Property Inspection Report

Resicert

Citation Certification ISO 9001 Quality management system

Inspector:
Resicert Property Inspections
enquiry@resicert.com
www.resicert.com.au



45 Any Street,
Any Suburb

DON'T EXPECT, INSPECT!

Inspection Prepared For:
The Purchaser
Date of Inspection: 22/5/2025 | Time: 9.00 Am
Weather: Fine 23 C

- Pre-purchase & Pre-listing Building Inspections
- Owner Builder Warranty Inspections
- Meth Residue Screening
- Investor Depreciation Schedules
- Timber Pest Inspections
- Handover Defects Inspections
- Dilapidation Inspections
- Vendor Inspections

Brilliant inspections, best reports, fast!

Serving
WA | SA | QLD | NSW | ACT | VIC

1 800 737 423
resicert.com.au

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 a 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 occuring 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 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 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.

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.

Depreciation Schedules for Investors: For Investment Properties, A Tax Depreciation Schedule details how much depreciation is possible to claim on your investment property at tax time. This will give you all you need to hand to your accountant so you can claim maximum depreciation for up to 40 years! .

Methamphetamine Screening: 1 in 10 houses in Australia have a level of Methamphetamine contamination. This inspection is designed to give you peace of mind in buying or renting out a property by taking a swab sample from multiple areas in your home and having these analysed for traces of Methamphetamine residue. Our Testing Cassettes are designed to give you an on-the-spot reading as to whether your property displays under/or over the 0.5g contamination level that is deemed safe by Australian standards. Whether you are moving into your new family home or planning on tenants, be reassured that the home is safe and secure without the worry of methamphetamine contamination inside the property.



You will note in the report there will be information that is set out in BLACK typeset and RED typeset. Any information that is in black falls into the following four categories and is likely not a condition of settlement for your contract.

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.

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

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.

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.

If information is presented in RED typeset, it means that there is an unsafe condition or a structural issue that requires attention and additional care should be taken to read these sections carefully to fully understand the findings of the inspector.

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.

If there is no RED writing in your report, no structural issues were discovered by the inspector on the day of the inspection.

Inspector

1. Your Inspector

Your Inspector:
• Resicert Property Inspection

Contact Information:
Email: admin@resicert.com
Mobile: 1800 737 423

Inspection Type

1. Inspection Type

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

Inspection Details

1. Attendance

In Attendance:
- Agent 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
• Single Storey Property

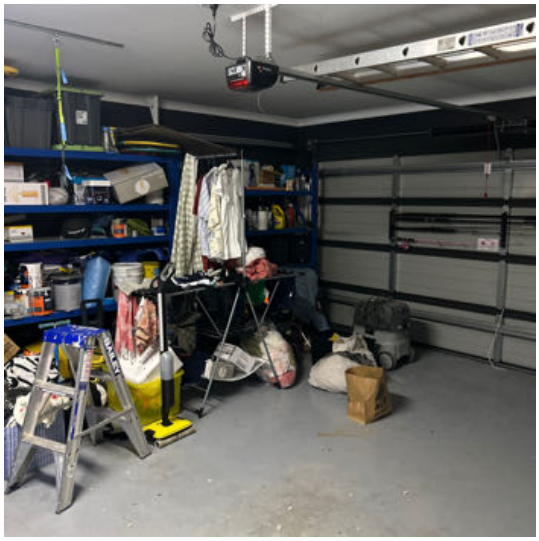
2. Property Orientation

Observation:
• The front of the property is facing southwest.

