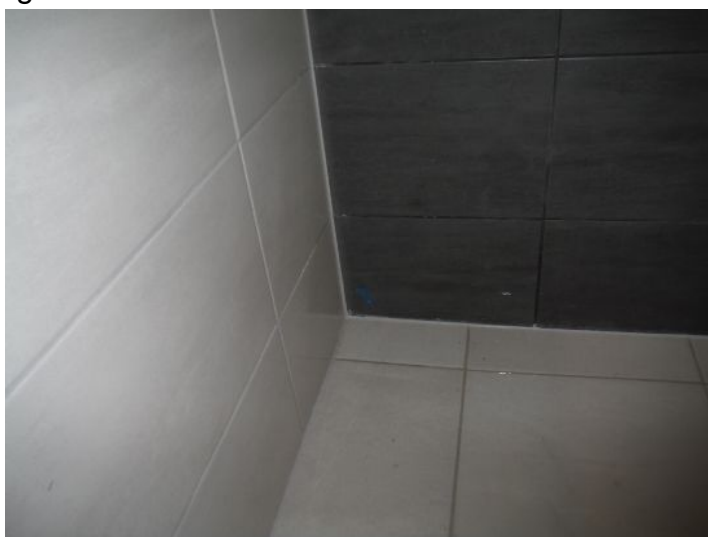
MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Some of the white paint has leached onto the black grout at the shower tiles and needs cleaning off.
- The silicone needs trimming at the base of the main shower.



White leaching into the shower black grout needs cleaning off.



The silicone / grout needs trimming up at the base of the main shower.

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 enclosure was 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.
- Small chip needs repair at the bath.
- One end of the bath has grout and sealer that needs cleaning off. Noted at the far end.





The end of the bath need the grout and sealer cleaned off



Small chip on the bath needs repair.

Kitchen

1. Cook top condition

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

Observations:

- Gas cook top noted and operated normally when tested.



2. Oven & Range

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

Observations:

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



3. Sinks

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

Observations:

- The sink and related components are functional.
- Drain line leaks under sink.





This waste is leaking and needs adjustment by the plumber.



4. Counters

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Appeared functional at the time of inspection.
- Solid Surface tops noted.
- **Silicone to be cleaned off.**



Some silicone to clean off the work top and edges.

5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- One draw does not close correctly.
- Edge strip missing at the pantry door trim.



One draw needs adjustment to close.



The pantry door timber has no edge trim fitted.



6. Vent Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Materials:

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

Observations:

- Mark/ scratch on the grill cover noted. Needs replacing.



Mark / scratch on the vent mesh grill.

Laundry

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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



2. Wash Basin

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The sink and related components are functional unless otherwise noted.



Air Conditioner

1. Reverse Cycle Air Conditioner

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Type:

- The central ducted reverse cycle system responded at the touch pad.

Observations:

- **The AC system will have a new zone controller installed soon.**



The zoning controller will soon be replaced.



Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC

Location:

- Main Panel Location:
- East side of the house.

Observations:

- There are at least 2 RCD's installed which protect both the power point 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.





3. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

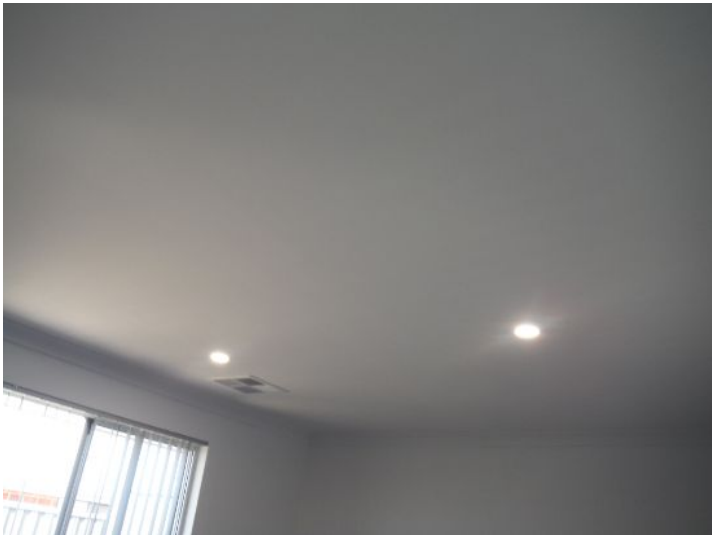
Comments:

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

Observations:

- Some of the light fixtures at the exterior of the home have no bulbs and should be fitted with new bulbs and tested at the final inspection.





