



**Resicert**

# Property Inspection Report



Inspection prepared for: Sample Report  
Date of Inspection: 18/3/2022 Time: 12:00PM  
Weather: Cloudy 27C

Inspector: Resicert Property Inspections  
Sample Report

**Brilliant inspections, best reports, fast!**



Resicert Building and Timber Pest inspections  
ACT / NSW / SA / QLD / VIC / WA

Free Call 1800 737 423

## Table Of Contents

Items Requiring Attention - Summary	4
Our Services	5
Inspector	6
Inspection Type	6
Inspection Details	6-7
Structural Summary	8
Property Information	8
Foundations	9
Structural Components	10
Internal Roof Space	11
Roof	12-16
Interior Areas	17-21
Bathroom and Toilets	22-24
Kitchen	25-28
Laundry	29
Air Conditioner	29
Electrical	30-33
Gas	34
Water Heater	34
Exterior Areas	35-36
Grounds	37-41
Garage	42-44
Resicert Service Agreement	45-49





## 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.



## 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:  
• Sample Report

Contact Information:  
Email: SampleReport@resicert.com  
Mobile: 0400000000

## Inspection Type

### 1. Inspection Type

Type:  
• Plus - Structural inspection plus good working order inspection  
Reason:  
• Pre-purchase Inspection

## Inspection Details

### 1. Attendance

In Attendance:  
• Seller present  
• Client not present

### 2. Occupancy

Occupancy:  
• Occupied - Furnished  
• Moderate 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. 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
- Double Storey Property

### 2. Property Orientation

**Observation:**

- The front of the property is facing west.

### 3. Property Comments

MAINT	PREV	MONIT	DEFR	DEFIC
	X		X	

**Observations:**

• There have been changes and additions which have been carried out to the original property. Noted 2nd floor extension, patio structure, metal shed carport and pool.

- You may wish to confirm that the required council approvals are in place.
- There appears to be some asbestos material utilised at the property. With this material it is important that it is well maintained and sealed. If any work is undertaken which involves this material it should be done in accordance with required safety and regulatory methods. For further information go to: <http://www.australianasbestosnetwork.org.au/asbestos-todays/>

There may be other asbestos material at the property that was unable to be located or detected as part of our normal process. Noted some fencing sheets at the old water tank stand.

**Observations:**

- A pool was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.
- We recommend all braided flexible water hoses in the property be checked regularly and replaced as required to prevent water damage.





Noted gas fire, not tested in our inspection

#### 4. Structure Type

- Wall Construction:
- Double Brick with internal cavity
- Roof Covering:
- Clay Tile

## Foundations

### 1. Raised Foundations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

**Raised Foundation:**

- 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.
  - This home has a raised foundation. Such foundations typically permit entry to the sub floor beneath the home, providing convenient access to the water supply pipes, drain pipes, vent pipes, and electrical conduits.
  - The sub floor was entered for inspection of the underfloor areas, systems, and components.
  - The Inspector can not verify the presence and depth of footings below the soil line.
- Posts and Girders:**
- Brick piers
  - Limestone foundations.
- Observations:**
- The foundations appear to be performing satisfactorily.
  - Some low areas could not be accessed. Recommend these areas have hatches cut in the floor above for future inspections.





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

### Observations:

- The ceiling structure appeared functional.
- Due to the placement of insulation on the top of the ceilings in some areas 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.

## 3. Suspended Floor

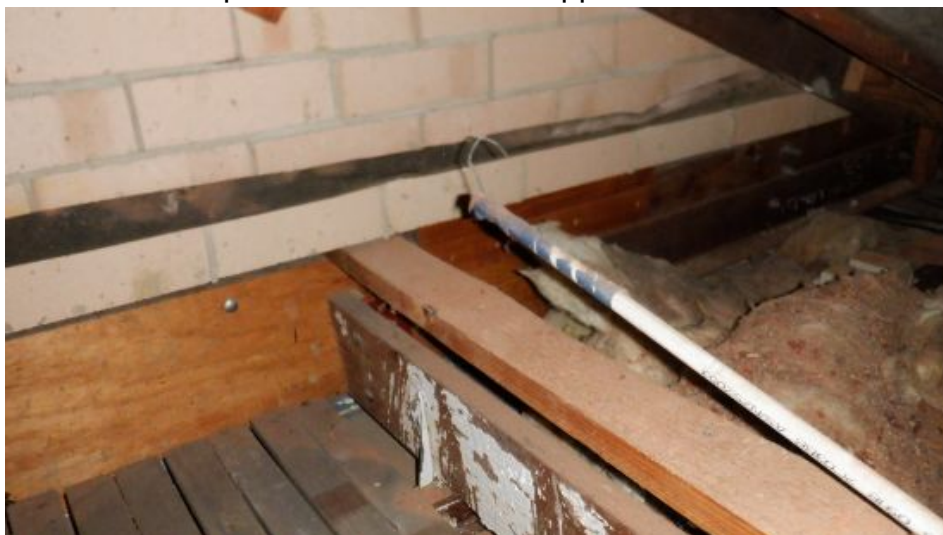
MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Materials:

- There is a timber suspended floor in the home.

