

Following completion of the inspection, the reports will be emailed to you, your real estate agent and your solicitor. Reports are generally issued on the next business day following the inspection, provided we have received the relevant building file from the ACT Government.

Access to the Property

The building inspector requires reasonable access to all areas of the property, including all rooms, roof space, subfloor areas (where applicable), the exterior of the building and other accessible areas of the property.

Please ensure appropriate arrangements are made to provide clear and reasonable access to these areas at the time of inspection.

4-in-1 Building Report Package – Deferred Payment Terms

If you have selected our **4-in-1 Building Report Package** and elected to defer payment of the **\$1,800 fee until settlement**, the following terms apply.

By proceeding with the inspection, you acknowledge and agree that:

1. **Building file:** You authorise Rapid Reports to obtain the relevant building file from the ACT Government. If you cancel the inspection after the building file has been ordered, you agree to reimburse Rapid Reports for any fees incurred in obtaining the file.
2. **Report validity:** The building report is valid for **180 days from the date of inspection**.
3. **Settlement:** The \$1,800 fee is payable at settlement. If the property does not settle within **180 days from the date of inspection**, the full fee becomes due and payable upon expiry of that period, regardless of whether the property has sold.
4. **Property withdrawn from sale:** If the property is withdrawn from the market at any time before settlement, the full fee becomes **immediately due and payable**.
5. **Property not marketed:** If the property is not offered for sale within **three months from the date of inspection**, the full fee becomes immediately due and payable.

ACT & NSW Buyers Reports

If you have selected the ACT & NSW Buyers Report package, payment is required before the report can be released unless otherwise agreed upon.

Payment of the invoice is due no later than **5 days of issue**.

Energy Efficiency Rating (EER)

If you have selected an EER package, payment is required before the EER report can be released unless otherwise agreed upon.

Payment of the EER invoice is due no later than **5 days of issue**.

Use of 3rd party contractor

You consent to our discretion to appoint an independent third-party contractor to carry out the pest inspection and issue the Pest Report where applicable.

Deferred Payment and Overdue Accounts

Where deferred payment has been agreed, the outstanding fee must be paid no later than **180 days from the date of inspection**, or earlier where payment becomes due under these Terms of Engagement, including upon settlement, withdrawal of the property from the market, or failure to market the property within the specified period.

Any amount remaining unpaid after its applicable due date may accrue interest at the rate of **20% per annum, calculated daily from the due date until payment is received in full.**

The client is also responsible for reasonable costs and expenses incurred by Rapid Reports in recovering an overdue account, including applicable debt recovery, tribunal and legal costs, to the extent permitted by law.

Acceptance of Terms

Unless you notify us otherwise **before the scheduled inspection**, your instruction for Rapid Reports to proceed with the inspection will constitute your acknowledgement and acceptance of these Terms of Engagement.