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 **Property withdrawn from sale:** If the property is withdrawn from the market at any time before settlement, the full fee becomes **immediately due and payable**.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.

Energy Efficiency Rating (EER)

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

Payment of the EER invoice is due within **5 days of issue**.

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.