### Observations:

- The suspended floor structure appears functional



## Internal Roof Space

### 1. Access

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

**Comments:**

- Access was available through a wall hatch in the closet.

**Observations:**

- Limited visibility and access due to air conditioner duct work throughout the ceiling space.
- No access to the 2nd storey roof space at present. Recommend a hatch is installed for future inspections.

### 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 75mm to 100mm in depth.
- Insulation appears adequate where visible.
- Wall insulation noted in areas.

## Roof

### 1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

**Comments:**

- The timber roof structure appears sound.
- Could not access all areas of the roof space due to limited space.

**Observations:**

- Evidence of "Chemical Delignification" - (Timber fretting) was noted on some of the timber batten components in the roof space. It does not appear to have affected the integrity of the battens at present but should be monitored. This is likely to be present on the lower original roof batons.





## 2. Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC

**Materials:**

- Roof was walked upon for the inspection.

**Observations:**

- The clay tile roof covering appears to be in satisfactory condition other than noted.



### 3. Roof Issues

MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

**Materials:**

- There are cracks in the bedding cement. This is not unusual for a tiled roof, and is often caused by normal movements in the roof frame. It is recommended that maintenance work is carried out on the roof so that the loose tiles can be re-bedded using mortar and then flexible bedding compound to help prevent re-cracking.

- There are previous silicone repairs noted. These tiles should be monitored, and ideally at some stage replaced as silicone can deteriorate over time.

**Observations:**

- Some fretting noted on the back edges of the clay tiles. Some of these tiles may need changing out in the future.



Noted some tile edges have flaked in areas, monitor for maintenance



Monitor when raining



Silicone has been applied to the tile joints below this downpipe area.

#### 4. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
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 **valley**s and intersections between the roof covering and other materials.
- The roof flashing, where visible, appears to be in satisfactory condition.
- Some of the **valley flashing**s have some leaf debris which should be cleared out.
- Some of the valley flashing has some rust and should be painted with a rust guard paint to prevent further rust and prolong the life of the valley.







### 5. Chimney

MAINT	PREV	MONIT	DEFR	DEFIC

#### Observations:

- The chimney appeared satisfactory at the time of the inspection.



## 6. 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.
- Consider installing a Gutter Guard or a similar product, to prevent the outlets from becoming blocked.



## Interior Areas

### 1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

### Materials:

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

### Observations:

- Some minor cracking noted between the gyprock sheets at various locations within the property. These are not structurally significant and can be patched normally. Noted in the master bedroom.



## 2. Ceiling Condition

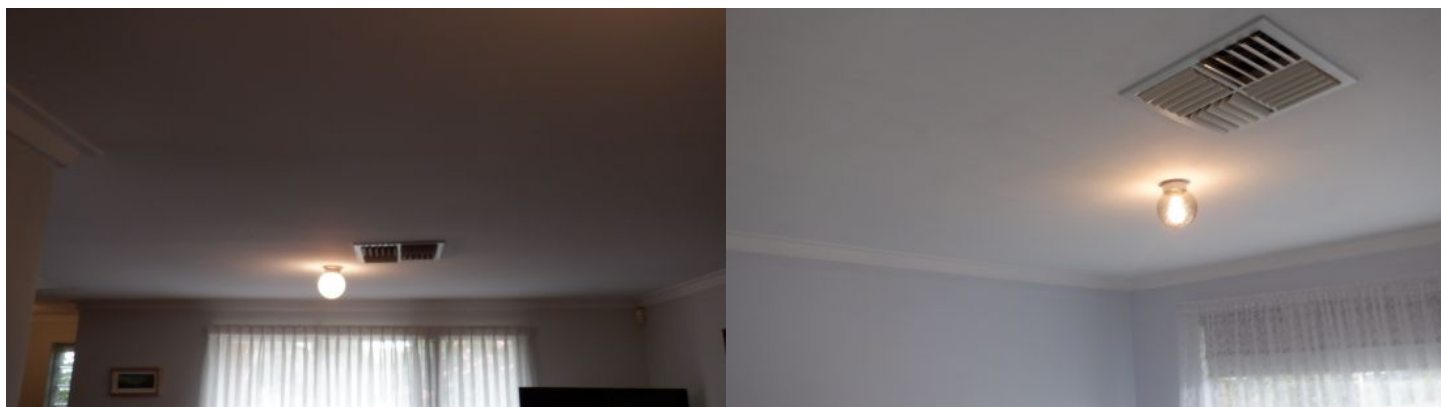
MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

