



DISCLAIMER

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses form an integral part of the report.

VISUAL INSPECTION ONLY.

Visual inspection will be limited to those areas and sections of the property to which reasonable access [See definitions under LIMITATIONS of this report] is both available and permitted on the date of Inspection. Inspection will be made in the areas where access is practical.

The Inspection WILL NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions.

The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed.

The inspector WILL NOT dig, gouge, force or perform any other invasion procedures. An invasion inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of any structural or non-structural anomalies, which may be only revealed when the items are moved or removed.

SCOPE OF REPORT.

The report is confined to reporting on the discovery of, or non-discovery, of anomalies to the general construction and finishes to the main dwelling and/or any out buildings situated on the subject premises. The following items are not tested for functionality, however any visual anomalies will be reported:

Electrical mains and or sub-boards, Smoke Detectors, Telephone connections, TV and or Austar connections, Gas bayonets, Air-conditioning systems, Heating systems, Alarm systems, Dishwashers, Septic or Biodegradable systems, Water tanks, Swimming pools or associated pumps and filtration systems

LIMITATIONS.

Ceilings can only be examined if they are easily accessible through access panels of minimum dimension of 450 x 400mm and have a crawl space of no less than 600mm x 600mm and can be accessed from a 3.6 m ladder.

The sub-floor can only be examined if access is at least 500 x 400mm and clearance is at least 400mm.

The exterior of roofs are only examined on single-storey buildings. Other roofs are examined, where possible, using binoculars.

Should the inspection be performed in dry weather or light rain, no responsibility will be accepted for the efficiency of drains, or the effect of surface water in time of heavy rains.

The Company/Inspector is not reliable for any non-disclosed faults that are concealed or not readily apparent at the time of the inspection.

The Company/Inspector is not competent to report on matters of law, so shall not be responsible for any defect to the property relating to breaches of law.

The Company/Inspector is not licensed to report on pest infestation. A current pest certificate from a Reputable firm of pest experts should be obtained.

The Company/Inspector is not licensed to conduct or report on surveys or the redefining of boundaries, a licensed surveyor should be consulted if further information is required.

The Company/Inspector is not licensed to report on structural elements. A licensed structural Engineer should be consulted if further information is required.

The Company/Inspector is not a licensed property valuer. A licensed valuer should be consulted if required.

The Company/Inspector is not responsible for any structure which has not been erected with the consent of local statutory authorities.

The Company/Inspector is not a licensed electrician. A qualified licensed electrician should be engaged to perform an electrical safety report.

DISCLAIMER OF LIABILITY - no liability shall be accepted on account of failure of the report to notify any damage present at or prior to the date of the report in any areas or sections of the subject property inaccessible for inspection, or to which access for inspection is denied by or to the inspector [including but not limited to any areas or sections so specified by the report].

DISCLAIMER OF LIABILITY TO THIRD PARTIES - the report is made solely for the use and benefit of the Client named on the front of the report. No liability or responsibility whatsoever, in Contract or tort, is accepted to any third party or may rely on the report wholly or in part. Any third party acting or relying on the report, in whole or in part, does so at their own risk.

ASBESTOS CLAUSE - No inspection for asbestos will or was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed this may be noted in the general remarks sections of the report. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or of removal and

The limit of indemnity for Claims involving the failure to Report asbestos when carrying out a Building Inspection Report is \$50,000 in any one Claim and in the aggregate. The Excess for each and every claim shall be the Excess specified on the Premium Advice and the Schedule or if not specified then the Excess will be double Your standard Excess or \$10,000 whichever is the higher.

“Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. If the building was built prior to this date you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal”