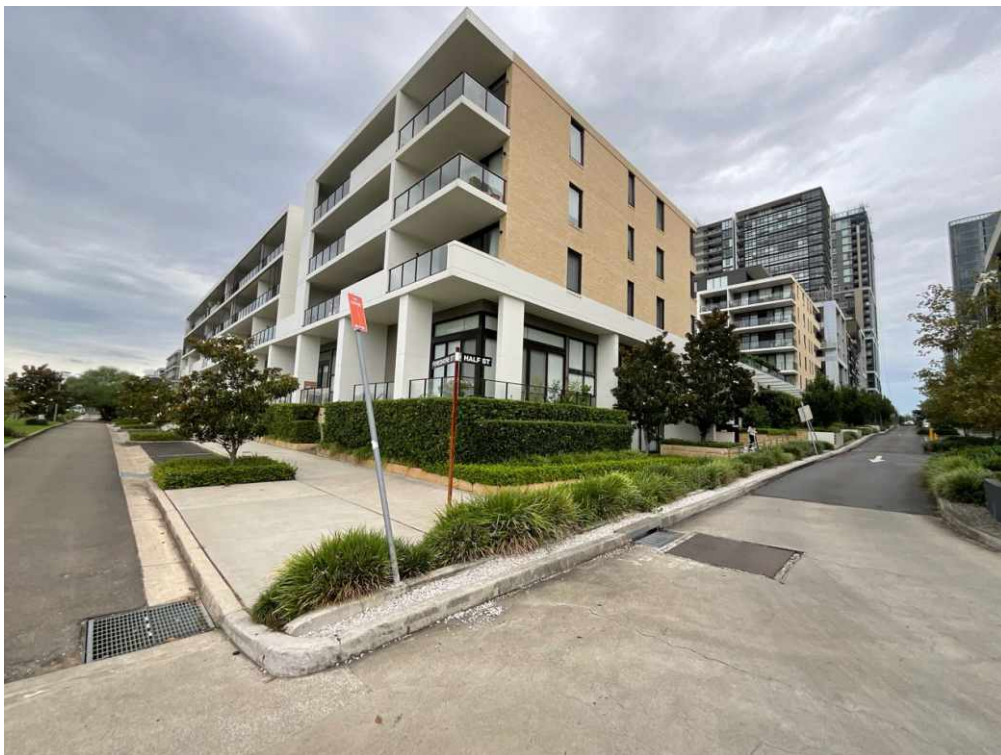




Building Inspection Report

Inspection Date: Tue, 3 Mar 2026

Property Address: 204/14 Half St, Wentworth Point NSW
2127, Australia



Contents

	The Parties
Section A	Results of inspection - summary
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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: Tue, 3 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 204/14 Half St, Wentworth Point NSW 2127, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Ngoc Nguyen Ph: 0426 556 688
Email: Bankstown@jimbuildinginspections.com.au

Builder Licence 260133C

Company Name: Jim's Building Inspections (Bankstown)

Company Address and Postcode: Liverpool 2170

Company Email: Bankstown@jimbuildinginspections.com.au

Company Contact Numbers: 0426 556 688

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: If you have any difficulty understanding anything in this report or if you require any further clarification on anything, please feel free to contact me via email or phone and I will be more than happy to book in a time to have a chat with you in regards to the report.

- The rectification of any water damage or water related defects in this report require immediate action, as left unmanaged can result in further deterioration.

Section A Results of Inspection - summary

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

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

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition.

Section B General

General description of the property

Building Type	Multi Unit Property, Apartment
---------------	--------------------------------

Company or Strata title	Yes
-------------------------	-----

Floor	Concrete
-------	----------

Furnished	Furnished
-----------	-----------

No. of bedrooms	3
-----------------	---

Occupied	Unoccupied
----------	------------

Orientation	South East
-------------	------------

Other Building Elements	N/A
-------------------------	-----

Other Timber Bldg Elements	N/A
----------------------------	-----

Roof	N/A
------	-----

Storeys	Multi-Storey with basement
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Walls	Structural Masonry
-------	--------------------

Weather	Fine
---------	------

Section C Accessibility

Areas Inspected

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

- 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:

- Not Applicable

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
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Pipework
- Wallpaper or Wall Coverings

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

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
 Location: Yard - Back
 Finding: Moisture to Base of Sliding Door
 Information: Moisture staining and dampness observed beneath the external sliding door threshold. Debris and leaf build-up were also noted, which may be restricting drainage.