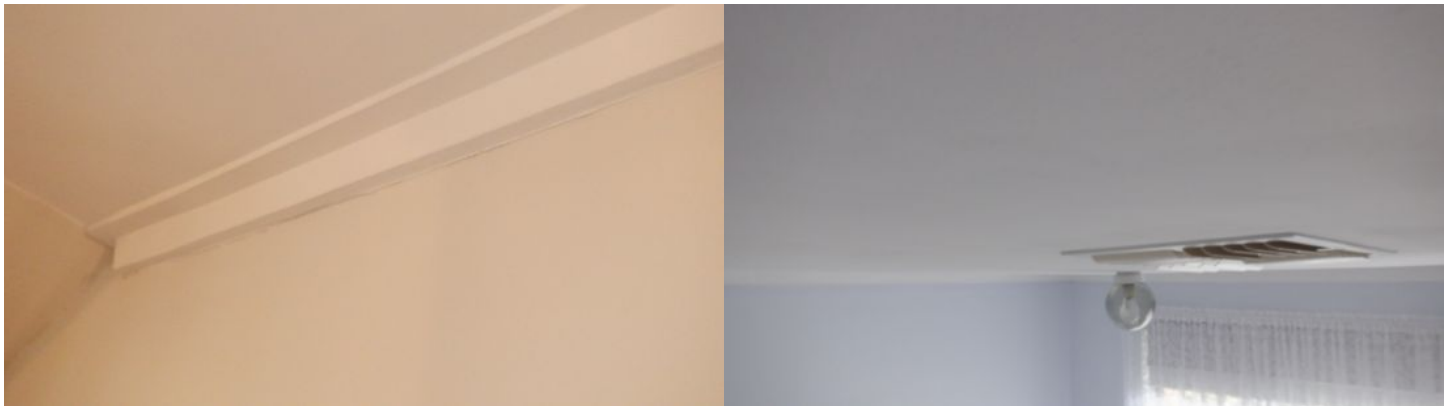
### Materials:

- There are plasterboard/gyprock ceilings in the home which appear functional.
- There are platerglass 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.
- The ceilings are original platerglass ceilings. Over time some of the plaster horse hair straps tend to break from the ceiling joists resulting in slight sagging in the ceiling and the formation of small cracks in the under surface of the ceiling. This does not appear to have affected the structural integrity of the ceilings but will require some maintenance in the future.
- Some minor sagging was noted in the bedroom ceiling. This did not appear to have affected the overall structural integrity of the ceiling but might require some maintenance in the future. We recommend that you monitor this area for any further sagging and engage an appropriately qualified tradesperson if the condition worsens.





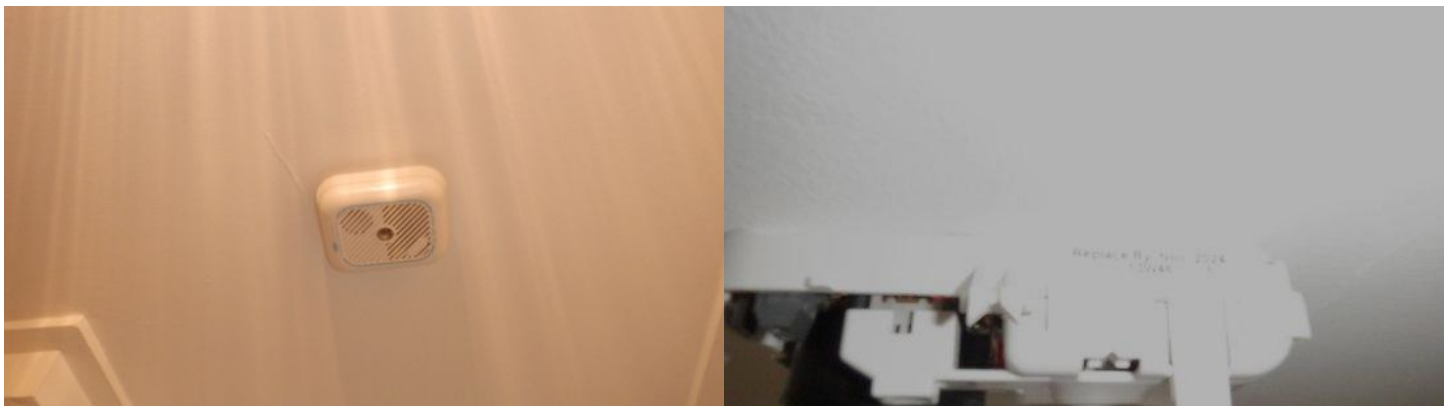
Slight sagging noted in the front bedroom ceiling, monitor

### 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 long-life-battery operated smoke alarms installed in the hallway areas. These are dated to be changed in 2024.



