



# BLUEPRINT

## PROPERTY INSPECTIONS PTY LTD

### Inspection Agreement

Client Name: \_\_\_\_\_

Clients Current Address: \_\_\_\_\_

Clients Phone: \_\_\_\_\_ Work: \_\_\_\_\_ Mobile: \_\_\_\_\_

Address Of Property To be Inspected: \_\_\_\_\_

Agent : \_\_\_\_\_ Phone: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

### Type Of Inspection

- 1) A verbal report on the day of the inspection and a 30+ page detailed report including digital photos of problem areas.
- 2) A verbal report, 30+ page detailed report with photos and a pest inspection on the day by a qualified pest inspector.

I/we have read and understood the below items I/we agree to engage the services of Blueprint

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**FAX : 9783 0777**

*\*\* Please fax or email back this page only.*

## TERMS AND CONDITIONS

### **LIMITATIONS**

The Client acknowledges:

This Inspection Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection which is adequately specified.( see Exclusions below)

- A) This inspection report does not include the inspection and assessment of items or matters that do not fall within the consultant's direct expertise.
- B) The inspection only covers the readily accessible areas of the property. Obstructions are defined as any conditions or physical limitation which inhibits or prevents inspection and may include - but are limited to - fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, pipe/duct work, builders debris, vegetation, pavements or earth.
- C) Australian Standard *Inspection Of Buildings, Part 1: Property Inspections - Residential Buildings* recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
- D) This inspection report was produced for the use of the client. The building consultant is not liable for any reliance placed on this report by a third party.

### **EXCLUSIONS**

The Client acknowledges:

A standard property inspection report does not cover or deal with:

- A) Any 'minor fault or defect', I.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
- B) Solving or providing costs for any rectification or repair work;
- C) The structural design or adequacy of any element of construction;
- D) Detection of wood destroying insects such as termites and wood borers;
- E) The operation of fireplaces and chimneys;
- F) Any services including building, engineering (electronic), fire and smoke detection or mechanical;
- G) Any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- H) Any appliances such as dishwashers, incinerators, ovens, stoves and ducted vacuum systems;
- I) A review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming & spa pool fencing;
- J) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws; and whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone.  
Any of the above matters may be the subject of a Special-Purpose Inspection Report which is adequately specified and undertaken by an appropriately qualified inspector.

### **ACCESSIBILITY**

Unless specified in writing, the inspection only covers the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

### **Building Interior**

The Consultant did not move any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when items are moved or removed.

### **Building Exterior, Roof Exterior and Site**

The Consultant did not move or remove any obstructions such as wall cladding, awning, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may be revealed when the items are moved or removed.

## Roof Space

In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600mm high by 600mm wide (but includes areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance, I.e. 600mm high by 600mm wide)

Bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirements is a 450mm by 450mm access manhole.

Obstructions such as roofing, stored articles, thermal insulation and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

## Subfloor Space

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstruction may be concealing evidence of damage of faulty which may only be revealed when the obstructions are moved or removed.

Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500mm × 400mm access manhole. In the case of suspended floor, if the clearance between the ground and structural components is less than 400mm, Australian Standard 3660 recommends that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

## CONDITIONS OF INSPECTION

The report has been prepared with reasonable care and has been based on the following:-

The condition of the property and on prevailing soils and weather conditions at the time of inspection. Abuse of the premises and changes in use may cause defects.

The visual inspection of the parts of the premises stated in the report, to which the inspector has had reasonable access, without removal of furniture, floor coverings or lining materials, electrical appliances, plants or soil.

The defects occurring in inaccessible areas will not be disclosed, nor will latent defects or defects which may be apparent in weather conditions, which differ from those at the time of inspection.

This inspection is that of a Building Consultant and not of a building surveyor as written in the Building Act of 1993. Therefore I have not looked at the structural integrity of this building, along with the Title Boundaries, location of any Easements, Footings, Foundations or Height Limitations. They are the responsibility of a Building Surveyor.

Details of the report only cover what is inspected on the day. Due to unforeseen circumstances, ie: appliances being removed or damaged after the inspection, it is not the responsibility of BluePrint Inspections.

The Australian Standard on inspections of buildings, (AS 4349.1-1995) states " a standard property report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future." (Point A3.3)