



**Resicert**

# Property Inspection Report



Inspection prepared for: Sample Report  
Date of Inspection: 15/3/2022 Time: 12:00PM  
Weather: Cloudy 26C

Inspector: Resicert Property Inspections  
Sample Report

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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.

Grounds		
Page 43 Item: 4	Fence Condition	<ul style="list-style-type: none"> <li>• One section of the rear boundary fence is damaged, has collapsed in one area. This fence protects the pool area and should be replaced as soon as possible.</li> </ul>
Garage		
Page 48 Item: 2	Garage Door Condition	<ul style="list-style-type: none"> <li>• The door has jammed and needs servicing</li> </ul>



## 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:  
• Client not present

### 2. Occupancy

Occupancy:  
• Vacant - Unfurnished





### 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:

- The front of the property is facing north.

### 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 patio structure, rear and side extensions, granny flat / transportable 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.







#### 4. Structure Type

Wall Construction:

- Double Brick with internal cavity

Roof Covering:

- Concrete Tile

## Foundations

### 1. Slab Foundation

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

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

Observations

- The wall structure components appeared functional.
- The external walls of the home are of a double brick construction, which contains an internal cavity.
- The extension walls appear to be timber framed. Frame work not visible.



## 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.



## Internal Roof Space

### 1. Access

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

### Comments:

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



## 2. Insulation

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

### Materials:

- Fibreglass batts insulation noted in the accessible ceiling space.

### Observations:

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



## 3. Exhaust Vent

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

### Observations:

- Bathroom exhaust fan terminates in the roof space. You may wish to flue this to the outside air.





# Roof

## 1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

### Comments:

- The roof structure appears to have undergone repairs in the past. Noted a new beam and bracing along with some rafter repairs in areas of the roof structure. Appear to be sound.

### Observations:

- Noted one missing steel brace on the front steel support bar. Recommend this is replaced. Maintenance



Repair noted, appears sound



Noted steel support brace is missing

Side extension roof

## 2. Roof Covering

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

### Materials:

- Roof was walked upon for the inspection.

### Observations:

- The concrete tile roofing material appeared to be in satisfactory condition other than noted.





### 3. Roof Issues

MAINT	PREV	MONIT	DEFR	DEFIC
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.







#### 4. 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.



#### 5. Sky Lights

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

##### Observations:

- No signs of present or past leaking around the skylight were discovered at the time of inspection.



## 6. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
X	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.
- One downpipe near the kitchen wall has a split / corroded section. Recommend maintenance.
- Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding.



Gutters appear to be new





Monitor the gutter here for maintenance



Side extension has no guttering fitted

Granny flat gutters need clearing

## Interior Areas

### 1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Materials:

- Plastered walls noted which appeared functional.

#### Observations:

- Very minor shrinkage cracks in the wall plaster in some locations. This is not a structural issue and can be repaired normally.
- There are marks and imperfections to the interior walls at various locations. These can be repaired normally.



Next to the front door frame, maintenance



## 2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

### Materials:

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

- There are plasterglass 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 ceiling has minor hairline joint cracks between the joints of the sheets. This is normally due to minor movement in the roof structure and can be repaired normally. This does not appear to have affected the structural integrity of the ceilings but may require some maintenance in the future.
- The ceilings are original plasterglass 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 of the ceiling paint has flaked away and requires maintenance. Particularly in the bathrooms.



Rear games room extension



### 3. Ceiling Fans

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

#### Observations:

- Operated normally when tested.
- The front bedroom fan wobbles when tested. Requires servicing
- There is a missing fixture globe on the ceiling fan. These are usually easy and inexpensive to replace from your local home improvement centre.
- Noted the control knob switch is missing at the rear bedroom/ extension.



Noted missing control knob





#### 4. 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 two hardwired smoke alarms installed in the bedroom hallway areas. They are due for replacement in 2028 and 2029



