Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: 13 Lakelands Dr, Dapto NSW 2530, Australia

Contents

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:	Fri, 27 Feb 2026
Modified Date:	Sat, 28 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	13 Lakelands Dr, Dapto NSW 2530, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Justin Blake Ph: 0435 182 122 Email: Shellharbour@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Shellharbour)
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Company Email:	Shellharbour@jimsbuildinginspections.com.au
Company Contact Numbers:	0435 182 122

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:
The PreInspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

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	✔	
Live Timber Pest Activity		✔
Timber Pest Damage	✔	
Conditions Conducive to Timber Pest Activity	✔	
Evidence of fungal decay activity and/or damage	✔	
Evidence of wood borer activity and/or damage		✔
Evidence of a previous termite management program		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition internally and poor condition in the subfloor

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground, Brick Stumps or Piers, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North West
Other Building Elements	Fence - Fabricated Metal Fence, Driveway, Footpath, Garage, Pergola
Other Timber Bldg Elements	Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Weatherboards, Timber Wall Panelling
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards, Rendered
Weather	Raining

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

- Gardens

- Exterior of Pool Fencing

- Interior

- Outbuildings

- Pool Surrounds

- Posts

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- 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:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Garage due to lack of access.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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:

- Appliances and equipment

- Areas of skillion or flat roof - no access

- Areas of low roof pitch preventing full inspection

- Debris in gutters

- Debris or rubbish

- Ceiling linings

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Mould - Health Hazard

- Old disused HWS in roof cavity incl associated plumbing

- Pipework

- Roof framing - not trafficable

- Solar Panels

- Stored items

- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable

area was accessible.

- Wall linings

- Webbing of roof trusses - not trafficable

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: **High**

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: **High**

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

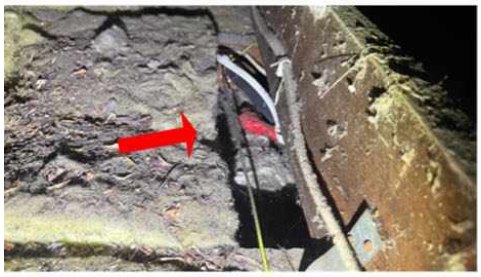
Finding 1.01

Building:	Building 1
Location:	Roof Cavity and verandah
Finding:	Electrical cables missing a junction box
Information:	The electrical fitting in this roof area was found to be missing a junction box at the time of inspection.

This missing fitting and loose cables does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

Also the rear bedroom gold light and one kitchen do not work .

A Licensed electrician should be appointed to rectify these areas immediately.



Finding 1.02

Building:	Building 1
Location:	Driveway
Finding:	Crack in concrete slab - Category 4
Information:	A crack coded as Category 4 was identified in the driveway slab. A Category 4 crack is described as a crack that appears as a gap in the slab, with disturbing curvature or change in level affecting the slab. The approximate width of the crack or gap is 4mm-10mm or a change in offset of greater than 25mm when a 3m straight edge is placed over the defect. Category 4 cracking to slabs exceeds allowable Standards and Tolerances, and are therefore considered as major and safety defects that require rectification. This is now a trip hazard to all persons.

Major Defect

Finding 2.01

Building:	Building 1
Location:	Exterior front wall

Finding: Step cracking to brickwork major

Information: Step cracking was identified to the brickwork in two front external wall areas at the time of inspection.

The NSW Standards and Tolerances 2017 states cracks over 5mm in width are a major defect requiring rectification work. This applies to photo 1 -3 in the subfloor wall.

Other minor step cracking was also found in this wall. The left side of this wall has subsided with an obvious curvature of the brickwork evident. This is likely to be the reason the fibre cement wall cracking above.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

As the downpipe from the right side of the house disgorges water on this area, this may be a contributing factor in this subsidence and cracking.

Where step cracking is extensive or severe here and this subsidence is present, the client is advised to consult a structural engineer before purchase. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

Finding 2.02

Building:	Building 1
Location:	Many areas
Finding:	Subsidence to most north east & south east rooms
Information:	It appears that the house and many other areas has been affected by movement of the foundations, often referred to as sinking or subsidence.