This condition indicates possible inadequate drainage, blocked weep holes, or failed threshold sealing, allowing water accumulation at the door base.

Reference:

- NCC 2022 Vol 2 – H2D2 (Weatherproofing – prevention of water penetration)
- AS 2047–2014 (Windows and external glazed doors – water penetration resistance)

Recommendation:

Clear debris, check weep holes and threshold drainage, and inspect sealing/flashing to prevent water ingress into the building. Further investigation recommended if moisture persists.



Defects 3.02

Building: Main Building
Location: Yard - Back
Finding: Alfresco – Tiling & Wall (Evidence of Moisture Ingress)
Information: Evidence of moisture-related deterioration was observed to the Alfresco area. Tile adhesive is lifting through grout joints, tiles show signs of debonding, and cracking is visible to the adjoining concrete wall. Water staining and efflorescence were noted to the base of the external brick wall.

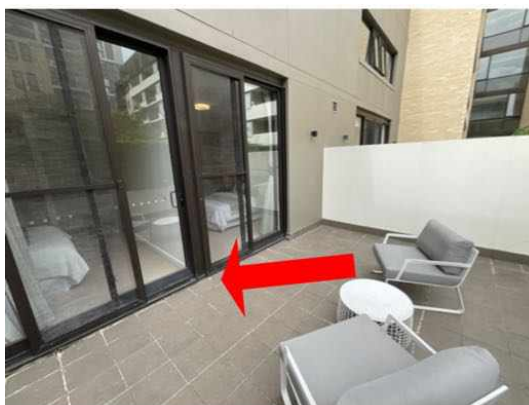
The finished floor level of the adjoining neighbouring balcony appears higher, which may contribute to water ponding or backflow toward the subject property.

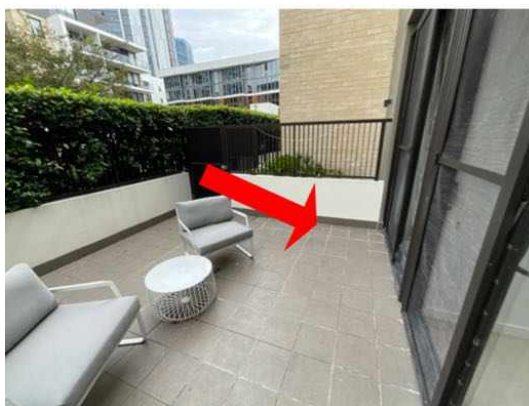
The conditions observed are consistent with possible waterproofing failure and/or inadequate drainage to the balcony. Ongoing moisture ingress may result in further deterioration of tiling, substrate damage, and structural cracking over time.

An invasive inspection by a qualified waterproofing specialist is recommended to:

- Lift tiles as required
- Assess condition of waterproof membrane and substrate
- Check falls toward drainage point
- Rectify waterproofing and drainage defects as necessary

Monitoring is recommended to determine whether moisture intrusion is active.





Defects 3.03

Building:	Main Building
Location:	Yard - Back / Balcony
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

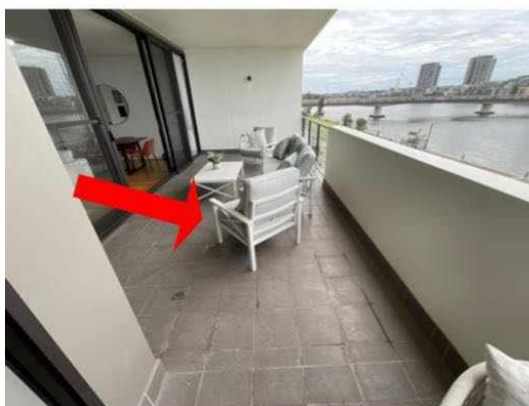


Defects 3.04

Building:	Main Building
Location:	Balcony
Finding:	Balcony - Water Pooling
Information:	Evidence of water pooling around the floor waste and on the floor in these wet area were noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the wet area 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 or on floor 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 should be appointed to provide further advice on reparation options and to perform works as necessary.