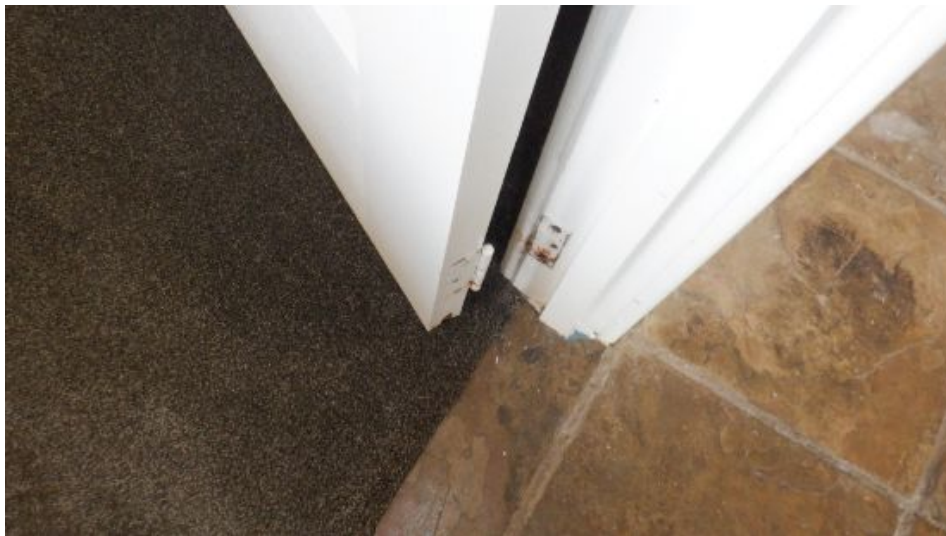
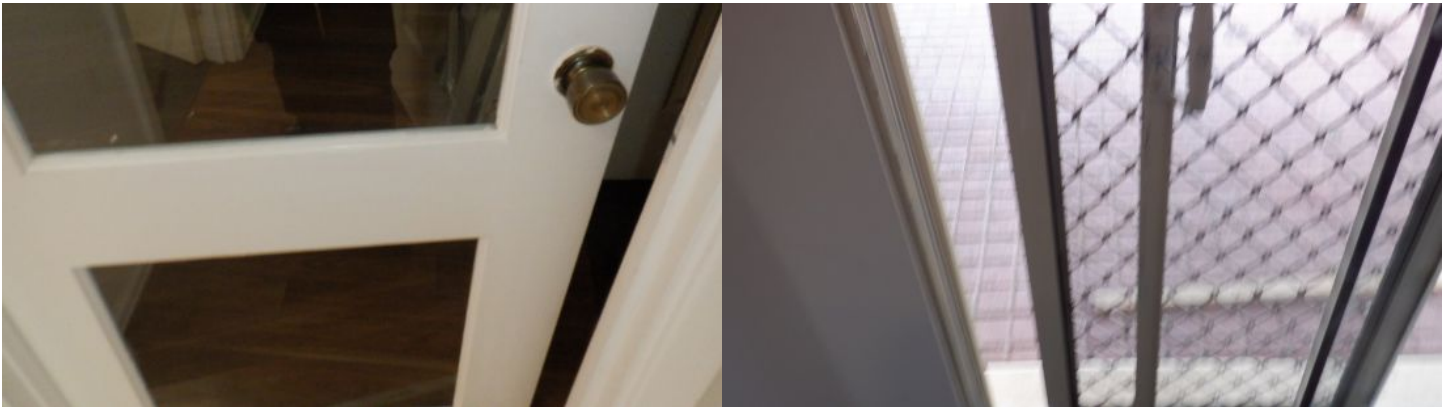
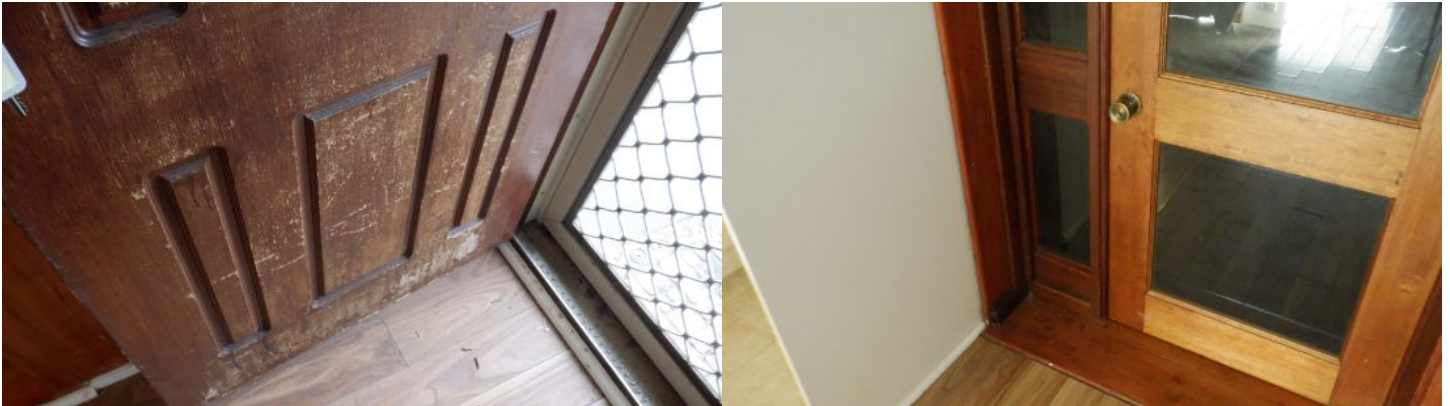
#### 5. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

##### Observations:

- The exterior doors function satisfactorily.
- The interior doors function satisfactorily.
- Back door missing a deadbolt lockset.
- The bedroom door is not closing properly due to the loose hinge.
- The exterior of the front door is weathered.