Water Heater

1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Heater Type:

- Instantaneous gas hot water heater system.

Location:

- Exterior.

Observations:

- Please note that we only inspect & comment on the operational and safety issues of the hot water system. Issues relating to compliance to relevant codes and standards, and/or installation compliance is excluded from the scope of the inspection.
- No major system safety or function concerns noted at time of inspection.



Exterior Areas

1. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The front door frame paint needs touching up.
- The garage door frame head needs painting.



The paint needs touching up externally on the frame.



The top of the garage access door needs recoating



The garage access door head needs painting.

2. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Components appeared in satisfactory condition at the time of inspection.
- Some mortar holes on the sills to be filled.
- Some tape to be trimmed at the windows.





Some mortar on the window sills needs touching up.



Some tape needs trimming off around the windows.

3. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Some marks on the fascias to be cleaned off around the house.
- Some small gaps to be filled at the downpipes penetrations in area



Some penetrations need gap filling.

Some paint and dirt marks to clean off around the fascia boards.

4. Walls

MAINT	PREV	MONIT	DEFR	DEFIC
				X

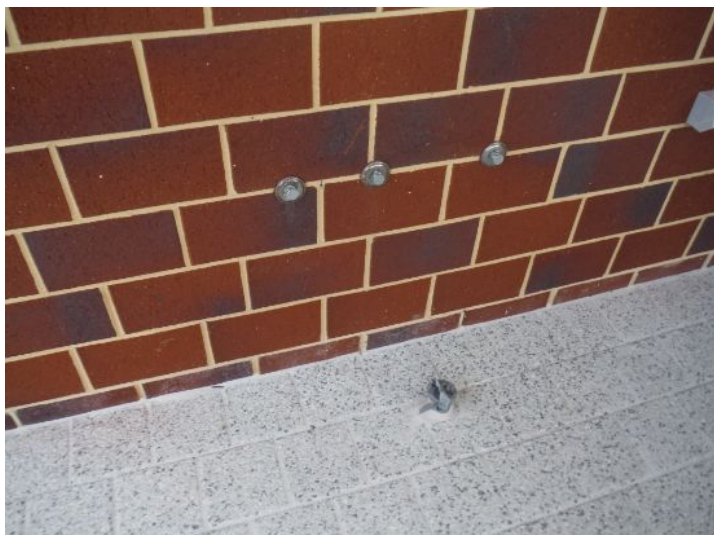
Materials:

- The brick wall covering is in a satisfactory condition.

Observations:

- Some weep hole vents need adjustment, some missing or covered over.
- The pipework shrouds are corroding at the patio area.
- Some mortar holes to be filled on the east wall.





The shrouds are corroding at the patio sink position.



Some weep hole vents need adjustment or installing.



Noted the weep holes need uncovering at the front render.



Mortar needs touching up on the East wall.

5. Render

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Appears satisfactory.
- The front porch lintel needs render/ paint splashes cleaning off at the under side.





Some excess render and paint on the underside of the porch lintel need cleaning up.

6. Exterior Paint

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Paint to touch up on the front east side downpipe.



Noted the paint needs touching up at the front East side downpie

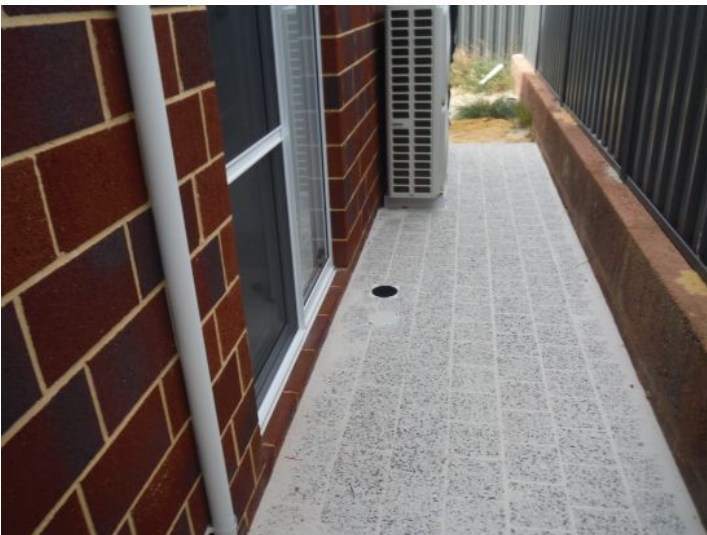
Grounds

1. Driveway and Walkway Condition

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

Materials:

