

**KAREN LOGAN**  
**Building Inspector**  
Builder  
Carpenter & Joiner  
QBSA Lic. 79725  
**Pool Safety Inspector**  
PSC Lic. 100579



Email: [karentlogan@bigpond.com](mailto:karentlogan@bigpond.com)  
[www.buildinginspectionreports.com](http://www.buildinginspectionreports.com)

33 Meiland Street  
YEPPOON QLD 4703  
Mobile: 0411 741 127  
Phone: 07 4925 0315  
Fax 07 4925 0316

# Inspection Agreement

## SCOPE AND LIMITATIONS OF THE HANDOVER INSPECTION & REPORT

*As part of our undertaking to comply with **Australian Standard AS4349.1—2007** Inspection of buildings (Property Inspections—Residential buildings), it is important that our clients are made aware of the Scope and Limitations of our inspection and the subsequent report that is produced.*

### Scope of the Inspection and the Report

*The inspection will be carried out in accordance with AS4349.1-2007 Inspection of buildings (Property Inspections-Residential buildings) The purpose of the inspection is to identify defects, or incomplete items associated with the property at the time of inspection.*

**THE REPORT WILL BE IN THE FORM OF A LIST** that will indicate the location of the defect, what the defect is and the action required and what trade is responsible for the defect. A thorough inspection of the paint finishes is conducted and blue markers are placed where touch-ups are required. Photos of the property will be taken at the time of inspection and forwarded to the client with the report.

The inspection will be a **VISUAL INSPECTION ONLY** and give attention to the items listed in Appendix C to AS4349.1-2007 (details supplied at the end of this document). It will include the structures within 30 meters of the building and within the site boundaries including fences.

The handover inspection identifies defects and incomplete items which would be required to be repaired or completed to the generally accepted standards & tolerances for residential construction preferably prior to handover and at practical completion.

The inspection and report will normally report **only** where defects or incomplete items are identified to the following areas where applicable: The Exterior of the Building, The Interior of the Building, The Roof Exterior, The Roof Interior, The Subfloor, The Site

Areas for inspection will cover all safe and accessible areas

## Agreement

You agree that in signing the **Inspection Agreement** (supplied in the accompanying attachment), you have read and understand the contents of the SCOPE AND LIMITATIONS OF THE HANDOVER INSPECTION AND REPORT and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection and report before the delivery of the reports.

If you fail to sign and return a copy of the Inspection Agreement to me and do not cancel the requested inspection then You agree that you have read and understand the contents of the Scope and Limitations of the Handover Inspection and Report and that I will carry out the inspection on the basis of this agreement and that I can rely on this agreement for payment. No reports will be forwarded without a signed inspection agreement.

## Limitations

### Safe and Reasonable 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.

**Reasonable access shall be determined in accordance with the provisions of the following information:**

Area	Access Manhole MM	Crawl Space MM	Height
Roof Interior	450 x 500	600 x 600	Accessible from a 3.6 m ladder
Subfloor	500 x 400	Timber Floor: 400 Concrete Floor: 500	
Roof Exterior			Accessible from a 3.6 m ladder

Reasonable access does not include the use of destructive or invasive inspection methods. Access to these areas would be subject to a Special Purpose Report.

Safe access is at the inspector's discretion and will take into account safety conditions existing regarding all areas of the property at the time of the inspection. For example but not limited to: temperature of confined spaces & weather conditions.

### Concealed Areas

The inspection DOES NOT include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances.

The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods or any other areas that are concealed or obstructed. The inspector will not dig, gouge, force or perform any other invasive procedures. Visible timbers will not be destructively probed or hit.

*Occasionally interested parties deliberately conceal defects to prevent detection. You agree I cannot be held responsible for defects deliberately concealed by other parties.*

*Accordingly, the Report is not a guarantee that defects and/or incomplete items do not exist in any part of the property not specifically seen and described by the inspector.*

### **Certification and Building Approvals**

*Unless otherwise specified, no examination has been made of any documentation of any type. I have not referred to statutory authority records nor have I examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party. 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 property in the future.*

### **Timber Pests**

*The Inspector 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 qualified, licensed and insured Timber Pest Inspector. If Timber Pest Damage is found then it is reported. The Inspector will only report on damage which is visible.*

### **Water Penetration**

*Some water penetration problems and/or dampness do not become apparent and sometimes cannot be detected unless there has been recent heavy rain or prolonged periods of rain.*

### **Fire Protection Equipment & Ordinance Requirements**

*These are not covered by our report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.*

### **Hazardous Materials & Contamination including Asbestos**

*My inspection and report does not cover any hazardous materials or prior use of the land and building or any chemicals applied to land and buildings, which may have caused contamination.*

### **Retaining Walls & Structural Columns**

*I am not an engineer. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is or will remain sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.*

### **Appliances**

*Reports DO NOT cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.*

### **Cracking/Settlement/Movement & Structural Integrity**

*Any cracking reported should be monitored for further movement. If further movement is noted, a structural engineer should be consulted as to the correct method for repairs. Movement cannot be measured during one inspection.*

*When reference has been made in this Report to cracking, settlement, movement or an opinion has been provided on structural integrity, **it is important to note that I am not an expert in this area** and my advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made relative to such matters.*

**General**

*The Inspection WILL NOT include the following: environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns, fire protection; site drainage (apart from surface water drainage); the operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector.*

