



Bunbury Building Inspections

Pre-Purchase Structural Building Inspection – Agreement Form

This is an Agreement Form in accordance with the Australian Standards AS4349.1-2007. It is required that every Pre-Purchase Inspection has an agreement accepted by the purchaser (or their solicitor/conveyancer/agent) before commencement of the inspection.

In requesting the inspection, you agree that the inspection will be carried out in accordance with the Building Agreement which defines the scope and limitations of the inspection and the report.

Please read the following terms and conditions carefully as they relate to what we do and do not do for a Pre-Purchase Building Inspection.

Payment terms – Payment is requested via invoice to your given email address once the inspection has been carried out. Payment is strictly a direct deposit to our company account. When direct depositing the payment please use your invoice number as reference.

Re-Inspection Fee – If an additional inspection is required, due to inaccessible areas on the first inspection attendance, a re-inspection fee of \$150 minimum will apply.

Cancellation – A last-minute cancellation, within 12 hour's notice, will incur a fee of half the full inspection fee.

Generally - 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.

Understanding - If there is anything in this agreement that You do not understand, then, prior to the commencement of the inspection, You must contact Us by phone or in email and have Us explain and clarify the matter to your satisfaction. Your failure to reply or contact Us means that You have read to this agreement, and You do fully understand the contents.

By completing the online booking form and selecting the agreement "tick box" Or by receiving this agreement via email. You acknowledge that you have read, understand and agree to the terms and conditions of the pre-purchase building inspection

agreement, terms and conditions and authorise Bunbury Building Inspections to proceed with the building inspection and report as requested.

We will carry out the inspection and report as ordered by You in accordance with this agreement and You agree to pay for the inspection and report.

Note: The report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

SCOPE OF THE INSPECTION AND REPORT

The Inspection will be carried out in accordance with AS4349.1-2007. 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. Areas for Inspection shall cover all safe and accessible areas.

The inspection shall comprise a visual assessment.

Subject to safe and reasonable access the Inspection will normally report on the condition of each of the following areas:

The interior of the dwelling.

The roof void.

The sub floor.

The exterior of the dwelling.

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.

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

The Inspector will conduct a non-invasive visual inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access 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. Additional fees to attend and re-inspect may apply.

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.

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.

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.

The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or bylaw, or as a warranty or an insurance policy against problems developing with the building in the future.

This Inspection WILL NOT look for or report on Timber Pest Activity. We DO NOT offer a Pre-Purchase Timber Pest Inspection.

In the event that Timber Pest Damage is noticed then it may be reported. The inspector will only report on the damage which is visible and deemed relevant.

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.

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

ESTIMATING DISCLAIMER: We do not quote or provide estimates for repair costs based on the reports we have carried out. The reason behind this policy is that accurately determining the cost of repairs requires specialized knowledge and expertise from relevant tradespeople who possess the necessary skills to assess the defects mentioned in our report. To obtain accurate and reliable cost estimates, we highly recommend directly contacting the relevant tradespeople who specialize in the type of repairs required. These professionals are better equipped to assess the defects identified in our report and provide you with precise quotes tailored to your property's unique circumstances.

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.

The inspection WILL NOT cover or REPORT the items listed in Appendix D to AS4349.1-2007 which includes but is not limited to, the condition or operation of swimming pools, swimming pool fencing/gates, spas or their surroundings, rainwater or grey water tanks or treatment and similar facilities; Condition, adequacy or compliance of electrical, gas and plumbing systems including roof plumbing, underground pipes or drainage systems, Operation adequacy or compliance of security and communications systems, smoke detectors, building services, building automation, electrically operated doors including garage doors, plant, equipment, mechanical, gas or electrical appliances and fittings; timber framing or metal framing sizes and adequacy; Compliance with legal, planning, regulatory including Building Code of Australia, sustainability or environmental matters including but not limited to the adequacy or safety of insulation, waterproof membranes and/or other installations, Bushfire Attack Level assessments.

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.

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, for example leaking roof, leaking gutters, leaking down pipes, drainage blocking, surface water drainage and the like.

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. For example, defects behind or under beds, refrigerators, washing machines rugs, carpet, stored items in cupboards or against walls and the like. The adequacy of water proofing, sealed showers / wet areas may not be able to be identified if has not been used for some time or full access is not available under these wet areas.

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.

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.

