



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 8 Fern St, Pymble NSW 2073, 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: Thu, 22 Jan 2026

Modified Date: Fri, 23 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 8 Fern St, Pymble NSW 2073, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Steve Ahn Ph: 0413 377 511  
Email: Wentworthville@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Wentworthville)

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Company Address and Postcode: Ashfield 2131

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Company Email: Wentworthville@jimsbuildinginspections.com.au

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Company Contact Numbers: 0413 377 511

## 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
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>		✓
<b>Evidence of fungal decay activity and/or damage</b>		✓
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>	✓	

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. A termite treatment should always be considered even in a low-risk environment.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	6
Occupied	Unoccupied
Orientation	
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Shed, Pool, Studio
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Floorboards, Skirting Boards, Stair Railing, Stumps, Floating Floor, Window Frames
Roof	Timber Framed, Tiled, Pitched
Storeys	Double
Walls	Full Brick
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
- Fencing
- Interior
- Roof Void
- Subfloor
- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

### Inaccessible Areas

The following areas were inaccessible:

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible areas accessible wherever possible for re-inspection.

### Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Ceiling linings
- Evidence of recently painted walls or ceilings
- External concrete or paving

- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Gutter Guards
- Overhanging vegetation
- Subfloor manhole less than 600 x 400. Excess obstructed by plumbing pipes
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

### Undetected defect risk (Building)

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: **Medium**

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

### Undetected defect risk (Timber Pest)

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: **Medium**

When the risk of undetected defects is 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

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Main Building  
Location: Garage  
Finding: Garage door - Superficial markings  
Information: The garage roller door has a number of marks and dents likely to have resulted from impact damage be it accidental or deliberate impact at sometime.

Garage roller doors can fail when the building materials have aged but may be indicative of impact damage (accidental or deliberate). While superficial markings detract from the aesthetics of the building element, the functionality has not been hindered in any way.

Repair and/or replacement of the two garage doors would improve the condition of the garage but certainly not an urgent item

A qualified roller door installer or supplier should be engaged to check out the operation and overall condition of the doors to determine if repair is an option otherwise replacement may need to be considered.





### Finding 3.02

Building: Main Building

Location: All Areas

Finding: Doors Binding or Jamming

Information: It appears that there is a problem with this door as it is binding or jamming during normal operation. This defect not only affects the functionality of the door but also poses a risk for other building elements such as damage to the floor covering.

There could be various reasons behind the binding of the door, ranging from minor issues like poor installation or damaged hinges to major structural problems such as damage to the subfloor.

For minor issues, it is recommended to hire a qualified carpenter or handyman to carry out the necessary repairs as per the client's discretion.

In some cases, the binding of the door may be caused by termite activities. In such instances, it is recommended to monitor the situation closely or conduct an invasive inspection to identify the root cause of the problem.





### Finding 3.03

Building:	Main Building
Location:	All Areas
Finding:	Deterioration caused by Fair and Wear and Tear
Information:	Certain forms of deterioration commonly associated with fair wear and tear may not be individually itemised within this report. During the inspection, general age-related conditions were observed throughout the property, including areas of deteriorated mortar between stonework, minor rust visible on sections of the downpipe, and weathered or deteriorated fencing consistent with prolonged external exposure. Internally, the timber flooring exhibited localised squeaking and isolated loose or deflecting boards, which is typical in older dwellings and does not, in itself, indicate structural failure. The staircase handrail was also noted to have minor looseness at its fixing points, reflecting natural movement and ageing of materials. These conditions are characteristic of buildings of this era and generally fall within acceptable tolerances unless contributing to a safety concern or major defect.

In accordance with the pre-inspection agreement, such minor and cosmetic issues are typically excluded from detailed reporting unless they constitute a significant structural concern or hazard. Therefore, the absence of specific reference to every instance of deterioration should not be interpreted as confirmation of their absence, but rather as recognition that they fall within the expected scope of fair wear and tear and normal ageing for a property of this type.





### **Live Timber Pest Activity**

No evidence was found

### **Timber Pest Damage**

No evidence was found

### **Conditions Conducive to Timber Pest Activity**

No evidence was found

### **Evidence of fungal decay activity and/or damage**

No evidence was found

### **Evidence of wood borer activity and/or damage**

No evidence was found

## 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
- Termite and Timber Pest Technician / Licensed Pest Controller

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- Based on the visual, non-invasive inspection carried out at the property, the overall condition of the dwelling compares favourably to other homes of similar age and construction, with no evidence of major structural defects, safety hazards, or active timber pest activity identified at the time of assessment. The building presents as a well-maintained, solid full-brick residence, and the minor age-related items noted throughout the report are consistent with normal wear for a home of this era and do not detract from its structural integrity or ongoing serviceability.

