

BDS Inspections

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Building Inspection Agreement

Agreement/Report No: J

CLIENT DETAILS

Client Name: _____ Contact Date: / / 2009

Phone: () Fax: () Mobile: _____

Email: _____

Client Residential Address: _____

Postcode: _____

Client Postal Address: As Above

Postcode: _____

CLIENT'S AGENT / REPRESENTATIVE DETAILS

Agent's Company Name: _____ Contact: _____

Phone: () Fax: () Mobile: _____

Email: _____

TENANTS DETAILS

Tenant's Name: _____

Phone (h) () Phone (w) () Mobile: _____

INSPECTION/SITE/PROPERTY DETAILS

Inspection Date: / /2009 Time: : am/pm: _____

Client Representative on site: Client: Agent:

Vendor's Name: _____

Site Address: _____

Postcode: _____

DISTRIBUTION OF THIS BUILDING INSPECTION AGREEMENT

Sent To Client By: Mail: Fax: Email: On-site:

PAYMENT DETAILS (Prior to Commencement of Inspection)

Inspection Fee \$.00 Incl. GST (To be confirmed on-site)

Method of Payment: (PRIOR TO INSPECTION) Cash at site: EFT: Mailing Cheque:

DISTRIBUTION OF COMPLETED REPORT (To Client Only)

Date Report is Required: / /2009

Are there special requirements / conditions requested by the client/client's representative regarding the inspection and report

No Yes _____

The type of inspection & report requested is as indicated by the "X" in the box below

<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<u>pre-purchase</u> inspection & report
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<u>building</u> Inspection & report
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<u>pre-sale</u> inspection & report
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<u>construction progress</u> inspection & report
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<u>maintenance</u> inspection & report
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<u>defects/hand over</u> inspection & report
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<u>building survey/dilapidation</u> inspection & report

Residential Commercial special purpose/problem solving inspection & report

The purpose and extent of what we agree to perform as part of a special purpose/problem solving inspection and report is listed below

The purpose of this Special Purpose Inspection and Report is to

The extent of the inspection will be

What we agree to do is

Structure/s that are to be inspected

- House
- Unit/Townhouse
- Multiple Units/Townhouses
- Commercial/Industrial Building

Inspection fee

The standard inspection fee of \$ _____ -00 inclusive of GST allows for up to one hour of the Inspector's time on site and allows the standard time of one hour to prepare and email the report. Any extra time at site and /or in the office preparing the report due to the condition of the property will be charged at the rate of \$ _____ -00/hr or part thereof inclusive of GST.

Any amount of money for which the Client is given credit, by **BDS Inspections**, is to be paid within seven calendar days of the date of the Tax invoice.

It is agreed that interest at the rate of 20% per annum, calculated and added daily, will be payable on any overdue amount/s.

IMPORTANT NOTICE TO YOU

Inspection & Report: In residential pre-purchase situations, the inspection will be of the building elements as outlined in Appendix C of AS4349.1-2007 except for strata title properties where the inspection will be according to Appendix B of AS4349.1-2007.

A copy of the appropriate Standard with Appendices may be obtained from RAPID Solutions at your cost by phoning (02) 4954 3655 or by email to support@rapidsolutions.com.au or from Standards Australia.

For inspections other than residential pre-purchase inspections, the inspection will be of the building elements as required to meet the requirements of the purpose of the inspection and report.

We will carry out the inspection and provide the Report ordered by you in accordance with this agreement and you agree to pay for the Inspection and Report prior to the time and date of the Inspection.

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

SCOPE OF THE INSPECTION & THE REPORT

In residential pre-purchase situations, the inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to identify major defects, the incidence of minor defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C of AS4349.1-2007. For inspections other than residential pre-purchase inspections, the purpose of the inspection is to provide advice to you to meet the requirements of the purpose of the inspection and report.

1. The report does not include an estimate of the cost for rectification of the defects. The overall condition of the building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age. Areas for inspection shall cover all safe and accessible areas.

2. In residential pre-purchase situations, the inspection shall comprise a visual assessment of the items listed in Appendix C to AS4349.1-2007 for the structures within 30 metres of the building and within the site boundaries including fences.

For inspections other than residential pre-purchase inspections, the inspection shall comprise a visual assessment of the items required to meet the requirements of the purpose of the inspection and report.