Side extension bedroom door hing needs maintenance

## 6. Window Condition

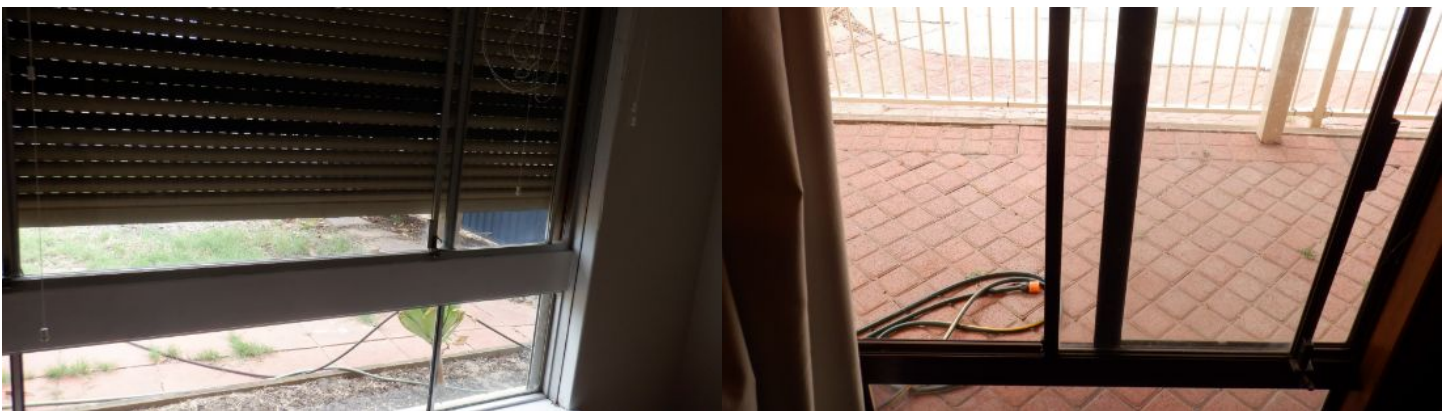
MAINT	PREV	MONIT	DEFR	DEFIC
X				

### Materials:

- Aluminum framed windows noted.
- Only a representative number of windows were tested/operated during the inspection.
- Motor driven window shutters were noted.
- Manually operated window shutters were noted.

### Observations:

- Windows operated during the inspection appeared functional.
- One shutter manual winder did not respond.



Some fly screens not present



One front bedroom shutter winder requires maintenance to operate

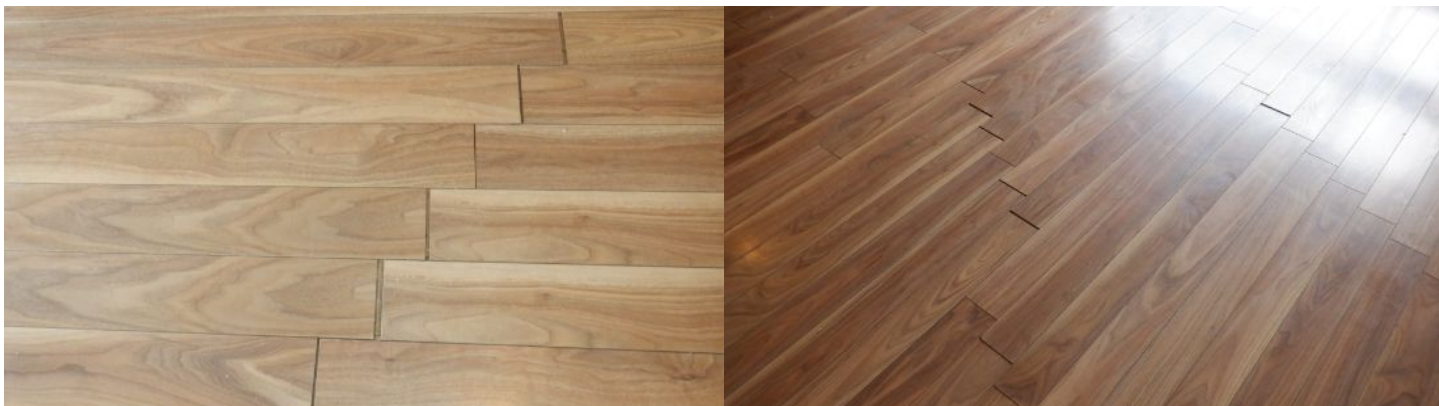
## 7. Floor Coverings

MAINT	PREV	MONIT	DEFR	DEFIC
X				

### Observations:

- Noted gaps have opened up in the floor joints in the lounge room.
- Maintenance





Noted in the lounge room

## 8. Closets

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

### Observations:

- The closets were in serviceable condition at the time of the inspection.