- Brick paved driveway noted.
- Brick paved pathways noted.
- No deficiencies noted.



2. Grading and Drainage

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

Observations:

- Surface drainage conditions within 3 metres of the inspected structure appeared satisfactory.
- We recommend all storm water drains, pits and strip drains are cleared of mortar and sand. The front drain also then needs testing to check this drains correctly towards the outlet. If not this will possibly need an extra outlet installed at the opposite end of the drain.





The front garage drain needs clearing of mortar and sand and testing that the water is draining correctly to this outlet.

3. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

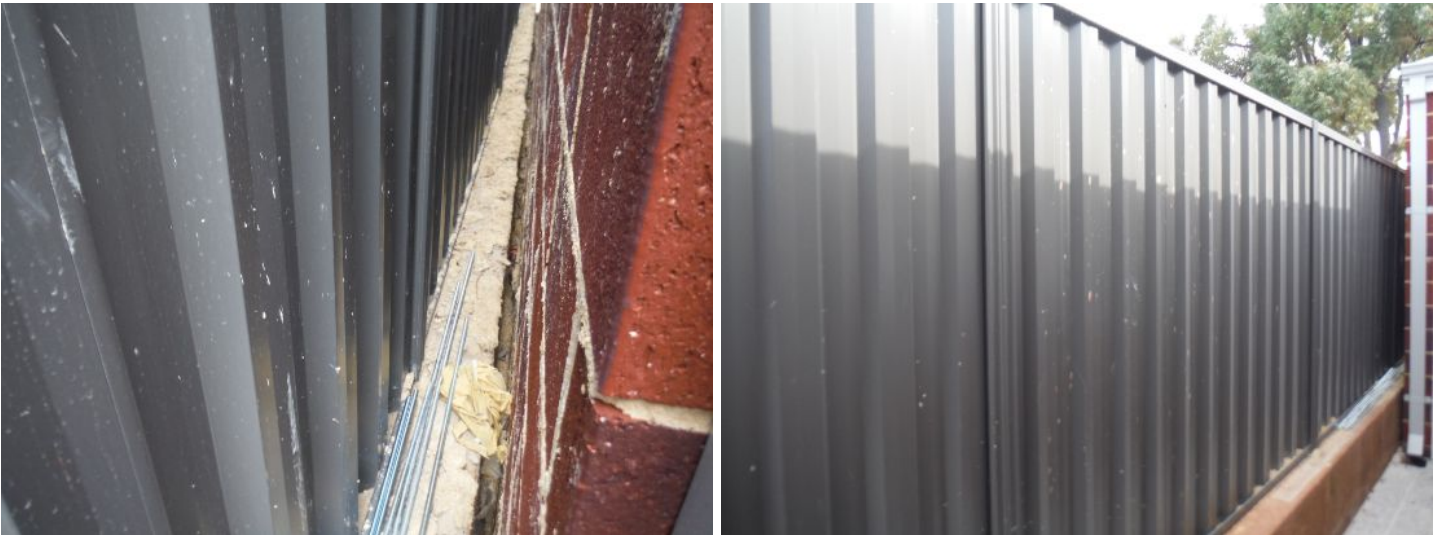
Materials:

- Metal.

Observations:

- Mortar splashes need cleaning off the fence panels. Also the limestone wall at the side of the garage.





Mortar splashes needs cleaning off the fence / wall.



4. Gate Condition

MAINT	PREV	MONIT	DEFR	DEFIC
			X	



No side gate present.

5. Patio & Pergola

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Patio appears in satisfactory and functional condition with normal wear for its age. Appears to be structurally sound.
- A flat edge trim has yet to be fitted at the patio ceiling / wall junction.