### 4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

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





### 5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

**Materials:**

- Aluminum framed windows noted.
- Motor driven window shutters were noted.

**Observations:**

- Windows operated during the inspection appeared functional.
- Some fly screens were not installed at time of inspection.



Some fly screens were not installed

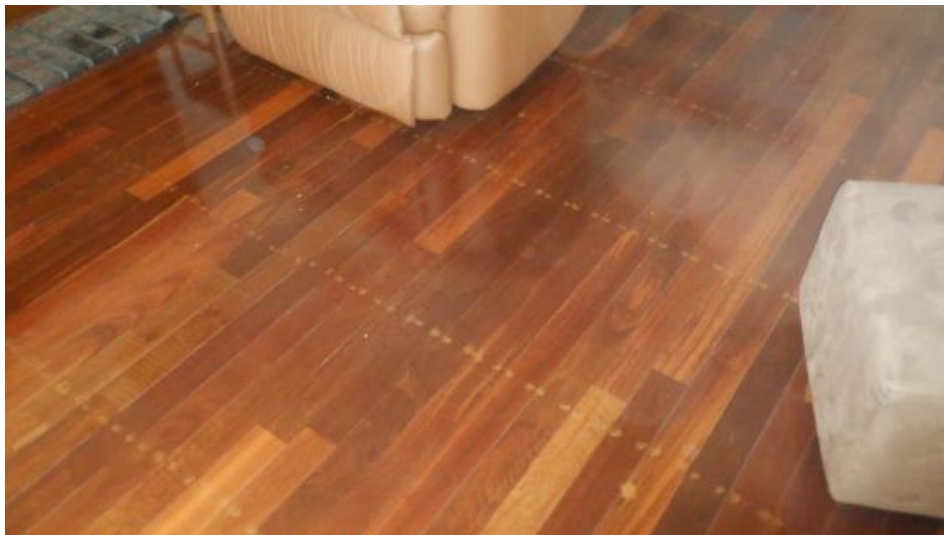


## 6. Floor Coverings

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

Materials:

- The floor coverings are functional.

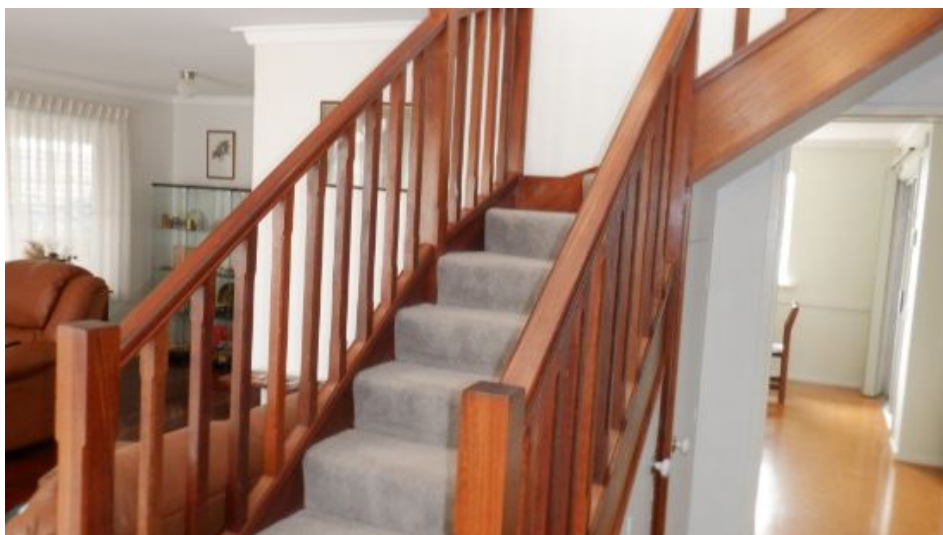


### 7. Stairs & Handrail

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Wooden stairs and hand rails are in good condition.



## Bathroom and Toilets

### 1. Toilets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Operated when tested. No deficiencies noted.



### 2. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The sinks and related components functioned normally when tested.