3. Subject to safe and reasonable access (See Definitions below) the inspection will normally report on the condition of each of the following areas: -

The interior	The exterior	The roof exterior
The roof void	The sub-floor	

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 non-invasive visual inspection, unless otherwise stated in any attached addendum to this agreement, in 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 of 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, unless otherwise stated in any attached addendum to this agreement.

8. In a residential pre-purchase situation, the inspection and report compares the inspected building with a building constructed to the generally accepted practice at the time and which has been maintained, so there has been no significant loss of strength and permanence. Other types of inspections, other than residential pre-purchase inspections, will provide details as required to meet the requirements of the purpose of the inspection and report.

9. The inspections exclude 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, unless stated in “The type of Inspection and Report” section of this agreement. The inspector **WILL NOT** dig, gouge, force or perform any other invasive procedures unless this agreement is for a special purpose inspection and report which includes and lists invasive work as part of the inspection.

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 AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.

BDS Inspections is licensed to carry out Timber Pest Inspections and you can arrange such inspections through our office.

12. If Possible Timber Pest Damage is found then it will be reported. The inspector will only report on the damage which is visible.

13. 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 sealing or of removal.

14. Mould (Mildew) and Non-Wood Decay Fungi Disclaimer: No inspection or report will be made for mould (mildew) and non-wood decay fungi.

15. 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 for any estimates provided throughout this report where they occur you agree to obtain and rely on independent quotations for the same work.

16. 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
 - i. any timber pest activity or damage;
 - ii. any timber repairs or other repairs
 - iii. alterations or other problems to the property known to them
 - iv. or any other work carried out to the property including timber pest treatments
 - v. 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.

17. The Inspection Will Not cover or report the items listed in Appendix D to AS4349.1-2007.

18. Where the property is a strata or similar title, only the interior and immediate exterior of the specified dwelling/building will be inspected by the inspector. The inspection will be as outlined in AS4349.1-2007 Appendix B. 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 end of 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 Residential Property or as it's existing use.

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 twenty one (21) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator nominated by us. 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 property and building inspection, the difficulties faced by the inspector and the contents of the report which we will provide you with following the Inspection.

Acceptance Criteria: The Building shall be compared with a building which was constructed at approximately the same time, using practices which were generally accepted as normal for that time and that the property has received maintenance to ensure that the intended strength and serviceability of the building have not significantly deteriorated over time.

Access hole (cover) means a hole in the structure allowing safe entry to an area.

Accessible area is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Building Element means a part of a building performing a particular function either singularly or in conjunction with other such parts.

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 variation or fault in material or a component or assembled element that deviates from its intended appearance or function.

Inspector means the company, partnership or individual named in this agreement that you have requested to carry out a building inspection and report. (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 such significance that without correction would not avoid Safety Concerns, loss of the intended practical performance of the building element or an additional decline in the existing condition of the property inspected.

Minor defect means a defect that is not a Major defect.

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

Property means the structures and boundaries up to thirty (30m) metres 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, non-structural & 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 AS4349.1-2007 provides information concerning safe and reasonable access: Only areas where reasonable and safe access is available will be inspected. Access will not be available where there are safety concerns, or obstructions, or space available is less than the following:

Roof Void – The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6m ladder, and, there is at least 600mm x 600mm of crawl space;

Roof Exterior – must be accessible by a 3.6m ladder placed at ground level.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Safe Access – Is at the inspector's discretion and will take into account conditions existing on the property at the time of the inspection.

Our/us/we - means the company, partnership or individual named in this agreement 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.

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 generally in accordance with this document.

Upon receipt of this agreement, signed by you, we will carry out the inspection and provide the report ordered by you generally in accordance with this agreement and you agree to pay for the inspection and the report prior to the time and date of the inspection, or if agreed by us, 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 generally on the basis of this agreement and that we can rely on this agreement.

Note: Additional inspection requirements requested by you may incur additional expense in regard to the cost of the inspection.

Signed for and on behalf of **BDS Inspections**

(Name of inspecting company or individual)

by on this the day of 2009
(Signature)

Richard (John) Adams

(Print the full name of the person signing)

Signed for and on behalf of the Client

(Name of Client)

by on this the day of 2009
(Signature)

(Print the full name of Client or the person signing for the Client)