



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Fri, 9 Jan 2026

Property Address: 41 Hamilton St, Redland Bay QLD 4165,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Fri, 9 Jan 2026

Modified Date: Sun, 11 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 41 Hamilton St, Redland Bay QLD 4165, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Laurie Thompson Ph: 0423 365 507
Email: Capalaba@jimbuildinginspections.com.au

QBCC 81848

Company Name: Jim's Building Inspections (Capalaba)

Company Address and Postcode: Capalaba 4157

Company Email: Capalaba@jimbuildinginspections.com.au

Company Contact Numbers: 0423 365 507

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	Unknown
Floor	Slab on ground, Masonry Foundations, Steel Columns, Suspended Timber Frame, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Fence - Fabricated Metal Fence, Footpath, Garage, Retaining Walls
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Weatherboards, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	High-Set
Walls	Brick Veneer (Timber Framed)
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.

- Exterior
- Fencing
- Interior
- Landscaping Timbers
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Ceiling Cavity - Part.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Subfloor - Part.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Sarking
- Solar Panels
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable area was accessible.
- Vegetation covered approximately 25% of the area for inspection.
- Wall linings

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

Defects 1.01

Building:	Main Building
Location:	External Stair Landing > Rear
Finding:	Building element - Rusted or corroded
Information:	The rear stairs landing metal support posts shows evidence of advanced rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

Full replacement will be required as soon as possible.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.





Defects 1.02

Building:	Main Building
Location:	External Stair Landing > All Areas
Finding:	Hand Rail non Compliant
Information:	The rear stairs and landing were found to have metal handrails installed that don't meet current height regulations or requirements of 1000 mm, and gaps in the handrails bigger than 110 mm.

The hand rails installed are 900 mm high and gaps of approximately 400 mm and don't comply to the CURRENT BUILDING code requirements.

Due to the age of the building this code most likely did not apply at the time of this buildings construction.



Defects 1.03

Building:	Main Building
Location:	Toilet (WC) > Front
Finding:	Toilet door lift off hinges not fitted
Information:	The upstairs toilet door has not been fitted with lift off door hinges. Australian standards require small room toilet area to be fitted with lift off hinges. This allows access to the toilet area in the event that someone may have a medical event in this

confined area and are unconscious and physically blocking the door , not allowing emergency services to get to them . It is recommended that the door have lift off hinges fitted. A carpenter or handyman could complete this job.



Defects 1.04

Building: Main Building
Location: All Areas > All Areas
Finding: Window Restrictors Not installed .
Information:

It was noted that a large amount of the upper level window with a sill height of less than 1500 mm of the floor, and a fall potential of over 2 meters do not have window restricting devices fitted . As per (A-S 2047) all upper windows must not be able to be opened beyond 125 mm , unless a security screen is fitted over the opening . This is a safety hazard issue that has to be brought to your attention.

Due to the age of this building, this code requirement would not have applied, but the client may consider the installation of security screenings to meet current safety standards.





Major Defect

Defects 2.01

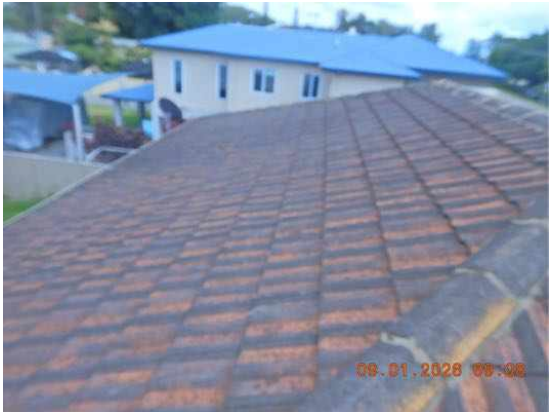
Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior upper level roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are always required.

Isolated areas of mortar may come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the roof tiles may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

The roof tile glaze surfaces have significantly deteriorated, and the concrete material of the tiles is exposed.

Where left unmanaged, deteriorating roof tiles 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 highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





Defects 2.02

Building: Main Building
 Location: Bathroom > Front Left
 Finding: Pipework - Leaking into subfloor
 Information: Dampness to localised sections of the upstairs bathroom shower subfloor area was identified. It is suspected that this dampness has occurred due to leaking pipes in this area.

Dampness in this area has lead to wood rot and general deterioration of structures within the subfloor space. Excessive moisture also creates an environment which is conducive to termite and pest infestation.

A licensed plumber should be appointed immediately to repair any pipes that may be leaking. This will ensure a dry subfloor space as well as improving the water efficiency of the property.

Repairs to the damaged subfloor timbers will be required as soon as possible.

Minor moisture deterioration was also noted to areas of the vanity unit.





Minor Defect

Defects 3.01

Building:	Main Building
Location:	Exterior walls > All Areas
Finding:	Down pipe not connected
Information:	The metal roof water down pipes throughout this property are not connected to the storm water line to the street or legal point of discharge, or are have been removed . At present the down pipes are depositing water to the ground, this may over a period of time contribute to possible subsidence and structural foundation issues and may

contribute to the development of mould and mildew,as well as being conducive to termite activity.

