



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Mon, 23 Feb 2026

Property Address: 1106/2 Kingfisher St, Lidcombe NSW 2141,
Australia



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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: Mon, 23 Feb 2026

Modified Date: Tue, 24 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 1106/2 Kingfisher St, Lidcombe NSW 2141, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Adam Ahmed Ph: 0450 250 739
Email: Lidcombe@jimbuildinginspections.com.au

Advanced Diploma of Building Surveying - CPCSS00004

Company Name: Jim's Building Inspections Lidcombe

Company Address and Postcode: Lidcombe 2141

Company Email: Lidcombe@jimbuildinginspections.com.au

Company Contact Numbers: 0450 250 739

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: Not Applicable

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 fair condition with maintenance items required.

Section B General

General description of the property

Building Type	Unit
Company or Strata title	Unknown
Floor	Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	West
Other Building Elements	Party Walls
Other Timber Bldg Elements	Door Frames, Internal Joinery, Floorboards, Skirting Boards
Roof	Flat
Storeys	Multi-Storey with basement
Walls	Light Weight Wall Clad, Concrete Panel
Weather	Overcast

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 skillion or flat roof - no access
- Ceiling Cavity.
- Roof Exterior.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings
- Floor coverings
- Lack of natural or acceptable lighting
- Mould - Health Hazard
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

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: Main Building
Location: Laundry
Finding: Mould - Present
Information: Mold growth is present throughout the property, primarily due to inadequate ventilation. Poor airflow and moisture accumulation within the house have created ideal conditions for mold to thrive.

Risk:

- **Health Hazards**: Mold growth can pose serious health risks to occupants, particularly those with allergies, asthma, or other respiratory conditions. Prolonged exposure to mold spores can cause respiratory issues, skin irritation, and other allergic reactions.
- **Structural Damage**: Mold can degrade building materials over time, leading to rot and weakening of the structural components such as timber, drywall, and insulation, which can result in costly repairs.
- **Decreased Property Value**: The presence of mold can significantly reduce the value of the property, as it indicates underlying moisture and ventilation issues that need addressing.

Recommendation:

A licensed mold remediation specialist should be engaged to remove the mold and treat affected areas. In addition, a ventilation expert or builder should assess and improve the house's ventilation system, possibly installing exhaust fans, vents, or mechanical ventilation systems to ensure adequate airflow and prevent future mold growth.



Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
Location: All Areas
Finding: Timber Floor Damage

Information: The timber floor in the property displays visible signs of damage, including scratches, dents, or warping. This defect compromises the aesthetic appeal of the flooring and raises concerns about the long-term durability and structural integrity of the timber.

The risks associated with damage in timber flooring include:

1. Aesthetic Deterioration: Visible damage diminishes the overall visual appeal of the timber floor, impacting the aesthetics of the space.
2. Structural Compromise: Severe damage, such as warping or deep scratches, may compromise the structural integrity of the timber, affecting its load-bearing capacity and stability.
3. Acceleration of Wear: Ignoring initial signs of damage can lead to accelerated wear and further deterioration, potentially necessitating costly repairs or replacements.

To address damage in the timber floor, it is recommended to:

1. Flooring Specialist:

- Engage a professional flooring specialist or carpenter to assess the extent of the damage and recommend appropriate repair or restoration methods.

2. Refinishing or Replacement:

- Depending on the severity of the damage, options may include refinishing the surface to address minor issues or replacing damaged sections for more extensive damage.

3. Preventive Maintenance:

- Implement preventive measures, such as placing protective pads under furniture and regularly cleaning the floor, to minimize the risk of future damage.

Timely intervention by a qualified professional is essential to restore the timber floor's appearance, functionality, and longevity. Regular maintenance practices contribute to preserving the quality of the flooring over time.





Defects 3.02

Building: Main Building
 Location: Front door
 Finding: Damaged Door Stopper
 Information: The door stopper has been damaged and detached from its original position and the stopper is no longer functioning as intended.

Risk:

- Damage to Wall or Door: Without a functional door stopper, the door can swing fully open and strike the adjacent wall or skirting, potentially causing damage to the door, hinges, or wall surface.
- Trip Hazard: The loose stopper on the floor presents a minor trip hazard, especially if unnoticed.
- Safety Risk: In certain cases, the absence of a stopper may lead to finger entrapment between the door and wall.

Recommended Tradesperson:

- Handyman or Carpenter – to remove or re-secure the door stopper properly.



Defects 3.03

Building:	Main Building
Location:	All Areas
Finding:	Paint surface - Scratches
Information:	Scratches have been identified on the paint surface, detracting from the overall appearance and quality of the painted surface.