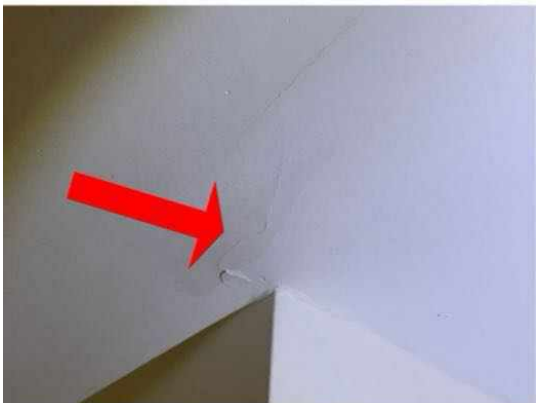
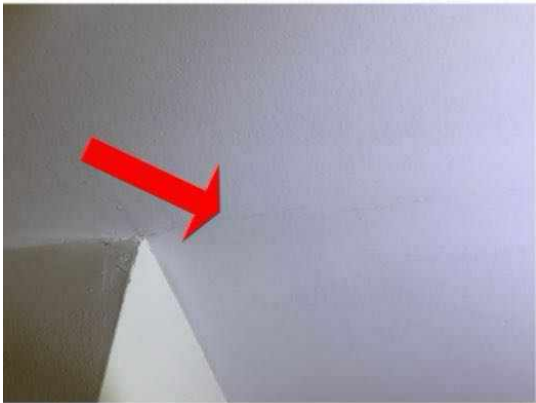


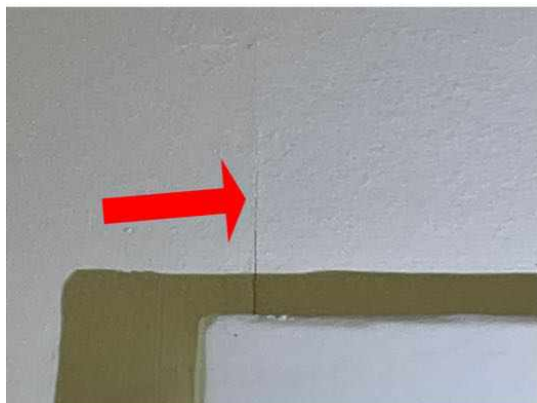
Defects 3.05

Building:	Main Building
Location:	All Internal Areas
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 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Painted surface - Bubbling
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

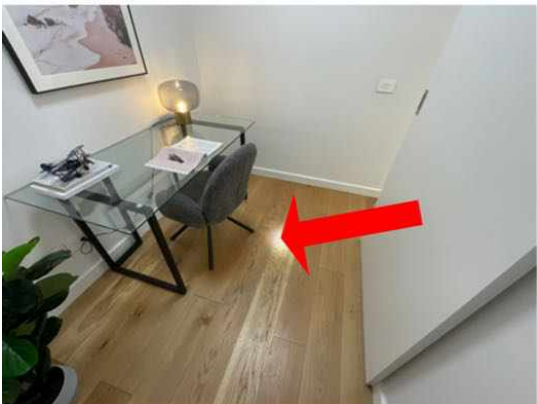
The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

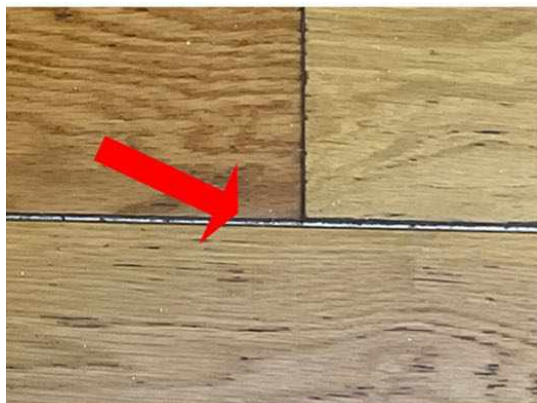
It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



Defects 3.07

Building: Main Building
Location: All Internal Areas
Finding: Float Timber flooring - damaged / gap
Information: Damages / gaps to float laminate flooring were found during inspection. The laminate timber flooring is typically resistant to water damage, but standing water and large amount of moisture that gets under the floor (as the water has no place to evaporate) can eventually destroy the floor and delaminate the product.





