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NSW, Newcastle, 2300

THERMAL IMAGING AGREEMENT

This document explains the Scope of the Inspection, Limits of the Inspection, General Exclusions, Limitations of Liability, Disclaimer of Warranty and Terms and Conditions.

1. SCOPE OF INSPECTION:

(a) The purpose of the inspection is to:

- Measure the temperatures and temperature differences or variations of the visible, safely and readily accessible areas of the home by means of a non-invasive thermal digital camera;
- To report these temperature differences and to identify areas with deficiencies in the inspected systems and components which existed at the time of the inspection and which are evident to the inspector through thermal imaging observation.

(b) Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

(c) The customer is encouraged to accompany the inspector during the inspection. Customer participation shall be at the customer's risk for personal injury or damage to person or property for any reason or from any cause.

(d) The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the customer. The inspection report is not transferable.

(e) Systems and components to be inspected include, but are not limited to:

- Building areas where temperatures are consistent with the presence of moisture and elevated temperature levels;
- Roofing;
- Plumbing;
- Bathrooms and kitchen;
- Subfloor and crawlspaces and/or a survey that includes evaluation for areas where temperatures are consistent with missing, non-uniformly distributed, marginal, or wet thermal insulation; and

2. **LIMITS OF THE INSPECTION:** The inspection is limited to a non-invasive infrared thermal imaging scan to measure the surface temperature and the temperature differences or variations of the visible, safely and readily accessible portions of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

3. **GENERAL EXCLUSIONS:**

(a) The following conditions are NOT within the scope of the inspection:

- Water or air quality;
- Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment;
- Items that are obstructed, inaccessible or not in plain view;
- Mould or mould type; and
- Examples of the conditions excluded above include the presence or absence of asbestos, lead paint. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

(b) The following components or systems are NOT within the scope of the inspection:

- Security systems;
- Appliances;
- Playground equipment;
- Swimming pools, hot tubs/spas;
- Lawn sprinkler systems;
- Intercom and audio systems;
- Antennas;
- Central vacuums;
- Solar systems;
- Latent defects or adequacy of system design.

4. An infrared inspection CAN identify and document moisture intrusion, energy loss, and even unexpected hot spots.

In terms of energy loss, an IR camera can detect:

- heat loss and air infiltration in walls, ceilings, floors, windows and doors;
- damaged and/or malfunctioning radiant heating systems;
- air-conditioner compressor leaks;
- under-fastening and/or missing framing members, and other structural defects that can lead to energy loss; and
- broken seals in double-paned windows.

In terms of detecting moisture intrusion, an IR camera can locate:

- plumbing leaks;
- hidden roof leaks before they cause serious damage;
- missing, damaged and/or wet insulation; and
- water and moisture intrusion around penetrations and at the foundation and building envelope that could lead to structural damage and mould.

Additionally, based on the colour gradients that thermal images provide, an inspector can possibly locate:

- possible pest infestation, as revealed by energy loss through shelter tubes left by boring wood-destroying insects;
- the presence of intruders, such as rats, mice and other larger pests hiding within the structure and detected because of their heat signature that the IR camera captures; and
- possible termite infestations as revealed by elevated heat temperature levels

5. **LIMITATION OF LIABILITY:** Except for personal injury or property damage to the extent caused by Certified Building Inspection Services gross negligence in no event will Certified Building Inspection Services or any of its agents or employees, be liable to Owner for any damages in excess of the price of this inspection regardless of the theory under which such damages are claimed.

6. **DISCLAIMER OF WARRANTY:** The inspection and report are not a guarantee or warranty that the structures inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be revealed by the inspection. Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy. Conditions may change and cause the temperature readings revealed on Thermal Images to be different at any given time.