



Resicert

Safety Barrier and Pool Condition Report



8 Sample Street, Homesville, WA 6000

Inspection prepared for: Smith John
Date of Inspection: 8/6/2016 Time: 1:30 PM
Weather: Fine 15 degrees

Inspector: Lance Robinson
Phone: 0402 413 507
Email: lance@resicert.com

Brilliant inspections, best reports, fast!



An Overview of the Property Inspection

A property inspection is a non-invasive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property.† It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. Within the report you will find items in **RED**. These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done.† Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report.† Call us after you have reviewed your report, so we can go over any questions you may have.† Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail."† The following report is based on an inspection of the visible portion of the structure. Important - Please Read Carefully

You will note in the report there is set of boxes next to each section with the following written options across the top: MAINT - PREV - MONIT - DEFR - DEFIC

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTATIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.



Items Requiring Attention - Summary

The summary below consists of significant findings and defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

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Our Services

Check out the full range of Resicert inspection services. For complete details visit our website www.resicert.com by clicking [here](#) or click on the relevant heading below.

Pre-Purchase Inspection: Are you buying a new home? Our pre-purchase building and timber pest inspections will provide you with total peace of mind.

Safety Barrier and Pool Condition Inspection: Effective pool fencing also helps keeps young children safe. This is why pool safety laws are in existence. There are a number of aspects of a swimming pool that require regular attention to ensure they are safe places for all swimmers.

Timber Pest Inspection: A property is normally the largest investment people make in their lifetime, therefore it is important to protect your house (or the house you are about to buy) against timber pests by conducting regular bi-annual or annual inspections.

Retrospective Approval: Quite often additions or modification to a home or building need approval retrospectively meaning AFTER they have been built.

Handover Defects Inspection - (PCI): Make sure that you are getting what you paid for your new home. This is a detailed inspection undertaken on your new home build before you make your final payment.

Builders Warranty Inspection: Homes that are less than 6 years old require a builder warranty inspection. This then remains with the home for 6 years regardless of ownership. Great way to ensure any issues that can be fixed whilst still under warranty are not missed.

Owner Builder Warranty Inspection: This is when a owner builder wishes to sell their home and builder warranty insurance is required. The insurance company requires a defects report which is what we provide.

Termite Traps - DIY Termite Baiting System: This is a "do it yourself" termite control system - which is generally less than a third of the cost of others systems in the market place. This system will help prevent termites from attacking your home and also treat termite activity.



Inspector

1. Your Inspector

Your Inspector:

- Lance Robinson

Contact Information:

Email: lrobinson@resicert.com

Mobile: 0402 413 507

Inspection Type

1. Inspection Type

Type:

- Safety Barrier and Pool Condition Inspection

Reason:

- Pre-purchase Inspection

Inspection Details

1. Attendance

In Attendance:

- Agent present
- Pest Inspector present
- Building Inspector present

Pool

1. Deck Condition

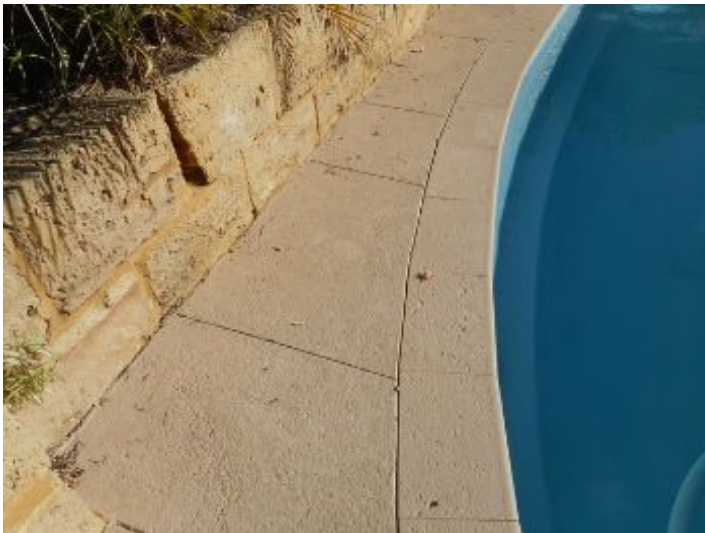
MAINT	PREV	MONIT	DEFR	DEFIC
X				

Materials:

- Brick paved deck located around pool area.

Observations:

- Unless noted, deck was examined and appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- There is a bull nosed paver on the pool skirt that is loose and will need re-glueing.





2. Structure Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
 • Below ground
 • Type of System:
 • Salt Water Chlorination
 Materials: Fiberglass

Observations:
 • Appeared satisfactory



3. Water Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:
 • Clear
 Observations:
 • A dip test indicated that Chlorine/Bromine levels are high.
 • A dip test indicated that alkaline levels are high.
 • A dip test indicated that pH levels are high.
 • The pool may be "winterised". Recommend consulting you local pool shop in October to stabilise all chemicals in preparation for summer.





