Property Inspection Report

Resicert

Citation Certification ISO 9001 Quality management system

Inspector:
Resicert Property Inspections
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123 New Zealand TestAddress, CowBell

DON'T EXPECT, INSPECT!

Inspection Prepared For:
ReportDraft NZTest
Date of Inspection: 27/2/2026 | Time: 3:33PM
Weather: 24C Fine

- Pre-purchase & Pre-listing Building Inspections
- Owner Builder Warranty Inspections
- Meth Residue Screening
- Investor Depreciation Schedules
- Timber Pest Inspections
- Handover Defects Inspections
- Dilapidation Inspections
- Vendor Inspections

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An Overview of the Property Inspection

A property Inspection is a non-invasive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property. It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.Within the report you will find items in RED. These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire a contractors when having any work done. Note: If there are no comments in RED below, there were no CRITICAL system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure.Important - Please Read Carefully

You will note in the report there is set of boxes next to each section with the following written options across the top: MAINT - PREV - MONIT - DEFR - DEFIC

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTATIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occuring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Anything marked as DEFIC is classified as a SIGNIFICANT DEFECT under the Australian Standard. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

Our inspections and reports are fully compliant with 'NZS 4306:2005

Items Requiring Attention - Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a bonded tradesman or qualified professional. Resicert recommend obtaining a copy of all receipts, warranties and permits for the work done.

Foundations		
Page 6 Item: 1	Slab Foundation	• Most areas of the concrete slab not visible due to floor coverings.
Page 7 Item: 2	Foundation Perimeter	• Evidence of past water penetration observed.
Interior Areas		
Page 8 Item: 1	Wall Condition	• Elevated moisture was present to the main shower walls which appear to require resealing. • Elevated moisture was present to the En suite shower walls which appear to require resealing.
Page 8 Item: 2	Elevated Moisture Observations	There did not appear to be any evidence of elevated moisture. Elevated moisture was present to the ensuite shower walls, which appear to require resealing. Elevated moisture was present to the main shower walls that appear to require resealing. Refer to other areas is optional ----------(must be included in building report in the relevant area) Ensure above and below ground pool/spas are free of leaks as this condition will create elevated moisture. Ensure water tanks and pumps are free of leaks as this condition will create elevated moisture. Condensation and dampness beneath poly water tanks is common. This condition causes elevated moisture conditions and should be monitored as part of an effective termite management plan.
Bathroom and Toilets		
Page 8 Item: 1	Shower Walls	• Elevated moisture was present to the main shower walls that appear to require resealing. • Elevated moisture was present to the En suite shower walls that appear to require resealing.
Kitchen		
Page 9 Item: 1	Cook top condition	• Electric cook top noted. • The cook top is missing a gas shut off valve. We recommend contacting a licensed plumber to install the proper valve.

Laundry		
Page 9 Item: 1	Cabinets	• Cabinet doors have broken hinges, consult with seller on repair/replacement options. • Noted cabinet(s) loose at the floor. Recommend having a qualified contractor re-fasten the cabinets.
Air Conditioner		
Page 9 Item: 1	Reverse Cycle Air Conditioner	• As the air conditioner appears to be a cooling only unit and the ambient temperature is below the lowest setting on the air conditioner (normally 18 degrees) then the air conditioner will not operate on a cooling cycle. This prevents complete testing of the air conditioner. The ambient temperature at the time of the inspection was xx degrees.
Grounds		
Page 10 Item: 1	Driveway and Walkway Condition	• Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced areas.
Garage		
Page 11 Item: 1	Garage and Shed	• Garage was locked unable to access for the inspection.

Our Services

Check out the full range of Resicert inspection services. For complete details visit our website www.resicert.co.nz by clicking here or click on the relevant heading below.

Pre-Purchase Inspection: Are you buying a new home? Our pre-purchase building and timber pest inspections will provide you with total peace of mind.

Pool Condition Inspection: Effective pool fencing also helps keeps young children safe. This is why pool safety laws are in existence. There are a number of aspects of a swimming pool that require regular attention to ensure they are safe places for all swimmers.

Timber Pest Inspection: A property is normally the largest investment people make in their lifetime, therefore it is important to protect your house (or the house you are about to buy) against timber pests by conducting regular bi-annual or annual inspections.

Handover Defects Inspection - (PCI): Make sure that you are getting what you paid for your new home. This is a detailed inspection undertaken on your new home build before you make your final payment.

Builders Warranty Inspection: Homes that are less than 6 years old require a builder warranty inspection. This then remains with the home for 6 years regardless of ownership. Great way to ensure any issues that can be fixed whilst still under warranty are not missed.

Owner Builder Warranty Inspection: This is when a owner builder wishes to sell their home and builder warranty insurance is required. The insurance company requires a defects report which is what we provide.

Depreciation Schedules for Investors: For Investment Properties, A Tax Depreciation Schedule details how much depreciation is possible to claim on your investment property at tax time. This will give you all you need to hand to your accountant so you can claim maximum depreciation for up to 40 years! .

Methamphetamine Screening: 1 in 10 houses in New Zealand have a level of Methamphetamine contamination. This inspection is designed to give you peace of mind in buying or renting out a property by taking a swab sample from multiple areas in your home and having these analysed for traces of Methamphetamine residue. Our Testing Cassettes are designed to give you an on-the-spot reading as to whether your property displays under/or over the 0.5g contamination level that is deemed safe by New Zealand standards. Whether you are moving into your new family home or planning on tenants, be reassured that the home is safe and secure without the worry of methamphetamine contamination inside the property.



You will note in the report there will be information that is set out in BLACK typeset and RED typeset. Any information that is in black falls into the following four categories and is likely not a condition of settlement for your contract.

MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting,

cleaning, or in some instances a system service by an appropriate specialist.

PREVENTIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

If information is presented in RED typeset, it means that there is an unsafe condition or a structural issue that requires attention and additional care should be taken to read these sections carefully to fully understand the findings of the inspector.

DEFIC - DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

If there is no RED writing in your report, no structural issues were discovered by the inspector on the day of the inspection.

Inspector

1. Your Inspector

Your Inspector:
• Bevan Gould

Contact Information:
Email: bgould@resicert.com
Mobile: 0400 111 222

Inspection Type

1. Inspection Type

Type:
• Plus - Structural inspection plus good working order inspection
Reason:
• Pre-listing Inspection

Inspection Details

1. Attendance

In Attendance:
- Client present
- Building Supervisor present

Structural Summary

1. Structural Summary

MAINT	PREV	MONIT	DEFR	DEFIC

Summary:
- As requested, we have conducted a visual structural inspection of the property. The inspection and this report have been undertaken in accordance with the Resicert Inspection Service Agreement.

Generally, this property appears to be in satisfactory structural condition.

Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the various headings below.

Property Information

1. Structure Style

Observation:
- Attached
- Multi Family Property
- Single Storey Property

Foundations

1. Slab Foundation

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
- As our inspection is a NZS 4306:2005 visual inspection, we cannot conclusively state the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. The inspection does not involve physical structural testing of any component of the building nor did it involve excavation of the site or removal and testing of any materials upon the site or components of the structure.
- Most areas of the concrete slab not visible due to floor coverings.

2. Foundation Perimeter

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
• Shrinkage cracking noted. This cracking is common and usually no reason for concern. Recommend monitoring and consultation with qualified contractor should the condition worsen or if water intrusion occurs.
• Evidence of past water penetration observed.

Structural Components

1. Wall Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations
• The wall structure components appeared functional.
• The external walls of the home are of a double brick construction, which contains an internal cavity.

Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• Access was available through a manhole in the .
• Due to the skillon roof design of this property, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:
• The timber roof structure appears sound.
• Some of the landing plates, (wooden planks on top of metal "I" beams in the roof) were noted to be off-center. As a preventative measure it is recommended that the landing plates be secured to the tops of the I-Beams to prevent lateral movement. This can be done by means of straps or bolts, (8mm bolts at 1.5m centers would be adequate).

Interior Areas

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Elevated moisture was present to the main shower walls which appear to require resealing.
- Elevated moisture was present to the En suite shower walls which appear to require resealing.

2. Elevated Moisture Observations

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- Weather conditions at the time of the inspection were very wet.

Observations: There did not appear to be any evidence of elevated moisture.

There did not appear to be any evidence of elevated moisture.

Elevated moisture was present to the ensuite shower walls, which appear to require resealing.

Elevated moisture was present to the main shower walls that appear to require resealing.

Refer to other areas is optional ----------(must be included in building report in the relevant area)

Ensure above and below ground pool/spas are free of leaks as this condition will create elevated moisture.

Ensure water tanks and pumps are free of leaks as this condition will create elevated moisture.

Condensation and dampness beneath poly water tanks is common. This condition causes elevated moisture conditions and should be monitored as part of an effective termite management plan.

Bathroom and Toilets

1. Shower Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Elevated moisture was present to the main shower walls that appear to require resealing.
- Elevated moisture was present to the En suite shower walls that appear to require resealing.

