



Resicert

Property Inspection Report



32 Greygum Avenue, Rouse Hill, NSW 2155
Inspection prepared for: Wen Yuan Rui
Real Estate Agent: Mandeep Singh - Urban Land Housing - Box Hill

Date of Inspection: 15/8/2023 Time: 10:00AM
Weather: Sunny, 13C

Inspector: Ray Lee

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Thank you

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An Overview of the Property Inspection

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

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

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

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

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

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

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

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

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

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



Items Requiring Attention - Summary

The summary below consists of 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.

.....



Our Services

Thank you for choosing us for your property inspection requirements. As Australia's leading dedicated inspection business we are able to deliver the full range of inspection services. For complete details visit our website www.resicert.com.au by [clicking here](#) or on the service 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.

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 final payment.

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.

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.

Vendor Inspections: Are you about to go to market to sell your home? To ensure you that you get the best return on your largest investment get a detailed inspection done to remove any barriers or unknowns as well as highlight the strengths.

Depreciation Inspections: Claim the maximum possible on your investment property for depreciation. This will give you all you need to do this for ensuring you do not miss any tax benefits.

Methamphetamine Inspections: Get total of peace of mind in buying or renting out a property in relation to the presence of methamphetamine using samples which are tested in a laboratory.

Also check out our property book: **Don't Expect, Inspect!** Whether you're buying, selling, building renovating or investing, Don't Expect, Inspect! has valuable tips and essential insider knowledge.



Vendor Inspection

1. Comments

MAINT	PREV	MONIT	DEFR	DEFIC

Please note:

- The independent inspection report has been prepared on behalf of the vendor to provide information to prospective purchasers in relation to the property.

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. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

Rights relating to this report can be assigned to a third party by way of an assignment letter and associated payment confirmed with a tax invoice.

For further details relating to have a report assigned please go to <http://reports.resicert.com.au>

Inspector

1. Your Inspector

Your Inspector:

- Ray Lee

Contact Information:

Email: rlee@resicert.com

Mobile: 0450 310 156

Inspection Type

1. Inspection Type

Type:

- Standard - Detailed structural inspection

Reason:

- Vendor Inspection

Inspection Details

1. Attendance

In Attendance:

- Agent or Representative present
- Client not present



2. Occupancy

Occupancy:

- Vacant - Furnished
- Moderate volume of stored 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 Home
- Double Storey Home

2. Property Orientation

Observation:

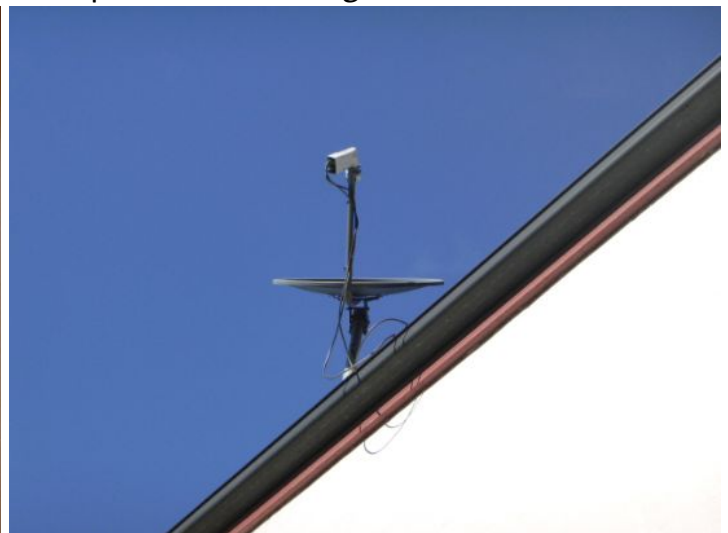
- Generally the direction is determined by the location of the front door.
- The front of the property is facing northwest.

3. Property Comments

MAINT	PREV	MONIT	DEFR	DEFIC
		X	X	

Observations:

- Heated towel rails noted and appear functional.
- TV satellite dish noted on the roof. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.
- Recent repairs and/or repainting may conceal defects that will only become apparent with the passage of time.
- 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

Roof Covering:

- Tile

Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

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.
- Most areas of the concrete slab not visible due to floor coverings.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.



Structural Components

1. Wall Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations

- The wall structure components appeared functional where visible.
- External walls are of a brick veneer construction.





2. Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The ceiling structure appeared functional where visible.
- Due to the placement of insulation on the top of the ceilings it is not possible to fully inspect the condition of the ceiling structure and supports. Inspection was limited and based on what was visually accessible at the time of the inspection.



3. Suspended Floor

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- There is a timber suspended floor for the second storey.
- Limited review due to insulation and finishing materials.

Observations:

- The timber suspended floor appear to be performing satisfactorily. However, there are some minor bouncy floorboards in some locations. These movements do not appear to have detrimentally affected the overall structural integrity of the house. Monitor for changes in condition over the time.





Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- Access was available through a manhole in the main bedroom WIR.
- The internal garage roof space did not have reasonable access available because no access point available.
- Due to space constraints the inspection of the roof space was undertaken from the manhole.
- Due to the roof structure configuration some areas of the roof space were inaccessible and restricted from view.



2. Duct Work

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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





3. Insulation

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Batt insulation noted in the accessible ceiling space.

Observations:

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



Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- The timber roof structure appears sound where visible at the time of inspection.
- Due to the roof structure configuration some areas of the roof space were inaccessible and restricted from view.



2. Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Materials:

- Roof was not walked upon for the inspection due to the inaccessibility and height restrictions.
- Inspected at various locations around the home from a ladder due to access restrictions.
- Inspected from ground level. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.
- Some areas of roof are obscured from view.

Observations:

- The concrete tile roofing material appeared to be in satisfactory condition where visible.
- TV Antennae noted on the roof.
- TV satellite dish noted on the roof.
- There are previous silicone repairs noted on the garage roof coverings. These tiles should be monitored as silicone can deteriorate over time.
- There are minor cracks in the bedding cement. This is not unusual for a tiled roof, and is often caused by normal movements in the roof frame. Monitor for changes and rectify as needed.





3. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Observations:

- Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.
- The roof flashing, where visible, appears to be in satisfactory condition.
- All flashing components should be regularly monitored for continued maintenance/repair. Flashing needs to remain sealed and in good condition at all times to prevent issues, such as water intrusion.





4. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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



Interior Areas

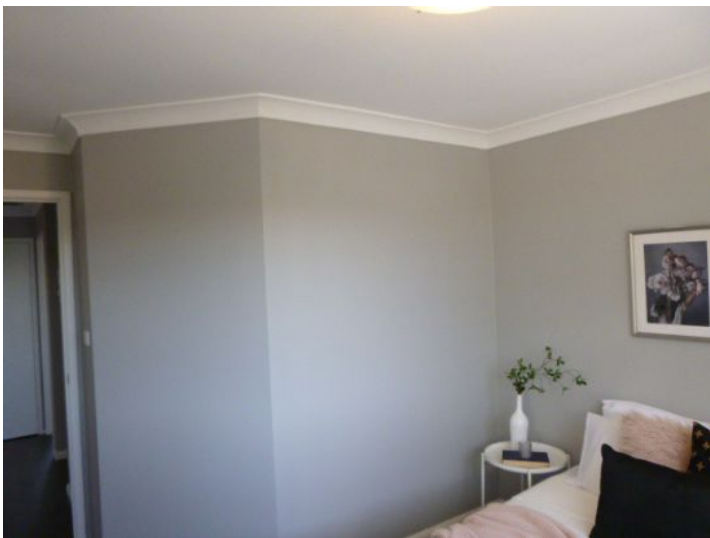
1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Plasterboard/gyprock walls noted which appeared functional where visible.
- Tiled walls noted which appeared functional.
- Some areas of the internal walls were not accessible due to stored items and furniture.





2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

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

Observations:

- Some minor deflections noted along the ceiling coverings. This does not appear to have affected the structural integrity of the ceilings. Monitor for any change in condition.



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 hard wired 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. We also recommend the expiry date be checked to ensure the smoke alarm does not require replacement.
- Ensure smoke alarms are always installed along the bedroom hallways/every level.
- Two smoke alarms installed in the hallway areas. Smoke alarms typically have a service replacement period of 10 years.