This is evidenced by the curvature front brickwork, very uneven flooring, bedroom wall and ceiling cracks, cracked concrete, cracked verandahs tiles, cracked render etc.

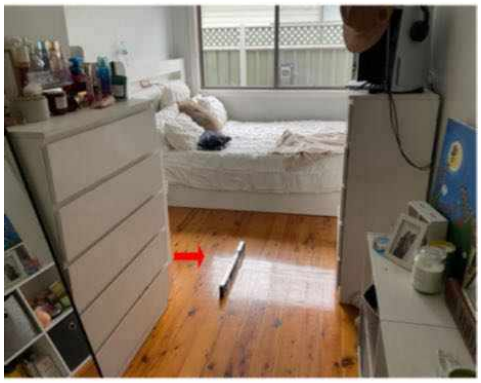
Photos 1-7 show extensive movement and photos 8-10 show minor external paving movement. Whilst a small degree of movement is expected in over time, especially as environmental conditions change and buildings 'settle' after construction, this degree of movement in the left and rear of the house requires attention.

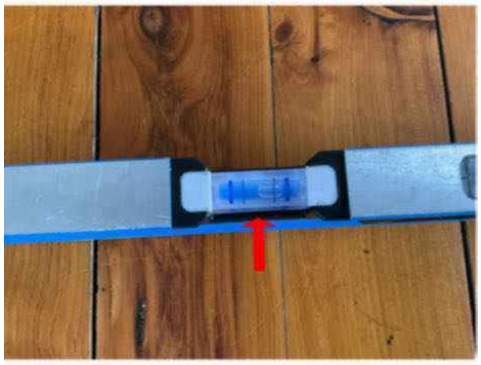
General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific cause.

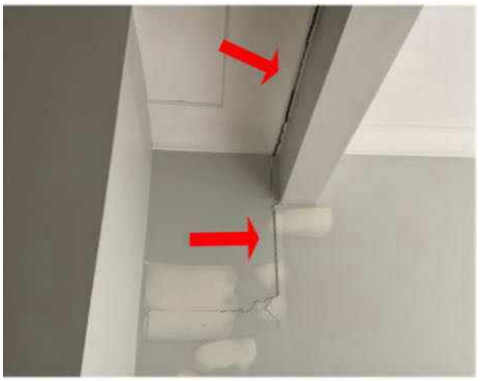
Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause. Consultation with a geotechnical engineer may also be necessary where changes to soil moisture content is apparent.

A Registered Builder would then generally carry out works as advised by an Engineer.


PRD
For Sale







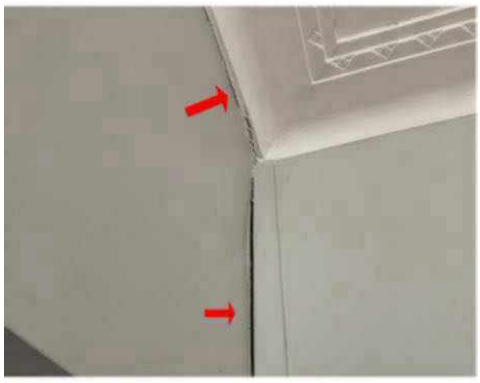
Finding 2.03

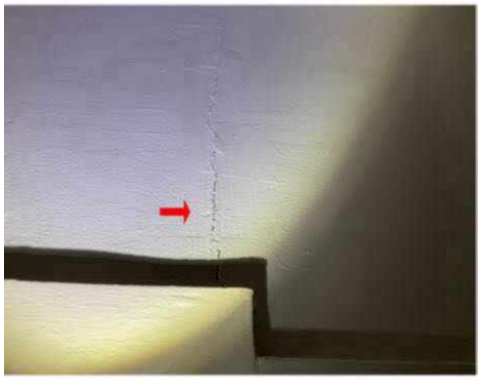
Building:	Building 1
Location:	Pictured external rear right shed area
Finding:	Cladding damaged
Information:	Evidence of damage was identified to the right rear shed side wall where the cladding has cracking damage and the eave board has exposed the frame. A carpenter would be the trade responsible for urgently rectification of this wall area to prevent further damage.