The services of a licensed plumbing contractor could be engaged to connect the storm water system to the street or install a rubble pit in the rear yard area.





Defects 3.02

Building:	Main Building
Location:	Exterior walls - left side > Rear Left
Finding:	Brickwork - Step cracking
Information:	Minor Step cracking was identified to the rear upper level bedroom-2 window brickwork in this area at the time of inspection. 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.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. 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.





Defects 3.03

Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting areas of fascias and barges throughout this building area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and

to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.





Defects 3.04

Building:	Main Building
Location:	Exterior walls - front/Rear > All Areas
Finding:	Wood rot
Information:	The external wall cladding and timber stops shows evidence of wood rot through isolated areas of this building . 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. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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 plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Defects 3.05

Building:	Main Building
Location:	Exterior walls > All Areas
Finding:	Building element - Rusted or corroded
Information:	The lower level window brick lintel angles shows evidence of rusting and corrosion throughout , which is likely to have developed as a result of excessive exposure to salt air moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Defects 3.06

Building: Main Building
 Location: Yard - Back > All Areas
 Finding: Fencing - Deteriorated
 Information: It was noted at the time of inspection that sections of the rear timber fencing throughout the property have deteriorated, and minor termite damage was identified. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

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

consideration of the client also.

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



Defects 3.07

Building:	Main Building
Location:	Toilet (WC) > All Areas
Finding:	Subfloor structure - Wood rot
Information:	The upstairs bathroom shower subfloor structures are showing signs of deterioration and wood rot (fungal decay) of the timbers, and is visible from sth subfloor toilet broom . It is suspected that this defect has developed as a result of damp conditions in the upstairs bathroom shower subfloor.

Damp conditions cause the timbers to fail, resulting in the subfloor structures failing to bear the load (or weight) of the building as originally intended. Without repairs and maintenance, including potential replacement of affected elements, it is likely that serious structural faults will result, as well as an array of minor defects.

The presence of wood rot to the subfloor structure is also conducive to termite infestation.

Where wood rot is present to any structural timber, rectification or replacement of the

affected timber building element is required as soon as possible . The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement of sections of the subfloor structure may be required. Consultation with a structural engineer or registered builder specialising in re-stumping is highly advised as soon as possible.





Defects 3.08

Building: Main Building
Location: Kitchen > All Areas
Finding: Kitchen joinery deteriorated
Information: There were some areas of the kitchen joinery that are showing signs of deterioration or damage occurring.

This may be a result of age and wear or possibly due to moisture penetration and deterioration.

Doors were found to be missing in the under bench areas, and silicon not installed at the sink tiled areas.

These areas should be monitored for further deterioration occurring and repair or replacement work will be required.





Defects 3.09

Building: Main Building
 Location: Living Room/ Dining > Centre
 Finding: Cracks to internal rendered surfaces - Category 1
 Information: It has been observed that cracking to the upstairs living/dining room internal ceiling rendered surfaces has occurred in this area. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Bricklayer
- Licensed Plumber
- Registered Roofing Contractor
- Registered/Licensed Builder

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

For further information, advice and clarification please contact Laurie Thompson on: 0423 365 507

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Deck > All Areas
 Finding: External Timber Balcony or Deck - Structural Stability
 Information: The load capacity of the front external balcony or deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural Engineer further assess the external timber balcony or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.



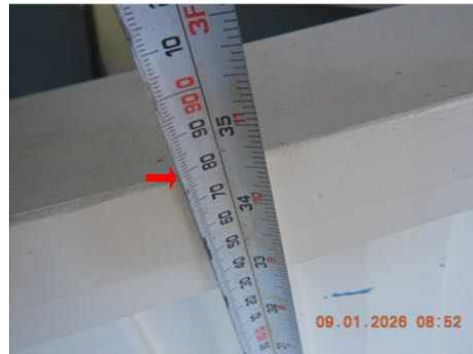
Noted Item

Building: Main Building
 Location: Stairs - Internal > All Areas

Finding: Non Compliant Handrails
 Information: The internal stairs handrails were found to measure 880 mm of the floor to the top of the handrail.

This would have possibly been the compliant height of handrails when this building was constructed at the time , but do not meet current Australian building code standards,

This is not a defect as the handrails would have been compliant at the time of construction , but the client may choose to raise the handrail to meet current safety standards.



Noted Item

Building: Main Building
 Location: Bedroom- 1/2/3 > All Areas
 Finding: No obvious defects identified
 Information: There were no obvious defects found in bedrooms-1/2/3 on a visual inspection at this time.



Noted Item

Building: Main Building
Location: Roof Void > All Areas
Finding: No obvious defects identified
Information: There were no obvious defects found in the roof void on a visual inspection at this time.



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.