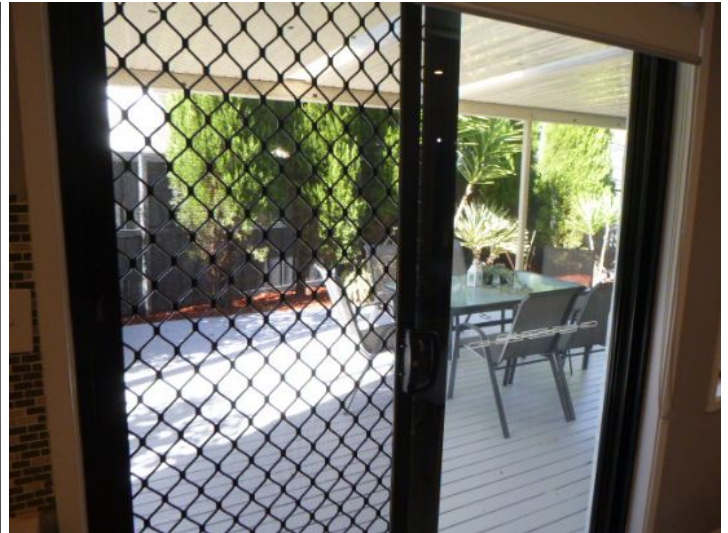


4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:

- The exterior doors function satisfactorily.
- The interior doors function satisfactorily.
- Only a representative number of doors were tested/operated during the inspection.
- One or more doors were locked and could not be tested at the time of the inspection. These should be checked at the final inspection.
- Two bedroom doors are not latching when closed. Minor maintenance is required.



5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials:

- Aluminum framed windows noted.
- Only a representative number of windows were tested/operated during the inspection.

Observations:

- Windows operated during the inspection appeared functional.
- One or more windows were locked and could not be tested at the time of the inspection. These should be checked at the final inspection.
- Even though the window openings may have met building regulations at the time of construction, current building legislation requires that windows lower than 1700mm above floor level and where a child could fall more than 2m shall have opening limited to 125mm maximum. Windows in the bedrooms do not meet these current safety requirements and should be fixed to limit opening to 125mm maximum or fitted with security screens.



6. Closets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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



7. Stairs & Handrail

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Observations:

- Stairs and hand rails are in good condition at the time of inspection.
- Downstairs handrail post is loose slightly/not fully secured. Monitor for changes and rectify as needed.



Bathroom and Toilets

1. Toilets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Operated when tested and appear functional.

2. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Observations:

- The sinks and related components functioned normally when tested.
- We recommend all braided flexible water hoses in the property be checked regularly and replaced as required to prevent water damage.
- Slow drainage was noted at one of ensuite sinks which may indicate that the drain line needs to be cleaned. Maintenance is required.





3. Exhaust Fan

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

Observations:

- The bathroom exhaust fans responded to normal user controls.



4. Floor Condition

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

Materials:

- Ceramic tile is noted and appear good condition.

Observations:

- Missing grout observed, suggest regrouting as necessary.





5. Heating

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Heat lamps in the bathrooms functioned normally.