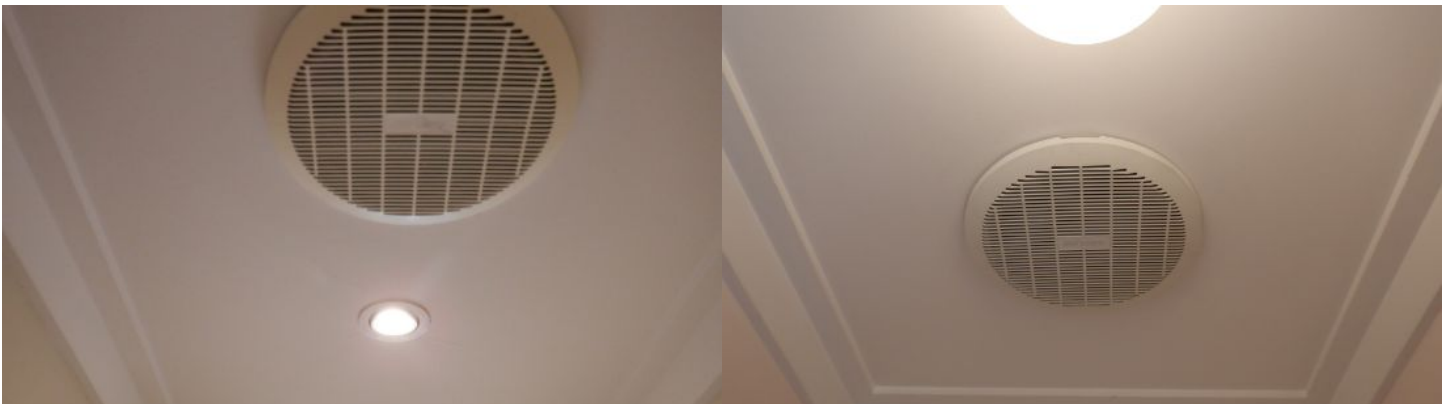


### 3. Exhaust Fan

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

Observations:

- The bathroom and toilet exhaust fans responded to normal user controls.





#### 4. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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

#### 5. Counters

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

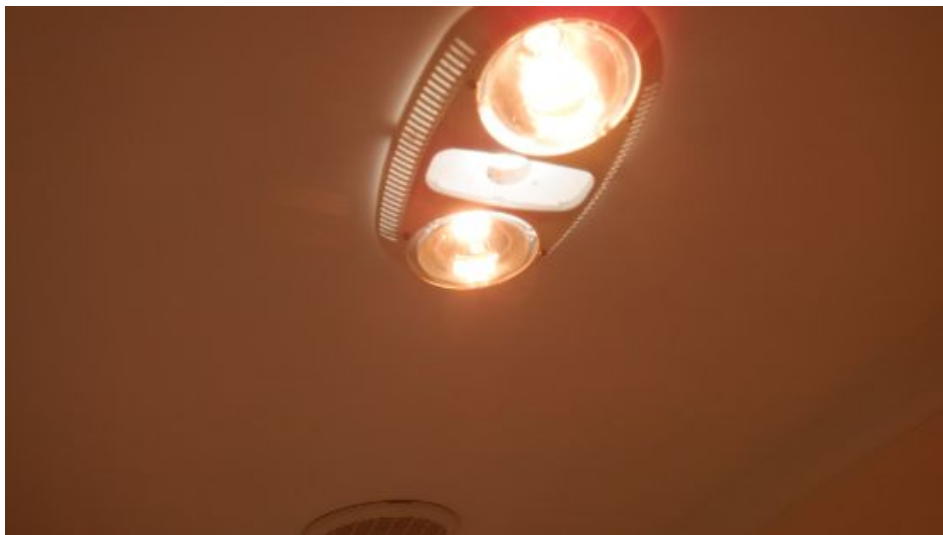
- No major discrepancies noted in the counter tops and surfaces. There is normal wear, consistent with their age.

#### 6. Heating

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Heat lamps in the bathroom functioned normally.

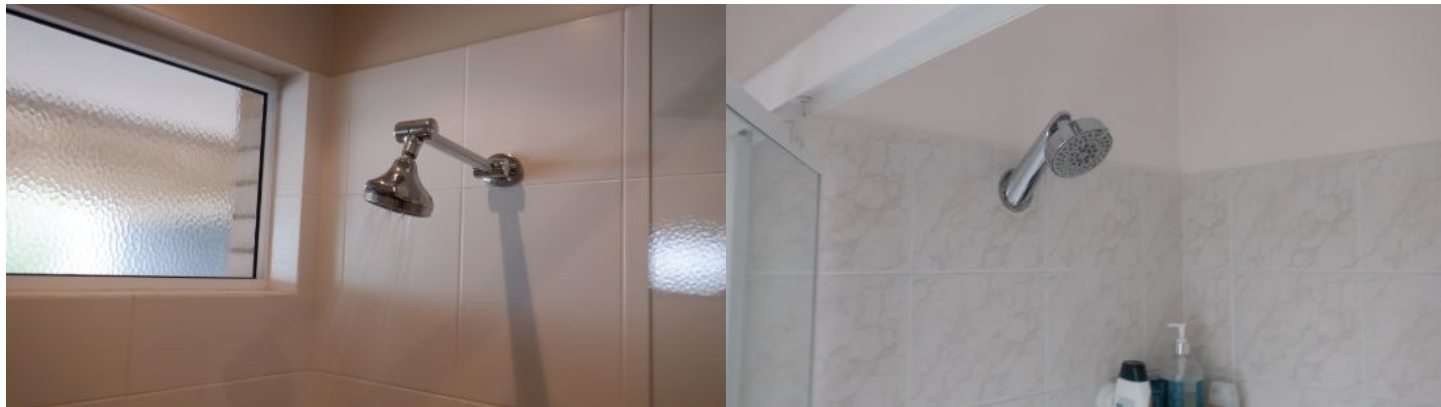


#### 7. Showers

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The showers and related components operated normally when tested.

