

INSPECTA HOMES

Building Consultancy BC 821



COMMERCIAL BUILDING INSPECTION AGREEMENT

PROPERTY TO INSPECT:

CLIENT NAME:

AGREEMENT NUMBER:

Inspection and Report: The inspection will be carried out in accordance with AS4349.0-2007.

A copy of the appropriate Standard with Appendices may be obtained from RAPID Solutions at Your cost by Phoning (02) 49543655 or by email to support@rapidsolutions.com.au or from Standards Australia.

Upon receipt of the signed agreement, We will carry out the inspection and report ordered by You in accordance with this agreement and You agree to pay for the inspection and the report on delivery of the report.

In ordering the inspection, You agree that the inspection will be carried out in accordance with the following clauses, which define the scope and limitations of the inspection and the report.

SCOPE OF THE INSPECTION AND THE REPORT

1. The inspection will be carried out in accordance with AS4349.0-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** The Inspection shall cover all safe and accessible areas.
2. The inspection shall comprise a visual assessment of the items listed in Appendix C to AS4349.0-2007 for the structures within 30 metres of the building and within the site boundaries including fences.
3. Subject to safe and reasonable access (See Definitions below) the inspection will normally report on the condition of each of the following areas: **a) The Interior b) The Roof Void c) The Exterior d) The Subfloor, e) The Roof Exterior, and f) The Site.**

P (02) 49698 444 F (02) 49698 555
PO BOX 596 HAMILTON NSW 2303
ABN 76111821320

info@inspectahomes.com.au

www.inspectahomes.com.au

4. The Inspector will report individually on Major Defects and Safety Hazards evident and visible on the **date and time of the inspection**. The report will also provide a general assessment of the property and collectively comment on Minor Defects which would form a normal part of property maintenance.
5. Where a Major Defect has been identified, the inspector will give an opinion as to why it is a Major Defect and specify its location.

LIMITATIONS

6. The Inspector will conduct a noninvasive inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access (See Definitions Below) is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the inspection. Those areas may be the subject of an additional inspection upon request following the provision or reasonable entry and access.
7. The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors pavers, furnishings, appliances or personal possessions.
8. The Inspection and Report compares the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability.
9. The Inspection excludes the inside of walls, between floors inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or obstructed. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures.
10. The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by law, or as a warranty or an insurance policy against problems developing with the building in the future.
11. The Inspection WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS4349.3-1998 Timber Pest Inspections, by a fully qualified, licenses and insured Timber Pest Inspector.
12. If Timber Pest Damage is found then it will be reported. The inspector will only report on the damage which is visible.
13. If the property to be inspected is occupied then, You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:
- a) Obtain a statement from the owner as to
 1. Any Timber Pest activity or damage
 2. Timber repairs or other repairs
 3. Alterations or other problems to the property known to them
 4. Any other work carried out to the property including Timber Pest treatments
 5. Obtain copies of any paperwork issued and the details of all work carried out
 - b) Indemnify the inspector from any loss incurred by you relating to the items listed in clause a) above where no such statement is obtained.

14. ASBESTOS - NO inspection for asbestos will be carried out at the property and no report on the presence or absence of asbestos will be provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. If asbestos is noted as present within the property then you agree to 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.

15. MOULD (MILDEW) AND NON WOOD DECAY FUNGI DISCLAIMER - No inspection or report will be made for Mould (Mildew) and non-wood decay fungi.

16. ESTIMATING DISCLAIMER - Any estimates provided in the Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The inspector accepts no liability of any estimates provided throughout this report where they occur you agree to obtain and rely on independent quotations for the same work.

17. The Inspection WILL NOT cover or report on the items listed in Appendix D to AS4349.1-2007. Appendix D lists: Footings below ground, Concealed damp-proof course, Electrical installation, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems, alarm systems, intercom systems, Concealed plumbing, Adequacy of roof drainage as installed, Gas fittings and fixtures, Air-conditioning, Automatic Garage door mechanisms, Swimming pools 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 systems, Paint coatings, except external protective coatings, Health hazards such as allergies, soil toxicity, lead content, radon, presence of asbestos, or urea formaldehyde, Timber and metal framing sizes and adequacy, Concealed tie downs and bracing, Other mechanical or electrical equipment (such as gates, inclinators), Soil conditions, Control joints, Sustainable development provisions, Concealed framing-timbers or any areas concealed by wall linings / sidings, Landscaping, Rubbish, Floor coverings, Furniture, Accessories and Stored items, Insulation, Environmental matters (eg: BASIX, Water Tanks, BCA Environmental Provisions), Energy efficiency, Lighting efficiency.

18. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit requested to be inspected as detailed in Appendix B in AS4349.1-2007. Therefore it is advised that the client obtain an inspection of common areas prior to any decision to purchase.

19. The Inspection and Report WILL NOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.

20. You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.

21. Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or before the end of the cooling off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

22. The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue as a Commercial Property.

GENERALLY

23. In the event of a dispute or a claim arising out of, or relating to the inspection or the report, or any alleged negligent act, error or omission on Our part or on the part of the inspector conducting the inspection, either party may give written notice of the dispute or claim to the other party. If the dispute is not resolved within fourteen (14) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator. The cost shall be met equally by both parties or as agreed as part of the mediation settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

24. THIRD PARTY DISCLAIMER

We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement. **Note:** In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

25. Prohibition on the Provision or Sale of the Report

The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

However, We may sell the Report to any other Person although there is no obligation for Us to do so.

26. Release

You release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

27. Indemnity

You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

DEFINITIONS

You should read and understand the following definitions of words used in this Agreement and the Report. This will help You understand what is involved in a building inspection, the difficulties faced by the inspector and the contents of the Report which We will provide You following the Inspection.

Acceptance Criteria: The Building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Access hole (cover) means an opening in the structure to allow for safe entry to carry out an inspection.

Accessible area means an area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

Building Element means a portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Client means the person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "You/Your" below)

Defect means a fault or deviation from the intended condition of the material, assembly or component.

Inspector means the person or organisation responsible for carrying out the inspection. (See also "Our/Us/We" below.)

Limitation means any factor that prevents full achievement of the purpose of the inspection.

Major defect means a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor defect means a defect other than a Major defect.

Person means any individual, company, partnership or association who is not a Client.

Property means the structures and boundaries etc up to thirty (30m) meters from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.

Report means the document and any attachments issued to You by Us following Our inspection of the property.

Structural Inspection means the inspection shall comprise visual 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. **The Report** will not include those items noted in Clause A3 of AS 4349.1-2007 e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, nonstructural & serviceability damp issues, rising damp, condensation etc.

Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods. The Standard defines the extent of safe and reasonable access in the Table below and as "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 the inspection. The inspector shall also determine whether sufficient space is available to allow safe 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."

Our/Us/We means the company, partnership or individual named below that You have requested to carry out the property inspection and report.

You/Your means the party identified on the face page of this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

The following access table is taken from AS 4349.1-2007 and shows the minimum dimensions for an access hole and crawl space for the roof interior and exterior.

Access Table from AS 4349.1-2007

Area	Access Hole	Crawl Space	Height
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof Exterior			Accessible from a 3.6m ladder placed on the ground.

Table Notes:

1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
2. Sub floor areas sprayed with Chemicals should not be inspected unless it is safe to do so.

UNDERSTANDING

You agree that in signing this agreement You have read and understand the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection on delivery of the report.

If You fail to sign and return a copy of this agreement to Us and do not cancel the requested inspection then You agree that You have read and understand the contents of this agreement and that We will carry out the inspection on the basis of this agreement and that We can rely on this agreement.

Are there any Special Requirements: **YES / NO**

Note: Additional inspection requirements requested by You may incur additional expense.

COST OF THE REPORT:

PROPERTY TO INSPECT:

AGREEMENT NUMBER:

Client Name: _____ **Date:** _____ **Time:** _____

Signature

Signed for and on behalf of INSPECTA HOMES

Name: _____ **Date:** _____ **Time:** _____

Signature

**Please fax this document to INSPECTA HOMES (02) 49 698 555
Or Mail to Inspecta Homes PO BOX 596 Hamilton, NSW 2303**