

TERMS AND CONDITIONS

THE REPORT

This Report is prepared by Archicentre Limited (Archicentre) and the named inspector and is supplied to you (the named client) on the basis of and subject to the Terms and Conditions. Archicentre Limited accepts no responsibility to other persons.

Please fully read and understand the Terms & Conditions information for the service. Please contact Archicentre on **1300 13 45 13** should you require clarification.

Please also note:

The Urban Pest Advice Report includes independent advice on the generic strategies for the management and treatment of identified urban pests and is provided on the basis that the pest inspector can only inspect the reasonably accessible parts of the property. It is your responsibility to ensure that the inaccessible parts of the property that can be made reasonably accessible for an inspection are done so, prior to the inspection.

Any report finding no visual evidence of urban pests or urban pest activity, on the day of the inspection, is not an indication of future risk and does not protect the property from future infestation. The status and condition of a property may change at any time due to the habits of urban pests.

This Report is not a Timber Pest Inspection Report.

If you wish to book a separate Archicentre Timber Pest Inspection Report to identify destructive timber pests please contact Archicentre.

DEFINITIONS

Urban pests

Urban pests include ants, bedbugs, bird lice, mice, rats, bees, fleas, silverfish, carpet beetles, European wasps, cockroaches, spiders, possums and birds. The Report DOES NOT inspect for or report on the presence of destructive timber pests including termites, borers and wood decaying fungus.

Reasonable access

Only areas to which reasonable access is available will be inspected. For the purpose of this Report, the Australian Standard AS 4349.3-1998 definition of reasonable access applies, as "areas where safe, unobstructed access is provided and the minimum clearances specified are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, moving heavy furniture or stored goods, or the removal of cladding or lining materials, plants or soil. Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations.

These **REPORT TERMS AND CONDITIONS** take precedence over any oral or written representations by Archicentre.

- 1) After making the booking, the client is deemed to have accepted these Terms and Conditions upon the inspector arriving on site.

- 2) Archicentre accepts no liability with respect to work carried out by other trades, consultants or practitioners.
- 3) The Report is not a guarantee but is an opinion of the condition of the inspected property. A limited guarantee is available on acceptance of the guarantee conditions.
- 4) The Report is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection. Prolonged periods of exposure to conditions conducive to urban pest infestation will increase the risk of such an infestation and the damage which may eventuate.
- 5) The full Report is based on a visual inspection of the reasonably accessible parts of the property and does not cover enquiries of councils or other authorities.
- 6) The Report will not disclose detection or non detection of urban pest activity in inaccessible areas, where it is not reasonably visible, where it may be apparent in other weather conditions or where it has not yet arisen.
- 7) This Report does not cover or deal with environmental or biological risk assessment not associated with urban pests.
- 8) This report does not include advice on any proprietary (brand name) urban pest preventative or treatment measures, nor provide costings for control, rectification or prevention of infestation by noted urban pests.
- 9) Archicentre does not accept responsibility for services other than those provided in this Report.
- 10) Archicentre's liability with respect to the advice given in this report shall be limited to a refund of the paid inspection fee.
- 11) The lack of direct visible evidence does not mean that any and/or significant damage has not occurred.
- 12) The Home Maintenance Guide constitutes a vital part of the inspector's recommendations and failure to observe either the recommendations or the Home Maintenance Guide could lead to premature deterioration of the property.
- 13) The Health and Safety Warnings constitute a vital part of the Archicentre Report. Failure to observe the provisions of the warning sheet could jeopardize the safety of occupants.
- 14) If you are dissatisfied with the Report you agree to give Archicentre written notice specifying the matters about which you are dissatisfied and allow Archicentre to resolve matters with you within 28 days of receipt by Archicentre of such written notice and before taking any remedial action or incurring any cost.
- 15) Reference to Archicentre in this Report and any other documentation includes its agents and representatives authorized to act on its behalf.
- 16) Terms and Conditions of this Report comprise the whole agreement between the parties.
- 17) These Terms and Conditions are in addition to, and do not replace or remove, any rights conferred by the Trade Practices Act or any other consumer protection legislation.