The inspection confirmed that no live termites, timber pest damage, fungal decay or wood-borer activity were detected within accessible areas, and the property was classified as low risk in relation to timber pest susceptibility . The presence of a previous termite management system was also noted, which provides additional reassurance for long-term protection, subject to verification of installation details and warranty status .

Observed minor maintenance items—such as superficial markings to the garage door, minor door binding, isolated mortar deterioration, light rusting to downpipes, natural movement in timber flooring resulting in occasional squeaking, and slight looseness in the internal stair handrail—are typical for a building of this age and do not indicate structural concern. These issues fall comfortably within the scope of fair wear and tear, as reflected in the report's minor defect summary .

Importantly, the roof void inspection found the original roof framing, rafters and ceiling joists to be in sound and stable condition, with no evidence of sagging, distortion or any active timber pest activity. The timber elements observed are performing well and remain structurally adequate, with only routine housekeeping recommended if desired .

While the report appropriately highlights general accessibility limitations—which is standard for older homes with restricted subfloor or roof void access—these limitations do not suggest any known defects but simply indicate areas not visible at the time of inspection . As a precaution only, routine future inspections in accordance with Australian Standards are recommended, which is standard guidance for all properties irrespective of condition.

Overall, the property presents in good condition, with no major concerns identified, and the minor age-related matters noted do not materially impact the building's structural integrity or functionality. From an inspection standpoint, the dwelling is considered well-maintained, with findings highly favourable relative to comparable homes of its construction period.

For further information, advice and clarification please contact Steve Ahn on: 0413 377 511

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
 Location: Pool Area  
 Finding: Pool Fence  
 Information: It is important to check on the compliance status of the pool fence. As the pool fence is required for renewal in every three years checking on the date of the expiry and the issuing body is important.



#### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Conditions Conducive to Termite  
 Information: During the inspection, several conditions commonly found in residential properties were noted that may, over time, contribute to an environment conducive to termite activity if left unaddressed. These are typical in many homes and do not indicate active termite presence but highlight areas where general maintenance or preventative

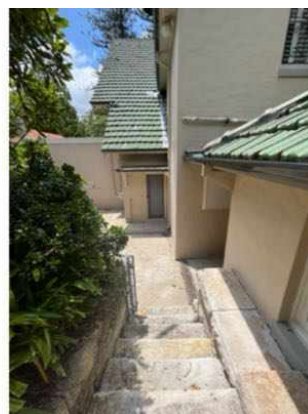
measures would be beneficial.

\* General Moisture-Related Items (e.g., HWS and Air Conditioner Overflow): Minor overflow drainage from hot water systems and air conditioning units was noted. These are common features in residential dwellings and can be easily managed by ensuring proper discharge to appropriate drainage points.

\* Taps and External Drains: Occasional unconnected or unprotected taps were noted. Ensuring that external taps are adequately drained is a simple maintenance task that helps manage moisture near the building perimeter.

\* Vegetation and Garden Features: The presence of tree stumps or garden beds near the structure is typical in many residential landscapes. While they may attract termites if left unmanaged, they can be easily maintained or relocated to reduce potential risk.

General Recommendation: □ The conditions identified are typical of residential dwellings and can be readily managed through routine maintenance. No evidence of active termite activity was found at the time of inspection. To ensure continued protection of the property, it is recommended to maintain good site drainage, remove timber debris, and consider installing a termite management system as a precautionary measure. Regular inspections in accordance with Australian Standards are also advisable.





## Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Condition of Building Elements in the Roof Void
Information:	Following the inspection of the roof void, the original timber framing, rafters and ceiling joists were generally found to be in serviceable condition for a building of this age, with no evidence of significant structural distortion, failure or active timber pest activity observed at the time of attendance. The timbers display typical age-related wear, including minor surface weathering, historic dust accumulation and isolated areas of cosmetic deterioration, all of which are consistent with long-term use and do not detract from their current performance.

The tiled roof battens appear original and remain adequately aligned, with no notable signs of sagging or distress. Some redundant cabling, old fixings and accumulated debris were present on the ceiling lining, which is expected in older roof spaces and does not represent a structural concern. The chimney structure and associated bracing also presented as stable, with no cracking indicative of movement.

Overall, the roof void presents well considering the age of the dwelling, and no major defects or safety issues were identified during the inspection, with only routine housekeeping and optional upgrades recommended if desired.





### Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	New Timber Beams
Information:	During the inspection, several new timber beams were discovered in the subfloor and roof voids. It is unclear why these beams were installed, but it is important to determine whether they were added to address structural issues or to address a termite infestation. It is crucial to confirm the reason for their installation and the repair method used to ensure compliance with current regulations.

If the beams were added due to a termite infestation, it is important to verify that the

property now has a preventive termite management system in place. It is also necessary to investigate whether there is any structural inadequacy in the hidden timber beams, especially those within the walls.