4. Pool Barrier Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Metal fence
- Glass fence
- BCA 2010 – Volume 1; Performance Requirement GP1.2

A barrier must be provided to a swimming pool and must:

- be continuous for the full extent of the hazard; and
- be of a strength and rigidity to withstand the foreseeable impact of people; and
- restrict the access of young children to the pool and the immediate pool surrounds; and
- have any gates and doors fitted with latching devices not readily operated by young children, and constructed to automatically close and latch.

- Safety barriers: A swimming pool associated with a Class 2 or 3 building or Class 4 part of a building or a children's service, with a depth of water more than 300 mm, must have fencing or other barriers in accordance with AS1926 Parts 1 and 2.

- The gate shall close and latch from any position from resting on the latching mechanism to fully open, under both of the following conditions:

- Under the natural weight of the gate
- After a mass of 25 kg supported by the top rail is placed at a point 100 mm from the outer edge of the locking stile of the gate

Observations:

- The pool barrier appears to be satisfactory and to comply with the required regulations. For confirmation, please consult with a pool fencing specialist.





5. Pumps

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:

- Operated normally when tested.
- Pool house has a broken gate frame. This is not affecting the safety of the pool enclosure.





Main controller



Salt cell

6. Jets

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

Observations:
• Operated





7. Return System Observations

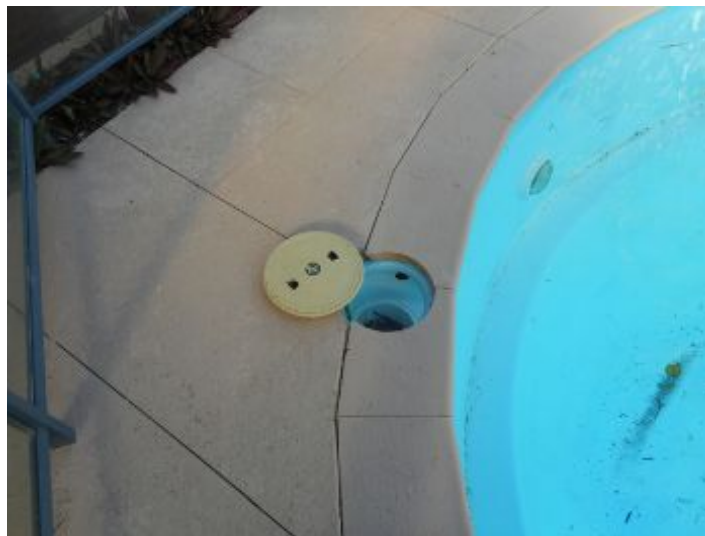
MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- A water recirculation system in a swimming pool with a depth of water more than 300 mm must:
 - for a spa pool, comply with AS 1926.3 except the specified distance between two outlets connected to a common line may be not less than 600 mm; and
 - for all other swimming pools, comply with AS 1926.3.

Observations:

- The return was noted to be in satisfactory condition.



8. Lights

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Unplugged. Did not operate
- Water noted inside the light fixture.
- Resicert recommends an electrician rectifies the light condition.





9. Safety Signs/Equipment Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials:

- Depth Indicators

To enable all users (residents or guests) to make appropriate behaviour decisions it is recommended that changes to pool depth are clearly communicated through placement of indicators; especially at shallow and deep ends.

Where the pool exceeds 12.5m in length or has a sloping gradient that exceeds 1:15; then indicators should be marked at intervals not exceeding 7m.

Depth indicators should contrast against their background with lettering that is 50mm in size (+/- 5mm).

Depth indicators should be metric

Depth indicators should not be placed so that no part is below the water line. Carefully consider the layout of your pool when deciding the placement that the indicator is most likely to be seen. Entry and exit points of the are high priorities.

- Emergency Care

A basic first aid kit should be located close to the pool area. Either the container or its location should be clearly identified using recognised symbols. Australian Standards describe the elements of this sign as being:

A green cross on a white background or reversed with a white cross on a green background.

Where text is required this should have the same colour configurations as described immediately above and should clearly state "First Aid".

Use of symbols is preferred over text.

Close proximal location of this emergency care equipment to a telephone should be given consideration.

Observations:

- No CPR sign was present at the time of the inspection.
- No depth indicators were present at the time of the inspection.
- No First Aid kit was present in the pool area at the time of the inspection.



Thank You

Thank you for the opportunity to undertake this inspection for you.

We value your comments and suggestions as well as any positive feedback. Feel free to refer us to any friends or family that would benefit from our services.

We can assure you that they would receive the highest level of service and attention.

Thank you once again.

Yours Sincerely,



Licensed Property Inspector
www.resicert.com

Thank you

Resicert Inspection and Service Agreement - June 2016

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

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

3.0 Purpose of Inspection : The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. This report is not an all encompassing report dealing with the building from every aspect. It is a



reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection.

4.0 Scope of Inspection : Scope of inspection will depend on the inspection type which the Client has selected. Pre-purchase inspections are undertaken in accordance with AS 4349.1 - 2007 - Inspection of buildings Part 1 : Pre-purchase inspections of Residential buildings - unless otherwise stated below.

4.1 Basic and Standard Inspections : The inspection shall comprise visual appraisal and limited assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.

