



BEFORE YOU BUY
BEFORE YOU BUILD

Asbestos Inspection and Condition Report (Sampling)

Inspection Date: Wed, 18 Sep 2024

Property Address:



Contents

| | |
|------------------|---------------------------------|
| | The Parties |
| Section A | Results of inspection - summary |
| Section B | General |
| Section C | Accessibility |
| Section D | Significant Items |
| Section E | Additional comments |
| Section F | Annexures to this report |

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: Wed, 18 Sep 2024

Modified Date: Thu, 31 Oct 2024

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address:

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: This report was limited to the lower level (downstairs) area. No inspection was carried out upstairs.

Section A Results of Inspection - summary

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

| | Found | Not Found |
|---|-------|-----------|
| ACM - Urgent and Hazardous Condition | | ✓ |
| ACM - High Risk Condition | ✓ | |
| ACM - Low Risk Condition | ✓ | |
| ACM Confirmed in Samples | ✓ | |
| ACM Samples Negative | ✓ | |

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition despite having Asbestos (ACM or ACD) present.

SAMPLE

Section B General

General description of the property

| | |
|----------------------------|--|
| Building Type | Detached, Residential |
| Company or Strata title | No |
| Floor | Suspended Timber Frame |
| Furnished | Furnished |
| No. of bedrooms | 4 |
| Occupied | Occupied |
| Orientation | North |
| Other Building Elements | Carport, Shed |
| Other Timber Bldg Elements | Architectural Trims, Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery |
| Roof | Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed |
| Storeys | Double |
| Walls | Timber Framed and Clad, Weatherboards |
| Weather | Fine |

Section C Accessibility

Areas Inspected

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

- Interior
- Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and the presence of Asbestos or Asbestos Containing Materials or Dust may not be obvious until removed or access provided.

Inaccessible Areas

The following areas were inaccessible:

- Locked Rooms.
- Roof Exterior.
- Roof Void due to lack of access.
- Subfloor.

Inaccessible areas were excluded from this inspection. Inaccessible areas have not been assessed for the presence of Asbestos or Asbestos Containing Materials Dust. The client is strongly advised to make these areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Asbestos, Asbestos Containing Materials and / or Asbestos Containing Dust may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Ceiling linings
- Decking
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings

- Furniture
- Lack of clearance - subfloor
- Roof framing - not trafficable
- Stored items

The presence of obstructions increases the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency.

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: **High**

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.

SAMPLE

Section D Significant Items

ACM - Urgent and Hazardous Condition

No evidence was found

ACM - High Risk Condition

Asbestos, Asbestos Containing Materials and Asbestos Dust 2.01

Building: Main Building
 Location: Ground level Bathroom
 Finding: ACM Suspected Tile Floor Underlay
 Information: The tile floor underlay is suspected to be an asbestos-containing material (ACM). The observable areas of the floor covering and/or underlay appear to be free of damage and deterioration, representing a lesser health and safety risk than if they were in a poor or deteriorating condition.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume that the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided, and no works should be undertaken on the area, until lab analysis results are available. Removal by a Licensed Asbestos Removal firm would be advised.

Where the client elects to retain the ACM, the client should regularly monitor the affected area. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.

No works should be carried out to the flue or associated building elements without further specialist advice.



ACM - Low Risk Condition

Asbestos, Asbestos Containing Materials and Asbestos Dust 3.01

Building: Main Building
 Location: Ground level Bathroom wall beside basin
 Finding: ACM Suspected behind Ceramic Tiles
 Information: The sheet construction material behind the ceramic tiles in this area is suspected to be an asbestos containing material (ACM). This material is generally found in bathrooms and kitchen environments in this construction context in buildings pre-1985.

The observable areas of sheeting appear to be bonded, undamaged and free of deterioration. Damaged and deteriorated ACM's have a higher probability of releasing airborne asbestos fibres, creating a significant health and safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Should Asbestos be confirmed, the client should arrange for removal by a Licensed Asbestos Removal firm.



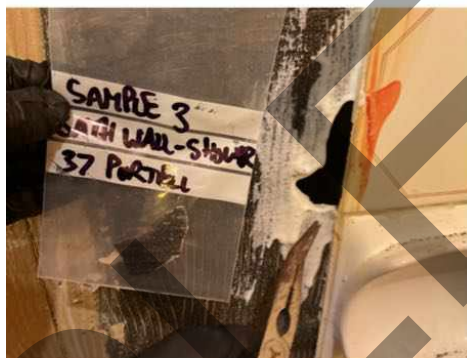
Asbestos, Asbestos Containing Materials and Asbestos Dust 3.02

Building: Main Building
 Location: Ground level Bathroom wall behind shower
 Finding: ACM Suspected behind Ceramic Tiles
 Information: The sheet construction material behind the ceramic tiles in this area is suspected to be an asbestos containing material (ACM). This material is generally found in bathrooms and kitchen environments in this construction context in buildings pre-1985.