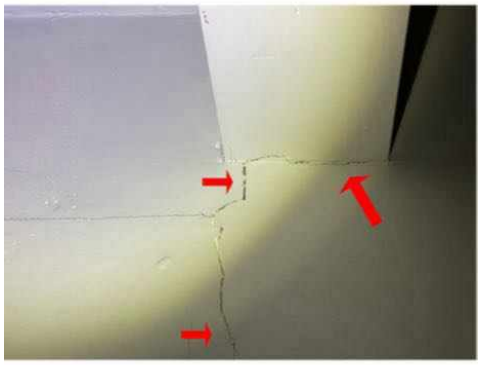
Minor Defect

Finding 3.01

Building:	Building 1
Location:	Front bedrooms and other areas
Finding:	Cracking - Damage Category 3 - Repair Required (5mm-15mm or a grouping or cluster of cracks of 3mm or more)
Information:	Cracks of up to 8mm were evident in the front bedrooms. Cracks of this type are likely to have been caused by movement of building elements, but may also have a structural cause that is more significant. Cracking of this degree may result in doors and windows sticking or jamming, but may have more serious implications, such as fracturing service pipes. Weather tightness (the ability to resist rain and wind) is also often impaired, creating potential for the development of secondary defects. A crack of this size may be repaired. However, these repairs may also include further works, such as easement of associated window and door frames that are jamming, as well as more extensive filling, sanding and/or repainting. It is highly recommended to gain quotations on repair and restoration works that are required. Always contact your building inspector should cracks widen, lengthen or become more numerous.

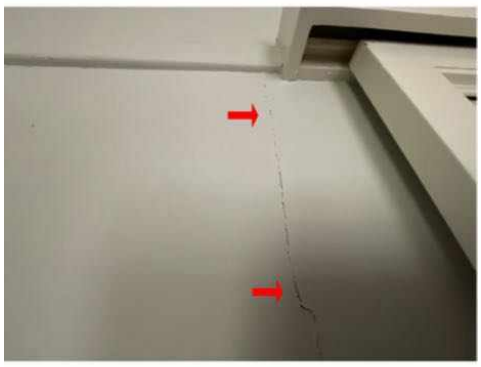


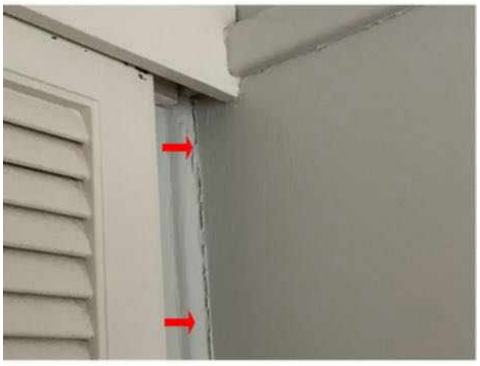




Finding 3.02

Building:	Building 1
Location:	Lounge room
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials. Monitoring of all cracking should be conducted frequently. It is suspected the very wet subfloor under this area is contributing to these cracks. Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.





Finding 3.03

Building:	Building 1
Location:	Garage
Finding:	Doors - Binding/jamming
Information:	Binding and/or jamming of these doors is evident during standard operation. This defect inhibits the functionality of the affected doors as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering or the adjoining door jamb.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.04

Building:	Building 1
Location:	Roof Exterior - right front
Finding:	Roof tiles - Slippage
Information:	Upon inspection of the exterior roof covering, it was noted that some tiles have slipped from their original fixing. Tiles may slip over time due to a number of causes, including breakage of tiles, failings in the adjoining battens, or fixings that may have failed.

Roof tiles that have moved from their original position are very likely to allow water penetration into the roof void, exposing roofing structures to excessive moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements.

Replacement of loose or missing roofing tiles is recommended immediately to prevent the development of any secondary defects. A roofing restoration specialist should be appointed to complete such works as necessary.