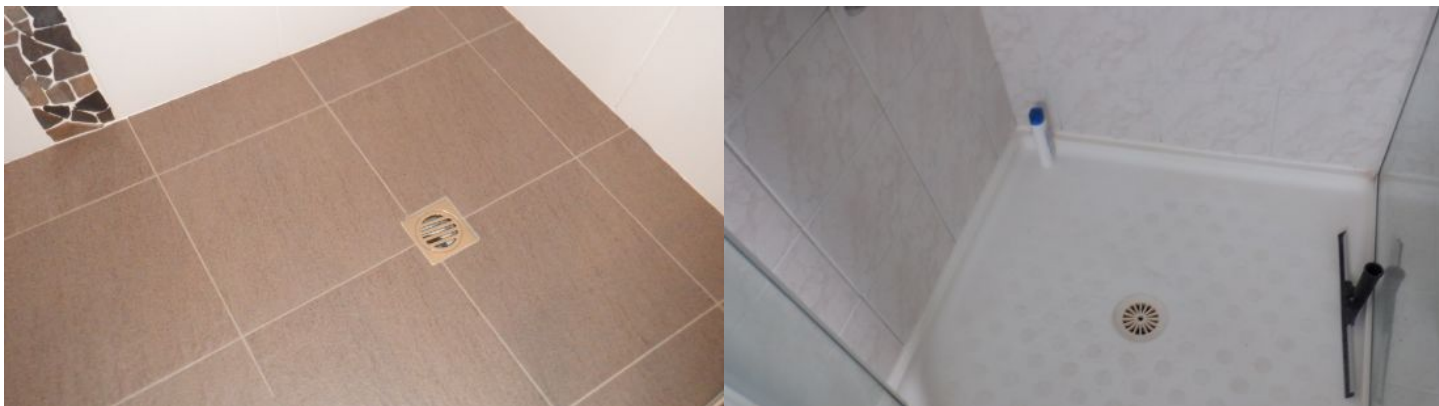


### 8. Shower Walls

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

**Observations:**

- As a preventative measure, we suggest that tile grout and joints be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

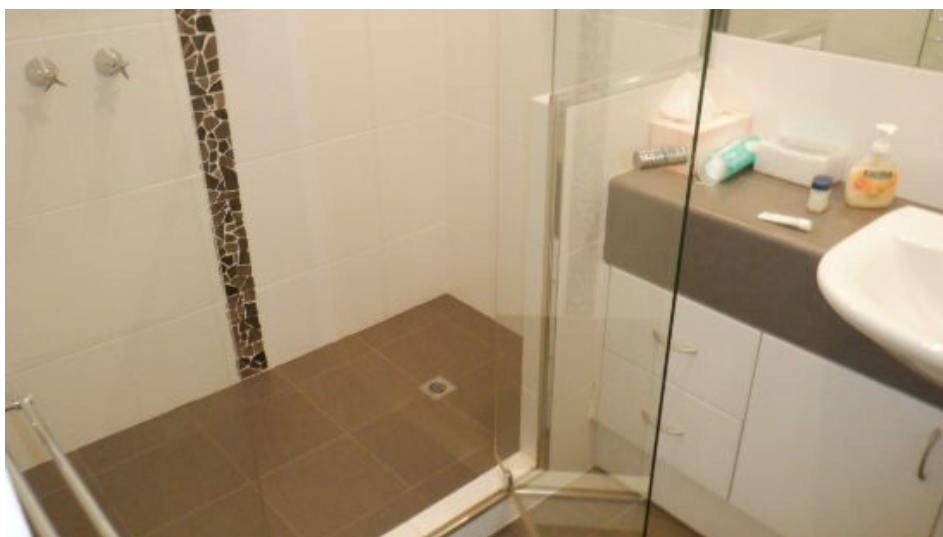


### 9. Enclosure

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

- The shower enclosure was functional at the time of the inspection.



## Kitchen

### 1. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC

**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 type="checkbox"/>

**Observations:**

- The sink and related components are functional.





#### 4. Counters

MAINT	PREV	MONIT	DEFR	DEFIC
X				

**Observations:**

- Appeared functional at the time of inspection.
- Plastic laminate tops noted.
- The counter tops are noted as slightly chipped or worn in areas.



Small chips and wear noted, maintenance

#### 5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

**Observations:**

- Appeared functional and in satisfactory condition.