3. Property Comments

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The interior rooms and closets of the home had limited visual access due to stored items.
• The garage of the home had limited visual access due to stored items.
• 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:
- Brick Veneer
- Timber Frame

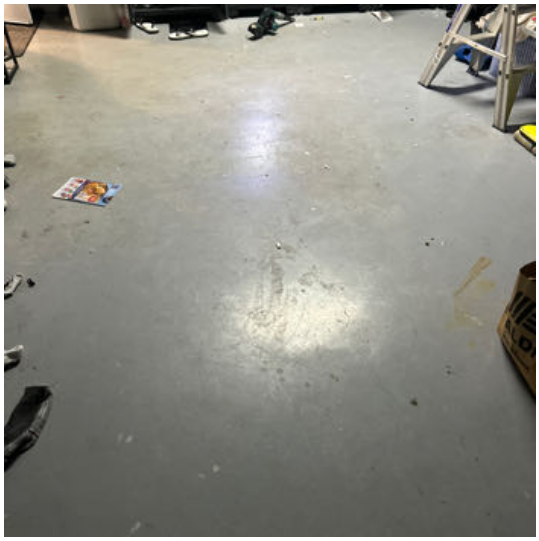
Roof Covering:
- Concrete Tile

Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
- As our inspection is a AS4349.1-2007 visual inspection, we cannot conclusively state the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. The inspection does not involve physical structural testing of any component of the building nor did it involve excavation of the site or removal and testing of any materials upon the site or components of the structure.
- Any significant tree within close proximity to the structure may have an influence upon the foundation material/footings and if applicable we would recommend that further advice be sought from an expert.
- Visible sections of the concrete slab appeared satisfactory.



Structural Components

1. Wall Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations
- The wall structure components appeared functional.
- Externals walls are of a timber frame and brick veneer construction.



2. Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
- The ceiling structure appeared functional.



Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Access was available through a manhole in the garage.
• Due to the new electrical safety requirements for internal roof space entry, which commenced in January 2025, for Qld the inspector is prohibited for entering the roof space of a domestic building unless the electrical installations are de-energised (ie the power is turned off) This includes solar panels.
• Inspected from access hole only, access restrictions prevented entry
Observations:
• Limited visibility and access due to air conditioner duct work throughout the ceiling space.





2. Insulation

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Fibreglass batts insulation noted in the accessible ceiling space.
Observations:
• Insulation averages about 100mm to 125mm in depth.



Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• The timber roof structure appears sound.





2. Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Roof was walked upon for the inspection.







3. Roof Issues

MAINT	PREV	MONIT	DEFR	DEFIC
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 flexible bedding compound to help prevent re-cracking.



4. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC

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.

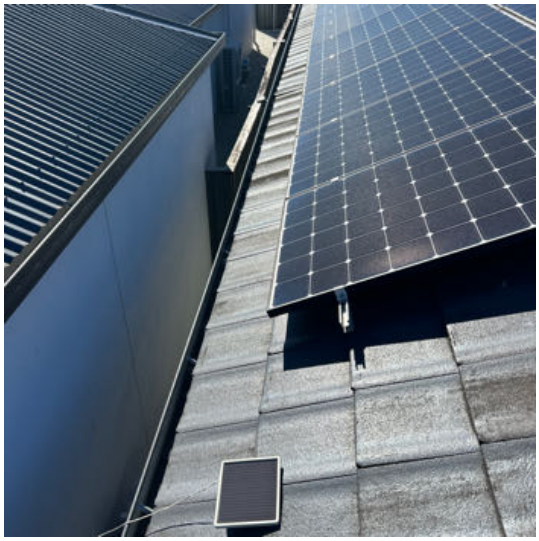


5. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

• No major function concerns noted at the time of inspection.



Interior Areas

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Materials:
• Plasterboard/gyprock walls noted which appeared functional.
Observations:
• Excessive moisture was present to the main shower walls and to the lower external walls next to the shower which appear to require resealing.
• Excessive moisture was present to the En suite shower walls which appear to require resealing.



