



YOUR ASSET PROTECTION

By a PPI Professional
Australia's Smartest Property Inspection System



Pre-purchase Inspectors Registry NSW

By: **H & K RYAN & ASSOCIATES** Member No: 01007



PRE-PURCHASE & PRE-SALE PROPERTY INSPECTIONS

NEW CONSTRUCTION FRAME & FINAL INSPECTIONS

BUILDING DISPUTE ADVISER & EXPERT WITNESS

NEW HOME WARRANTY INSPECTIONS

PROPERTY DEFECT INSPECTIONS

SWIMMING POOL INSPECTIONS

APOPA REGD MEMBER 01007

TECHNICAL REPORTS

A PPI PROFESSIONAL

Residential Defect Inspection

Ceiling Insulation

To comply with Australian Standard AS/NZS 3000: 2007

A  Professional

APOPA ACCREDITED

SAMPLE REPORT ONLY

SKY CITY

Suite 218/20A Lexington Drive Bella Vista NSW 2153

Ph: 8824-3726 Fax: 8814-5797 Mob: 0412-233977

Web: www.hnkryan.com Email: howard@hnkryan.com

Blds Lic No 87025C B/Consult Lic no BC262

ABN: 48 750 627 651

Residential Defect Inspection

Ceiling Insulation

To comply with Australian Standard AS/NZS 3000: 2007

Client:

Invoice & Ref No:

Phone:

Email Address:

Dwelling at:

Inspection Date:

Certification No:

Contractor:

Regd/Lic No:

PHOTO OF THE DWELLING

Front Elevation of the Inspected Property

The Purpose of the Inspection: The purpose of the inspection is to provide advice to the home owner or other interested party regarding the compliance of the ceiling insulation recently installed to this property. The advice is limited to the reporting of the installation of the ceiling insulation in compliance with AS/NZS 3000: 2007.

The Scope of the Inspection: The inspection comprised of a visual only assessment and a full inspection of the properties roof loft areas to identify defective installation and to form an opinion only regarding its compliance at the time of inspection. If safety issues are apparent at the time of this inspection they too will be brought to the home owner's attention. A separate costing analysis report can be ordered by special request to H & K Ryan & Associates at an additional cost, if required.

Attached: Inspection Agreement, Fee Agreement & Invoice

Agreement Ref No:
Client:
Phone/Mobile:
Email:
Property at:

TYPE OF PROPOSED INSPECTION ORDERED BY YOU:

VISUAL ROOF LOFT CEILING INSULATION INSPECTION and REPORT *(as ordered and on behalf of the above Client/s)*

Inspection & Report: The inspection will be as per AS/NZS 3000: 2007. Section, Fig 4.6, page 186.

In ordering the inspection, you agree that the inspection will be carried out in accordance with the above Australian Standard and the following clauses and at the agreed fees which also defines the scope and limitations of the inspection and the report.

INSPECTION SCOPE & THE REPORT:

1. **The Scope of the Inspection:** The inspection comprised of a visual only assessment and a full inspection of the properties roof loft areas to identify defective installation and to form an opinion only regarding its compliance at the time of inspection. If safety issues are apparent at the time of this inspection they too will be brought to the home owner's attention. A separate costing analysis report can be ordered by special request to H & K Ryan & Associates at an additional cost, if required.
2. Subject to safe and reasonable access (See the Definitions in this agreement below) the Inspection will normally report on the condition of each of the following areas, The Interior of the Roof Void/Roof Loft areas.
3. All assumptions are based on the experience and qualifications of the inspector/s carrying out the visual inspection.

LIMITATIONS:

4. The Inspection WILL NOT involve any invasive inspection methods at this time including cutting, breaking apart, dismantling, removing or moving objects except the ceiling insulation.
5. The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves and other areas that are concealed or obstructed. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures.
6. The Inspection WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.
7. If Timber Pest Damage is found then it will be reported. The inspector will only report on the damage which is visible.

GENERALLY:

8. In the event of an Issue, dispute or a claim arising out of, or relating to this inspection or the report, or any alleged negligent act, error or omission on Our part or on the part of the inspector conducting the inspection, either party may give written notice of the issue, dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator or arbitrator. The cost shall be met equally by both parties or as agreed as part of the mediation settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

THIRD PARTY DISCLAIMER:

We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement

9. Release

You release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

10. Indemnity

You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.

“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 the inspection. The inspector shall also determine whether sufficient space is available to allow safe 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 and easy access.”

Access Table from AS 4349.1-2007:

<u>Area</u>	<u>Access man-hole</u>	<u>Crawl space</u>	<u>Height</u>
<u>Roof interior</u>	400mm x 500mm opening	Crawl space: minimum 600mm x 600mm	Accessible from a 3.6m ladder

Table Notes:

Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

NOTE: You agree that in signing this agreement, you have read and understand the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection on delivery or as previously agreed at the time of ordering the report.