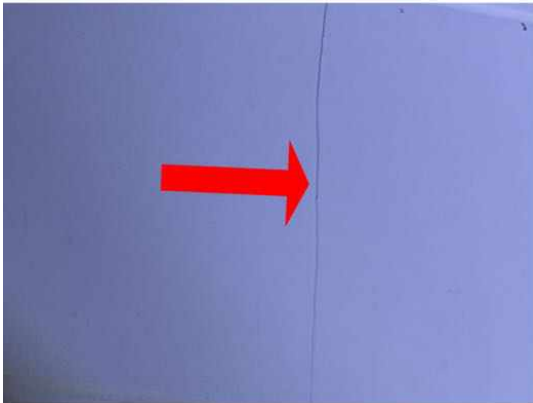
Defects 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area 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.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Defects 3.09

Building:	Main Building
Location:	Bathroom
Finding:	Toilet - Not functional
Information:	The toilet did not functional properly at the time of inspection.

Non-operational building elements such as this are vital to the function of the household and must be fixed.

A qualified plumber should be appointed immediately to repair the toilet and return it to an operational state.



Defects 3.10

Building: Main Building
Location: Bathroom
Finding: Bathroom holders - Loose
Information:

The bathroom holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the bathroom holder to its original fixing. A general handyperson may be required to perform these works.



Defects 3.11

Building:	Main Building
Location:	All Internal Areas
Finding:	Door stop - inadequate
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.

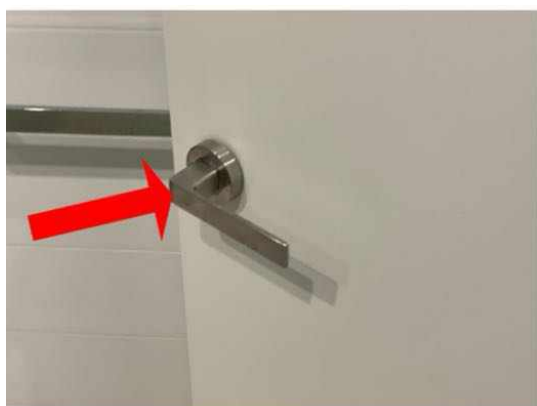


Defects 3.12

Building:	Main Building
Location:	All Internal Areas
Finding:	Fitting (door handle) - Loose
Information:	The fitting in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.



Defects 3.13

Building:	Main Building
Location:	Bedroom 2
Finding:	Misaligned Sliding Door – Wardrobe
Information:	The sliding door to the wardrobe was found to be misaligned. The door panels are not sitting level within the tracks and do not close flush, resulting in poor operation and uneven appearance.

The builder/tradesperson is to realign the sliding door panels by adjusting the rollers and track guides to ensure smooth operation and flush closure in accordance with manufacturer's installation requirements.



Defects 3.14

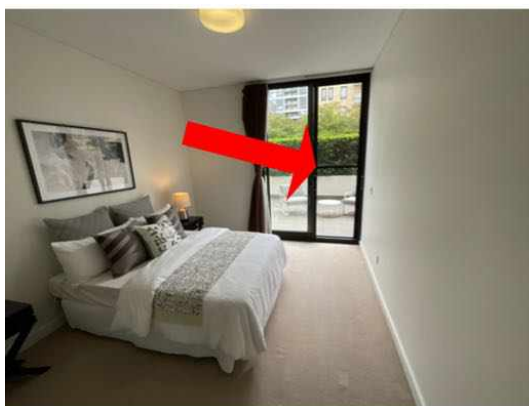
Building: Main Building

Location: Bedrooms

Finding: Flyscreens - Damaged

Information: Flyscreens were found to be damaged to the windows in this area at the time of inspection. This damaged building element detracts from the operational state of the window. Where not replaced, damaged flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all damaged building elements be replaced in order to ensure the full function of all building structures. A general handyperson may be appointed to replace flyscreens at the discretion of the client.