6. Vent Condition

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

Materials:

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



# Laundry

## 1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

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

Type:

- The split-system wall mounted AC units responded to normal user controls at the time of the inspection.



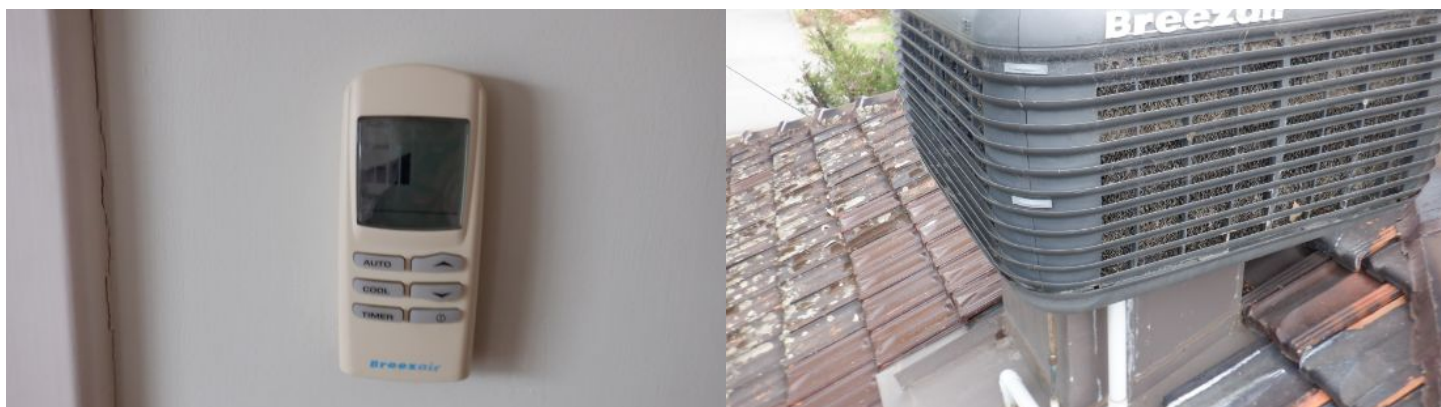


## 2. Evaporative Air Conditioner

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

Comment:

- The central evaporative air conditioner system was tested and responded to normal user controls.



## 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:
- South 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.





Shed sub panel

## 2. Photo Voltaic Panels

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

### Materials:

- There is a photo voltaic (solar panels) power system located on the roof.

### Observations:

- The inverter for the PV system was located in the garage and appears to be functioning.
- As part of the inspection we can not confirm the effectiveness of the solar panel system.







### 3. 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.





#### 4. Lights and Switches

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

Comments:

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



### 5. Internal Roof Wiring

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Most not visible due to insulation.

## Gas

### 1. Gas fittings

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials:

- Gas bayonet installed. No wall or ceiling vent observed. Location of this bayonet is in the dining room.

Observations:

- There are no wall or ceiling vents. If you intend to use an unflued gas heater you may want to consider installing wall and ceiling vents to aid ventilation.



## Water Heater

### 1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Heater Type:

- Electric boosted solar hot water heater.

Location:

- Exterior.
- Roof.

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. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Components appeared in satisfactory condition at the time of inspection.



### 2. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The eaves are in satisfactory condition.



### 3. Walls

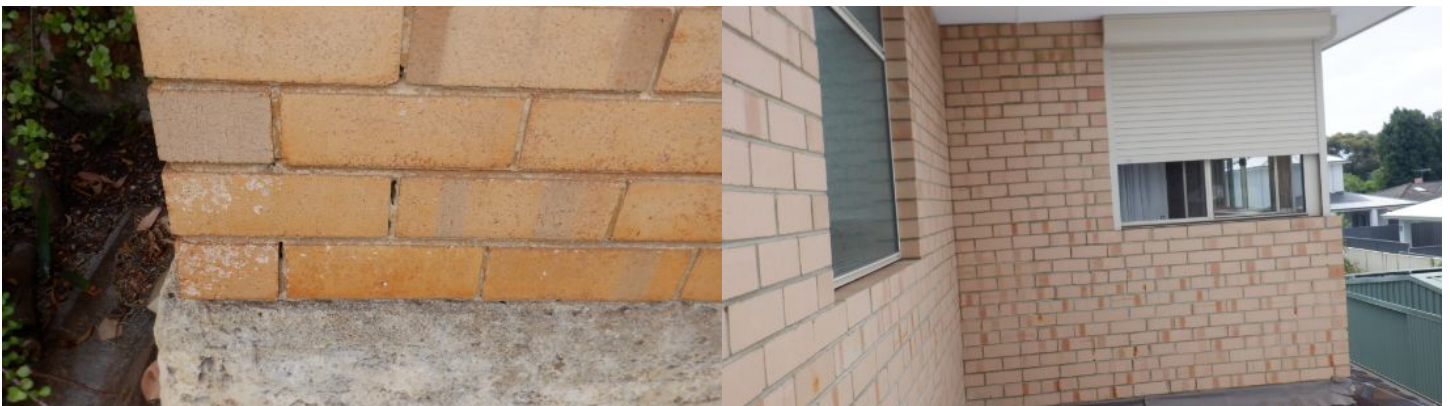
MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

**Materials:**

- The brick wall covering is in a satisfactory condition.

