



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 9 Murray Rd, CROYDON, VIC, 3136,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Wed, 18 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 9 Murray Rd, CROYDON, VIC, 3136, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mark Thorpe Ph: 0456 295 434
Email: Croydon@jimsbuildinginspections.com.au

DBU-13373

Company Name: Jim's Building Inspections (Croydon)

Company Address and Postcode: Lilydale 3140

Company Email: Croydon@jimsbuildinginspections.com.au

Company Contact Numbers: 0456 295 434

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: N/A

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✓	
Major Defect		✓
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South
Other Building Elements	Carport, Driveway, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Floating Floor, Skirting Boards, Weatherboards
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Subfloor - Part.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Above safe working height
- Areas of low roof pitch preventing full inspection
- Duct work
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Degree of roof incline too steep for safe access
- Debris in gutters

- Decking
- Insulation
- Lack of clearance - subfloor
- Evidence of recently painted walls or ceilings
- Roofing material is a slip hazard - not safe to access
- Stored items
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.
- Unsafe to Access Roof - No Fall Protection System

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Defects 1.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Electrical wiring in subfloor area
Information:	At the time of the inspection the subfloor area was considered to be a safety hazard to tradespersons and occupants that enter the subfloor area. Electrical wiring was observed in numerous areas not to be adequately clipped off and showed numerous areas of unprofessional work practices. Electrical wiring and fittings and not installed in a tradesmen like manner. With un-tradesmen like work practices shown in the subfloor areas, it is suspected that some areas may not have been installed by a licensed electrician and are considered a potential safety hazard including for fire and personal contact. Is recommended that the client contact a licensed electrician to investigate and carry out further inspection, where deemed necessary.







Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Building 1
Location: All Areas > All Areas
Finding: Front picket fence show some damage and deterioration

Information: Some of the front picket fence posts appeared to be loose and wobble in the ground. Some areas showed some minor damage and deterioration. Some of the damage observed is suspected to have happened over time through normal exposure to extreme weather conditions.

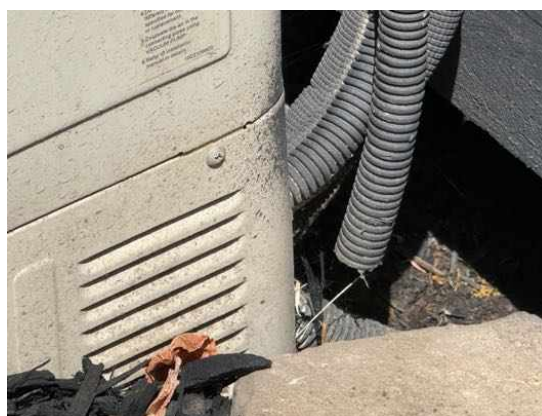
However left unmanaged, further deterioration will develop over time, necessitating in further repair and or replacement of some sections. To maintain the security of the property these areas of the fencing should be repaired or replaced with either metal or pre-treated timbers. A qualified fencing contractor can be appointed to repair and replace the fencing where deemed to be necessary. This is at the client's discretion.





Defects 3.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Air conditioner - disconnected overflow
Information:	The Air Conditioners (A/C) overflows were observed to be disconnected from storm water drainage point and may be creating excessive moisture during extended use, in the surrounding area. Such leaking from the waste pipe of the air conditioner creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. It is highly recommended that a licensed plumber be appointed to connect the A/C overflow to a stormwater point in order to prevent such an environment from being created. These minor works should be carried out in the near future.



Defects 3.03

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Gutters - partially blocked in some minor areas and minor water pooling
Information:	Gutters were observed to be partially blocked in some areas and water was found to be pooling in the carport roof guttering. Water pooling is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling is suspected to have rusted and deteriorated, water damage to

associated structures is likely to occur if left unattended over long periods of time.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent, building elements may require repair or adjustment to ensure adequate roof drainage and function of plumbing system.

A roofing plumber should be appointed in the future to rectify these issues. It is highly recommended that all gutters be well maintained on a frequent and periodic basis to ensure the best condition of all roof plumbing.