Kitchen

1. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
- Gas cook top noted and operated normally when tested.
- The electric hot plates did not function correctly.
- Unable to test the induction cook top due to requiring appropriate metallic cookware to check heating elements.
- Electric cook top noted.
- The cook top is missing a gas shut off valve. We recommend contacting a licensed plumber to install the proper valve.

Laundry

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
- Appeared functional and in satisfactory condition, at the time of inspection.
- Some moisture damage was noted on the shelving under the sink. No leaks were noted at the time of the inspection. Monitor for any signs of water ingress and repair as required. Dampness provides a conducive environment for timber pest attack.
- Cabinet doors have broken hinges, consult with seller on repair/replacement options.
- Noted cabinet(s) loose at the floor. Recommend having a qualified contractor re-fasten the cabinets.

Air Conditioner

1. Reverse Cycle Air Conditioner

MAINT	PREV	MONIT	DEFR	DEFIC

Type:
- The split-system wall mounted AC units responded to normal user controls at the time of the inspection.

Observations:
- The wall mounted AC unit was making an irregular noise. We recommend contacting a qualified contractor to service the unit.
- As the air conditioner appears to be a cooling only unit and the ambient temperature is below the lowest setting on the air conditioner (normally 18 degrees) then the air conditioner will not operate on a cooling cycle. This prevents complete testing of the air conditioner. The ambient temperature at the time of the inspection was xx degrees.

Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC

Location:
• North side of the house.
Location:
• In the rear brick structure.
Observations: There are two or more RCD's present but due to no or worn labelling it is unclear which circuits are protected, it is recommended review by a qualified electrician be undertaken to confirm all power and light circuits are protected. • There is evidence of water intrusion in the panel. This should be checked and rectified.

Water Heater

1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Heater Type:
• Instantaneous electric hot water system.
Location:
• Laundry.
Observations:
• There is some signs of leaking from the pressure relief valve and associated fittings. This should be monitored and replaced if necessary.

Exterior Areas

Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Gravel driveway noted.
• Concrete pathways noted.
Observations:
• Sunken areas with cracks and breaks noted.
• Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced areas.

Garage

1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
- The detached brick structure appears structurally sound.
- The attached carport appears functional and structurally sound.
- The rear timber shed appears to be structurally sound.

Observations:
- Some of the cladding on the shed appears to be of an asbestos material.
- The ceiling sheeting in the carport has sagged slightly. This does not appear to be structurally significant and can be maintained normally.
- Garage was locked unable to access for the inspection.

Thank You!

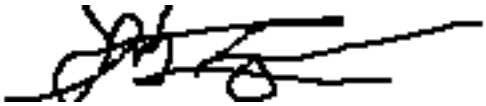
Thank you for the opportunity to undertake this inspection for you.

We value your comments and suggestions as well as any positive feedback. Feel free to refer us to any friends or family that would benefit from our services.

We can assure you that they would receive the highest level of service and attention.

Thank you once again.

Yours Sincerely,



Property Inspector
www.resicert.co.nz

Resicert Service Agreement

Resicert Inspection and Service Agreement - November 2025

1.0 Acceptance of Agreement : The Client has made a booking, accepted the quotation and the inspector arrives on site

to commence the inspection, the Client is deemed to accept this agreement as to the basis of the inspection being undertaken. This agreement takes precedence over any previous oral or written representations by Resicert.

2.0 Payment Terms : Full payment of the inspection is required prior to the inspection report and summary being provided to the Client.

3.0 Purpose of Inspection : The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection.

4.0 Scope of Inspection : Scope of inspection will depend on the inspection type which the Client has selected. Pre-purchase inspections are undertaken in accordance with NZS 4306:2005 - Inspection of buildings
Part 1: Pre-purchase inspections— Residential buildings - unless otherwise stated in the numbered clauses below. Pre-purchase property inspections do not inspect to or comment on building codes, as building codes for different structural areas change regularly. Pre purchase property inspections are designed to offer an informed opinion on what is visibly apparent on the date of inspection.
Timber Pest Inspections are undertaken in accordance with AS 4349.3-2010 - Inspection of Buildings - Part 3 - Timber Pest Inspections. ‘Sounding’ will be used as a method of inspection where practical and possible. Resicert Pest Inspectors conduct detailed but non-invasive TImber Pest Inspections, but are not Pest Controllers. Rodents, Spiders or other Pests do not form a part of our Inspection process, our Inspectors purely seek to investigate presence of (or past evidence of) Timber Pest Inspects, including but not limited to Termites and Borers.