## 9. Window-Wall AC or Heat

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

### Observations:

- The games room wall AC unit was unplugged with no available power nearby, did not test.
- The laundry room wall ac unit responded. This has no cover present.



Could not test

Noted the cover was missing, unit responded

## Bathroom and Toilets

### 1. Toilets

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

#### Observations:

- Operated when tested. No deficiencies noted.



### 2. Sinks

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

#### Observations:

- The sink and related components functioned normally when tested.



### 3. Exhaust Fan

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

#### Observations:

- The bathroom exhaust fan responded to normal user controls.

### 4. Cabinets

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

#### Observations:

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



### 5. Counters

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

#### Observations:

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

### 6. Heating

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

#### Observations:

- Heat lamps in main bathroom. At the time of the inspection some of the lamps were not working and require attention. We recommend you replace the bulb and re-test. If still not functional you will need to consult a qualified electrician to rectify.



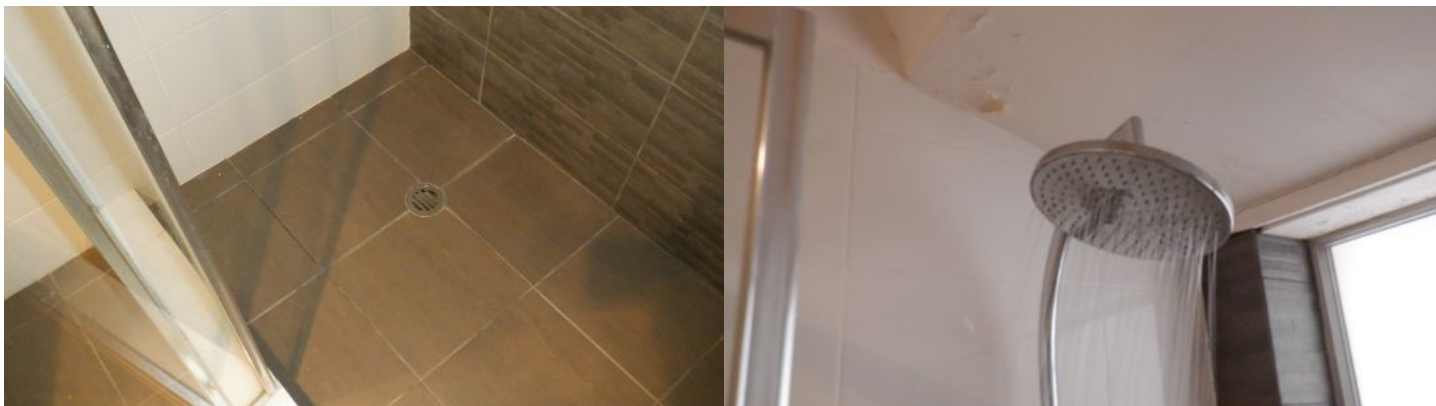


## 7. Showers

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

### Observations:

- The shower and related components operated normally when tested.



## 8. Shower Walls

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

### 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.

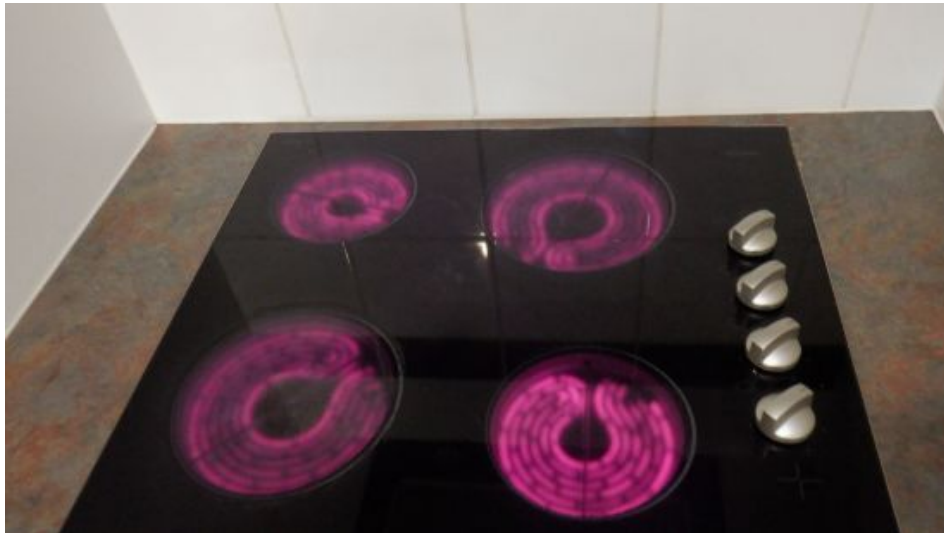
# Kitchen

## 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:

- Electric 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 sinks 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.
- Some edge strips missing in areas. Maintenance.



