

Public Release – Position Paper 18.2020 – July 2020

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 2 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.

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. 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.
4. By the inspector recommending other inspections the client can assess themselves whether an additional trip and / or inspection is required.
5. 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
July 2020