

Property Inspection Specialists

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PRE PURCHASE BUILDING INSPECTION BOOKING FORM

PLEASE COMPLETE, SCAN & RETURN TO THE ABOVE EMAIL ADDRESS

INSPECTION TYPE: (CIRCLE INSPECTION TYPE)	PRE-PURCHASE BUILDING AND/OR PEST INSPECTION REPORT/S
ACKNOWLEDGEMENT	PLEASE CIRCLE THE INSPECTION/S REQUIRED ABOVE
CLIENT NAME:	
ADDRESS OF PROPERTY:	
PHONE:	
EMAIL:	
REAL ESTATE AGENT:	
NAME:	
PHONE:	
COST/S: (Please circle the amount/s)	\$0.00 BUILDING and/or \$0.00 PEST
CREDIT CARD DETAILS:	/ / / EXP /
CCV No: (last three digits on reverse side of CCard)	
SIGNATURE I acknowledge for Universal to carry out the above inspection/s and I also acknowledge I have read and understand to <u>following</u> terms and conditions
DATE ACKNOWLEDGED:	

TERMS & CONDITIONS, TO THE FEE AND INSPECTION AGREEMENT:

This document (as viewed on the Universal website or as previously agreed to at phone attendance) is agreed to and forms part of this Pre-Purchase Inspection Building Report or as ordered by the above.

(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)

(Definition: Instructions; the purchaser has given verbal or written directions to carry out this pre purchase pest inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)

(Definition: Offer and Acceptance; analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)

(Definition: Valuable Consideration; it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)

CLIENT DETAILS: As per the front page of this booking form.

YOU AGREE TO THE FOLLOWING TERMS & CONDITIONS: INSPECTION TYPE/S ORDERED: VISUAL BUILDING INSPECTION and REPORT

1. This inspection will be carried out in compliance with AS4349.1&0-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.
2. **ACKNOWLEDGMENT:** I agree to contact the Inspector once I have read the report or the Inspector will contact me.
3. This inspection by *Universal Pest and their contractors* shall comprise of a visual assessment only for the buildings within 30 metres of the main building and within the properties boundaries.
4. Safe and reasonable access only will be achieved to the areas being, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior of the Roof Loft space and within the Sub Floor areas only.
5. We will also report on the Defects, Safety Hazards and Cracking visible on the date and time of the inspection.
6. The Inspector is limited to some areas and will not conduct any invasive inspections.
7. The Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or personal belongings in place.
8. The Inspector will compare the building with a building that was constructed with Local and BCA Compliance.
9. We DO NOT inspect the inside of walls, between floors, inside skillion roofing, inside the eave areas, behind any stored goods in cupboards, and other areas that are obstructed at the time of our inspection
10. The Building Inspection WILL NOT report on Timber Pest Activity. You should have a full Timber Pest Inspection carried out in compliance with AS 4349.3-2010 by a qualified and insured Timber Pest Inspector. (Unless it is stated that a Pest Inspection is carried out at the same time as the building inspection)

11. When Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.
12. **No inspection will be carried out for Asbestos.** (However, if found I may comment on the circumstances.)
13. **No inspection will be carried out for Magnasite.** (However, if found I may comment on the circumstances.)
14. **No inspection will be made for Mould.** (However, if found I may comment on the circumstances.)
15. **No inspection will be made for Solar Power Units.**
16. Estimates and Quotations are not provided within this Report and verbal estimates if given are only opinions of costs of rectification.
17. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed.
18. The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007.
19. Where a Strata Title property is to be inspected, then we will only inspect the interior and the immediate exterior of the unit or apartment to be inspected as detailed in Appendix B in AS4349.1-2007.
20. A full Strata Report should be obtained for all of the common areas before you make an informed decision to purchase the Unit.
21. This report is not a Structural Report. Should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.
22. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection process.
23. If an issue, dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs.
24. We will not be liable for any loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
25. Definitions of acceptance, access, client/s and property issues are clearly defined in AS4349.1-2007.
26. **You Agree to Safe and Acceptable Access:** This does not include any invasive methods or moving of stored goods. "Accessible areas shall be determined by us at the time of inspection which is solely based on our visible findings and expertise at the time of this inspection. We shall determine at the site if sufficient space is available for safe access into the areas stated below. We cannot access any areas outside our line of sight and areas that are too close to the ground surface or as otherwise stated." If sub-floor areas appear to be recently sprayed with Chemicals will not be inspected unless it is safe to do so.

<u>Area</u>	<u>Access man-hole</u>	<u>Crawl space</u>	<u>Accessible Height</u>
<u>Roof Loft</u>	400mm x 500mm	Crawl space of 600mm	Access using a 3.6m ladder, if safe to do so
<u>Roof Exterior</u>	N/A	N/A	From a 3.6m ladder on the ground
<u>Sub-floor</u>	Accessible opening	Crawl space 400mm under bearers	400mm (or less) under the timber Bearers is not accessed

NOTE: *You agree when signing this agreement you have read and understand the contents of this agreement that the inspection will be carried out in accordance with this document. You agree to pay as agreed at the time of ordering.*

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