#### 5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

#### Observations:

- Appeared functional and in satisfactory condition.



## 6. Vent Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

### Materials:

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

### Observations:

- Vent fan light is inoperable. Recommend replacing bulb and re-testing. If still not working a qualified electrician should be consulted to rectify.
- One mesh filter screen was missing.



## 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			X	

Type:

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

Observations:

- One remote was missing and one needs new batteries.



Noted missing batteries to ac control, tested with the override switch





Operated from the manual override switch. No remote presenty



## 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:

Observations:

- There are at least 2 RCD's installed which protect both the power point and light circuits. This complies with current regulatory requirements.



The external wall outlet needs re fixing

## 2. Power points

MAINT	PREV	MONIT	DEFR	DEFIC
X				

### Comments:

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

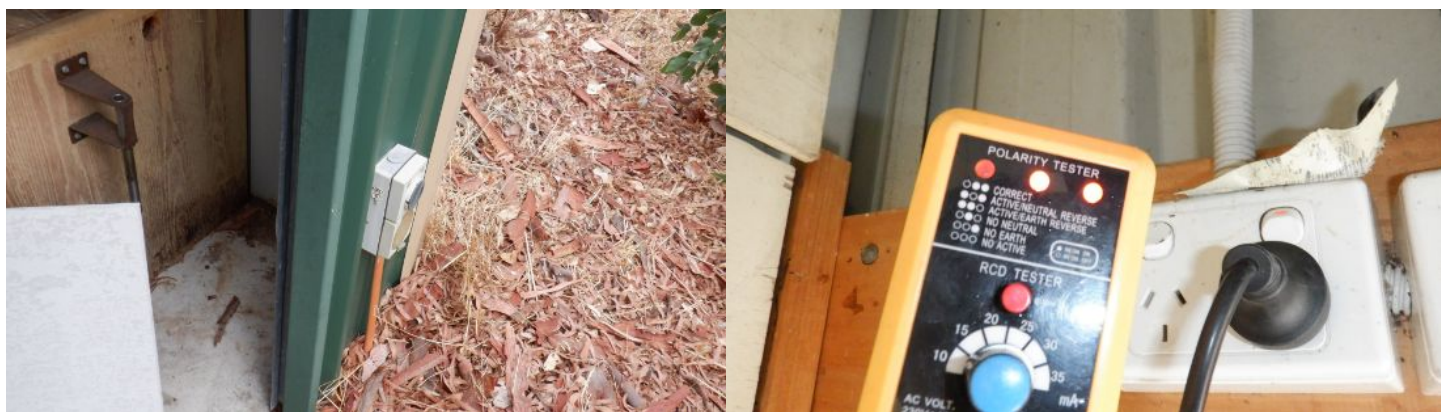
### Observations:

- There is a power point in the exterior area that needs refixing to the wall.
- There is a power point in the bedroom area with loose switches noted.





Noted loose rocker switch, side extension.



Noted at the workshop

### 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:

- A light fitting located in the kitchen requires re-fixing to the ceiling.



#### 4. Internal Roof Wiring

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

Materials:

- Most not visible due to insulation.

## Water Heater

#### 1. Water Heater Condition

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

Heater Type:

- Electric boosted solar hot water heater.
- Instantaneous gas hot water heater system.
- Electric storage hot water heater. Not tested.

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.
- A disused solar hot water system was noted on the roof. You may wish to have this removed at some point.







Disconnected solar tank and panels are present on the roof



Granny flat , not tested

## Exterior Areas

### 1. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
X				

#### Observations:

- Fly screen door needs re fitting / maintenance.



The rear fly screen door needs refitting on the track / servicing

## 2. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC
X				

### Observations:

- There appears to be some asbestos eaves material on the property.
- Water stains were noted which is an indication that the gutters have likely overflowed in the past. Ensure that the gutters are kept clear of vegetation and other debris and that the downspouts and drains are functioning correctly.
- Water stains were noted around some of the downpipe to gutter connections around the home. We recommend testing the connections with a hosepipe or checking during heavy rainfall, and sealing where required.