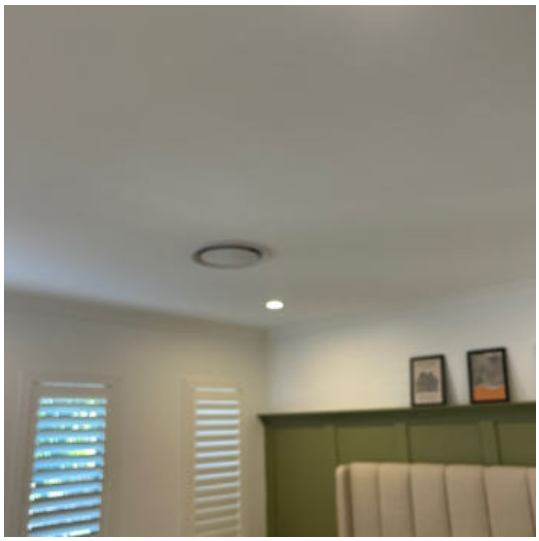




2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• There are plasterboard/gyprock ceilings in the home which appear functional.



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.

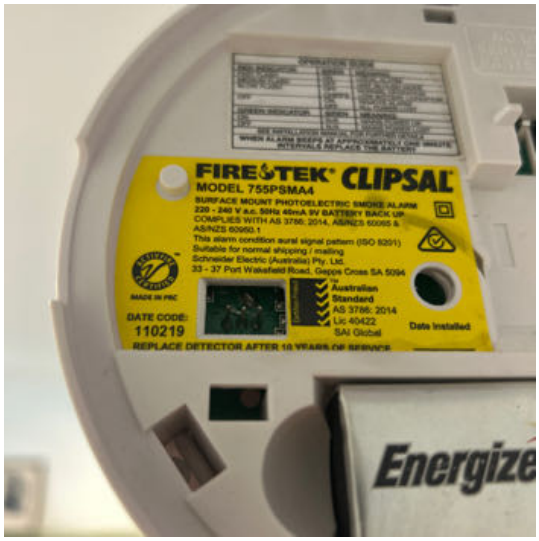
• From 1 January 2022, all dwellings being sold in Queensland require hardwired and or non-removable 10-year battery interconnected, photoelectric, smoke alarms installed in every bedroom, in hallways which connect bedrooms and the rest of the dwelling, and on each storey.

• -The alarms must be-

• Hardwired to the mains power supply, if currently hardwired, Otherwise, smoke alarms can be either hardwired or powered by a non-removable 10 yr battery or a combination of both. The seller is obligated to upgrade the dwelling to the updated standard prior to the dwelling being transferred.

• The property seller must declare on a "form 24"to the buyer as part of the transfer process that the obligation has been discharged.

• There appears to be interconnected smoke alarms installed in the hallways and bedrooms of the home. The service replacement year is noted as 2029



4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

• The door to the centre bedroom is hitting the frame as the screws in the top hinge are loose and need replacing



5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Aluminum framed windows noted.
Observations:
• Windows operated during the inspection appeared functional.no screens were fitted to the windows in the home.



Bathroom and Toilets

1. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The sinks and related components functioned normally when tested.





2. Exhaust Fan

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The toilet exhaust fan responded to normal user controls.



3. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Appeared functional and in satisfactory condition, at the time of inspection.





4. Showers

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The showers and related components operated normally when tested.



5. Shower Walls

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Observations:
• Excessive moisture was present to the main shower walls that appear to require resealing.
• Excessive moisture was present to the En suite shower walls that appear to require resealing.





ensuite





6. Enclosure

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- The ensuite screen leaks in the corner repair required



7. Bath Tubs

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The bath tub and related components operated normally when tested.



Kitchen

1. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Gas cook top noted and operated normally when tested.
• Not all burners were checked



2. Oven & Range

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:
• The seal to the base of the oven has become dislodged and should be replaced.



3. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:
• Spout leaking, replacement required.



4. Counters

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Appeared functional at the time of inspection.





5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Appeared functional and in satisfactory condition.





6. Vent Condition

MAINT	PREV	MONIT	DEFR	DEFIC

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



7. Dishwasher

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:
• Dishwasher was not tested as this is not within the scope of our inspection. This should be tested at the final pre-settlement inspection.

Laundry

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Appeared functional and in satisfactory condition, at the time of inspection.





2. Counters

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Appeared functional and in satisfactory condition, at the time of inspection.



3. Wash Basin

MAINT	PREV	MONIT	DEFR	DEFIC
X				

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 central ducted reverse cycle system responded to normal user controls.





Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC

Location:
- Exterior of structure.
- North side of the house.

Observations: There are at least 2 RCD's installed which appear to protect both the power point and light circuits.



2. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC

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



Gas

1. Gas fittings

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Gas meter noted to the northern wall



Water Heater

1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Heater Type:
• Instantaneous gas hot water heater system.
Location:
• Exterior.
Observations:
• Please note that we only inspect & comment on the operational and safety issues of the hot water system. Issues relating to compliance to relevant codes and standards, and/or installation compliance is excluded from the scope of the inspection.
• No major system safety or function concerns noted at time of inspection.

Exterior Areas

1. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• The eaves are in satisfactory condition.



2. Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• The external rendered walls are in satisfactory condition.



Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Concrete driveway noted.
• Pathways in good shape for age and wear. No deficiencies noted.



2. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Timber.
• Unless otherwise noted, the perimeter fence appeared functional at the time of the inspection.



3. Patio and Porch Decks

MAINT	PREV	MONIT	DEFR	DEFIC

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.





Garage

1. Garage Door Condition

MAINT	PREV	MONIT	DEFR	DEFIC

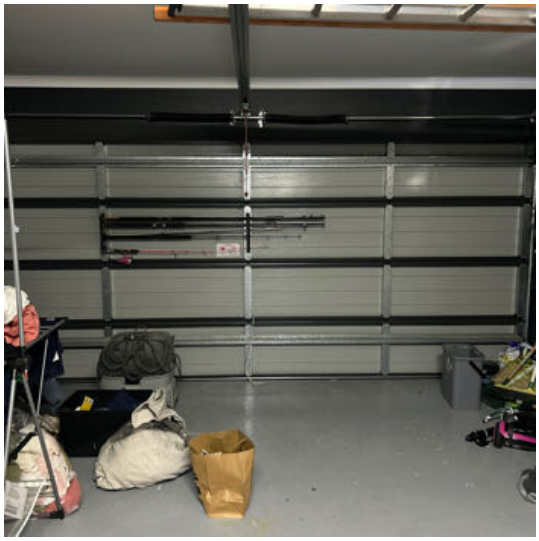
Materials:
• Sectional door noted.
Observations:
• No deficiencies observed.



2. Garage Opener Status

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:
- Not tested due to stored items



Resicert Service Agreement

Resicert Inspection and Service Agreement - March 2024

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

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

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

4.0 Scope of Inspection : Scope of inspection will depend on the inspection type which the Client has selected. Pre-purchase inspections are undertaken in accordance with AS 4349.1 - 2007 - Inspection of buildings
Part 1: Pre-purchase inspections— Residential buildings - unless otherwise stated in the numbered clauses below. Pre-purchase property inspections do not inspect to or comment on building codes, as building codes for different structural areas change regularly. Pre purchase property inspections are designed to offer an informed opinion on what is visibly apparent on the date of inspection.
Timber Pest Inspections are undertaken in accordance with AS 4349.3-2010 - Inspection of Buildings - Part 3 - Timber Pest Inspections. ‘Sounding’ will be used as a method of inspection where practical and possible. Resicert Pest Inspectors conduct detailed but non-invasive TImber Pest Inspections, but are not Pest Controllers. Rodents, Spiders or other Pests do not form a part of our Inspection process, our Inspectors purely seek to investigate presence of (or past evidence of) Timber Pest Inspects, including but not limited to Termites and Borers.