Risk:

The presence of scratchy paint poses several risks, including:

1. Aesthetic Degradation: Scratches mar the appearance of the painted surface, diminishing its visual appeal and potentially lowering property value.
2. Corrosion Vulnerability: Exposed areas of bare metal due to scratched paint are susceptible to corrosion, leading to structural damage and compromised durability.
3. Environmental Hazards: Scratched paint can release hazardous chemicals into the environment, posing risks to both human health and the ecosystem.

Who Can Fix It:

A qualified painter should address the issue promptly to repair the scratched paint. Depending on the severity of the scratches, repair options may include sanding, priming, and repainting the affected area to restore the integrity and appearance of the paint surface.







Defects 3.04

Building: Main Building
Location: Kitchen
Finding: Trim – Deteriorated
Information: Deterioration and delamination were noted to the trim, consistent with moisture exposure. Ongoing deterioration may occur if not rectified. Repair or replacement by a licensed carpenter is recommended.



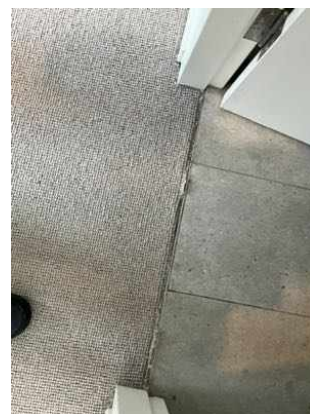


Defects 3.05

Building: Main Building
 Location: Bedroom - Master
 Finding: Carpet - Tear
 Information: Tear observed in the carpet, posing a risk of further damage and creating an unsightly appearance.”

Risk: Potential tripping hazard, accelerated wear and tear, and a negative impact on the overall aesthetics of the space.

Resolution: A carpet repair specialist or professional installer should be engaged to assess and fix the tear, ensuring a seamless and safe carpet surface.



Defects 3.06

Building: Main Building
 Location: All Areas
 Finding: carpet exhibits visible signs of aging
 Information: Carpets are exhibiting visible signs of aging, including fraying edges, faded colors, and flattened fibers, diminishing their aesthetic appeal and functional quality.

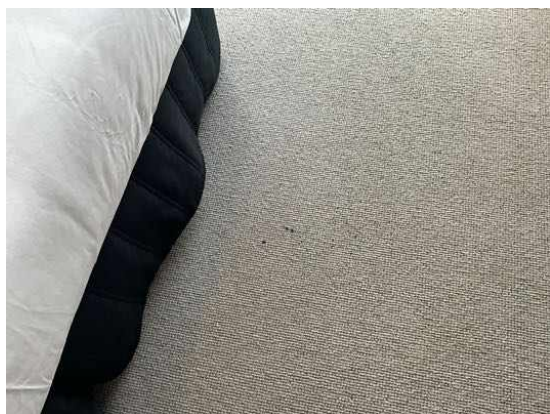
Risk:

The risk associated with aging carpets includes diminished appearance, decreased comfort, potential tripping hazards due to frayed edges, and a negative impact on indoor air quality if fibers begin to degrade and release particles into the air.

Who can fix it:

Professional carpet cleaning and restoration services can address issues such as deep cleaning to rejuvenate colors, repairing frayed edges, and restoring fibers. Additionally, replacing the carpets entirely may be necessary in severe cases of aging or damage beyond repair.





Defects 3.07

Building:	Main Building
Location:	Ensuite
Finding:	Floor tiles - stained
Information:	The floor tiles exhibits noticeable staining, which is causing aesthetic and potentially hygiene-related concerns.

Problem:

1. Unsightly stains on the surface, possibly resulting from mineral deposits, rust, or other substances.
2. Stains may be difficult to remove through regular cleaning..

Resolution:

1. DIY Cleaning: Attempt cleaning using appropriate stain-removing products or home remedies, such as vinegar or baking soda. Follow manufacturer recommendations and exercise caution with abrasive materials to avoid damaging the basin's surface.
2. Professional Cleaning Service: Engage a professional cleaning service that specializes in surface restoration to assess and clean the stained basin thoroughly.
3. Replacement: If the stains are permanent and significantly affect the appearance, consider replacing the tiles with a new one, which may require the expertise of a tiler or a general contractor.

