



Building Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: Unit 60, 151-153 Mudjimba Beach Rd,
Mudjimba QLD 4564, 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, 16 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 60, 151-153 Mudjimba Beach Rd, Mudjimba QLD 4564,
Australia

Client's Email Address:

Client's Phone Number:

Consultant: Jamie Milosevic Ph: 0418 854 104
Email: Buderim@jimsbuildinginspections.com.au

QBCC 15223373

Company Name: Jim's Building Inspections (Buderim)

Company Address and Postcode: Coolum 4573

Company Email: Buderim@jimsbuildinginspections.com.au

Company Contact Numbers: 0418 854 104

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: This inspection report is for the use of the client named above who purchased this report only. The client accepted the pre-inspection agreement for this property, which is required to comply, and the inspection was conducted in accordance with the Australian Standards AS4349.1

This unit or a townhouse is being rented as two separate dwellings, further investigation into fire separation on this dwellings is recommend.

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 some major and minor defects found.

Section B General

General description of the property

Building Type	Unit
Company or Strata title	Unknown
Floor	Slab - Monolithic or Slab on Ground, Timber bearers and joists,particle board flooring upstairs
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Party Walls
Other Timber Bldg Elements	Door Frames, Skirting Boards, Architraves, Doors, Stair Railing, Staircase, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Concrete Block, Rendered blueboard
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 Exterior - Part
- Roof Void - Part
- Wall Exterior

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:

- Ceiling Cavity - Part.
- Roof Exterior - 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 linings
- Decking
- Wall linings
- Stored items
- Furniture

- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- External finished ground level
- External concrete or paving
- Rear storeroom locked

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: **Medium**

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

No evidence was found

Major Defect

Defects 2.01

Building: Main Building
Location: Upstairs Bedroom
Finding: Ceiling - Water damaged
Information: Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing contractor should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.





Defects 2.02

Building:	Main Building
Location:	Downstairs Bathroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture is generally caused by deteriorated inadequate or leaking plumbing pipes, Deteriorated silicone and grout or failing water proofing membrane to wet areas.

It is highly recommended that all plumbing and drainage fixtures and fittings, Silicone and grouts be maintained regularly in order to prevent excessive moisture being present in the internal areas of the property.

There was high moisture to all areas of the downstairs shower recess, including around the mixer both adjacent walls including the lower section of the toilet wall.

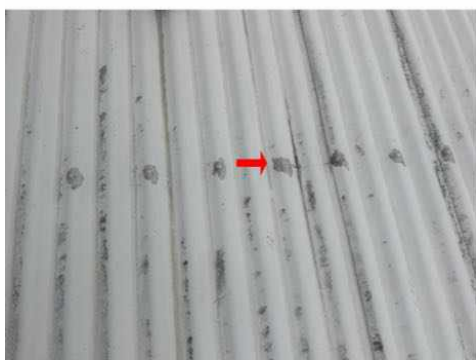
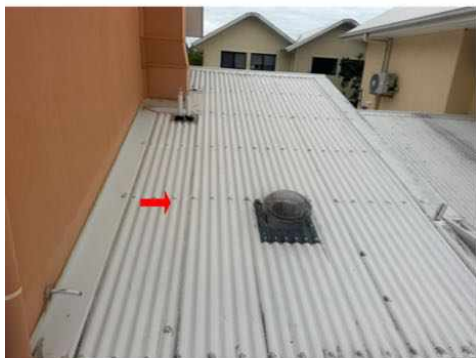
Recommend a plumber be engaged to check shower recess mixer for leaking and also recommend a builder or be engaged to further investigate



Defects 2.03

Building: Main Building
Location: Roof Exterior
Finding: Roof screws - Excessive silicone work
Information: The silicone repair work performed to the roofing screws is excessive and should not be necessary if the roof screws were correctly installed.

Recommend a roofing contractor be engaged to further investigate .