### 3. Walls

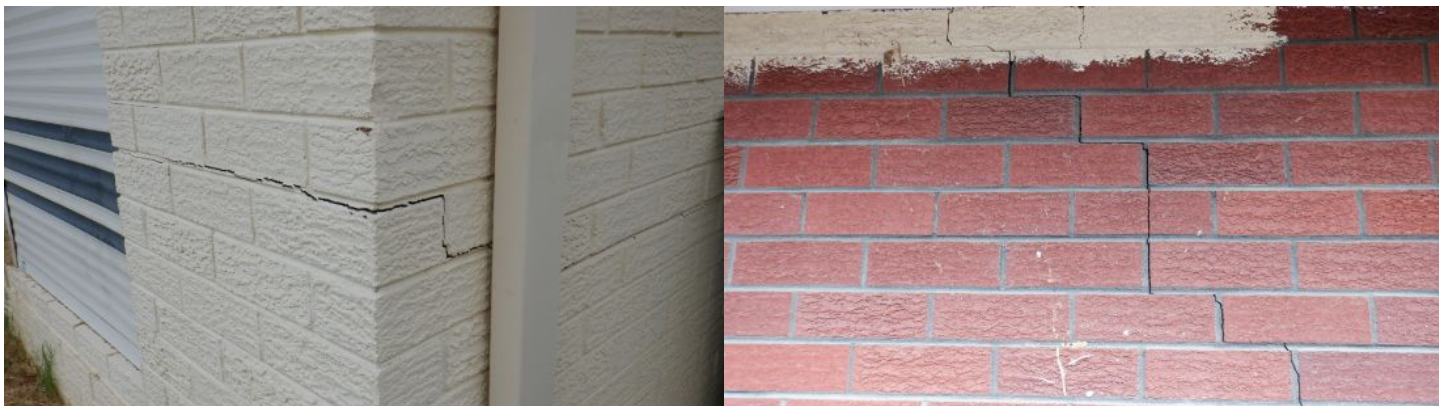
MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

#### Observations:

- Due to normal minor differential settlement of the foundations, cracks have appeared on some of the external walls of the house. These cracks do not appear to have affected the overall structural integrity of the house at present and can be repaired. We recommend you obtain a quote to have these areas repaired. The drainage should also be repaired and monitored around these wall areas.
- 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. Cladding Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

##### Materials:

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

##### Observations:

- Some minor cracking has occurred between the cladding sheets for the side addition. This does not appear to have affected the structural integrity and can be repaired normally.
- Cladding-Soil contact or proximity. This may provide entrance of moisture or insects to the siding. Recommend grading soil so there is at least 150mm of space (where practical) between the cladding and the soil below and checking for any damaged trim and siding materials.







### 5. 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	X			

### Materials:

- Brick paved driveway noted.
- Brick paved pathways noted.
- Driveway in reasonable shape for age and wear. No major deficiencies noted.

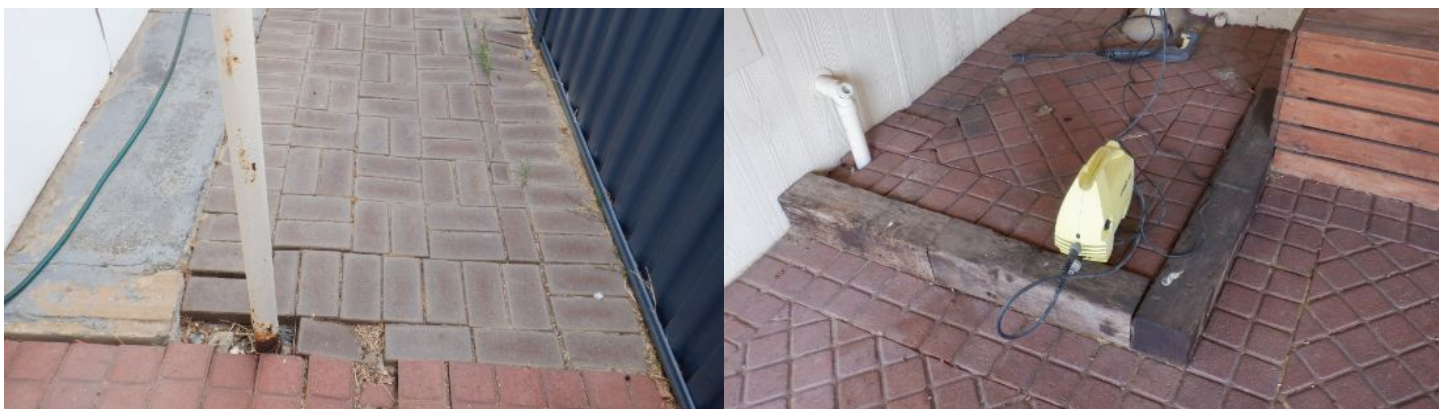
### Observations:

- Some areas of settlement and uplift were noted on the pathway. These areas do not appear to have affected the structural integrity of the home or the function of the pathway in any way and can be repaired/levelled normally.
- The concrete chamber at the driveway should have a lid fitted or be removed if not in use. Safety, trip hazard. Preventative.