Finding 3.05

Building:	Building 1
Location:	Roof Exterior
Finding:	Roofing areas - Weathered
Information:	Upon inspection of the exterior roofing, the majority of the roof areas were considered to be in a fair condition. While weathering of these pictured areas is consistent with the age of the property, maintenance works are required.

Re-sealing and replacing small areas of gaps, damage or rust the may be considered as an interim solution by the client to help preserve and extend the life span of these roofing areas. Where left unmanaged, deteriorating roofing materials are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is urgently advised to gain advice on cost of remedial works prior to purchase.

Remedial works are likely to increase the longevity of the exterior roofing structure.








Finding 3.06

Building:	Building 1
Location:	Subfloor - left middle
Finding:	Water leaks - Active
Information:	An active water leak was found in the subfloor, the pipe originating at the front left of the house. Regardless of the location, even minor leaks that are left unmanaged can lead to serious damage of associated building elements and result in the need for replacement of building materials. It is highly advised that the leak be repaired immediately by a licensed plumber to prevent any further damage.

Finding 3.07

Building:	Building 1
Location:	Subfloor
Finding:	Foundations - adjacent water pooling
Information:	Water pooling near foundations and footings is a serious concern with the potential to adversely impact on the longevity of the dwelling. The Building Code of Australia (BCA) outlines that the soil must be graded away from the dwelling at a minimum of 50mm over 1m (1:50 fall). Any subfloor moisture and rotting wood debris is also attractive to termites. A qualified plumber should be appointed to further inspect the entire property and perform any remedial works as necessary. Secondary defects are likely to occur if left unmanaged.

Finding 3.08

Building:	Building 1
Location:	Pictured areas
Finding:	Eaves - Water damaged and loose
Information:	Water staining and damage to front eave lining and a loose rear eave were evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged. While mostly an appearance defect, water staining can be indicative of more serious roofing defects, which may be currently concealed. Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised. Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

Finding 3.09

Building:	Building 1
Location:	Porch, Bathroom
Finding:	Tiles cracked
Information:	Cracked tiles were evident in these pictured areas at the time of inspection. The reasons for this cracking can be varied. Cracked tiles throughout the household detract from the overall appearance of the affected areas. In wet areas of kitchens and bathrooms, it can lead to water damage of adjoining walls and floors. Replacement of cracked tiles is recommended as soon as possible after the subsidence has been rectified. A tiling contractor may be appointed to perform these works.

Finding 3.10

Building:	Building 1
Location:	Front & rear bedrooms
Finding:	Ceilings show minor deflection evident
Information:	Some ceilings were found to show minor deflections at the time of inspection. Where minor sagging of cornice or ceilings is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed. In some cases, sagging ceiling linings may also indicate that there are structural

issues, causing surfaces to warp, twist or sag, or that structural timber elements have been weakened from termite activity. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the cause of the damage and determine the rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.

An invasive inspection is required to remove timber/ roof tiles to check the cause of the deflection in these bedrooms.

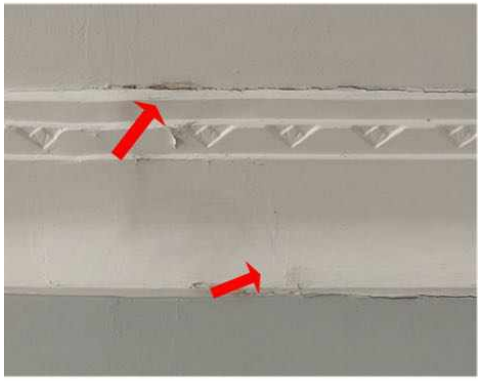
Finding 3.11

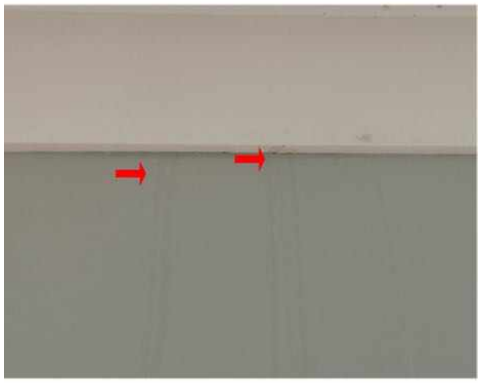
Building:	Building 1
Location:	Front & rear bedrooms
Finding:	Ceiling - Water stained
Information:	Water staining to ceiling / wall linings in these areas was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