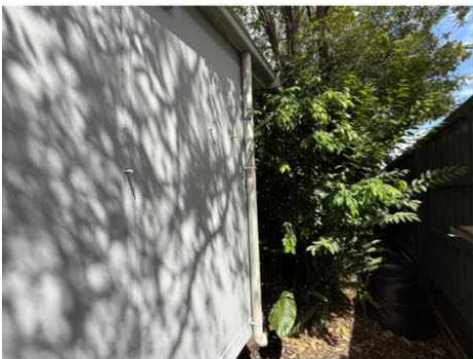




Defects 3.04

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Bungalow down-pipe not connected to stormwater drainage system
Information:	It was observed at the time of inspection that the bungalow down-pipe was not connected to the stormwater drainage system, all downpipes should be all connected properly into the stormwater drainage system and fully inserted into stormwater drainage point. This makes these areas and the surrounding areas highly susceptible to excessive moisture, wood rot to surrounding timber and building elements and termites.

Where down-pipes are left unmanaged it is highly likely to accelerate wood rot, rust, corrosion and termite and pest. It is highly recommended that client appoint and seek advice and consultation with a licensed drainage plumber to gain advice and rectify affected down-pipes.

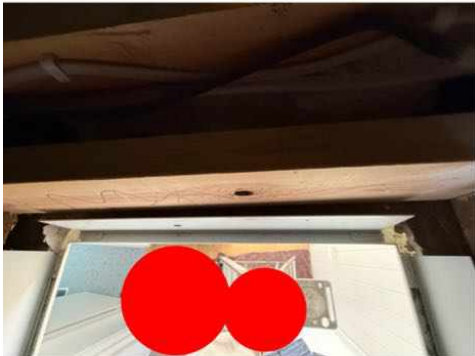




Defects 3.05

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Roof space manhole
Information:	Roof space manhole was observed to not have adequate trimming or fixing's required for safe ingress and egress from the roof space. All trimming, nogging's and fixing should be installed and all sides of the manhole opening ensuring there is adequate support for tradesman and occupants to safely enter or wish to access these areas. The lack of adequate fixing and or support around the roof space manhole is considered to show poor trade practices. If the manhole framing gave way and dislodged from the opening it is highly likely to cause serious injury to tradespersons and or occupants. This is considered a safety hazard for any persons wishing to access to roof space.





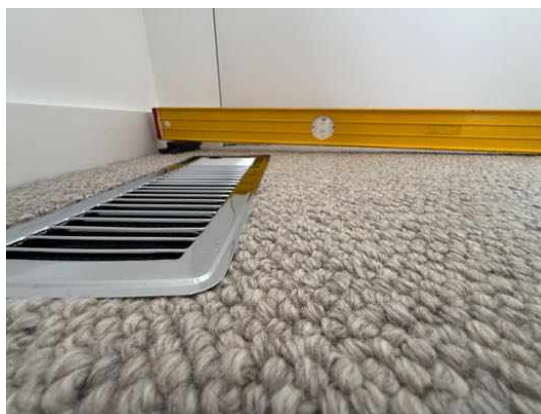
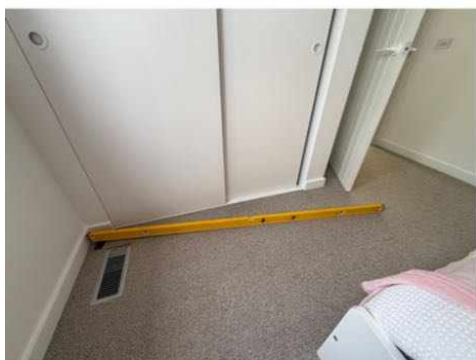
Defects 3.06

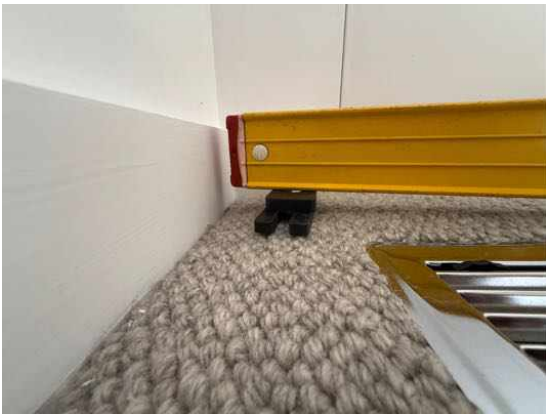
Building: Building 1
Location: Bedroom > All Areas
Finding: Bedroom floor levels
Information:

The internal bedroom floor was observed to be showing signs of being out of level and uneven. Uneven and out of level floors with a property of this age is considered in most cases to be normal however it was felt walking in this area meaning that in this area it was more than normal. The uneven and out of level floor is highly likely to indicate some subsidence and movement in the stumps and associated subfloor structures.