Defects 3.15

Building: Main Building
 Location: All Areas
 Finding: Cracking & moisture to Masonry Wall (Adjacent Planter)
 Information: Cracking & Moisture observed to the rendered masonry wall next to the planter box. Likely due to movement and/or moisture from planter drainage.

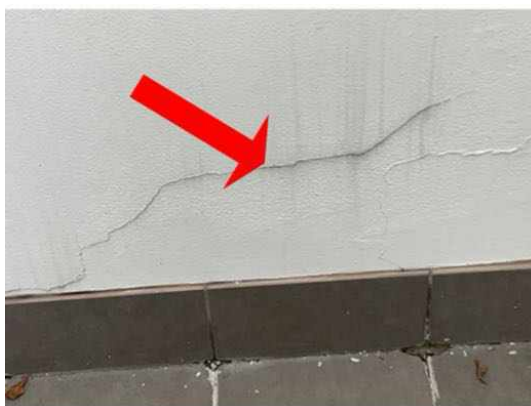
Reference:

- NCC 2022 Vol 2 – H1D3 (Structural stability)
- AS 3700–2018 (Masonry construction)

Classification: Minor defect (monitor).

Recommendation:

Check planter drainage and waterproofing. Seal crack and monitor for further movement. Structural review recommended if cracking worsens.



Defects 3.16

Building: Main Building
 Location: Ensuite
 Finding: Shower Head Leaking
 Information: The handheld shower head was observed leaking at the hose connection point. The fitting is not watertight, resulting in water escaping during use.

Location:
 Bathroom shower – handheld shower head and hose connection.

Relevant Standards & Requirements:

- NCC 2022 – Volume Two, P2.2.1 (Health and Amenity – Sanitary Facilities): Plumbing and sanitary fixtures must be installed to avoid water leakage and provide safe, sanitary conditions.
- AS/NZS 3500.1:2021 – Plumbing and Drainage (Water Services): Requires all plumbing fittings and fixtures to be installed in a way that prevents leakage and ensures durability.
- Guide to Standards and Tolerances 2017 (Section 11.02 – Plumbing Fixtures): Plumbing fixtures and fittings are defective if they leak when tested under normal operating conditions.

Implication:

- Water wastage and increased utility costs.
- Risk of water damage to adjacent finishes and building elements.
- Reduced serviceability of the plumbing fixture.

Recommendation:

The builder is to rectify the leaking shower head by checking the hose and fitting connections, ensuring they are correctly installed and sealed. If required, the faulty shower head or hose is to be replaced to achieve compliance with AS/NZS 3500.1.



Defects 3.17

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Fan not working properly
Information:	While the range hood appears to be working at a satisfactory level, the fan to the structure was not working at the time of inspection.

Without a functional fan, a build-up of grease and evaporative moisture is likely to accelerate deterioration of the range hood and associated flue. This potential build up

may also create a minor fire hazard, particularly if left uncleaned.

A licensed electrician should be appointed to replace the fan on the range hood to restore it to a fully operational state.



Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Licensed Electrician

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 3 bedrooms apartment compared to others of a similar age and construction appears to be mostly in good condition. It does have some minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

For further information, advice and clarification please contact Ngoc Nguyen on: 0426 556 688

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Balcony
 Finding: Patch Repair / Inconsistent Render Finish
 Information: A section of wall below the external tap fittings shows inconsistent render finish and patching, indicating previous repair works. The repaired area is visually distinct from surrounding wall surfaces.

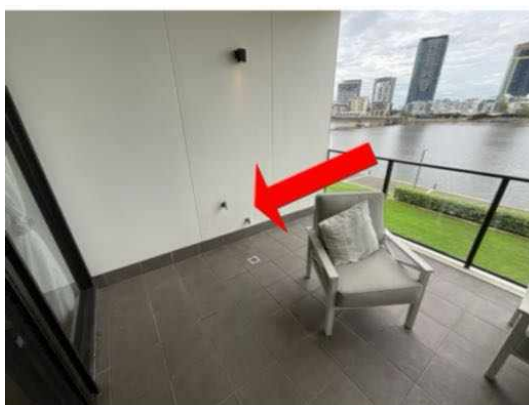
This suggests prior damage or moisture-related defect has been rectified; however, workmanship is uneven and aesthetic finish is poor.