Minor Defect

Defects 3.01

Building:	Main Building
Location:	Downstairs Living Room
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joints.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.02

Building:	Main Building
Location:	Downstairs Bathroom
Finding:	Tiles - Cracked
Information:	Cracking was evident to the tiling in this bathroom at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

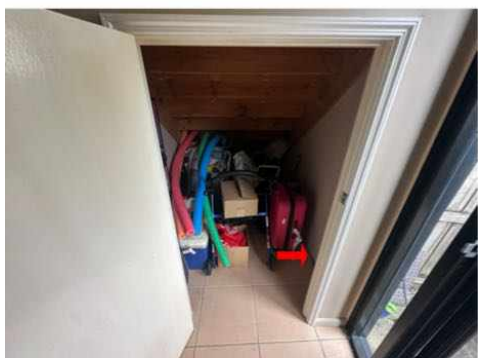
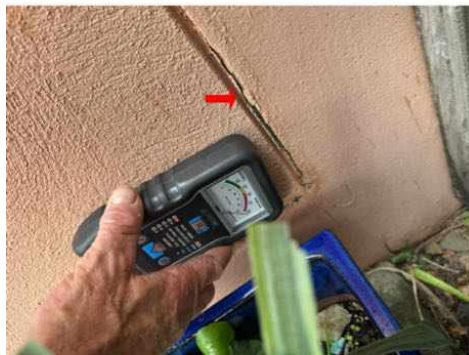


Defects 3.03

Building:	Main Building
Location:	Storage area wall under Stairs
Finding:	Evidence of excessive moisture and mould was present at the time of inspection
Information:	There was excessive moisture and mould to the external wall under the stair landing cupboard, there is also evidence of cracking between the block work and render in

this area to the external wall.

Recommend a carpenter or experienced handyman be engaged to reseal this joint between the external render and block work to this wall.



Defects 3.04

Building: Main Building

Location: Eaves

Finding: Wood Rot

Information: These timber eaves mouldings shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This will be the result of exposure to weathering over a prolonged period of time. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these mouldings . A qualified carpenter or handyman may also be required to replace affected eave mouldings at owners discretion



Defects 3.05

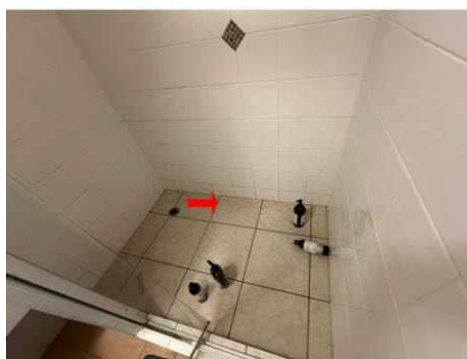
Building:	Main Building
Location:	Upstairs Bathroom
Finding:	Exhaust fan - Missing
Information:	An exhaust fan has not been installed in this bathroom . Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding ceilings and walls from inadequate ventilation. Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.



Defects 3.06

Building:	Main Building
Location:	Downstairs Bathroom
Finding:	Silicone and grout - mouldy
Information:	Silicone and grout is mouldy in this shower recess . Silicone and grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where silicone and grout is mouldy , a tiling contractor should be appointed immediately to re-apply any silicone and grout where necessary. Failure to do so is likely to lead to water damage to the surrounding area.



Defects 3.07

Building: Main Building
 Location: Downstairs Kitchen
 Finding: Silicone - missing
 Information: Silicone is missing in this kitchen splash back . Silicone is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated walls.

Where silicone is missing , a tiling contractor should be appointed immediately to re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.

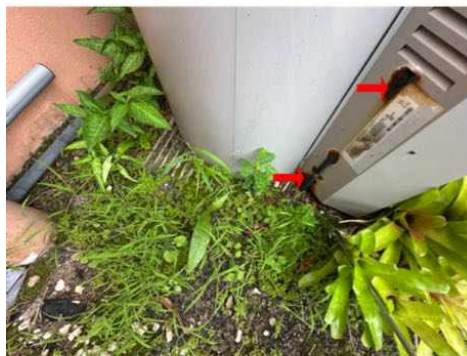


Defects 3.08

Building: Main Building
 Location: Exterior walls - left side
 Finding: Hot water unit - Rusted
 Information: The external hot water unit shows evidence of rust and general deterioration. This rust

is likely to have developed due to minor leaks in the unit. Such damage is expected of a building element of this age and with this level of exposure to excessive moisture.

While the hot water unit is still fully operational, any leaks should be identified and rectified by a licensed plumber as soon as possible. Prevention of further deterioration will delay the need for replacement of the unit in the near future.



Defects 3.09

Building:	Main Building
Location:	Roof Exterior
Finding:	Deck tites missing
Information:	There were no deck tites on the steel posts holding up the deck above the lower downstairs roof, these posts were relying on silicon to seal between the post and the roof sheets, there is evidence of deterioration and cracking of the silicon which can allow water to enter the lower roof void, recommend a roofing contractor being engaged to fit deck tites around these steel posts.