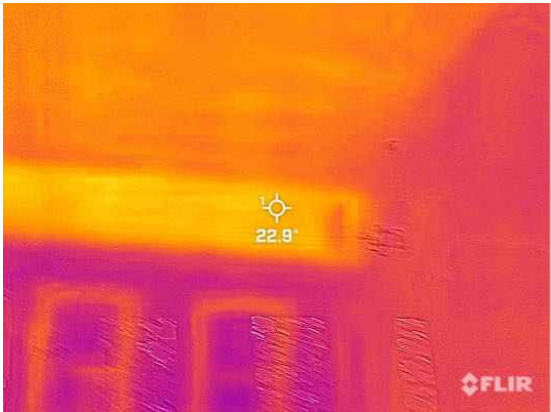
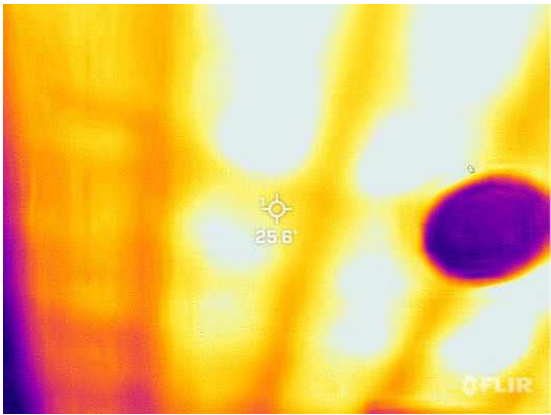
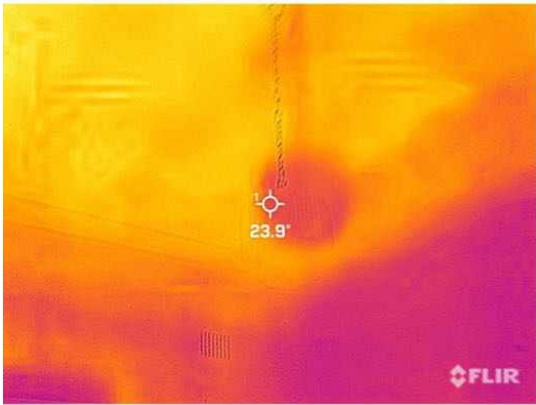
Further investigation is recommended to determine the cause and method of repair for the new timber beams to ensure the safety and structural integrity of the property.

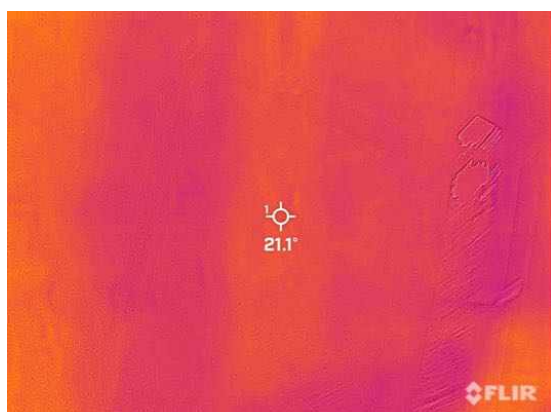
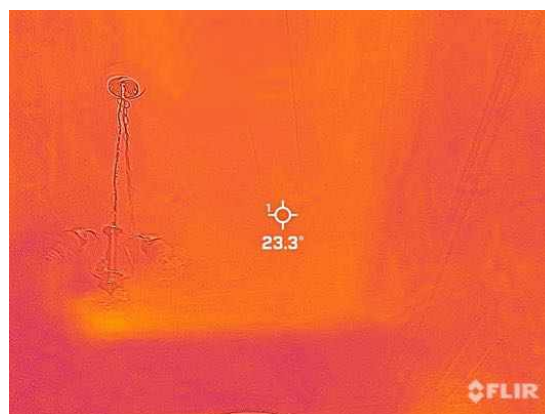
Regenerate response



### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos
Information:	Thermal imaging camera was used to detect any active water leaks or/ and termite activities in the property. No water leaks or termite activities were found from inspection by thermal imaging camera.





## The following items were noted as - Evidence of a previous termite management program

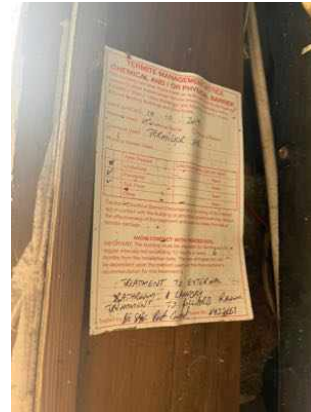
### Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground

reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



## 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.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
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.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
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 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.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

### **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.