

Public Release – Position Paper 01.2022

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on Restricted Access / Limitations.

Background

There were key issues that contributed to the release of this Position Paper:

1. So, inspectors understood the requirement during the agreement phase and inspection to inform their client of any limitations that may restrict the inspection for the client's purpose.
2. Some clients (and Agents) have an expectation of the inspector to re-attend site once the limitation had been remedied to complete the inspection free of charge.
3. Recognise recent changes to the WA Industrial Manslaughter Laws.

The Associations position is:

1. Inspection agreements should be sent to the client outlining possible limitations prior to the inspection taking place.
2. Any limitations and restrictions observed during the inspection should be recorded on the report.
3. Inspectors must not access area of the property which would otherwise contravene the Australian Standards and or WA OH&S requirements. These limitations included:
 - a. Not accessing sub floor or roof spaces (confined spaces) where minimum access openings and crawl spaces are not available
 - b. Not accessing roof covers or roof spaces where access
 - c. Not accessing roof spaces sub floor or roof spaces where all sources of power (mains, solar and or battery) cannot be isolated prior to entering the sub floor or roof spaces.
4. Other inspections should be recommended on the report. i.e. invasive inspection of wall lining / floor access hole sealant removal if additional inspection will enable an inspection that meets the client's original requirements.
5. By the inspector recommending other inspections the client can assess themselves whether an additional trip and / or inspection is required.
6. The client should pay the inspector for any return visits if items 1 and 2 have been completed, and a return trip is requested.

The Association recommends that Building Inspector Members inform their clients of restrictions and limitation both at the agreement (pre inspection) stage and inspection stage.

The Association recommends that's Building Inspector Members charge their clients for any additional site visits / inspections.

Committee
Inspect WA
April 2022