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[www.build-it.com.au](http://www.build-it.com.au)

Client Name: \_\_\_\_\_ Date: \_\_\_\_\_

\* Clients Name shall be disclosed to Agent upon request.

Client's Current Address:

No. & Street: \_\_\_\_\_

Suburb & Postcode: \_\_\_\_\_

Clients Phone: \_\_\_\_\_ Work: \_\_\_\_\_ Mobile: \_\_\_\_\_

Clients Email: \_\_\_\_\_

Address of property to be inspected:

\_\_\_\_\_

Access Details (agent): \_\_\_\_\_ Phone: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

DATE REQUIRED BY: \_\_\_\_\_

Note: Additional charges are applicable for inspections outside the Sydney Metro area, Waterfront properties and/or larger properties with multiple habitable structures.

I/We are knowingly ordering Buildit Inspection Service to carry out an Inspection & provide a written report. Verbal reports are discouraged; however, if the client insists on a verbal report prior to

receiving the written report, Buildit Inspection Service will not accept any liability for a decision to purchase, or entry into a contract without receiving, reading and understanding the report first.

I/We are aware that the Inspector is unable to gain access into areas that are deemed to be inaccessible in accord with AS-4349 and/or to areas that are considered to be unsafe. The inspector does not climb onto roofing, the roofs and guttering will be observed from a 3.6 meter ladder where possible.

I/We are aware that the inspector will carry out a non-invasive inspection. A non-invasive inspection is primarily a visual inspection of accessible areas, the inspector will use appropriate non-invasive detection tools in accord to AS-4349.3 which are carried by the inspector at the time of inspection. Buildit Inspection Service is unable to comply with all sections of AS-4349 as a conflict exists in these standards.

I/We are aware that pre-purchase property inspections are not intended to point out every small problem or defect, or any non visible defects in a building. Most minor or cosmetic flaws, for example, should be apparent without the aid of a professional.

I/We are aware that furniture, fixtures, stored items, soils and plants etc' will not be moved by the inspector at the time of the inspection. That the inspector cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. Some defects can be detected with the aid of non-destructive or invasive testing equipment which will be used at the time of the inspection but these tools do have limitations and cannot detect defects in all circumstances. Full extent of damage/defects may need to be determined by an additional invasive inspection.

I/We are aware that the prime purpose of a pre-purchase property report is to identify where possible significant defects of the property and/or building structure and fabric, that may affect the clients decision to purchase the property. The prime purpose of a pre-purchase building and/or structural pest inspection is to determine where possible the presence of significant defects and/or structural pest activity and/or damage.

I/We acknowledge that Buildit Inspection Service can only make recommendations. I/We are aware that any recommendations that are made by Buildit Inspection Service will be taken into consideration & acted upon accordingly.

I/We are aware that this pre-purchase property inspection should not be confused with an appraisal, a building code inspection, or any guarantee of any kind, but a tool to aid you, the purchaser, to be better prepared or informed when making your decision as to whether to proceed to purchase.

I/We are aware that it is beneficial to speak with the inspector after having read the written report to clarify items that may not be fully understood.

I/We are aware of the cost of an Inspection provided by Buildit Inspection Service and that payment is to be made prior to delivery and/or the sending of the written report.

Disclaimer:

Important: Any person ("the client") requesting and / or receiving a service and / or written report via Independent Unit Management ("the broker") does so with the acknowledgment and acceptance of the following conditions. (1) The broker is a marketing and administration company only. (2) The broker simply conveys orders to independent companies ("the provider") for completion. (3) All providers have current professional indemnity insurance. The client and the provider indemnify the broker to and from any legal action resulting from services and / or reports. The broker does carry professional indemnity insurance. (4) The broker cannot and does not accept liability in relation to the provider's services practise and / or content of furnished reports.

I/We have read and understood the above items.

I/We agree to engage the services of Buildit Inspection Service

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Service required mark box with X:

Building Report