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

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

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





Finding 3.12

Building:	Building 1
Location:	Rear Bedroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture of 48.7 was recorded in the rear bedroom. Nearby areas showed zero readings for reference. This can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being

present in the internal property.

Finding 3.13

Building:	Building 1
Location:	Front wall and subfloor areas
Finding:	Site drainage - Inadequate
Information:	The site drainage many areas was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

Water staining and wet ground in many subfloor areas suggests these areas get runoff in large rain events. An active water leak was found in the middle left subfloor area.

The unplumbed front downpipe would also feed into the subfloor area. The right wall downpipes lying in the ground and some have cracked.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain and repairs are required. A qualified plumber should be appointed to further inspect the

entire property and perform any remedial works as necessary. Secondary defects are likely to occur if left unmanaged.

Finding 3.14

Building:	Building 1
Location:	Subfloor - right front
Finding:	Water staining
Information:	Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

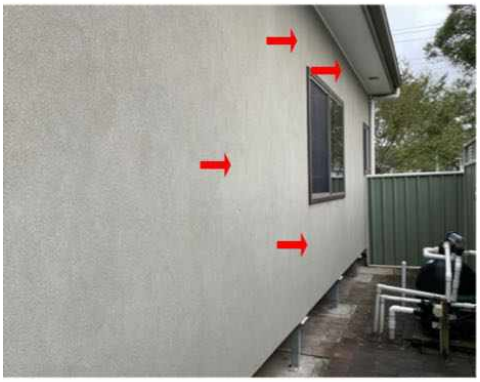
While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

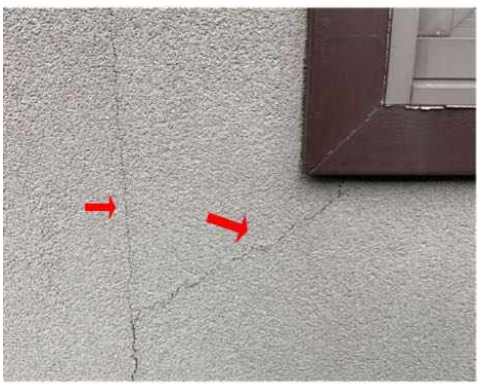
Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

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

Finding 3.15

Building:	Building 1
Location:	Front and right wall areas
Finding:	Render (external) cracking.
Information:	It has been observed that cracking to some external rendered surfaces. The degree of damage is described as “slight” noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width. Always contact your building inspector should cracks widen, lengthen, or become more numerous.





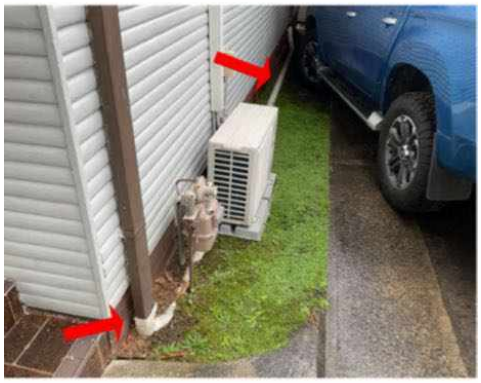
Finding 3.16

Building:	Building 1
Location:	Driveway and other areas
Finding:	Substandard electrical and plumbing areas
Information:	Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

The power to the rear buildings is loosely hanging inbetween the buildings with no fixings at either end.

Some plumbing pipes sit on the ground adjacent to the driveway. One pipe has already cracked allowing rainwater to flood the driveway. These pipes should be buried to prevent impact damage. A plumber needs to rectify the defect to stop further damage. This has already cracked allowing rainwater to flood the driveway.

