



Customer Pre-Engagement Agreement

Strata Records

Any person who relies upon the contents of the report does so acknowledging the following clauses.

DISCLAIMER OF LIABILITY TO THIRD PARTIES

Our reports are made solely for the benefit of the client to whom the report is addressed to. No liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, whether in whole or in part, do so at their own risk.

THE REPORT

The information used to compile our reports is obtained during an inspection of the Owners Corporation's books and records. Our Strata reports are created as per Section 108 of the Strata Schemes Management Act. We can only report on information that is provided to us at the time of inspection. Our inspectors exercise reasonable care when compiling the reports, however we cannot guarantee the accuracy or extent of the information provided as we can only rely on the documentation (be it hardcopy or electronic) that the strata manager delivers. Diamond Property Inspections or our contractors take no responsibility for the accuracy and availability of the records inspected.

As there is no physical inspection of the property, the report can only contain general information provided at the time of the inspection regarding the condition of the property (e.g. whether there has been a previous termite issue in the lot etc.). Diamond also provides many physical inspections (e.g. Building & Pest) to address concerns relating to the condition of the property. The strata reports generally reflect a maximum of 5 years prior to the inspection date unless additional/specific information is requested.

LEGISLATION

Diamond Property Inspections is a nationwide Pre-Purchase inspection service that considers the differences in legislation from state to state. Our reports reflect the current legislation based on the location of the property.

TIME FRAME

While we always strive to provide reports by the requested date, the majority of strata managers require at least 1 day notice prior to inspections. Many strata managers can only accommodate one inspection at a time which may impact the report delivery date.

Please note, some strata managers will now allow us to book an inspection without written permission from the vendor or their solicitor, whilst others will allow us to make a booking, they will not let us search the records until this permission has been provided. This is dependent on the strata manager's procedure and is out of our control.

LIMITATIONS

We endeavour to include all documentation relating to defects or legal matters, however we unfortunately have no control over the strata manager's filing systems and the availability of records. Most of the time we will include an extract of large reports not the entire document due to the time and costs it takes to scan.

If any specific documentation is not available at the time of the inspection, we will request this from the strata manager however cannot guarantee that it will be delivered by the required date, or delivered at all.

In ordering the report, you agree that the inspection will be carried out in accordance with the above terms.