Defects 3.10

Building:	Yard
Location:	Yard - Side
Finding:	Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and rot which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



Defects 3.11

Building: Main Building

Location: Exterior walls - rear

Finding: Mould - Present

Information: Generally, the client is advised to ensure that the general environment is free of moisture to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



Defects 3.12

Building:	Main Building
Location:	Exterior walls - front and back
Finding:	Cracks to external render
Information:	It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.





Defects 3.13

Building:	Main Building
Location:	Eaves
Finding:	Eaves - damaged and evidence of wood rot to timber framing
Information:	There was a large hole to the eve sheets below the box gutter to the front of the unit, there is also evidence of wood rot to the timber framing inside this area, recommend a carpenter being engaged to repair any Woodrow and replace this eve sheet, then recommend a painter be engaged to repaint the area



Defects 3.14

Building: Main Building
 Location: Toilet (WC)
 Finding: Toilet system - cracked
 Information: This toilet system was cracked on the day of inspection, recommend a plumber being engaged to replace this cracked toilet system



Defects 3.15

Building: Main Building
 Location: Toilet (WC)
 Finding: Flexible hose.- Rusted
 Information: This flexible hose shows evidence of rusting , which is likely to have developed as a result of excessive exposure to moisture and age

Recommend a plumber be engaged to replace this toilet inlet tap flexible hose to eliminate the risk of water damage to this area.



Defects 3.16

Building: Main Building
 Location: Exterior walls - rear
 Finding: Wood Rot

Information: These timber mouldings and door shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This will be the result of exposure to weathering over a prolonged period of time. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these mouldings . Recommend a carpenter be engaged to replace this door and timber mouldings



Defects 3.17

Building: Main Building
Location: Roof Exterior
Finding: Facia and Gutter - Missing
Information: This section of roof has no facia and guttering ,recommend a roofing contractor be engaged to fit facia and gutter to this section of roof



Section D Significant Items

D4 Further Inspections

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

- Registered/Licensed Builder
- Registered Roofing Contractor

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

- The unit was found to be in fair condition compared with properties of similar age and construction methods. There were major defects found on the date of inspection .The first major defect was evidence of water damage to the ceiling in the upstairs bedroom and evidence of high moisture around this area , this appears to be from a water leak to a vent above this area on the upper Storey roof which was not able to be inspected , recommend a roofing contractor be engaged to further investigate . The second major defect was a high moisture reading to the walls around the downstairs bathroom shower recess , there is also evidence of cracking to the silicone in the external corner wall tiles in this shower recess , recommend a plumber be engaged to check shower recess taps for leaks ,also recommend a Builder be engaged to further investigate . The third major defect was excessive silicon work to all the screws on one section of the lower level roof , recommend a roofing contractor be engaged to further investigate .All taps and toilets were operated on the day of inspection and appear in working order with the exception of those identified in the report and defect statements. There were minor defects found on the day of inspection. All defects are documented in the report and should be addressed as recommended in each defect statement.Minor defects that are left unattended can become major defects over a period of time.Deliberate concealment of defects may occur that we are not aware of.

For further information, advice and clarification please contact Jamie Milosevic on: 0418 854 104

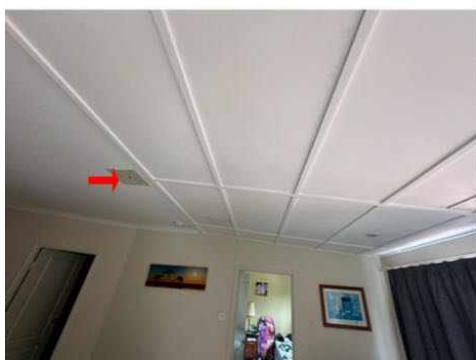
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Downstairs Living Room
Finding: Ceilings - inspection holes and vents
Information: There were evidence of several areas in the downstairs ceiling living area where they have been inspection outlets cut in the ceilings , this would indicate that there have been leaks in this ceiling in the past.





Noted Item

Building:	Main Building
Location:	Stair Landing
Finding:	Balustrade - Suspected Non-Compliance
Information:	The top rail to this stair landing balustrade is less than the regulated height of 1 meter of the floor .

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A registered builder should be contacted to discuss possible rectification solutions.



Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Box gutters
Information: Roof plumbing structures, such as box gutters , should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and interior walls.

Regular maintenance checks by a licensed roof plumber is recommended for any properties with box gutters to maintain silicones and help eliminate the risk of roof leaks as box gutters are frequently the cause of water damage.





Noted Item

Building: Main Building
Location: Downstairs Bedroom
Finding: Window - Missing
Information: There is no window or ventilation in this room that is being used as a bedroom.



Noted Item

Building: Main Building
Location: External Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference.



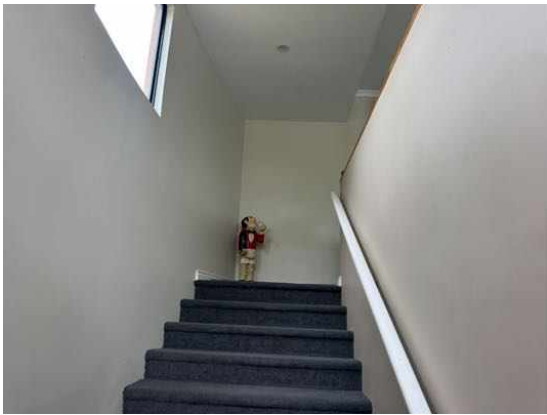




Noted Item

Building: Main Building
Location: Internal Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Please discuss these photos with your building consultant for clarification.











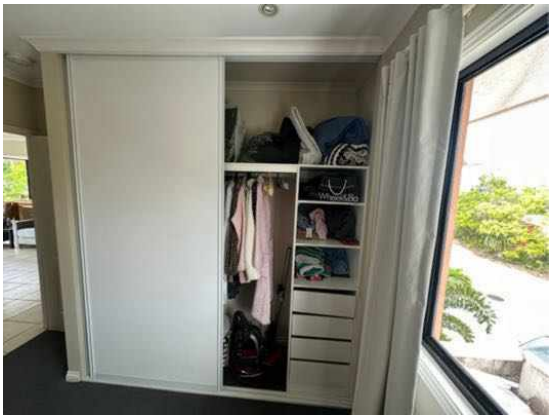
Noted Item

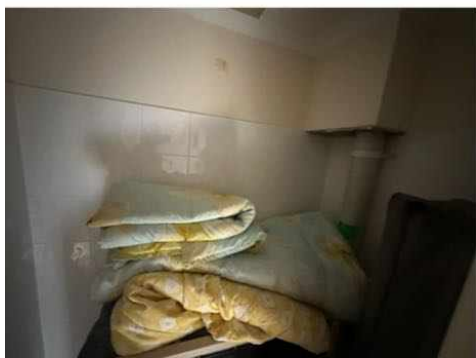
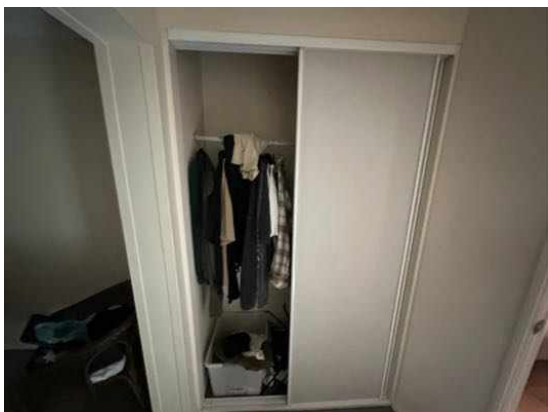
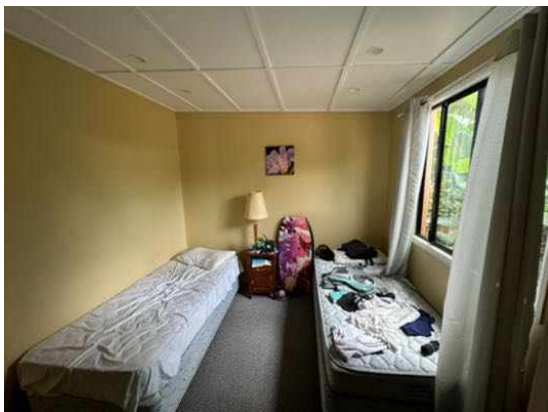
Building: Main Building

Location:

Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.





Noted Item

Building: Main Building
Location: Downstairs Powder Room
Finding: Sink disconnected
Information: There was no plumbing connections to this sink on the day of inspection.



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.