The rear bathroom floor waste protrudes from the tiling preventing water from entering this drain. The kitchen sink tap also leaks into the sink at the base.



Finding 3.17

Building:	Building 1
Location:	Yard - front and rear
Finding:	Crack in concrete slabs - Category 1
Information:	Cracks coded as Category 1 was identified in front and rear slabs. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level. To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect. Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.

Finding 3.18

Building:	Building 1
Location:	Roof exterior
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the inspection. Roof plumbing structures, such as guttering and downpipes, 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 exterior walls. Blocked gutters are likely to lead to high levels of moisture in the affected areas which can cause rust and decay of the gutters and downpipes and wood rot to adjoining timber areas. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.

Finding 3.19

Building:	Building 1
Location:	Pictured fences

Finding: Fences damaged - leaning

Information: Evidence of damage to the pictured fences was identified at the time of the inspection. The likely cause of these fences leaning is not enough concrete used in the post footings. If left unmanaged these fences may deteriorate further. It is suggest a fencing contractor be engaged for rectification when convenient.

The cost of repairing fences is often shared between neighbours.

Finding 3.20

Building: Building 1

Location: bathroom, porch

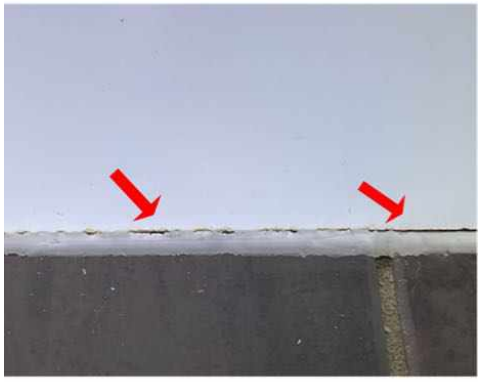
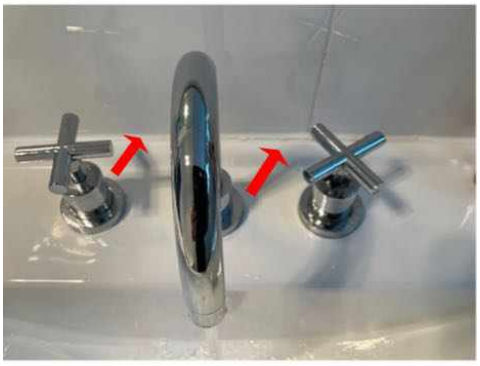
Finding: Sealant and grouting - Missing or damaged

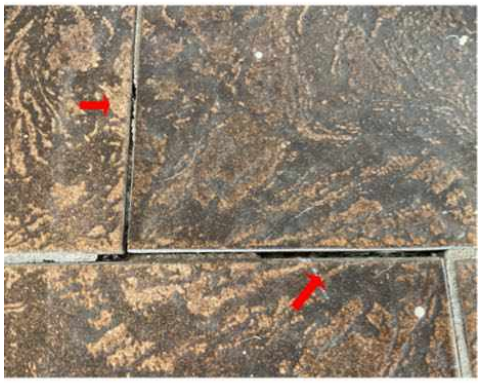
Information: It was noted on inspection that sealant or grout is degraded to these pictured wet areas.

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

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

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

Finding 3.21

Building:	Building 1
Location:	Pictured areas
Finding:	Wood rot
Information:	The buildings shows evidence of wood rot. The rear shed roof timbers have not fallen from requiring replacement. 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 could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Early intervention and regular maintenance, particularly of exterior timbers, will prolong

the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.






Finding 3.22

Building:	Building 1
Location:	Shed shower

Finding:	Shower screen - Leaking
Information:	Leaking was evident to the shower screening at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the shower , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould. Appointment of a sealant expert is required to repair or replace this missing sealant. Such works should be performed as soon as possible to ensure that no further damage occurs.