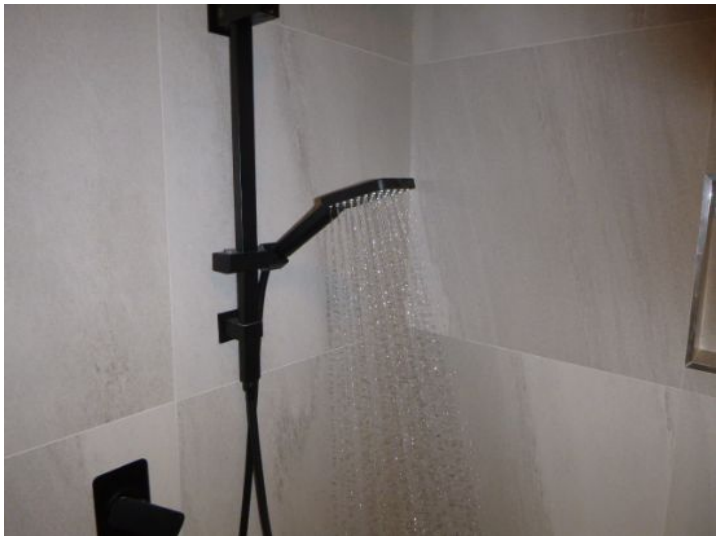
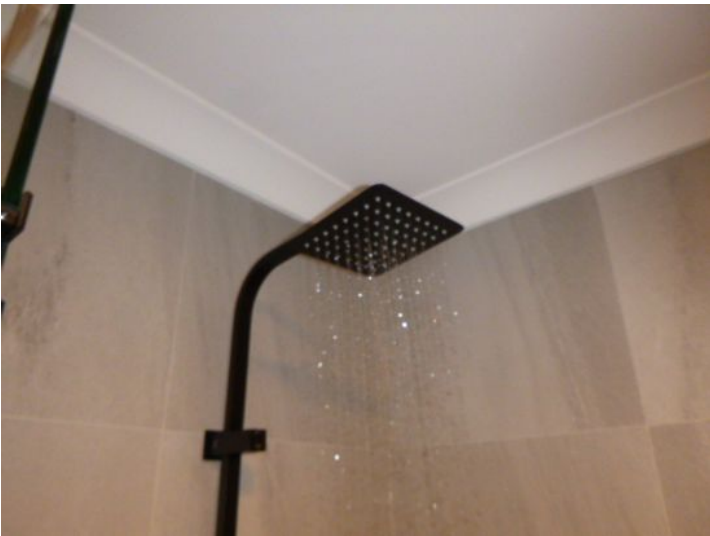


6. Showers

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The showers and related components operated normally when tested.



7. Shower Walls

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

Observations:

- The shower wall and tiled floor surfaces appear functional.
- This test may not reveal water leaks/penetration until the shower is put into constant use and surrounding areas monitored over a period of time.



8. 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.



2. Oven & Range

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

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





3. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Observations:

- The sink and related components are functional.
- We recommend all braided flexible water hoses in the property be checked regularly and replaced as required to prevent water damage.



4. Counters

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Appeared functional at the time of inspection.
- Granite tops noted.





5. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Appeared functional and in satisfactory condition.



6. Vent Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The exhaust fan is functional.



7. Dishwasher

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Dishwasher was noted and 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 time of inspection.





2. Wash Basin

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Observations:

- The trough and related components are functional unless otherwise noted.
- We recommend all braided flexible water hoses in the property be checked regularly and replaced as required to prevent water damage.



Air Conditioner

1. Reverse Cycle Air Conditioner

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Type:

- The central ducted reverse cycle system responded to normal user controls and appeared to be functioning correctly at the time of inspection. However, it was difficult to operate all zones/functions at one given time. We recommend that you check the air conditioning system for full functionality prior to the final pre-settlement inspection.





2. Filters

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Location:

- Located in a filter grill in bedroom hallway ceiling.

Observations:

- The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Location:

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

Observations:

- At least one RCD (Safety Switch) has been installed.
- Missing components/outlets were observed along the main electrical panel. A qualified specialist should be consulted to provide further evaluation and rectification work where required.



Gas

1. Gas fittings

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Materials:

- Gas bayonet installed in the living room.

Observations:

- The gas system was not tested as it is not within the scope of our inspection. This should be checked and confirmed as operational as part of the final walk through inspection.





Living room

Water Heater

1. Water Heater Condition

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

Heater Type:

- Gas storage hot water heater.

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 the time of inspection.



Exterior Areas

1. Walls

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Materials:

- The brick wall covering is in a satisfactory condition where visible.
- The external rendered walls are in satisfactory condition where visible.

Observations:

- Due to differential movement within the structure, minor movements have appeared around the property. These movements do not appear to have affected the overall structural integrity of the home. Monitor for changes in condition over the time.
- There are garden beds which are abutting external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be placed between the flower bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled.





Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- Concrete driveway noted.
- Concrete sidewalk noted.
- Gravel/Tile sidewalk noted.
- Driveway in reasonable shape for age and wear.
- Sidewalk in reasonable shape for age and wear.

