

BUILDING INSPECTION AGREEMENT

The aim of this agreement is to ensure you have all the information you need about the inspection service. We also want to avoid misunderstanding and conflict about what is included and excluded from your inspection. Please review this agreement and contact your inspector with any queries. You should sign and return this agreement to your inspector before your inspection takes place. Alternatively, your engagement in our services implies acceptance of this agreement.

YOUR BUILDING CONSULTANT IS:

Hamed Soltani
Prorox Building Group
Registered Structural Engineer (EC 68599)
Registered builder - Unlimited (DB-U 69043)
P: 1300 634 114
E: info@prorox.com.au

We may advise you to have a further inspection by another specialist such as an engineer, surveyor, plumber or other specialist trade if we find specific problems we are not qualified to advise on. (unless you have booked a Premium Inspection, which includes plumbing, electrical and gas systems).

We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitute approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard.

We use visual inspection methods and assessment of serviceability to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

AREAS OF INSPECTION:

We only inspect accessible areas; you will need to ensure the inspector has access to all areas at the property being inspected. Discuss this with the Real Estate Agent or owner.

THE FOLLOWING AREAS WILL BE INSPECTED:

- Interior
- Roof Space or Ceiling Cavity
- Exterior
- Subfloor (if applicable)
- Adjoining structures or other outbuildings within 30m of the main building e.g.: garages, sheds, retaining walls, fences etc.
- The site to the fence line / property boundary or up to 30m from the house including major trees

Areas where reasonably entry is denied to us, or where we cannot access, are excluded from the inspection. We will let you know when this happens; you may choose to have a further Invasive Inspection Service undertaken in consultation with the property owners.

IMPORTANT POINTS ARE:

- Elevated areas like roofs must be safely accessible from a 3.6m ladder, using an unobstructed line of sight where building elements are close enough to allow inspection
- Access points (like manholes) must be at least 400mm x 500mm
- Crawl space (like under floors etc) must have clearance of 600mm x 600mm
- We may need to turn off the mains power for a short time to safely inspect the roof space.

LIMITATIONS:

Inspections are commonly and frequently limited by several factors; you should expect this to happen during your inspection. Examples of common limitations are listed below:

- Locked or inaccessible rooms
- Locked doors
- Security systems
- Furniture and stored items

- Adverse weather conditions
- Floor coverings
- Wall and ceiling linings
- Pets
- Lack of access points to ceiling spaces and subfloors
- Lack of safe clearance to access the subfloor space or parts of it
- Restriction of access due to height – we only inspect first storey roof structures unless prior arrangement is made
- Restriction of access due to lack of clearance, small crawl spaces, lack of entry access points or thick vegetation.

This is not an exhaustive list of limitations, we will let you know when limitations and restrictions occur; you may choose to have a further Invasive Inspection Service undertaken in consultation with the property owners.

EXTENT OF REPORTING:

Only major defects and urgent and serious safety hazards are reported along with a general impression regarding the extent of minor defects (e.g.: significantly deteriorating external paint). A major defect is a defect that has to be rectified to avoid the development of any unsafe conditions.

Where a Premium Inspection has been booked your inspection also includes identification of major and minor issues relating to termites, timber pests, electrical, gas & plumbing systems.

Where a Building & Termite Inspection has been booked your inspection includes all Building, Termite & Timber Pest items. All inspections comply with Australian Standards 4349, and all come with public liability and professional indemnity insurance. The building will be compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed. It follows. Consequently, that the building being inspected may not comply with current Australian Standard, Building Regulations and the like.

An estimate of costs to fix defects is not included unless you request an additional Remediation or Renovation Report.

The cost estimate included in the Remediation and Renovation Report is based on industry-standard cost guides and the consultant's expertise. However, estimating the cost to repair defects is challenging due to the following factors:

- The scope of work required may not be clear until the work starts.
- There is often limited competition for rectification work, as many contractors may be hesitant to undertake it.

We also provide a Quotation and Project Management service where we can:

- Prepare scope of works documents for contractors to price
- Coordinate all required trades to provide you with secure fixed price quotations.

EXCLUSIONS:

An estimate of costs to treat termite activity or install and or apply a termite barrier or management system is not included in this report, if you would like this information, we can refer you to suitably qualified pest controllers to provide this service, almost always at no further cost.

PRIVACY POLICY:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do, however, use data collected during inspections for research, commercial, training and educational purposes. For more information, please review our Privacy Policy online.

PAYMENT POLICY:

Our inspection services are subject to our standard Terms and Conditions, which apply to all the services we offer. As part of our inspection services, we provide a reasonable level of support, and any extra assistance needed may result in additional charges. Once you confirm the quotation, we will send you a copy of the tax invoice via email on the same day, and payment is required before the inspection to confirm the reservation, as outlined in our standard terms. If payment is not made on time, the inspection will not be booked until the outstanding account has been settled.

ANCELLATION POLICY:

We acknowledge that unexpected circumstances may arise, necessitating the cancellation or postponement of your booking. However, as we start incurring expenses and investing time in your booking before the actual inspection, administrative charges will be incurred for cancellations and deferred bookings. The following policy also applies:

- We do not accept cancellations once the inspection has begun, and the full fee is due and payable.

CLIENT ACCEPTANCE

I / We ----- accept the terms outlined above.

Date: ----- Signature: -----

Please return signed agreement to Prorox Building Group by email: info@prorox.com.au