**Special Purpose Reports and Invasive Inspections**

*Where my report recommends another type of inspection including an invasive inspection and report or assessment then you should have that inspection carried out by a suitably qualified specialist. If You do not follow these recommendations prior to your contractual obligations, You agree and accept that You are responsible for any financial loss on your failure to act on my advice.*

**Third Parties**

*This report is compiled solely for the client named on the report. Any third party relying on the report in whole or part does so entirely at their own risk.*

**Sale of the Report**

*The Report may NOT be sold or provided to any other Person without My express permission. If I give permission I may at My own discretion allow the report to be given on specific conditions and fees may apply. I hold the right to supply the report to whomever I choose however I am not required to do so.*

**Complaints Procedure**

*Most problems and or misunderstandings can be dealt with open conversation however, should you have a complaint that you wish to have formally addressed please inform Me as soon as possible in writing in order to address your concerns.*

*If you are still dissatisfied with the outcome, a Queensland Building Services Authority Complaints Form can be forwarded to you or obtained from the QBSA website.*

## AREAS OF INSPECTION

To provide relevance and value for the reader, the following notes show (but do not limit) aspects of the property that may be examined, where visual inspection is possible. These items are considered as the inspector reviews each room or area. In many cases comment on a particular area will only be provided in the event of an adverse finding worthy of mention.

### Ceiling Construction

- sagging
- dampness/water damage
- cracking
- cornices
- defective lining
- nail popping

### Wall Construction

- bulging
- dampness/water damage
- distortion (significant)
- nail popping
- cracking
- defective lining
- defective or damaged plaster/render

#### *Note*

*Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and/or movement, it should be noted that I am not an expert in this area and further advice should be obtained from a Structural Engineer.*

## Floors, Coverings and Finishes

### Timber Floor Construction

- springy boards/sheeting
- out of level
- squeaky boards/sheeting
- undulations
- timber decay (rot)
- dampness/water damage

### Concrete Floor Construction

- cracking
- out of level
- dampness/water damage

### Carpets

- wear
- seam splitting
- stains and marks
- undulations
- stretching
- dampness/water damage

### Hard Flooring

- wear
- loose or drummy units
- stains and marks
- dampness/water damage
- cracking

## Internal and External Doors and Door Frames

- binding doors
- loose/badly fitting doors
- defective hardware
- damage
- rotting/corroded frames

## Timber and Metal Windows

- putty/glazing sealant
- loose/badly fitting doors
- fittings/hardware
- sills
- broken glass
- damage
- water staining of frames
- operation
- rotting frames or sashes (timber)
- rotting frames, corrosion (metal)

#### *Note*

*Windows are randomly checked for correct operation. In many cases access to windows is restricted by window treatments, furniture or security locks.*

## Paintwork & Plastering

Generally the paint and plasterboard finishes are viewed 1500mm away from the surface. Defects identified are marked for the painter or plasterer for repair.

## Wet Areas

- floor grade
- taps, basins, tubs
- drummy tiles
- sealants
- vanity
- fixtures and fittings
- floor waste
- leakage
- cracked/missing tiles
- shower leakage
- ventilation
- cistern/pan
- water hammer
- grout defects
- broken/cracked screen glass
- mirrors

## Kitchen

- bench tops
- taps
- drummy tiles
- sealants
- cupboards
- leakage
- cracked/missing tiles
- ventilation
- doors & drawers
- sink
- grout defects
- excessive water hammer

### Note

*This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.*

## Internal and External Staircases

- stringers
- newel posts
- handrails
- treads (goings)
- balustrades
- risers

## Internal Roof Space

- framing
- party walls (if applicable)
- insulation
- sarking

### Note

*Sarking is a foil insulation/vapour barrier. Used in conjunction with bulk insulation, sarking provides an ideal insulation system for the control of heat and condensation. Sarking can only be installed during construction.*

## External Roof Covering, Gutters and Downpipes

- tiles/slates
- skylights
- valleys
- fascia boards
- sheet roofing
- vents
- guttering
- barge ends
- flashing
- flues
- downpipes
- eaves

### **External Walls and Non Structural Retaining Walls**

- bricks
- cracking/movement
- weep holes
- decay
- mortar
- dampness
- joint sealants
- render
- visible flashing
- perpend

*Note*

*Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and or movement, it should be noted that we are not experts in this area and further advice, if considered necessary, should be obtained from a Structural Engineer.*

### **Paths, Paving and Driveway**

- cracking
- sinking
- movement
- alignment
- uplifting
- root penetration

### **Fences and Gates**

- palings/panels
- sagging
- rails
- timber decay (rot)
- posts

### **Sub Floor**

#### **Timber Floor Construction**

- bearers & joists
- dampness
- cracked or leaking pipes
- framing
- drainage
- debris
- piers/stumps
- ventilation

#### **Suspended Concrete Floor Construction**

- concrete condition
- debris
- cracked or leaking pipes
- cracking
- drainage
- dampness
- ventilation

*Note*

*If moisture is noted, it is recommended that the sub-floor area be monitored to ensure that surface and sub-surface moisture ingress is not an ongoing issue. If the area remains damp, consideration should be given to upgrading subterranean and surface drainage systems to ensure that moisture is directed away from the building foundations and the sub-floor area is kept dry. A qualified drainage expert should be consulted with regard to drainage issues.*

***Do not hesitate to contact me if you have questions about any aspect of my service. Have a great day!***