4.1 Basic and Standard Inspections : The inspection shall comprise visual appraisal and limited assessment of accessible areas of the property to identify SIGNIFICANT DEFECT to the building structure and to form an opinion regarding the general condition of the structure of the property.

It is not required to contain any assessment or an opinion regarding the following:

-Any non-structural element, e.g., roof plumbing and roof covering, general gas, water an 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. -An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness. -Any area or item that was not, or could not be, observed by the inspector. -General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property. -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.

4.2 Plus Inspection : Resicert shall inspect accessible parts of the building and appurtenances, together with relevant features of the property within 30m of the building and within the boundaries of the site, or as otherwise agreed in the inspection agreement. In this context, relevant features include car accommodation, detached laundry, and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth embankments, surface water drainage and storm water run-off.

4.3 Pool Condition Inspection as an add-on or stand alone: Inspection is completed in accordance with the Western Australian Private Swimming Pool Inspector Guidelines Inspecting Private Swimming Pool Spa Enclosures Second edition 24 July 2007 / Pool Safety Inspection (QLD, NSW &VIC) as a Compliance Inspection or Advisory only: inspection and report in accordance with AS1926 1&2-2007 and QDC MP3.4: Inspector has the right not to test or inspect any component if they believe that through operation or testing it may cause damage or is a potential safety issue. -Require permission, necessary access and any required components to operate or inspect items as outlined for this inspection - Unless otherwise advised we will assume that all components can be operated and will not be damaged when doing so. No liability relating to operating a component during the inspection. - Require applicable operational manual and/or instructions relating to the inspection of any component. -If we are required to start up or turn on any component, it will be necessary to have required start up information. Otherwise we reserve the right not to operate. -information contained in the WA Safety Barrier and Pool Condition Report (as an add-on or a stand alone) or a QLD NSW &VIC Advisory Only Report is an information document only and will articulate potential issues that are likely to be flagged as deficient by council in the process of achieving required certification for the pool. It is not always possible to operate pumps. For pools and spas (excluding bath type spas located in bathrooms) to be tested must have a minimum level of water prior to commencement of inspection. Resicert accepts no liability for any subsequent drownings or accidents resulting in death or injury that may result from the advise provided in the Safety Barrier and Pool Condition Report. The Recommendations made in the report are for information only and Resicert will not seek compliance on behalf of any third party.

4.4 SMOKE ALARMS - (QLD) it is a requirement from 31 December 2021 that all rental properties are fitted with interconnected photoelectric smoke alarms, and from 31 December 2026 that all homes are fitted with interconnected photoelectric smoke alarms. These alarms must be installed in every bedroom, in hallways and on every level.

5.0 Extent of Reporting : Significant items to be reported are as follows: (a) SIGNIFICANT DEFECT as defined in NZS 4306:2005. (b) A general impression regarding the extent of minor defects. (c) Any SIGNIFICANT DEFECT (marked as DEFIC in our Report) that is an urgent and a serious safety hazard.

6.0 Safe and Reasonable Access : This is a visual inspection only. 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 inspection. The inspector shall also determine whether sufficient space is available to allow safe access. This will apply to roof spaces and underfloor 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. Roof inspection by walking upon the roof will be limited to single storey dwellings which are safely accessible with the use of a 3.6 metre ladder, and only when the slope, roof condition and climate do not reduce safety.

7.0 Exclusions from Inspection : Resicert need not inspect or report on the following items:Footings below the ground or concealed damp-proof course - the structural design or adequacy of any element of construction. - Electrical installations, smoke detectors, light switches and fittings, TV, sound and communications - Concealed plumbing, gas fittings and fixtures. - Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws. - Air-conditioning , alarm and intercom systems, automatic garage door mechanisms. - Swimming pools, pool fencing 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 - Paint

coatings, except external protective coatings. - Health hazards (e.g., allergies, soil toxicity, lead content, presence of asbestos). - Timber and metal framing sizes and adequacy and concealed tie-downs and bracing. - Timber pest activity. - Other mechanical or electrical equipment (such as gates, inclinators). - Soil conditions and control joints. - Sustainable development provisions. - Concealed framing-timbers or any areas concealed by wall linings/ sidings. - Lands

For Western Australian Residential Properties built pre-1970's, we recommend an electrical inspection to ensure the Roof cabling is satisfactory.

8.0 Liability and Limitations : The inspection shall comprise 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 Resicert report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection.