Floor levels can have complex and varying causes, which will influence the required remedial works where deemed to be necessary. Due to only observed in a small area of the home the client may continue to observe over a specific period of time for any changes or by consulting a registered builder who has expertise in re-stumping to determine the required scope of works that may be deemed necessary. This may include some form of packing the subfloor in some areas, at the same time as addressing the underlying cause of the uneven and out of level floors. Client may also consider an additional consultation with a geotechnical engineer to understand what and how the surrounding soil is reacting to surrounding moisture. These options are at the clients discretion.

It is advised that the floors be closely monitored to identify any further movement even after any floors have been rectified. Where flooring is uneven further, a potentially invasive inspection of the subfloor stumps and floor structures is required.





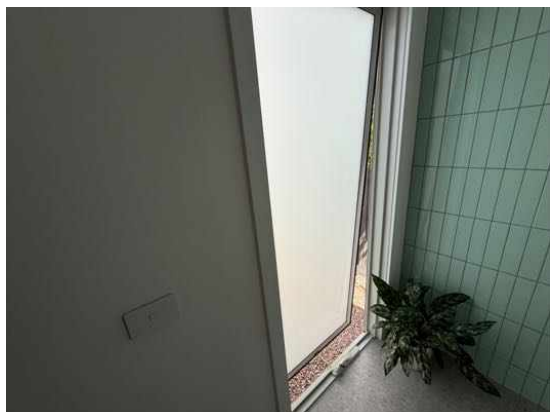
Defects 3.07

Building: Building 1
Location: All Areas > All Areas
Finding: Flyscreens
Information: Numerous flyscreens were found to be missing to the windows throughout the home at the time of inspection. Whether the flyscreens have not been installed or have been removed for maintenance and or painting purposes, this missing building element detracts from the operational state of the window.

Where not replaced, missing flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all missing building elements be installed or replaced in order to ensure the full function of all building structures.

A qualified carpenter may be appointed to replace flyscreens at the discretion of the client.





Defects 3.08

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Subfloor - Debris
Information:	A minor array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored household goods and other materials may also make these areas susceptible to termite activity, insects and vermin. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any debris is vital in minimising the risk of termite, insects, rats, mice or wood borer activity.

Debris in the subfloor should be removed in the short to medium term future. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.







Defects 3.09

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Subfloor heating / cooling ducts
Information:	Some of the subfloor heating / cooling ducts could be better supported so as not to sit on the ground. When ducting is found to be hanging down and rubbing on the ground, it is suspected that more support for the ducting is required to ensure ducts are as efficient as possible, subfloor ducting will not be running at a fully operational level. Generally, damage to ducts occurs as a result of aging and material deterioration, vermin damage or when they hang or touch the ground they are more likely to be impacted by rats, mice or other vermin and pests.

The ducts require remedial work to add better support throughout the subfloor area to ensure smooth air flow for increased energy efficiency. The airflow within the property is likely to be restricted, particularly in areas where ducting shows signs of minimal support or minor damage. A heating/cooling specialist or a relevant tradespersons should be appointed to provide remedial work and to perform any works deemed necessary.





Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- In summary the home compared to others of a similar age the home was in a very good condition with one safety hazard, minor defects and maintenance items for the client to consider.

For the full summary of defects please refer to defects and pictures held within this Building Inspection report.

For further information, advice and clarification please contact Mark Thorpe on: 0456 295 434

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Smoke detectors and alarms
Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that smoke detectors are sometimes get overlooked, or they may be in a poor condition, so we recommend that they always should be addressed prior to occupation to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



Noted Item

Building: Building 1

Location: All Areas > All Areas

Finding: Trees - Surrounding or overhanging trees are filling gutters

Information: Some trees around the property or neighbouring properties are highly suspected to be littering the roof with excessive leaf matter. The perimeter gutters, downpipes and drainage systems with excessive amounts of leaf matter and other debris which is suspected to eventually filter through the top holes of the gutter guard and into the gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. It is therefore recommended that all trees close or near by the home be trimmed down and all overhanging tree branches be removed. Such works should be performed by the relevant tradespersons, appointed arborist or landscape contractor may be required.



