

Property Inspection Report



Inspector:
Lee Roach
lroach@resicert.com



19 Colthorpe Street,
Boondall

Inspection Prepared For:
Gavin Ram

Date of Inspection: 11/8/2026 | Time: 4:15 PM

Weather: 25C Fine

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- ✔ Meth Residue Screening
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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 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 occurring in the future.

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

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

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

Items Requiring Attention - Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a 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 will give you a total peace of mind in buying or renting out a property by taking a sample from multiple areas in your home and having these analysed in a lab for traces of Methamphetamine. We will tell you if your property displays a level of Meth contamination - and if so, whether it is above or below the level considered acceptable by Australian Standards.



Inspector

1. Your Inspector

Your Inspector:

- Lee Roach

Contact Information:

Email: lroach@resicert.com

Mobile: 0472 820 300

Inspection Type

1. Inspection Type

Type:

- Standard - Detailed structural inspection

Reason:

- Vendor Inspection

Inspection Details

1. Attendance

In Attendance:

- Client present
- Agent present

2. Occupancy

Occupancy:

- Vacant - Furnished
- Heavy 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
		X		

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
- High Set rooms enclosed under

2. Property Orientation

Observation:

- The front of the property is facing north.

3. Property Comments

MAINT PREV MONIT DEFR DEFIC

		X		
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Observations:

- It can be difficult to tell whether a building has asbestos containing materials, just by looking at it.

As a general rule, if the building was built:

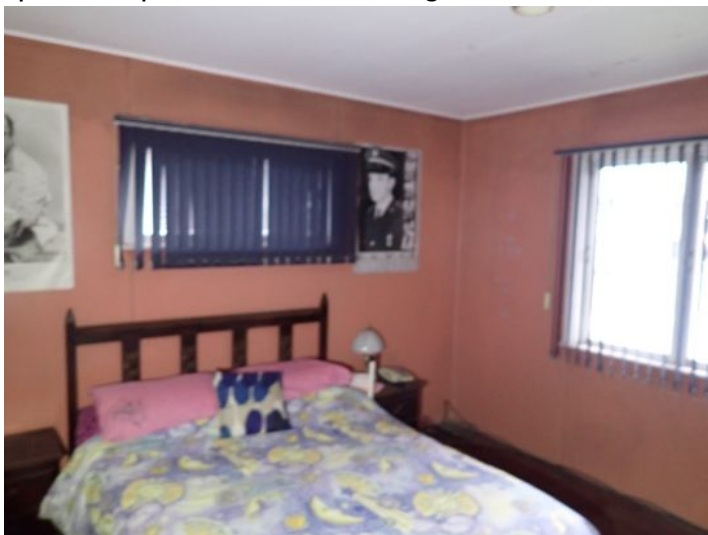
- before the mid 1980s, it is highly likely that it would have some materials containing asbestos
- between the mid 1980s and 1990, it is likely that it would have materials containing asbestos
- after 1990, it is highly unlikely it would have materials containing asbestos.

If you are not sure whether a building material contains asbestos, play it safe and assume that it does. Alternatively, get the material tested by a laboratory to confirm.

- The sub-floor, interior visual inspection was obstructed or restricted because of obstruction due to items stored.

Observations:

- 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:

- Timber Frame
- Cladded Walls

Roof Covering:

- Asbestos

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.
- There is an infill slab to the home, this slab may or may not be an integral part of the foundation. Joins along these slabs may be vulnerable to entry by moisture and or timber pests such as termites.



2. Raised Foundations

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Raised Foundation:

- 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.
 - This home has a raised foundation. Such foundations typically permit entry to the sub floor beneath the home, providing convenient access to the water supply pipes, drain pipes, vent pipes, and electrical conduits.
 - The sub floor was entered for inspection of the underfloor areas, systems, and components.
 - The Inspector can not verify the presence and depth of footings below the soil line.
- ### Posts and Girders:
- Concrete piers
 - Timber Beams noted.
- ### Observations:
- The foundations appear to be performing satisfactorily.





Structural Components

1. Wall Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations

- The wall structure components appeared functional.
- Externals walls are of cladded timber frame construction.



2. Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The ceiling structure appeared functional.



3. Suspended Floor

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- There is a timber suspended floor in the home.



Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

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

2. Insulation Issues

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Materials:

- There is no insulation on the ceiling in the roof space. Expect higher heating and cooling energy costs. It is recommended that insulation be added to improve the thermal efficiency of the home.



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 not walked upon for the inspection due to the inaccessibility and height restrictions.
- Some areas of roof are obscured from view.
- If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Observations:

- The asbestos roofing material appears to be in satisfactory condition relative to its age.



3. Roof Issues

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Observations:

- Some of the fixings located on the roof sheeting are rusty and should be replaced in due course.



4. Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

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



Interior Areas

1. Wall Condition

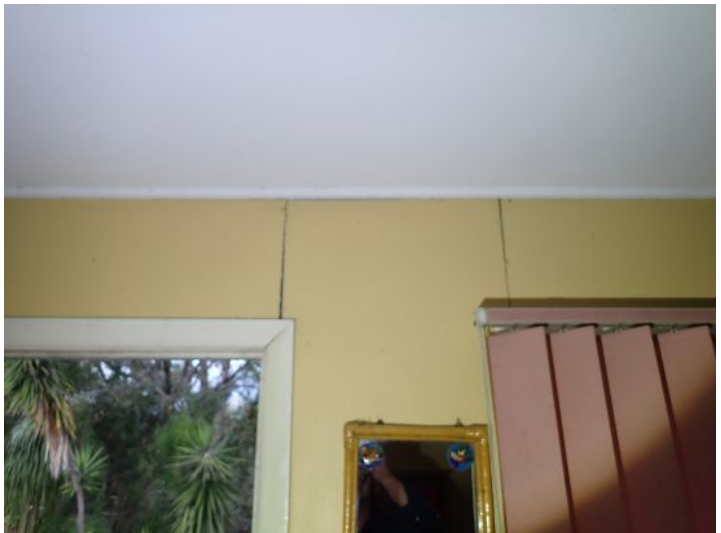
MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- Walls are clad in masonite.

Observations:

- Due to normal minor differential movement within the property or foundations, small cracks have appeared at various locations within the home. These cracks do not appear to have affected the overall structural integrity of the property and can be patched normally.
- There are marks and imperfections to the interior walls at various locations. These can be repaired normally.



2. Ceiling Condition

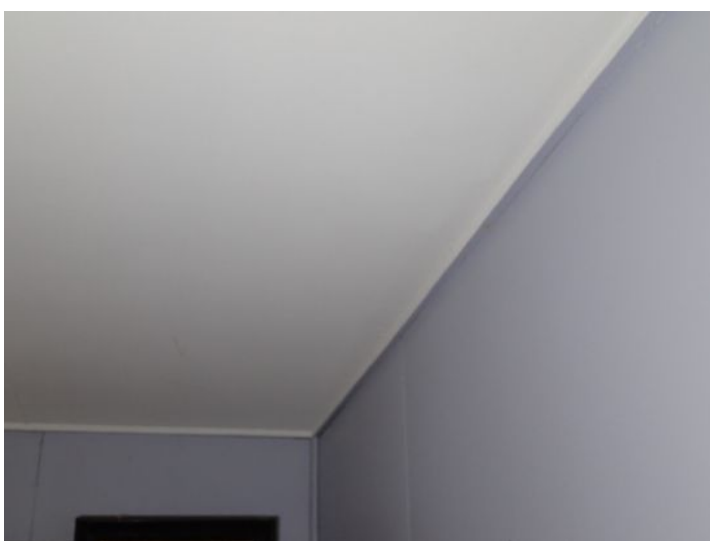
MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- There is what appears to be Asbestos clad ceilings noted that appear to be functional.

Observations:

- There are marks and imperfections to the interior ceilings at various locations. These can be repaired normally.



3. Smoke Alarms

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☒	☐

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.
- There appears to be interconnected smoke alarms installed in the hallways and bedrooms of the home. The service replacement year is noted as 2036

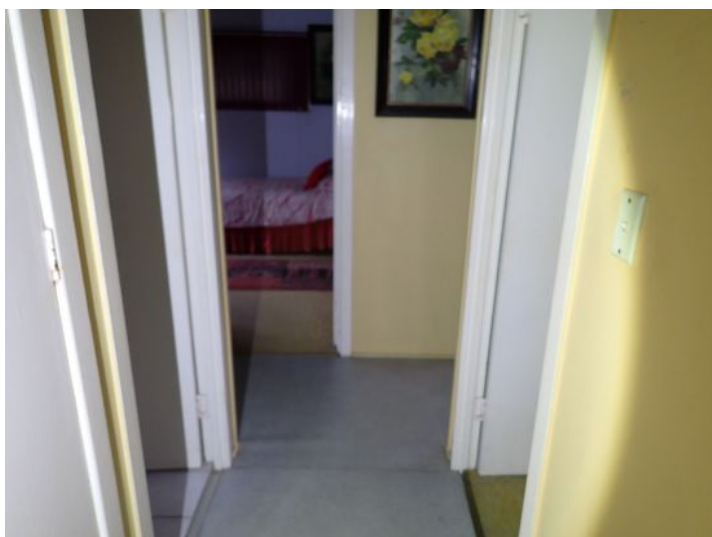


4. Doors

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The interior doors function satisfactorily.



5. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Materials:

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

Observations:

- Windows operated during the inspection appeared functional.
- Peeling paint observed, recommend scraping and painting as necessary.



Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Location:

- South side of the house.
- In undercroft.

Observations: At least one RCD (Safety Switch) has been installed. It does appear that the lighting circuit is not protected by a RCD. To increase the electrical safety you may wish to consider having the lighting circuit protected by a RCD.



Water Heater

1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Heater Type:

- Electric storage hot water heater.

Location:

- Under House.

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. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Observations:

- Components appeared in satisfactory condition at the time of inspection unless noted
- Peeling paint observed, recommend scraping and painting as necessary.



2. Eaves & Fascia

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Observations:

- The eaves are in satisfactory condition.
- Some weathered timber noted to the west fascia board.. Recommend review for maintenance as required.





3. Walls

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- The brick wall covering is in a satisfactory condition.

Observations:

- There are a number of garden beds which are adjacent to the external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be placed between the garden bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled.



4. Cladding Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Materials:

- Painted wood/weatherboard cladding.

Observations:

- External cladding appears to be in satisfactory condition relative to its age.
- Some areas need prep, priming and repainting. Ensure that composition siding is kept sealed and painted, including the bottom edges. Keeping the siding well sealed will extend the life of the siding.



Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

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

Observations:

- Some areas of settlement and uplift were noted on the driveway. These areas do not appear to have affected the structural integrity of the home or the function of the driveway in any way and can be repaired/levelled normally.



2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
		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.



3. Vegetation Observations

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Observations:

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



4. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Materials:

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

Observations:

- Wood deterioration observed. Wood decay noted. Recommend repairs/replacement as needed.



5. Stairs & Handrail

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Observations:

- Inspected steps were in good condition at the time of the inspection unless noted
- Some of the treads have some wood decay noted, replace as required
- The balustrade around the front deck has wood decay and will need some maintenance to repair

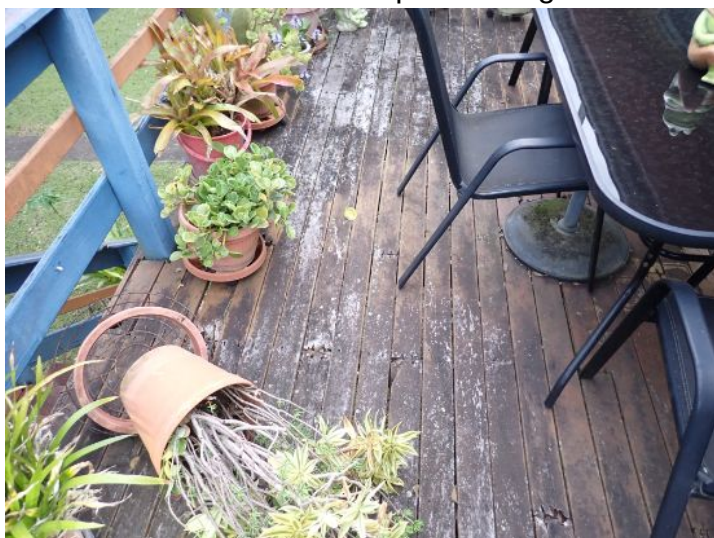


6. Balcony Structure

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Observations:

- Repairs and monitoring required for both balconies
- Wood decay noted on the rear balcony structure. This does not appear to have affected the overall structural integrity of the balcony but should be maintained to prevent further degradation of the timber. The deck boards should be replaced in due course
- Settlement of balcony footing and slab identified. This structure does not seem to be part of the main structure and there is no evidence of impact to the main structure. It also appears that this settlement is not new. We recommend monitoring to ensure no further movement occurs to the front slab balcony.
- Area of the front slab balcony has broken away from the main slab, due to the rust noted to the support posts and reinforcement. Maintenance required to repair damaged areas





Garage

1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The attached garage appears structurally sound.



2. Garage Door Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Materials:

- Tilt-A-Door noted.

Observations:

- Did not fully close. This requires some maintenance.
- Door is difficult to open. Some maintenance is required.





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,

A handwritten signature in blue ink, appearing to be 'J. F.', is written over a faint, circular, light blue watermark or stamp.

Licensed Building Inspector
www.resicert.com.au

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

has occurred, is occurring, or may occur.

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

4.3 Safety Barrier and Pool Condition Inspection (WA) as an add-on or stand alone: Inspection is completed in accordance with the Western Australian Private Swimming Pool Inspector Guidelines Inspecting Private Swimming Pool Spa Enclosures Second edition 24 July 2007 / Pool Safety Inspection (QLD, 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. 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 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.