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

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

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

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

4.3 Safety Barrier and Pool Condition Inspection (WA) as an add-on or stand alone: Inspection is completed in accordance with the Western Australian Private Swimming Pool Inspector Guidelines Inspecting Private Swimming Pool

Spa Enclosures Second edition 24 July 2007 / Pool Safety Inspection (QLD, NSW &VIC) as a Compliance Inspection or Advisory only: inspection and report in accordance with AS1926 1&2-2007 and QDC MP3.4: Inspector has the right not to test or inspect any component if they believe that through operation or testing it may cause damage or is a potential safety issue. -Require permission, necessary access and any required components to operate or inspect items as outlined for this inspection - Unless otherwise advised we will assume that all components can be operated and will not be damaged when doing so. No liability relating to operating a component during the inspection. - Require applicable operational manual and/or instructions relating to the inspection of any component. -If we are required to start up or turn on any component, it will be necessary to have required start up information. Otherwise we reserve the right not to operate. -information contained in the WA Safety Barrier and Pool Condition Report (as an add-on or a stand alone) or a QLD NSW &VIC Advisory Only Report is an information document only and will articulate potential issues that are likely to be flagged as deficient by council in the process of achieving required certification for the pool. It is not always possible to operate pumps. For pools and spas (excluding bath type spas located in bathrooms) to be tested must have a minimum level of water prior to commencement of inspection. Resicert accepts no liability for any subsequent drownings or accidents resulting in death or injury that may result from the advise provided in the Safety Barrier and Pool Condition Report. The Recommendations made in the report are for information only and Resicert will not seek compliance on behalf of any third party.

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

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

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

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

development provisions. - Concealed framing-timbers or any areas concealed by wall linings/ sidings. - Lands

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

8.0 Liability and Limitations : The inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. The Resicert report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection.

Property conditions can change significantly over time, particularly under severe weather conditions and extremes of temperature. Therefore our Reports are only valid for a period of 60 days following the date of Inspection.

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

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

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

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

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

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

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

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

14.0 Depreciation Schedules : Resicert works in conjunction with a Quantity Surveyor to provide Depreciation Schedules for Investment Properties. The Quantity Surveyor is a third party and both logos (Resicert and the third party) will be listed at the top of the report. (2) Resicert holds Professional Indemnity Insurance for Depreciation Schedules, but the tax calculation provided by the Quantity Surveyor is entirely under the provision of the Quantity Surveyor used and Resicert cannot and does not accept liability in relation to any tax calculations.

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

16.0 Asbestos Disclaimer: If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted. Many building materials for many years contained or were comprised entirely of asbestos material. Approximate dates for legal disuse include: sprayed/lagging - late 1970s, cement sheeting - 1982, corrugated sheeting - 1984, other asbestos cement products - 1986, gaskets - 1997, friction pads - 2003. While your inspector may indicate that there may be some suspected asbestos material at the property, any property constructed prior to 2004 may have elements of asbestos in the materials, lagging, insulation, cement sheeting, piping, floor coverings, floor underlay, expansion joints, caulking, sink pads, toilet systems, pipe insulation, gaskets, gasket insulation and more materials and locations around the home. The only conclusive way to determine if asbestos is present in the home or as a part of the materials in the home is to take a sample and have it professionally tested. This sampling falls outside of the scope of this inspection. Sheeting and asbestos materials should fully sealed. If it is damaged, it should be dealt with immediately. If asbestos is noted as present within the property you should then seek advice from a qualified asbestos removal expert for further details and information on this material. Drilling, cutting or removing products containing asbestos is a high risk to peoples health and the Client should seek advice from a qualified asbestos removal expert.

17.0 Not a “Certificate of Building Compliance” report (For reports within ACT): The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy and act as a compliance report for the purposes of "Building and Compliance". However, any comments made by the person who prepared the report as to whether or not, in the opinion of the inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a review of the plans and the visually accessible parts of the property at the time of the inspection.