Driveway needs weeding

Noted concrete open chamber next to the driveway, recommend a lid is installed



## 2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
X				

### Observations:

- Surface drainage conditions within 3 metres of the inspected structure appeared satisfactory.
- Some broken connectors noted, maintenance.







Noted broken connector, maintenance

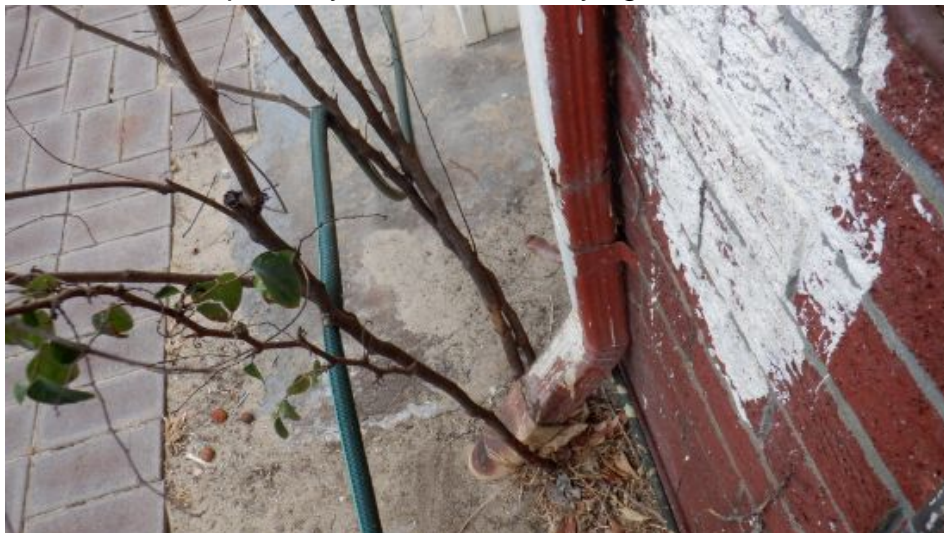


### 3. Vegetation Observations

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

#### Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



#### 4. Fence Condition

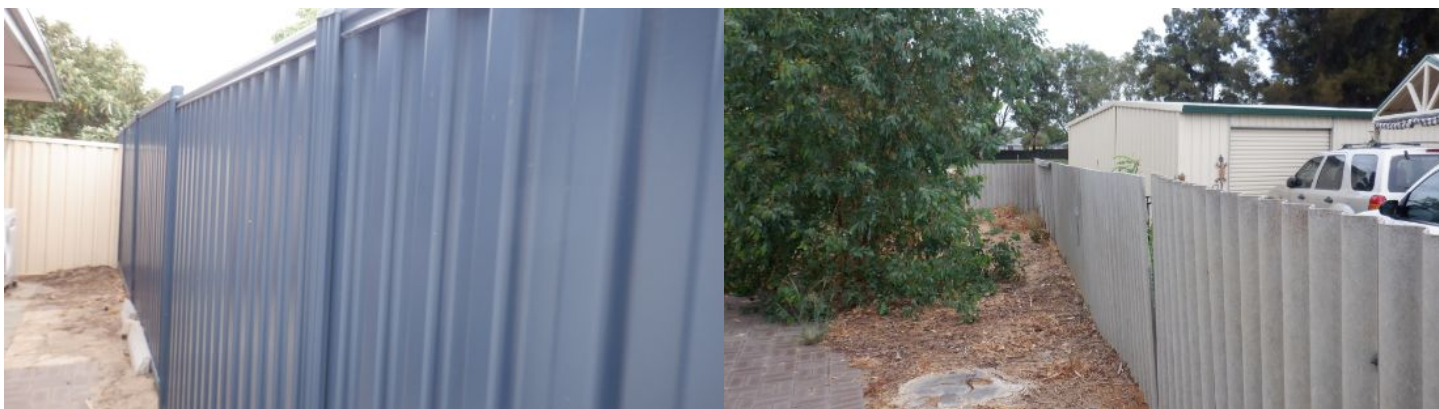
MAINT	PREV	MONIT	DEFR	DEFIC
X				X

##### Materials:

- Asbestos.
- Metal.

