

## HANDOVER INSPECTION - TERMS & CONDITIONS

### **ACCEPTANCE & PAYMENT POLICY**

Once you have clicked on "I accept" and we have received your receipt of acceptance of this agreement, Building Inspections Australia will undertake the inspection and report ordered by You in accordance with this agreement.

You agree that in clicking on the "I accept" button You have read and understand the contents of this agreement and that the inspection will be carried out in accordance with this document including all clauses, which define the scope and limitations of the inspection and the report.

No information will be released prior to payment and You agree to pay for the inspection and report on or before delivery of the report.

### **CANCELLATION POLICY**

We require 12 hours' notice for cancellations or the full fee will apply. You can cancel by email, direct phone or message bank. A \$30 administration fee will apply for cancellations outside of 12 hours.

### **Service**

This inspection and report is to assess the quality of work by the builder to identify finishing defects, incomplete or substandard works that are not within The Australian Standard & Tolerances established by the Building Commission in 2007. Based on the Consultant's experience, rectification of defects found can reasonably be expected the responsibility of the builder.

The inspection is undertaken by a Building Consultant to give an independent assessment to the client. We do not hold the qualifications of a Building Surveyor or Inspector, Pest Inspector, Engineers or Land Surveyor and therefore ONLY comment on visible items at the time of inspection. We DO NOT inspect or make comment on the structural integrity of the building, soil & earth stability, site drainage, roof drainage, the buildings footing system, boundaries titles and buildings setbacks, glazing compliance, the presents of termites & borers or termite risk management procedures and barriers. We do not move or dismantle or move any item in order to inspect hidden or obstructed areas.

### **Documentation**

Any documentation or construction plans that are provided to us by the client are only viewed on an informal basis and we make no certification that the building has been constructed in accordance with documents provided.

### **Tools**

Spirit levels, rulers and tape measures are only used at the Consultant's discretion when further investigation of a visual inspection is considered necessary. Floor, ceilings and wall straightness and levelness are assumed to be correctly constructed by the builder and will ONLY be checked with tools when further investigation of a visual inspection is considered necessary.

### **Not Checked**

We do not check, test or make comment on the installation or operation of the following services and appliances: Air conditioners, hot water units, evaporative coolers, heating units, dishwashers, cooktops, ranghoods, ovens, water supply, storm water drains, agricultural drains, site drainage, gas lines, gas fittings, electricity supply, wiring, switches, power points, fittings, smoke detectors, solar panels, duct work, garage doors, insulation compliance or frame member sizes.

### **Access**

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 meters above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

### **References**

When references from the Building Code of Australia and Australian Standards are used to describe defective items, they are used as guidance only. Building Inspections Australia accepts no responsibility if the references noted are used or relied upon by the client or any other party.

### **Report Ownership**

This inspection report is prepared for the exclusive use of the client whose name appears on the second page of this report. Building Inspections Australia accepts no responsibility if any other person relies or acts upon this report.

### **Report Exclusions**

- a) Defects outside the scope of this inspection,
- b) Defects in inaccessible parts of the building including -but not limited to -parts of the roof space, roof exterior and or the sub-floor area unless otherwise noted. Limitations are noted in further detail on the top of each inspection area within the body of this report,
- c) Defects not apparent by visual inspection, or only apparent in different weather or environmental conditions as to those prevailing at the time of the inspection;
- d) Defects that we did not consider significant enough to warrant any rectification work at the time of our inspection;
- e) We do not check the measurements of rooms, walls and the overall building, for size, parallel and squareness unless otherwise noted;
- f) Landscaping, retaining walls, water tanks or any structures outside the roofline of the main building unless otherwise noted;
- g) Enquiries of Council or any other Authorities;
- h) Investigation for soil contamination and or asbestos;
- i) Investigation for the presence of any termites or for the correct installation of any termite barriers;
- j) Defects only apparent under artificial light;
- k) Enquiries of Councils or any other Authority;