TERMS AND CONDITIONS

Part 1: Purpose and Scope of Inspection This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings. Inspection Agreement - Individual title property Requirement for Inspection agreement AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

Purpose of Inspection The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

Important Information and Disclaimer Any person who relies upon the contents of this report does so acknowledging that the following clauses both below and at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Residential Pre-Purchase Building Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report. The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion, and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

BUILDING STANDARDS Alterations, Additions, Extensions, Balustrade Alterations, additions and extensions identified to the original building

structure will not be assessed for compliance. The structure of the building will be assessed on Our in-house standards according to the year it was originally built only. Where an inspector identifies alterations, additions and/or extensions to the property, a recommendation will be noted to check with local council and/or shire authorities for building approval permits © 2024 Inspection Apps Pty Ltd. Produced by Inspection Apps under Licence to Bunbury Building Inspections 86 629 313 015 24 of 30 and notice of completion submissions. This is to ensure there has not been any unauthorised building works performed to the property since it was originally built and building works performed have complied with the Australian Standards and Building Codes of that time. Balustrade shall be noted as a Safety Hazard if unstable, or if excessively low and/or has larger gaps than expected for the time of construction. The inspector will not assess the balustrade, whether glass or other, in terms of structural compliance, or whether it is compliant with any Act, regulation, ordinance, local law or bylaw. Roof Framing Standards Roof Structure Disclaimer- The inspector reports on the condition of the structure on the day of the inspection. The roof structure may not always completely comply with the current Australian standards, however if there are no visual structural defects or serious safety concerns and the roof structure appears to be performing as its intended purpose, there can not be a major structural defect reported. Perimeter Tie Down Disclaimer- Due to accessibility issues and the location of perimeter tie downs, the inspector cannot warrant that all perimeter tie downs (if any) are sufficiently installed to Australian Standards. Unless there is clear unobstructed visual evidence that perimeter tie downs are missing or appear inadequate from the structure, and/or is evident the roof structure has previously been affected by high wind conditions, there cannot be a major structural defect reported. In relation to the information above, You agree with Our inspection and reporting on Defects is subject to the following criteria below:

- If there is evidence of loss of strength/performance or serviceability to any roof structure, such as deflection, movement, deterioration and fatigue, then this will be reported as a "Structural Defect".
- From January 1996 all metal clad roof structures require perimeter tie down provision. If omitted or any deficiency identified, then this will be reported as a "Structural Defect".
- Pre-1996 all metal clad roof structures without perimeter tie down provision and with no loss of strength/performance or serviceability identified will not be reported.
- From January 2011 all metal clad pitched roof structures require perimeter tie down provision and ridge straps or mini collar ties (neck ties) connecting to opposing rafters. If omitted or any deficiency identified based on published requirements will be reported as a "Structural defect" in line with InspectWA Position Paper 5. 2020.
- Pre-2011 all metal clad roof structures without ridge straps or mini collar ties (neck ties) connecting to opposing rafters, and with no loss of strength/performance or serviceability identified will not be reported.
- From January 2017 all metal clad pitched roof structures require perimeter tie down provision, ridge straps or mini collar ties (neck ties) connecting to opposing rafters, proprietary connectors connecting rafters to under purlins and strapping of all struts at both top and bottom of the strut. If omitted or any deficiency identified based on published requirements will be

reported as a "Structural Defect" in line with InspectWA Position Paper 3. 2021. Pre-2017 all metal clad roof structures without proprietary connectors connecting rafters to under purlins and strapping of all struts at both top and bottom of the strut, and with no loss of strength/ performance or serviceability identified will not be reported.

- All pitched roof structures with softwood and LVL strut to under purlin connection (including fan struts) is expected to be half lapped, bird-mouth or hoop iron fixed, and fan struts to have bracing or blocking. If omitted and there is no loss of strength/performance or serviceability identified, then this will be reported as an "Installation Defect" only.
- From January 1992 metal clad roof structures with hardwood strut to under purlin connection (including fan struts) are expected to be half lapped, bird-mouth or hoop iron fixed, and fan struts to have bracing or blocking. If omitted and there is no loss of strength/performance or serviceability identified, then this will be reported as an "Installation Defect" only.
- Pre-1992 metal clad roof structures with hardwood strut to under purlin connection (including fan struts) that are not half lapped, bird-mouth or hoop iron fixed and fan struts that do not have bracing or blocking, and with no loss of strength/performance or serviceability identified will not be reported.