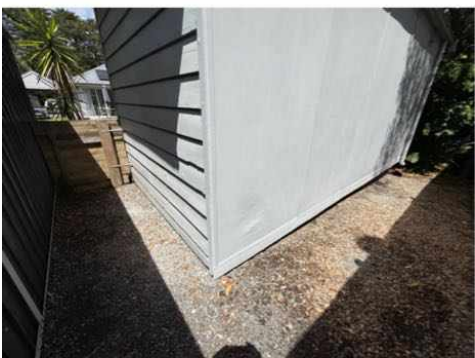


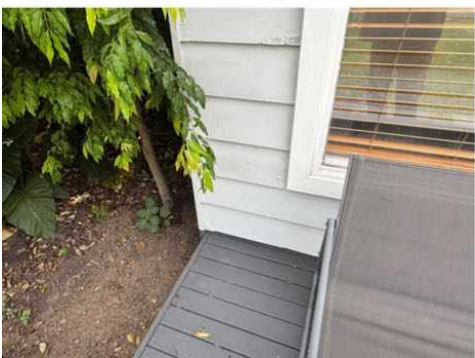
Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.



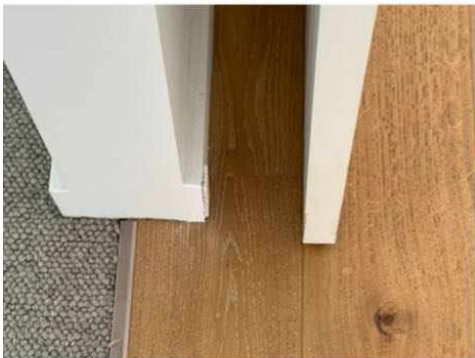
















Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Termite Management System - no evidence of a chemical installation or durable notice
 Information: At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



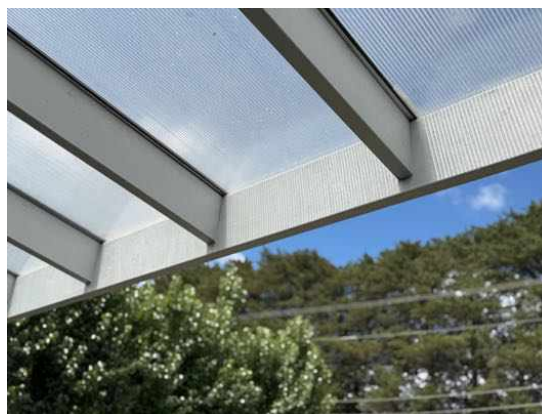


Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Building elements such as rafter brackets and post bolts not installed
Information: The front pergola rafter brackets and post bolts were observed to have been omitted or missing at the time of the inspection. These roof areas have not had rafter brackets installed to the rafters and perimeter beams, these types of building elements will improve the longevity of the building structure as it becomes aged and deteriorated. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

All maintenance or replacement of any missing building elements should be conducted to ensure that no secondary damage or functional issues occur in the future to associated building elements or materials not being installed. A qualified carpenter or another appropriate tradesperson should be appointed to maintain or replace the missing building elements or materials deemed necessary.





Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Deck timbers that are in or close to the ground and exposed to extreme weather conditions
Information:	It was observed that the timber deck structures were sitting close to the ground soil which exposes these timbers to accelerated damage and deterioration over time. It is good practice to have a minimum of at least 200mm away from the ground soil to the timber. Due to the susceptibility to wood rot and deterioration over a prolonged period of time. Good airflow through the subfloor areas should also be maintained to ensure a healthy environment. The client should be prepared that in purchasing a property, that some remedial work in the near future will be required to paint and preserve these timber deck areas that are frequently susceptible to excessive moisture from extreme exterior weather conditions.

External timbers that are frequently exposed to harsh and extreme weather conditions and sitting in the ground or close to the soil will require adequate protection and maintenance in order to maintain their condition. Any timbers that are exposed to harsh weather conditions and moisture from ground contact, exposes these areas to accelerated damage and deterioration. Where timbers have not been painted or protected properly or treated adequately, will show signs of general deterioration which is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the future. Adequate treatment of these timbers is

required by a painting contractor, home owner or general handyman.





Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.