##### Observations:

- Rear boundary fence damaged has collapsed in one area. This fence protects the pool area and should be replaced as soon as possible.
- One section of the rear boundary fence is damaged, has collapsed in one area. This fence protects the pool area and should be replaced as soon as possible.



#### 5. Gate Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

##### Observations:

- Damaged gate / door observed.







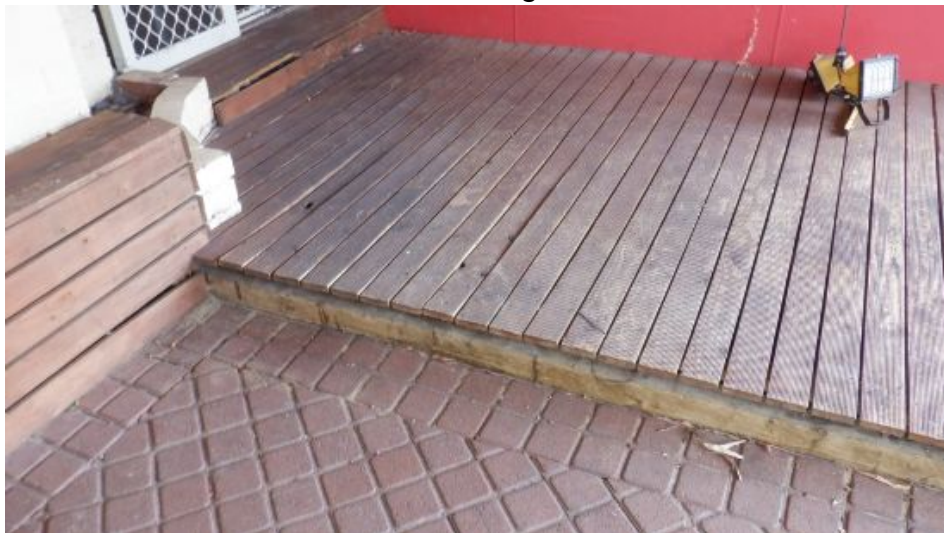
The gate needs maintenance

## 6. Patio and Porch Decks

MAINT	PREV	MONIT	DEFR	DEFIC
X	X			

### Observations:

- Deck was examined and appears in satisfactory and functional condition with normal wear for its age. Appears to be a sound structure.
- Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.
- Some deck boards are damaged, and others need re-securing.



## 7. 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.
- The granny flat appears in satisfactory and functional condition with normal wear for its age. Appears to be structurally sound. The services were not checked in our inspection on this structure.





Rear games room and patio roof



Granny flat structure



Granny flat floor structure

Granny flat





Granny flat



Granny flat



Granny flat services not inspected.

## 8. Main Gas Valve Condition

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

Location:

- Side of structure.

Observations:

- Main gas shut off located at outside meter.



## 9. Plumbing

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

### Materials:

- Plastic water tank noted on the property.

### Observations:

- The water tank appeared serviceable and in good condition at the time of the inspection.



## Garage

### 1. Garage and Shed

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

### Materials:

- The rear metal workshop appears to be structurally sound.







## 2. Garage Door Condition

MAINT	PREV	MONIT	DEFR	DEFIC
				X

### Materials:

- Roll-up doors noted.

### Observations:

- The door has jammed and needs servicing



Workshop roller door needs maintenance, servicing

# 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:

-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 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 Resicert report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection. Resicert's liability in relation to the inspection and



report will be limited to a refund of the inspection fee. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

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

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

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

**12.0 Probable Costings :** Any probable costings outlined represent an opinion of renovation costs only which can vary considerably depending on range of factors including but not limited to:

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

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

**13.0 Approvals for access to property :** The Client represents and assures Resicert that the Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Resicert from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Resicert recommends checking for permits on all additional construction performed on the property after the original construction.

**14.0 Termite/Pest Inspection Coordination:** (1) Resicert Property Inspections does not carry out all of the pest Inspection services in NSW, VIC, SA or produce the written report. This is the case if the logo at the top of the report does not say Resicert. (2) Resicert simply conveys orders to independent companies for completion in these cases. (3) All pest Inspection providers have current professional indemnity insurance. The Client and the provider indemnify Resicert to and from any, omissions, errors, damage, consequences and legal action resulting from the pest inspection services and reports. (4) Resicert does not carry professional indemnity insurance which relates to pest inspection services if a third party company conducts the inspection. (5) Resicert cannot and does not accept liability in relation to the pest Inspection





providers service, and / or content of written reports or warranties which may be provided in the event of delivery by a third party company. The Client's acceptance of the pest inspection coordination service that Resicert provides is done so based on your full understanding and acceptance of these conditions.

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

16.0 Asbestos Disclaimer: If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted. 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.