Live Timber Pest Activity

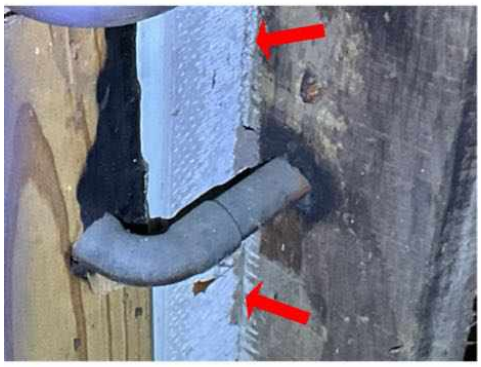
No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Building 1
Location:	Garage north east wall
Finding:	Possible termite damage - minor
Information:	Despite no live termite or timber pest activity being indicated, previous termite damage may have affected this area. This damage is considered to be inactive and is minor in nature. It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial. Note - over 85% of this building could not be inspected due to stored items, tools, a vehicle etc.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Building 1
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, the durable notice was evident and it appeared as though no chemical termite management system has been installed, with no evidence to suggest preventative works taking place since 1998.

The client must consider gaining further advice from a pest controller as to the costs and procedures involved with a 'chemical' application. It is recommended that obtaining such advice be a short-term and high priority.

Finding 6.02

Building: Building 1

Location: Subfloor

Finding: Severe Mould - Present in subfloor

Information: Where evidence of severe mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development.

Subfloor mould is generally caused by moisture ingress, lack of external drainage, lack of adequate ventilation and subfloor debris present. These issues need rectification

to stop mould development. All mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Finding 6.03

Building: Building 1

Location: Yard - Back

Finding: Timber in contact with the ground

Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Removal of all waste timber that is in direct contact with ground is highly advised. This timber is promoting mould and wood rot and is very attractive to termites.

Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.04

Building: Building 1

Location: Subfloor

Finding: Subfloor - Debris

Information: An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry

condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

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

Finding 6.05

Building:	Building 1
Location:	Subfloor
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.

Finding 6.06

Building:	Building 1
Location:	Roof exterior
Finding:	Gutters - Full and blocked
Information:	The guttering on around the roof was found to be blocked at the time of the inspection. Roof plumbing structures, such as guttering and downpipes, 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 exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

It is highly advised that gutters be cleaned by the homeowner or a general handyperson as a matter of urgency.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Building 1
Location:	Roof, shed and subfloor areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures from 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. In this case, the affected timber element is in a decaying state and will need replacement by a carpenter or licensed builder. Note - See ALL wood rot photos, all these show fungal decay.

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

- Licensed Electrician

- Licensed Plumber

- Structural Engineer

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

- SUMMARY

The main building compared to others of a similar age and construction appears to be in fair condition. The subfloor and garage are in poor condition.

There are safety issues of the driveway concrete trip hazard and loose electrical wiring in the roof void.

There are the major defects of the front wall step cracking, subsidence and rear wall shed damage. A structural engineers advice should be sought to determine the reason for the significant movement found to many areas of the main house.

There are numerous minor defects and 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.

Due to the subfloor water leak, rising damp, sever mould and other damp conditions, water pooling in the subfloor,etc , a qualified plumber should be appointed to further inspect the entire property and perform any remedial works as necessary. Secondary defects are likely to occur if left unmanaged.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, low roof clearance, insulation ams stored items etc meant some areas were not accessible.

Note - over 85% of the garage and rear room could not be inspected due to stored items, tools, a vehicle etc. most walls were covered by stored goods and temporary panelling.

This property has no chemical termite management system installed, numerous conducive conditions to termite activity, possible termite tracks in the left garage wall, poor or no access to many areas particularly the garage and shed and the amount of limitations and obstructions (as listed in the front of

the report), a further invasive inspection to these areas is highly recommended and access be gained to all areas for a complete inspection of the property.