Observations:

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



2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Observations:

- 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.
- We recommend all storm water drains, pits and strip drains are cleaned on a regular basis in order to prevent blockages and possible flooding.
- It is recommended that all drainage areas are monitored over time to ensure proper drainage flow. If pooling water is noted, drainage and/or grading conditions at this area should be improved upon to prevent this condition from reoccurring.
- There appears to be a small opening in the downpipe joints along the side of the property. Maintenance is required.
- The hot water system overflow pipe discharges on the foundations. This should ideally be directed into a stormwater drain or at least 3 metres away from the building.



3. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Materials:

- Timber
- Unless otherwise noted, the perimeter fence appeared functional at the time of the inspection.

Observations:

- The boundary fence is leaning slightly in areas. Monitor for changes and rectify as needed.
- Minor wood deterioration observed. Suggest repairs as needed at some point.





4. Patio & Pergola

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Pergola/Porch appears in satisfactory and functional condition with normal wear for its age.



5. Main Gas Valve Condition

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

Location:

- Side of structure

Observations:

- Main gas shut off located at outside meter.



Garage

1. Garage and Shed

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

Materials:

- The attached brick garage appears functional and structurally sound.



2. Garage Door Condition

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

Materials:

- Sectional door noted.

Observations:

- Appears functional at the time of inspection.





3. Garage Opener Status

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Observations:

- Unable to locate controller for garage door at the time of inspection. This should be tested at the final 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



Ray Lee
Licensed Building and Pest Inspector
www.resicert.com.au

Thank you

Resicert Inspection and Service Agreement - October 2021

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

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

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

4.0 Scope of Inspection : Scope of inspection will depend on the inspection type which the Client has selected. Pre-purchase inspections are undertaken in accordance with AS 4349.1 - 2007 - Inspection of buildings Part 1: Pre-purchase inspectionsó 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 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 &VIC) as a Compliance Inspection or Advisory only: inspection and report in accordance with AS1926 1&2-2007 and QDC MP3.4: Inspector has the right not to test or inspect any component if they believe that through operation or testing it may cause damage or is a potential safety issue. -Require permission, necessary access and any required components to operate or inspect items as outlined for this inspection - Unless otherwise advised we will assume that all components can be operated and will not be damaged when doing so. No liability relating to operating a component during the inspection. - Require applicable operational manual and/or instructions relating to the inspection of any component. -If we are required to start up or turn on any component, it will be necessary to have required start up information. Otherwise we reserve the right not to operate. - information contained in the WA Safety Barrier and Pool Condition Report (as an add-on or a stand alone) or a QLD &VIC Advisory Only Report is an information document only and will articulate potential issues that are likely to be flagged as deficient by council in the process of achieving required certification for the pool. It is not always possible to operate pumps. For pools and spas (excluding bath type spas located in bathrooms) to be tested must have a minimum level of water prior to commencement of inspection. Resicert accepts no liability for any subsequent drownings or accidents resulting in death or injury that may result from the advice provided in the Safety Barrier and Pool Condition Report. The Recommendations made in the report are for information only and Resicert will not seek compliance on behalf of any third party.

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

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

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

7.0 Exclusions from Inspection : Resicert need not inspect or report on the following items:Footings below the ground or concealed



damp-proof course - the structural design or adequacy of any element of construction. - Electrical installations, smoke detectors, light switches and fittings, TV, sound and communications - Concealed plumbing, gas fittings and fixtures. - Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws. - Air-conditioning, alarm and intercom systems, automatic garage door mechanisms. - Swimming pools, pool fencing and associated filtration and similar equipment. - The operation of fireplaces and solid fuel heaters, including chimneys and flues. - Soft floor coverings. - Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum - Paint coatings, except external protective coatings. - Health hazards (e.g., allergies, soil toxicity, lead content, presence of asbestos). - Timber and metal framing sizes and adequacy and concealed tie-downs and bracing. - Timber pest activity. - Other mechanical or electrical equipment (such as gates, inclinators). - Soil conditions and control joints. - Sustainable development provisions. - Concealed framing-timbers or any areas concealed by wall linings/ sidings. - Lands

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

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

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

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

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

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

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

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

13.0 Approvals for access to property : The Client represents and assures Resicert that the Client has secured all approvals necessary



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

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

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

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

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

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

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



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

[10-17]