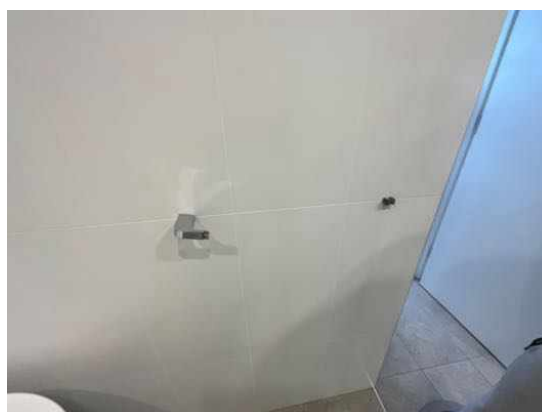
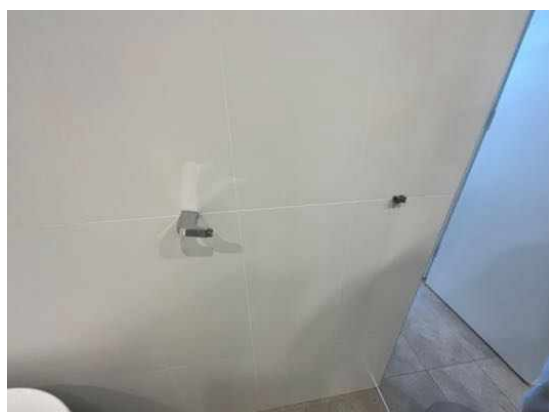
The choice of resolution depends on the severity of the staining and the desired outcome. Regular maintenance can help prevent future staining and maintain the basin's appearance and hygiene.



Defects 3.08

Building: Main Building
 Location: Ensuite
 Finding: Broken Towel Rail
 Information: The towel rail in the bathroom was found to be broken at the time of inspection. One mounting bracket has detached from the wall, leaving the rail unsupported and unable to function as intended. The fixing points appear to have failed, which may be due to inadequate anchoring or wear and tear over time.

The loose fitting presents a minor safety hazard, as the rail may fall or cause injury if pulled or leaned on. It is recommended that a qualified handyman re-secure or replace the towel rail and ensure appropriate wall fixings are installed to provide adequate support.



Defects 3.09

Building: Main Building
 Location: Ensuite
 Finding: Shower base - Water pooling
 Information: Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling

practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.



Defects 3.10

Building: Main Building

Location: Balcony

Finding: Water staining

Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be

required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.





Defects 3.11

Building: Main Building

Location: Balcony

Finding: Soffit- Water stained

Information: Water staining to Soffit in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.





Defects 3.12

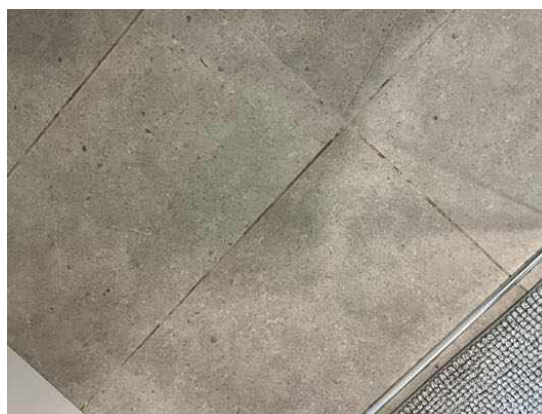
Building:	Main Building
Location:	Ensuite - Other
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



Defects 3.13

Building:	Main Building
Location:	Ensuite - Other
Finding:	Shower base - Water pooling
Information:	Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.



Defects 3.14

Building: Main Building

Location: Laundry

Finding: Paint Bubble

Information: A visible paint bubble (or blister) was identified on the surface. The deformation appears as a raised area in the paint film, typically resulting from adhesion failure between the paint and substrate, possibly due to moisture, poor surface preparation, or incompatible paint layers.

Risk Assessment:

As per AS 4349.1-2007, this is considered a minor defect. However, if moisture is the cause, it may indicate an underlying issue such as water ingress or high humidity, which could worsen over time and lead to mould growth or plasterboard deterioration if left unattended.

Rectification Recommendation:

A licensed painter or plasterer should assess the cause of the blister. If moisture is present, the source must be identified and rectified before repairs. Once dry, the affected area should be scraped back, sealed, patched, and repainted. Further investigation may be required if there is suspicion of plumbing or roofing leaks above the ceiling.

Classification (as per AS 4349.1):

Minor Defect — unless associated with active moisture ingress, in which case it may be upgraded depending on extent and cause.



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
- Licensed Plumber
- Registered/Licensed Builder

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

- Building Inspection Conclusion

A Building inspection was carried out on this property. Compared to other buildings of a similar age, Clad dwelling at the time of inspection was found to be in a fair condition with some safety and minor defects as highlighted in the report.

Significant items have been identified. These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

It is also recommended that the strata report be reviewed for any records of past or current structural issues, moisture ingress, or related repairs that may impact the long-term condition of the building.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

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.