NOTE: If You fail to sign and return a copy of this agreement to Us and do not cancel the requested inspection then You agree that You have read and understand the contents of this agreement and that We will carry out the inspection on the basis of this agreement and that, We can rely on this agreement, and that a cancellation fee of \$60-00 (each) will apply.

TAX INVOICE DETAILS:

* Cost of the Inspection & Report /Conditions/Invoice: **\$395-00 ROOF LOFT INSPECTION & REPORT**

* TAX INVOICE NO:

* ABN: 48 750 627 651

* AMOUNT PAID: **\$395-00 INC \$35-90 GST**

* DATE PAID:

* PAYMENT BY: **Thank you Howard J Ryan**

* Works authorised by: (name of the Client) **on the**

* Time Agreement signed by: (name of the Client)/.....**PM/AM**

Signature:

Please fax this page to: 02/8814 5797 once signed and accepted

TERMINOLOGY:

The Definitions of the Terms (Good) & (Poor) below apply to DEFECTS associated with the ceiling insulation installation to this Inspected Property:

Definitions:

GOOD	The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of the Inspection.
POOR	The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance, major defects that require attention or deterioration or not finished to an acceptable standard of workmanship.

(1) ROOF LOFT SPACE:

FUTHER NOTES:

We make a general note that other photos (may) have been taken of this property at the time of our inspection to reference and keep on file in relation to any safety issues and areas that are not part of this inspection, like termite matters, hindered access areas or of any other hindered sections within this roof loft area.

H & K Ryan & Associates are not responsible for events or any further damage occurring to this as inspected property after the time of this property inspection, as dated above.

Description of Access and Identification of the Property Inspected:

Type: Residential dwelling facing due west. **Height:** Single story.

Construction Type: Timber floor with concrete areas, Slab floor, cavity brick, brick fender walls, brick veneer, hardiplank clad, weatherboard clad & tile roofed dwelling with double garage and carport.

Roofing: Concrete roof tiles. **Description:** Pitched gable roofed dwelling.

The Area/s Inspected were: *The Interior of the Roof Void Space.*

The Area/s NOT Accessible for any Inspection and the Reason(s) why were: *To sections of the roof void space within the eave areas due to its low pitch within these areas.*

The Area*(s) in which Visual Inspection was Obstructed and the Reason(s) why were: *To the interior of the roof void areas due to*

Therefore the Area*(s) and/or Section*(s) to which Access should be gained or fully gained are:

SUMMARY & PHOTOGRAPHIC EVIDENCE OF OUR FINDINGS:

THIS REPORT IS ONLY AN EXAMPLE OF ITEMS AND ISSUES WE HAVE FOUND!

- This dwelling had existing insulation and only the incomplete areas were insulated over the bathroom ceiling areas. This insulation covers the IXL fan fitting to the bathroom. **NON COMPLIANT Finding!**



- The ceiling insulation is incomplete and poorly laid as shown.



- We removed the ceiling insulation away from this bathroom downlight area. **NON COMPLIANT Finding!**



- This ceiling insulation batt covers the ensuite ceilings downlight. Difficult access to this low pitched area as shown. **NON COMPLIANT Finding!**



- This ceiling area can not be accessed yet a claim was made as being insulated.



- This ceiling area has insulation installed over downlights. **NON COMPLIANT Finding!**



- **THE ROOF LOFT/ROOF VOID SPACE OF THE INSPECTED PROPERTY:**
- **ADDITIONAL ROOF LOFT ITEMS WE NOTED:**
- This roof loft area was sarked, (being a silver foil material,) under the roof tiles.
- This roof loft area was recently insulated.
- Some loose cables will need to be correctly clipped in areas.
- Termite damage is evident within the areas of
- Access was limited to the areas over 600mm in crawling space only.
- You must Read the whole of this Report to fully understand the significance and actions required concerning the above defects and any other defects and/or advice given within this Report.

Important Inspector's Advice:

PASSED OR FAILED: FAILED, RECTIFICATION WORKS ARE REQUIRED PRIOR TO ACCEPTANCE AND PAYMENT OF THESE CEILING INSULATION WORKS.

DISCLAIMER OF LIABILITY: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report)

DISCLAIMER OF LIABILITY TO THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us, is the Client named on the face page of this report.

CONTACT THE INSPECTOR:

Please feel free to contact the Inspector who carried out this inspection. Howard Ryan 0412 233977. Often it is very difficult to fully explain problems, access difficulties, what is and what isn't inspected, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this inspection report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report. Additional fees will apply if required to provide further written information from the inspector.

Howard James Ryan, Licensed Builder, Accredited Consultant.

Accredited by AON Insurance 1/11/2009

Members:

I.B.C Institute of Building Consultants NSW

B.D.P.S Inc Building Dispute Practitioners Society Inc VIC



P.P.I. REGISTRY NSW Pre-Purchase Inspectors Registry NSW



S.H.B.C Sydney Hills Business Chamber

A.P.O.P.A. Australian Property Owners Protection Association Regd 01007

Signed for & on behalf of: **"H & K RYAN & ASSOCIATES"**



Howard J. Ryan

End of report.....