

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA		
Position Paper 18. June 2020 Title: Restricted Access / Limitations		
Subject		Restricted Access / Limitations
Association Position		<p>It is necessary that the inspector inform the client during the agreement phase of limitations that may restrict the full achievement of the client's purpose of inspection.</p> <p>There will always remain the possibility of unexpected limitations that will be apparent only when the inspector visits the property.</p> <p>All limitations experienced by the inspector during the inspection should be recorded in the report along with a recommendation to gain access to that area / remove the limitation should the client's purpose of inspection not be met.</p> <p>It is the association's view that if the inspector informed the client during the agreement phase of proposed limitations and some limitations restricted the inspection for the clients purpose and should the client request a return trip to the property after the limitation has been remedied, then inspector is entitled to charge an additional fee to reattend the property.</p>
Date Preparation Commenced		09/06/2020
Date Provisional Approval by Committee for Release to Members for Comment		14 July 2020
Final Approval by Committee and Release to Members		14 July 2020
Why was the Paper Released?		<p>This paper was released 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.</p> <p>Some inspectors have reported an expectation from the clients (and Agents) to re-attend site once the limitation had been remedied to complete the inspection free of charge.</p>
Key Definitions		
AS 43491	2.3.2	Areas for inspection The inspection shall cover all accessible areas. the client shall arrange right of entry facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare the report. The inspector is not responsible for arranging entry

		<p>to property or parts of the property.</p> <p>Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection.</p> <p>Note: Those areas may be the subject of an additional inspection following the provision of reasonable entry and access (also see clause 3.2)</p>												
	2.3.3	<p>Inspection process</p> <p>Inspection shall comprise visual appraisal and limited assessment of serviceability.</p>												
	2.3.4	<p>Limitations</p> <p>Limitations that are reasonably expected to be present all that reasonably may occur shall be identified.</p> <p>Notes:</p> <ol style="list-style-type: none">1. The inspector may be able to anticipate many limitations of an inspection.2. Known limitations relating to access should be included.												
	3.2.2	<p>Safe and reasonable access.</p> <p>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 inspection. The inspector shall also determine whether sufficient space is available to allow safe access.</p> <p>Inspection shall include only accessible areas and areas that are within the inspector’s line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined in accordance with the provisions of table 3.2.</p> <p>The inspector shall inspect an elevated area only when –</p> <ol style="list-style-type: none">(a) It is at a height at which safe reasonable access is available or where safe and reasonable access is otherwise available.(b) An unobstructed line of sight is present from safe use of a 3.6 metre ladder and the building elements present are close enough to allow appraisal. <p>Note: ‘Elevated area’ Includes the roof, roof space, crawl space, landing feature and the like generally elevated above the ground and not intended for normal use by occupants.</p> <p style="text-align: center;">TABLE 3.2</p> <p style="text-align: center;">DIMENSIONS FOR REASONABLE ACCESS</p> <table><tr><th>Area</th><th>Access hole mm</th><th>Crawl space mm</th><th>Height</th></tr><tr><td>Roof interior</td><td>400 × 500</td><td>600 × 600</td><td>Accessible from a 3.6 m ladder</td></tr><tr><td>Roof exterior</td><td>—</td><td>—</td><td>Accessible from a 3.6 m ladder placed on the ground</td></tr></table> <p>Notes:</p> <ol style="list-style-type: none">1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or	Area	Access hole mm	Crawl space mm	Height	Roof interior	400 × 500	600 × 600	Accessible from a 3.6 m ladder	Roof exterior	—	—	Accessible from a 3.6 m ladder placed on the ground
Area	Access hole mm	Crawl space mm	Height											
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		<p>any other fastenings or sealant to access covers.</p> <p>2. Subfloor areas sprayed with chemicals should not be inspected unless it's safe to do so.</p>
Key Issues for Consideration		<p>Inspection agreements should be sent to the client outlining possible limitations prior to the inspection taking place. The limitations section of the agreement should document all limitations and restrictions likely to be incurred during the inspection.</p> <p>Any limitations and restrictions observed during the inspection should be recorded on the report.</p> <p>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.</p> <p>By the inspector recommending other inspections the client can assess themselves whether an additional trip and / or inspection is required.</p>
Disclaimer		<p>This document is not intended to be Legal Advice. The document is only intended for Members of. The Industry Association of Building and Property Inspectors in WA. Where appropriate, readers of the document should seek their own independently legal advice</p>

Signed Chairman

The Industry Association of Building and Property Inspectors in WA – Inspect WA

1. Public Release Template



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