Property conditions can change significantly over time, particularly under severe weather conditions and extremes of temperature. Therefore our Reports are only valid for a period of 60 days following the date of Inspection.

Resicert's liability in relation to the inspection and report will be limited to a refund of the inspection fee. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

9.0 Money Back Guarantee : If the client is not fully satisfied with the building inspection and/or building inspection report provided, Resicert will refund 100% of the building inspection fee to the client. This will require the client to complete the request for a refund application form and agree to the conditions there-in stated prior to a refund. This guarantee only applies for a period of 60 days from the date of the inspection. After this period it is at the full discretion of Resicert whether a request for a refund will be approved.

10.0 Follow up inspections : The initial fee does not allow for any follow up visits, if required, to the residence. A quote to undertake this activity will be provided if necessary.

11.0 Estimates Provided : Any estimates or budgets provided relating to work required to be undertaken is purely to provide an indication of approximate costings. The figures provided are not a quotation or estimate to carry out any works and can not be relied upon for this purpose. All estimates and budgets which are provided are done so only on this basis, and no liability, with the client or any third party, whatsoever will be accepted in relation to budgets and estimates provided, unless otherwise stated.

12.0 Probable Costings : Any probable costings outlined represent an opinion of renovation costs only which can vary considerably depending on range of factors including but not limited to:

Type and standard of materials, fittings and fixtures chosen. -Level of of client involvement and engagement required - Construction method and process chosen -Overall timings and duration of works undertaken -Fluctuations in building materials and labour costs -Scale and extent of the renovation project -When the renovation project is undertaken - Location of the works and site conditions

The probable costings provided is based on standard rates for previous projects and is not an elemental or detailed

estimate. A detailed estimate of this nature can be provided by a Quantity Surveyor or through obtaining quotations from appropriate suppliers and tradesman.

13.0 Approvals for access to property : The Client represents and assures Resicert that the Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Resicert from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Resicert recommends checking for permits on all additional construction performed on the property after the original construction.

14.0 Depreciation Schedules : Resicert works in conjunction with a Quantity Surveyor to provide Depreciation Schedules for Investment Properties. The Quantity Surveyor is a third party and both logos (Resicert and the third party) will be listed at the top of the report. (2) Resicert holds Professional Indemnity Insurance for Depreciation Schedules, but the tax calculation provided by the Quantity Surveyor is entirely under the provision of the Quantity Surveyor used and Resicert cannot and does not accept liability in relation to any tax calculations.

15.0 Proprietary Rights: The report, contents, comments and format of this inspection report are the proprietary rights of Resicert Property Inspections and subject to copyright law. Unlawful duplication can result in penalties.

16.0 Asbestos Disclaimer: If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted. Many building materials for many years contained or were comprised entirely of asbestos material. Approximate dates for legal disuse include: sprayed/lagging - late 1970s, cement sheeting - 1982, corrugated sheeting - 1984, other asbestos cement products - 1986, gaskets - 1997, friction pads - 2003. While your inspector may indicate that there may be some suspected asbestos material at the property, any property constructed prior to 2004 may have elements of asbestos in the materials, lagging, insulation, cement sheeting, piping, floor coverings, floor underlay, expansion joints, caulking, sink pads, toilet systems, pipe insulation, gaskets, gasket insulation and more materials and locations around the home. The only conclusive way to determine if asbestos is present in the home or as a part of the materials in the home is to take a sample and have it professionally tested. This sampling falls outside of the scope of this inspection. Sheeting and asbestos materials should fully sealed. If it is damaged, it should be dealt with immediately. If asbestos is noted as present within the property you should then seek advice from a qualified asbestos removal expert for further details and information on this material. Drilling, cutting or removing products containing asbestos is a high risk to peoples health and the Client should seek advice from a qualified asbestos removal expert.

17.0 Not a “Certificate of Building Compliance” report (For reports within ACT): The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy and act as a compliance report for the purposes of "Building and Compliance". However, any comments made by the person who prepared the report as to whether or not, in the opinion of the inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a review of the plans and the visually accessible parts of the property at the time of the inspection.

18.0 Ownership rights :Resicert retains ownership and all rights to the inspection report. Resicert has the rights to all data collected during the inspection and compiled in the report. Resicert has the right to on-sell the inspection report to 3rd parties subject to removal of any specific Client details. All rights reserved.

19.0 In the event that a defect is identified that has not been documented in this report, Resicert must be notified before any remedial work is undertaken. No Liability shall be accepted where remedial action is taken prior to Resicert being advised of the defect and given the opportunity to re-inspect the property and identify the defect.