It is not required to contain any assessment or an opinion regarding the following:

-Any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling, etc. -An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness. -Any area or item that was not, or could not be, observed by the inspector. -General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property. -Serviceability damp defects such as condensation, rising damp, lateral damp, falling damp should only be assessed and reported on where structural damage has occurred, is occurring, or may occur.

4.2 Plus Inspection : Resicert shall inspect accessible parts of the building and appurtenances, together with relevant features of the property within 30m of the building and within the boundaries of the site, or as otherwise agreed in the inspection agreement. In this context, relevant features include car accommodation, detached laundry, and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth embankments, surface water drainage and storm water run-off.

4.3 Ultimate Inspection Service : Inspector has the right not to test or inspect any component if he believes that through operation or testing it may cause damage or is a potential safety issue. - Require permission, necessary access and any required components to operate or inspect items as outlined for this inspection -Unless otherwise advised we will assume that all components can be operated and will not be damaged when doing so. No liability relating to operating a component during the inspection. -Require applicable operational manual and/or instructions relating to the inspection of any component. -If we are required to start up or turn on any component, it will be necessary to have required start up information. Otherwise we reserve the right not to operate. - For any components that involve water our inspection does not include testing the water quality and content -For pools and spas (excluding bath type spas located in bathrooms) to be tested they must have water to the minimum level prior to the inspection commencing. - For gas bayonets testing is limited to operational of a connected gas appliance. No testing on unused bayonets will be carried out. - Wood fires and fire heating systems are not tested as part of the inspection. This is limited to inspection of the components. -In relation to reticulation systems we test the operation by do not inspect any bores which may be present, zoning systems or water sensor systems - Presence of any asbestos is based on the opinion of the inspector and if confirmation is required this will require laboratory testing by the client. -Any discussions relating to changes to the building structure are subject to client confirmation by a qualified professional or tradesperson. -For all components a visual inspection is undertaken at the time of the inspection and does not offer a warranty or opinion in relation to future condition or functionality. -Testing of components may not include all modes and options available. -Testing of intercom systems can only be tested without the presence of another party to assist.

4.4 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) 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 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.

5.0 Extent of Reporting : Significant items to be reported are as follows: (a) Major defects as defined in AS 4349.1. (b) A general impression regarding the extent of minor defects. (c) Any major defect that is an urgent and a serious safety hazard.

6.0 Safe and Reasonable Access : This is a visual inspection only. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. This will apply to roof spaces and underfloor access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Roof inspection by walking upon the roof will be limited to single storey dwellings which are safely accessible with the use of a 3.6 metre ladder, and only when the slope, roof condition and climate do not reduce safety.

7.0 Exclusions from Inspection : Resicert need not inspect or report on the following items:Footings below the ground or concealed damp-proof course - the structural design or adequacy of any element of construction. - Electrical installations, smoke detectors, light switches and fittings, TV, sound and communications - Concealed plumbing, gas fittings and fixtures. - Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws. - Air-conditioning , alarm and intercom systems, automatic garage door mechanisms. - Swimming pools, pool fencing and associated filtration and similar equipment. - The operation of fireplaces and solid fuel heaters, including chimneys and flues. - Soft floor coverings. - Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum - Paint coatings, except external protective coatings. - Health hazards (e.g., allergies, soil toxicity, lead content, presence of asbestos). - Timber and metal framing sizes and adequacy and concealed tie-downs and bracing. - Timber pest activity. - Other mechanical or electrical equipment (such as gates, inclinators). - Soil conditions and control joints. - Sustainable development provisions. - Concealed framing-timbers or any areas concealed by wall linings/ sidings. - Landscaping.

8.0 Liability and Limitations : The Resicert report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection. Resicert's liability in relation to the inspection and report will be limited to a refund of the inspection fee. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

9.0 Money Back Guarantee : If the client is not fully satisfied with the building inspection and/or building inspection report provided,



Resicert will refund 100% of the building inspection fee to the client. This will require the client to complete the request for a refund application form and agree to the conditions there-in stated prior to a refund. This guarantee only applies for a period of 60 days from the date of the inspection. After this period it is at the full discretion of Resicert whether a request for a refund will be approved.

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

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

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

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

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

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

14.0 Termite/Pest Inspection Coordination: (1) Resicert Property Inspections does not carry out all of the pest Inspection services in NSW, VIC, SA or produce the written report. This is the case if the logo at the top of the report does not say Resicert. (2) Resicert simply conveys orders to independent companies for completion in these cases. (3) All pest Inspection providers have current professional indemnity insurance. The Client and the provider indemnify Resicert to and from any, omissions, errors, damage, consequences and legal action resulting from the pest inspection services and reports. (4) Resicert does not carry professional indemnity insurance which relates to pest inspection services if a third party company conducts the inspection. (5) Resicert cannot and does not accept liability in relation to the pest inspection providers service, and / or content of written reports or warranties which may be provided in the event of delivery by a third party company. The Client's acceptance of the pest inspection coordination service that Resicert provides is done so based on your full understanding and acceptance of these conditions.

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

16.0 Asbestos Disclaimer : If during the course of the inspection asbestos or materials containing asbestos happened to be noticed



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

17.0 Not a iCertificate of Building Compliancei 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.