Scope of Inspection The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the © 2024 Inspection Apps Pty Ltd. Produced by Inspection Apps under Licence to Bunbury Building Inspections 86 629 313 015 25 of 30 cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report. AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection. What is reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises a 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 following areas shall be inspected where applicable:
 - The interior of the building: ceilings; walls; floors; windows; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
 - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, decks, suspended concrete floors, balustrades
 - The roof exterior: roof
 - The roof space: roof structure; insulation
 - The sub-floor space: timber floor (including supports, floor); suspended concrete floors

What is not reported on:

- general exclusions detailed in the standard AS 4349.1 - 2007
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings &

fixtures • Defects not apparent due to occupancy or occupancy behaviour e.g. non use of a leaking shower • The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future • Unauthorized building work or of work not compliant with building regulations • Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters • Estimation of the cost of rectification of specific defects. • Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security 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, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, 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 or sidings, landscaping, rubbish, floor cover, furniture and accessories, retaining walls, outbuildings, patios, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency. The Report will NOT include those items noted in Clause A3 of Appendix A or Appendix D of AS 4349.1-2007 e.g. Condition of roof plumbing and roof coverings, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural & serviceability damp issues, rising damp, condensation issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc. © 2024 Inspection Apps Pty Ltd. Produced by Inspection Apps under Licence to Bunbury Building Inspections 86 629 313 015 26 of 30PLEASE NOTE: The structural report will NOT contain any assessment or an opinion regarding the following: 1. Any non-structural element, e.g., roof plumbing and roof coverings, 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. 2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness. 3. Any area or item that was not, or could not be, observed by the inspector. 4. General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property. 5. 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 (e.g., fungal rot)

significant spalling of masonry or concrete structural elements, significant fretting or mortar, rusting of primary structural elements. Stormwater drainage and surface water defects commonly cause or exacerbate foundation instability and these issues should be assessed and reported on where relevant. The report does NOT include the inspection of Common areas of Strata, Company and Community title type properties. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans. The report will NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector. This report will NOT include any assessment or an opinion regarding; RCD's, smoke alarms and electrical circuits. The report does NOT include Appendix C of AS4349.1-2007 as an All-Purpose Building Inspection. The report is NOT an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection. This report is NOT a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required. The report does NOT include estimates of the cost for rectification of Defects. Any estimates provided by the inspector on client request, are merely an educated guess by the inspector using their knowledge and experience to estimate the possible costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided. Special Requirements It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard. Limitations This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. 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. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. © 2024 Inspection Apps Pty Ltd. Produced by Inspection Apps under Licence to Bunbury Building Inspections 86 629 313 015 27 of 30This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences. Safe and Reasonable Access Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the

minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods. Dimensions for Reasonable Access Roof Interior-Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder. Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground. © 2024 Inspection Apps Pty Ltd. Produced by Inspection Apps under Licence to Bunbury Building Inspections 86 629 313 015 28 of 3015

Definitions High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained. **Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained. **Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained. **Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction. **Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance. **Below Average:** The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements. **Major Defect:** 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. This includes defects that have to be rectified to avoid the development of unsafe conditions, and thus any defect that is a safety hazard has to be reported as a major defect. However, if in the opinion of the inspector, a defect is a serious hazard to occupants or is about to become a serious hazard to occupants it is considered that the inspector has a professional duty to ensure that the report clearly identifies the hazard in such a manner that it is not easily overlooked by a reader of the report. **Minor Defect:** A defect other than a Major defect. Minor defects are common to most properties and may include; minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance. **Note:** The inspector is not required to comment on individual minor defects and imperfections. **Structural Element:** Physically distinguishable part of a structure. **Note:** for example, wall columns, beam, connection. **Accessible area:** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection. The Definitions below apply to the TYPES

OF DEFECTS associated with individual items/parts or inspection areas. Damage: The building material or item has deteriorated or is not fit for its designed purpose. Distortion, Warping, Twisting: The item has moved out of shape or moved from its position. Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas. Material Deterioration: The item is subject to one or more of the following defects, rusting, rotting, corrosion, decay. Operational: The item or part does not function as expected. © 2024 Inspection Apps Pty Ltd.

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Installation: The installation of an item is unacceptable, has failed or is absent. Other Definitions 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): An opening in the structure to allow for safe entry to carry out an inspection. Accessible area: An area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection. Client: 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 person(s) and has the authority to act for and on their behalf. Defect: A fault or deviation from the intended condition of the material, assembly or component. Inspection: Close and careful scrutiny of a building carried out without dismantling, in order to arrive a reliable conclusion as to the condition of the building. Inspector: The person or organisation responsible for carrying out the inspection. Person: Any individual, company, partnership or association who is not the client. Property: The structures and boundaries etc 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. Residential building: Is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under the main roof. Attached and/or standalone structures containing habitable rooms. Retaining wall directly associated with the foundations of the Residential Building.