18.0 Ownership rights :Resicert retains ownership and all rights to the inspection report. Resicert has the rights to all data collected during the inspection and compiled in the report. Resicert has the right to on-sell the inspection report to 3rd parties subject to removal of any specific Client details. All rights reserved.

19.0 In the event that a defect is identified that has not been documented in this report, Resicert must be notified before any remedial work is undertaken. No Liability shall be accepted where remedial action is taken prior to Resicert being

advised of the defect and given the opportunity to re-inspect the property and identify the defect.

TIMBER PEST INSPECTION REPORT

An Overview of the Timber Pest Inspection

A timber pest 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 timber pest 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 a 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, attention or improvement at this time. This may include patching, trimming, 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 requires the attention of the purchaser, seller or agent. This would be the discovery of ‘live’ Timber Pests on the Property, as outlined in the report. This section should be seen as an alert that further action is required to manage Timber Pests.

Inspection Summary (Timber Pest)

1. Conclusion

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Comments:
• Termites, borers & decay/fungus are present in all areas of Australia. No system or process can offer a 100% guarantee against termite attack. Systems, barriers and regular competent inspections should be in place to mitigate and make timber pest activity more visible to avoid economic damage.
• In the inspector's opinion the susceptibility to timber pest attack is considered medium.
• This is a summary only and should be read in conjunction with the rest of the report. See the following sections for more information.
Observations:
• Active timber pests were not detected.
• The following inspections are recommended; 12 monthly.

2. Termite Observations

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:

Termites play an important role in breaking down timber substances in our environment. The termite colony's sole function is to seek out new sources of food. Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most common location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls.

Due to visual obstruction the risk of undetected timber attack appears to be medium
Observations:
• There were no live termites found at the property inspected at the date and time of the inspection.

3. Borer Management

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:
• Borer activity is usually determined by the presence of exit holes. Some borer activity and timber decay may exist before the appearance of such exit holes.
All borers will do some kind of damage to timber, but all is not lost – there are ‘good borers’ and ‘bad borers’. You need to be aware of the differences between the two groups, because ‘good borer’ damage will be cheap to repair, but it may be expensive to repair the damage done by ‘bad borers’.

The ‘good borers’ are beetles whose damage is limited to the first five years after the timber was milled. They attack mainly soft wood or moist decaying timber, and the damage done to the wood is superficial; it can be fixed by filling with putty and a quick repaint.

The ‘bad borers’ are beetles that can attack hardwood or softwood of any age. The damage is often structural, requiring complete replacement of the timbers, which are often floor boards or major support beams.
Observations:
• No evidence of any wood borers found during the inspection.

4. Wood Decay Management

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to Termite and borer infestation.

Observations:
• No evidence of any wood decay/fungi present during the inspection.

5. Delignification Management

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Chemical delignification is when the surface of timber has become hairy with wood fibers separating.

Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore Chemical Delignification is regarded as a structural pest of timber in service.

Chemical Delignification damage is most commonly found in timber sections used as roof tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic. Damage tends to be localised.

Buildings close to the sea are exposed to salts brought to land by wind and sea breezes and dwellings within five kilometers of the sea are often found to have chemical delignification in their roof tile battens.

Observations:
• No evidence of chemical delignification present during the inspection.

Inspection Details (Timber Pest)

1. Attendance

In Attendance:
• Agent 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. Entering attics that are heavily insulated can cause damage to the insulation and framing. Attics 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 attic is only partially accessed, thereby limiting the review of the attic from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2. Inspection was not undertaken of any concealed timber frames or structural components which could not be accessed. Termite damage and/or activity may be present in these areas. It is necessary to be provided with full unobstructed access to these areas in order to determine if pest and/or damage is present.

3. This inspection is accordance with AS 4349.3 does not require inspection and report on drywood termites or mould.

4. Underground inspection is beyond the scope of this inspection process.

5. The inspection maybe limited by but not limited to -roofing, fixed ceilings, wall linings, floor coverings, tiled areas,fixtures, fittings, furniture, clothes, stored items, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements and earth.