Reference:

- NCC 2022 Vol 2 – H2D2 (Weatherproofing – protection from moisture)
- General workmanship requirements under the NSW Guide to Standards and Tolerances

Recommendation:

Monitor for signs of recurring moisture. If dampness reappears, further investigation of plumbing or waterproofing is recommended. Re-rendering for uniform finish may be required.



Noted Item

Building: Main Building
 Location: All Areas
 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. A re-inspection is recommended once the areas are made accessible.









Noted Item

Building: Main Building
 Location: All Areas
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.























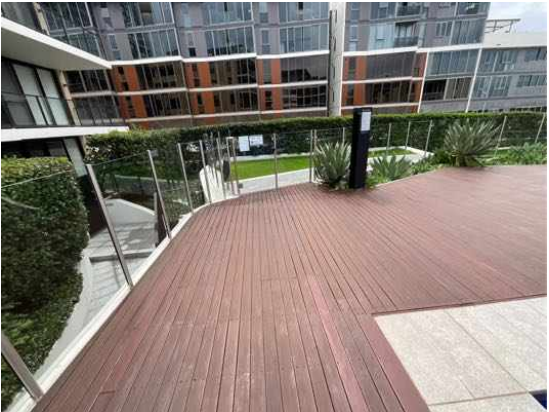




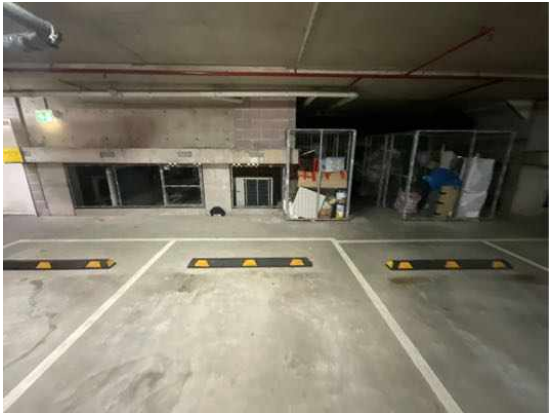


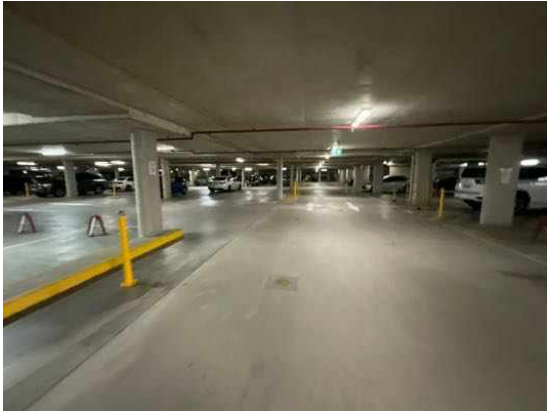
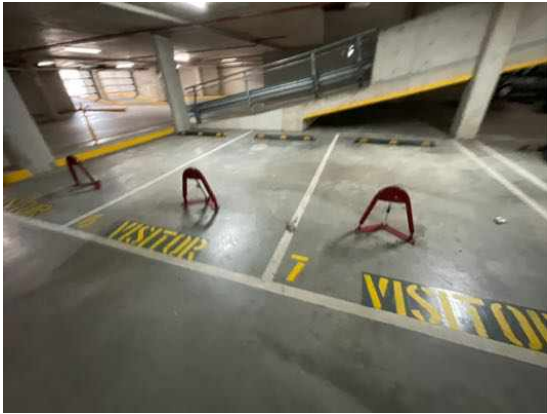


















Noted Item

Building: Main Building
 Location: All Areas
 Finding: Water Proofing Membranes - Information Only
 Information: Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly. Please refer to the original Building Documents or Maintenance Schedule for the relevant information including; - Membrane used and Manufacturers Specifications. - The Installer and Installation Certification. Especially with older property's where this information is unavailable, all wet areas should be monitored. Generally new waterproofing with a certificate may

only have a guarantee of 8yrs. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



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.