The patio ceiling needs a flat edge trim installed to finish this area.

6. Main Gas Valve Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Location:

- Side of structure.

Observations:

- Main gas shut off located at outside meter.





Garage

1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Materials:

- The attached brick garage appears structurally sound.

Observations:

- Noted a hole at the front ceiling corner to be filled.
- Screw hole noted to be filled middle of ceiling.



Small hole to fill at the front of the garage ceiling.



Screw hole to fill in the garage ceiling.

2. Garage Door Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Sectional door noted.

Observations:

- No deficiencies observed.





3. Garage Opener Status

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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



Resicert Service Agreement

Resicert Inspection and 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 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— Residential buildings - unless otherwise stated in the numbered clauses below. Pre-purchase property inspections do not inspect to or comment on building codes, as building codes for different structural areas change regularly. Pre purchase property inspections are designed to offer an informed opinion on what is visibly apparent on the date of inspection.

Timber Pest Inspections are undertaken in accordance with AS 4349.3-2010 - Inspection of Buildings - Part 3 - Timber Pest Inspections. 'Sounding' will be used as a method of inspection where practical and possible. Resicert Pest Inspectors conduct detailed but non-invasive Timber Pest Inspections, but are not Pest Controllers. Rodents, Spiders or other Pests do not form a part of our Inspection process, our Inspectors purely seek to investigate presence of (or past evidence of) Timber Pest Inspects, including but not limited to Termites and Borers.

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 Safety Barrier and Pool Condition Inspection (WA) 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 24 July 2007 / Pool Safety Inspection (QLD, NSW &VIC) as a Compliance Inspection or Advisory only: inspection and report in accordance with AS1926 1&2-2007 and QDC MP3.4: 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 WA Safety Barrier and Pool Condition Report (as an add-on or a stand alone) or a QLD NSW &VIC Advisory Only Report 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 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.

4.4 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.

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. - Lands

For Western Australian Residential Properties built pre-1970's, we recommend an electrical inspection to ensure the Roof cabling is satisfactory.

8.0 Liability and Limitations : The inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. 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.

Property conditions can change significantly over time, particularly under severe weather conditions and extremes of temperature. Therefore our Reports are only valid for a period of 60 days following the date 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 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 Depreciation Schedules : Resicert works in conjunction with a Quantity Surveyor to provide Depreciation Schedules for Investment Properties. The Quantity Surveyor is a third party and both logos (Resicert and the third party) will be listed at the top of the report. (2) Resicert holds Professional Indemnity Insurance for Depreciation Schedules, but the tax calculation provided by the Quantity Surveyor is entirely under the provision of the Quantity Surveyor used and Resicert cannot and does not accept liability in relation to any tax calculations.

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. Many building materials for many years contained or were comprised entirely of asbestos material. Approximate dates for legal disuse include: sprayed/lagging - late 1970s, cement sheeting - 1982, corrugated sheeting - 1984, other asbestos cement products - 1986, gaskets - 1997, friction pads - 2003. While your inspector may indicate that there may be some suspected asbestos material at the property, any property constructed prior to 2004 may have elements of asbestos in the materials, lagging, insulation, cement sheeting, piping, floor coverings, floor underlay, expansion joints, caulking, sink pads, toilet systems, pipe insulation, gaskets, gasket insulation and more materials and locations around the home. The only conclusive way to determine if asbestos is present in the home or as a part of the materials in the home is to take a sample and have it professionally tested. This sampling falls outside of the scope of this inspection. Sheeting and asbestos materials should fully sealed. If it is damaged, it should be dealt with immediately. 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.

17.0 Not a "Certificate of Building Compliance" report (For reports within ACT): The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy and act as a compliance report for the purposes of "Building and Compliance". 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 review of the plans and the visually accessible parts of the property at the time of the inspection.

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.

19.0 In the event that a defect is identified that has not been documented in this report, Resicert must be notified before any remedial work is undertaken. No Liability shall be accepted where remedial action is taken prior to Resicert being advised of the defect and given the opportunity to re-inspect the property and identify the defect.

[10-17]



Glossary

Term	Definition
Valley	The internal angle formed by the junction of two sloping sides of a roof.