TIMBER PEST SUMMARY

Due to the high degree of risk of subterranean termite infestation, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards
AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections have been carried out as per the warranty conditions of this termite barrier. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.
Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.
It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out all blocked guttering regularly.
- Remove everything from the garage / shed and inspect these areas.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

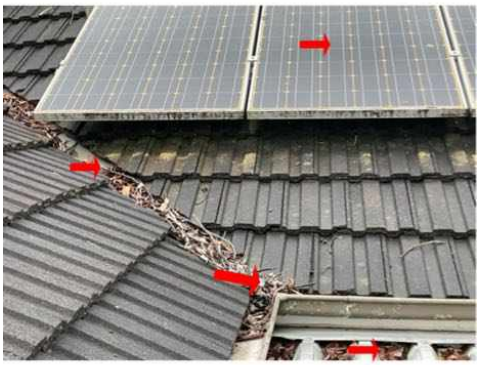
The following items were noted as - For your information

Noted Item

Building:	Building 1
Location:	Pictured areas
Finding:	Safety Hazards and Major defects require immediate rectification
Information:	All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury. All major defects should be rectified immediately as a matter of urgency. Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards. The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future. "AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report: Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard. Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property. Minor Defect - A defect other than a major defect

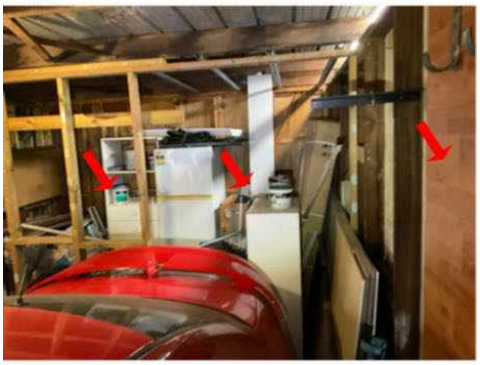
Noted Item

Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas 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

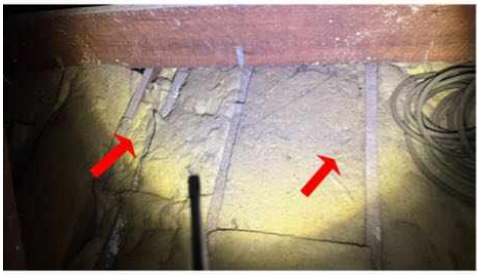
Building:	Building 1
Location:	All Internal Garage and rear room areas
Finding:	Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas at the time of inspection. 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

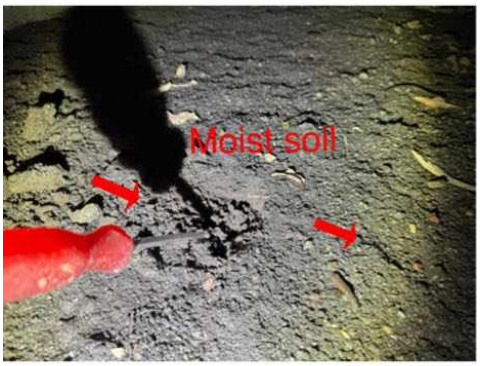
Building:	Building 1
Location:	All Roof cavity areas
Finding:	Additional Photos - Obstructions and Limitations of the ROOF CAVITY
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out if applicable. A re-inspection is recommended once the areas are made accessible. The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, these

areas were not accessible.



Noted Item

Building:	Building 1
Location:	All Subfloor Areas
Finding:	Additional Photos - Obstructions and Limitations of SUBFLOOR AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of subfloor areas 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. This includes areas that could not be accessed due to severe mould, damp sinking soil, pooling water and low clearance. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference

Noted Item

Building:	Building 1
Location:	All Internal Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference






Noted Item

Building:	Building 1
Location:	Bathrooms and laundry
Finding:	Waterproofing 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.

With older propertys where this information is unavailable all wet areas should be monitored. 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.

Noted Item

Building:	Building 1
Location:	Pictured areas
Finding:	Asbestos - ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This defect is highlighted as a caution only. We suspect the house has asbestos present and some areas are damaged.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials, general wear and tear, renovations, extensions, demolition and general maintenance activities due to the suspected presence of Asbestos.

Contact this inspector for Asbestos Report and testing.

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 cm2 (Residential) or 10 micrograms/100 cm2 (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.