[10-17}

Property Information (Timber Pest)

1. Home Orientation

Observation:
• The front of the home is facing southwest.

2. Structure Style

Style:
• Detached
• Single Family Home
Height:
• Single Storey

3. Structure Type

Wall Construction:
• Brick Veneer
• Timber Frame
• Roof Covering: Concrete Tiles
Type:
• Slab

Areas Inspected - Accessibility (Timber Pest)

1. Restricted Access

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Accessible areas at the time of inspection were:
Restrictions:

Inaccessible areas have not been inspected. These may include, but are not limited to, concealed frame timbers, eaves, wall linings, floor coverings, tiled areas, fences, furniture, stored items and vegetation may conceal evidence of Timber Pest activity.

Only structures within 30m of the building and within the property boundary have been inspected.

The garage of the home had limited visual inspection due to stored items.

The closets and interior rooms of the home had limited visual access due to stored items.



Conditions Conducive to Timber Pest

1. Ventilation

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Adequate drainage is important in minimising the opportunity for timber pest attack.
Observations:
• Grading & drainage appeared satisfactory.

2. Excessive Moisture Observations

MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

Comments:

• Termites spend most of their lives in high humidity and temperature conditions within their colony and workings. To maintain the humidity and temperature in their colony they must have reliable and constant supply of moisture. Areas of excessive moisture is therefore a conducive condition to timber pest attack.

• Weather conditions at the time of the inspection were dry.

Observations: Excessive moisture was present to the ensuite shower walls, which appear to require resealing.

Excessive moisture was present to the main shower walls that appear to require resealing.











3. Bridging

MAINT	PREV	MONIT	DEFR	DEFIC
X	X	X		

Comments:
• Where a termite barrier is in place "bridging" is the spanning of this barrier so that termites have a path over or around the barrier. "Breaching" of the termite barrier is where a hole or gap exists in the barrier which allow termites a path through the barrier.

Observations: Inspected deck can cause a bridge over any termite installed barriers. It is recommended that the deck should be isolated from attaching to the property, or the soil under and next to the deck should be treated.



4. Susceptible Timber

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Most termite species are grass or debris feeders, however termites of economical damage feed on cellulose, starches and sugars obtain from wood. Susceptible timber on the grounds are conducive conditions and not just limited to earth to wood contact.

Observations: There appears to be evidence of susceptible timber on the grounds of the property, which may be a termite risk.

See 'Pest Environment' section of the report for more information.

Subfloor Space (Timber Pest)

1. Slab Management

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• External concrete slab edges should be exposed. If they are concealed by pathways, patios, pavers or garden beds, there is a high risk of concealed termite entry.
• A building constructed on a concrete slab is susceptible to concealed termite entry.
• In order to minimise timber pest attack, slab edges should have a clearance of 75mm and not covered by soil.
Observations:
• Slab edges are clear and in good condition, unless noted.

Internal Roof Space (Timber Pest)

1. Roof Observations

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Due to access restrictions the inspection of the internal roof space was undertaken from the manhole.
• Limited visibility and access due to insulation, pitch and ducting.



Interior (Timber Pest)

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Plasterboard/gyprock walls noted which appeared functional.



2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• There are plasterboard/gyprock ceilings in the property which appear functional.



Grounds (Timber Pest)

1. Pest Environment

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• In order to minimise timber pest attack, there should be no contact between timber and soil.

Observations:
• There is landscaping/stored timber, or old tree stumps in contact with the ground that provides possible breeding grounds for subterranean termites. These should be removed.

2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• It is important to redirect moisture away from the property to limit areas of excess moisture. Faulty gutters and downpipes in poor condition can cause water to seep into the foundations, causing conditions conducive to termites and fungal decay.
• Surface drainage conditions within 3 metres of the inspected structure appeared satisfactory given the prevailing weather conditions at the time of inspection. There was no evidence noted of water pooling at or around the building structure. These areas should be monitored during periods of heavy rainfall for a full representation of drainage conditions.