**Observations:**

- There is a section of the external wall at west where the mortar appears to have fretted and deteriorated. Maintenance should be carried out on this section of the wall to reinstate the mortar and prevent it from deteriorating further.
- There are a number of garden beds which are adjacent to the external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be placed between the garden bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled.





#### 4. Exterior Paint

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

#### Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- All exterior painted metal surfaces should be annually examined and cleaned, primed with rust inhibitor and re-painted as needed.

## Grounds

#### 1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Materials:

- Concrete driveway noted.
- Brick paved pathways noted.

#### Observations:

- Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.



## 2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

### Observations:

- 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.



## 3. Vegetation Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	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.
- Tree limbs within 3 metres of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris, dampness and abrasion damage.





#### 4. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

**Materials:**

- Asbestos.

**Observations:**

- The boundary fence is leaning in areas. Some maintenance will be required to bring the fence back to the vertical.
- Fence damaged in areas. Some maintenance will be required.







5. Patio & Pergola

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Patio appears in satisfactory and functional condition with normal wear for its age. Appears to be structurally sound.



### 6. Yard Walls

MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

Materials:

- Brickwork walls.

Observations:

- The yard wall at the west side of the property is leaning, and it should be evaluated by an appropriate trades person. Recommend removing this tree to prevent further movement.
- 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.



### 7. Main Gas Valve Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Location:

- Side of structure.

Observations:

- Main gas shut off located at outside meter.



### 8. Sprinklers

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

**Observations:**

- Sprinkler system was noted. It is not tested as part of the inspection. This should be tested at the final settlement inspection.
- A water pump and water bore located at the southwest side of the property. The function of the water pump has not been tested as part of the inspection process and should be checked at final inspection.



## Garage

### 1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

**Materials:**

- The attached carport appears functional and structurally sound.
- The rear metal shed appears to be structurally sound.

**Observations:**

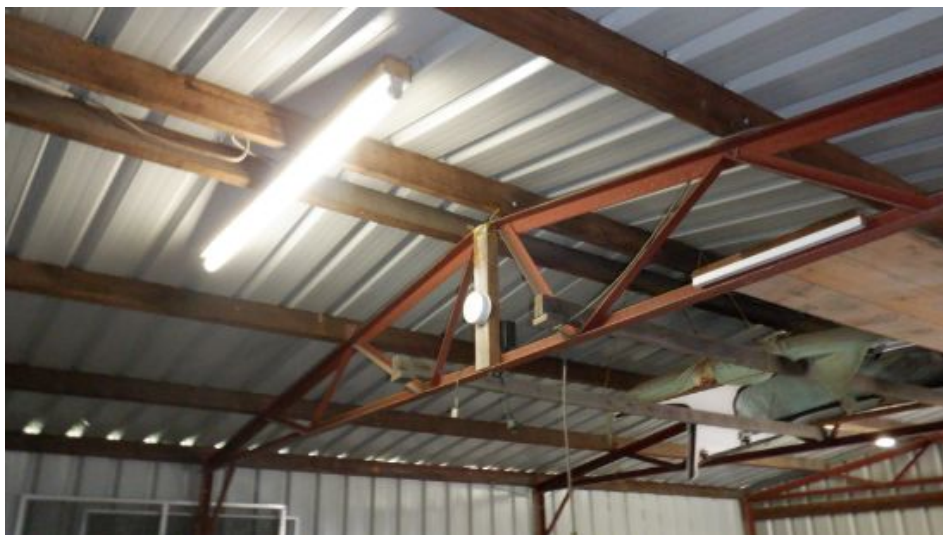
- Some of the metal sheeting on the carport has corroded. This should be reviewed for maintenance or replacement as required.





Noted some corrosion below the roof sheets, maintenance





### 2. Garage Door Condition

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

Materials:

- Roll-up doors noted.
- Slider door noted.

Observations:

- No deficiencies observed.



### 3. Garage Opener Status

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

Observations:

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



## Resicert Service Agreement

---

### **Resicert Inspection and Service Agreement - October 2021**

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 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:



## Resicert Property Inspections

-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 &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 &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 advice 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



## Resicert Property Inspections

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 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





## Resicert Property Inspections

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. 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. Sheetting 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



## Resicert Property Inspections

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.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