3. Vegetation Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Termites usually construct their nests in or below trees. For that reason, trees that are a susceptible species for infestation need to be monitored as part of any effective termite management programme.

4. Garage/Shed Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Appeared satisfactory.

5. Fences Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Timber fences are often subject from termite attack and other timber destroying pests as they are in direct contact with the soil. Regular inspections and removal of affected timbers are recommended.
Observations:
• Timber fences are in good condition.

Exterior (Timber Pest)

1. Wall Observations

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Rendered Brick noted.



2. Eaves Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• The eaves are in satisfactory condition.



Pest Management

1. Recommendations

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

• It is recommended that any available records and associated paperwork from the current property owner is requested with regard to previous treatment.

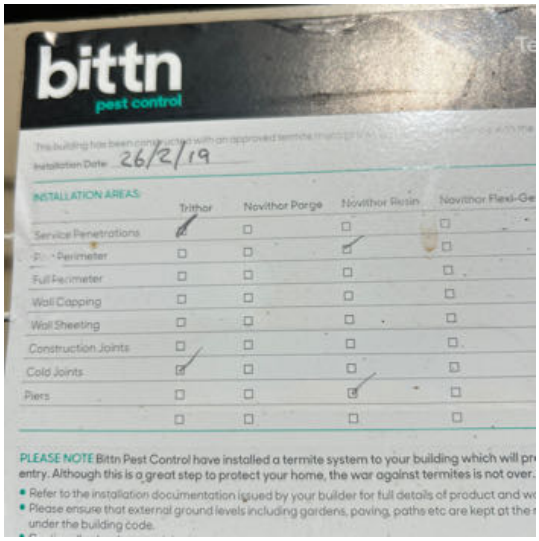
• A termite management plan should be put in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.

• If termite activity or damage is noted it is possible that further termite damage may be present in concealed areas.

• There appears to be a Physical termite management system installed at the property.

Observations:

• Termite inspections should be undertaken every 12 months.



Resicert Service Agreement (Timber Pest)

Resicert Pest Inspections Service Agreement - March 2024

1.0 Acceptance of Agreement

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

2.0 Payment Terms

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

3.0 Purpose of Inspection

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

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

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

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

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

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

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

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

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

4.5 Limitations
The inspector cannot see or inspect inside walls, inside skillion roofing, between floors, inside the eaves, behind stored items in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling

timbers and make inspection of the area unsafe or not possible. The inspector will not dig, gouge, force, move or displace items or perform any other invasive procedures. An invasive inspection will not be performed.

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

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

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

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

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

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

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

5.1 Not expert opinion
The Report will state timber damage found as 'slight', `moderate', `moderate to extensive' or `extensive'. This information is not the opinion of an expert, as the inspector is not qualified to give an expert opinion. The report will not and cannot

state the full extent of any timber pest damage. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then the Client must assume that there may be some structural or concealed damage within the building(s). An invasive Timber Pest Inspection (for which a separate contract is required) should be carried out and the Client should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. This is an opinion given on a date and time. The inspector reserves the right to change their opinion at any time after the issuance of the report. The owner of the property accepts that termite activity is often hidden from view and must exercise vigilance in monitoring the home for termite activity and to undertake to commit to competent inspections at regular intervals.

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

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

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

Minimum dimensions for reasonable access Roof Interior - access hole - 400 mm x 500mm, crawl space - 600mm x 600mm Sub floor - access hole - 400mm x 500mm, crawl space - 600mm x 600mm

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

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

8.0 Liability and Limitations

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

9.0 Money Back Guarantee

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

10.0 Follow up inspections

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

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.

14.0 Proprietary Rights

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

15.0 Asbestos Disclaimer

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

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

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