The observable areas of sheeting appear to be bonded, undamaged and free of deterioration. Damaged and deteriorated ACM's have a higher probability of releasing airborne asbestos fibres, creating a significant health and safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Should Asbestos be confirmed, the client should arrange for removal by a Licensed Asbestos Removal firm.



Asbestos, Asbestos Containing Materials and Asbestos Dust 3.03

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | ACM Suspected Eave Sheets |
| Information: | The eave sheets throughout the exterior of the property appear to be an asbestos containing material (ACM). |

The observable areas of eave sheeting appears to have no obvious signs of damage or deterioration, indicating that the asbestos is currently encapsulated and contained. Damaged and deteriorated ACMs are more likely to release asbestos fibres, creating a significant health risk. A sample for lab analysis to confirm the presence of asbestos wasn't taken from this location.

The client is advised to assume that the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until this time.

Removal by a Licensed Asbestos Removal firm is highly advised. Where the client elects to retain the suspected ACM, the condition of all eave sheeting should be monitored annually. However, more frequent inspections are required should damage or evidence of deterioration occur. Inspection should also cover factors that may lead to the deterioration of the eave sheets, such as minor roof leaks or damage to associated building elements.



Asbestos, Asbestos Containing Materials and Asbestos Dust 3.04

Building: Main Building

Location: Carport

Finding: ACM Suspected Soffit Sheets

Information: The Soffit to the carport appear to have been constructed with the use of asbestos-containing materials (ACM). At the time of inspection, the observable areas of the ceiling sheets were free of damage and deterioration, representing a lesser health and safety risk than if they were in a poor, damaged or deteriorating condition.

A sample for lab analysis to confirm the presence of asbestos wasn't taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. Consequently, the area

should be avoided and no works should be undertaken on the area until lab analysis results are available.

Removal by a Licensed Asbestos Removal firm would be strongly advised. Where the client elects to retain the ACM, the client should regularly monitor the condition of the ceiling sheets to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.

Inspection should also cover factors that may lead to the deterioration of the ceilings, such as minor roof leaks or structural movement. Additional remedial work is a potential short- to medium-term solution to reduce the risk presented by the ACM. Where possible, the encapsulation of the asbestos materials using an appropriate sealant, again by a specialist contractor, can be considered.

No works should be carried out to the ACM or associated building elements without further specialist advice.



Asbestos, Asbestos Containing Materials and Asbestos Dust 3.05

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Laundry |
| Finding: | ACM Suspected behind Ceramic Tiles |
| Information: | The sheet construction material behind the ceramic tiles in this area is suspected to be an asbestos containing material (ACM). This material is generally found in bathrooms and kitchen environments in this construction context in buildings pre-1985. |

The observable areas of sheeting appear to be bonded, undamaged and free of deterioration. Damaged and deteriorated ACM's have a higher probability of releasing airborne asbestos fibres, creating a significant health and safety risk.

A sample for lab analysis to confirm the presence of asbestos wasn't taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Should Asbestos be confirmed, the client should arrange for removal by a Licensed Asbestos Removal firm.

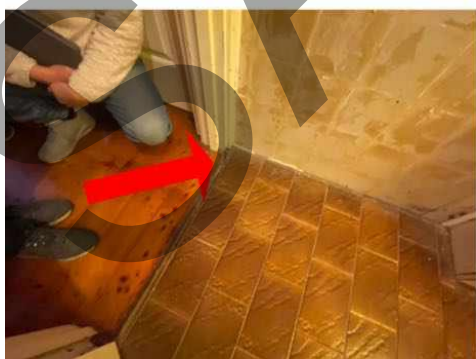


ACM Confirmed in Samples

Asbestos, Asbestos Containing Materials and Asbestos Dust 4.01

Building: Main Building
 Location: Ground level Bathroom
 Finding: Asbestos - ACM Confirmed - Tile floor underlay
 Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile

Consequently, the client is advised to consider relevant risk reduction strategies, including removal by a licensed Asbestos Removal firm.



Section D Significant Items

D4 Further Inspections

D5 Conclusion - Assessment of overall condition of property

-

On inspection of the property we found a number of areas that were suspected to be Asbestos containing material (ACM)

Where instructed we took samples to confirm this and had them analysis by a NATA accredited laboratory.

The sheet below the tiles on the bathroom floor was confirmed to contain ACM and in its current state should be removed by a licensed asbestos removalist.

All other suspected areas where no samples were taken should be assumed to contain asbestos until a sample is taken and laboratory testing confirms otherwise.

Please read report in full to observe the findings and recommendations

For further information, advice and clarification please contact Martin O'Driscoll on: 0457 561 193

SAMPLE

Section D Significant Items

The following items were noted as - ACM Samples Negative

Noted Item

Building: Main Building
 Location: Ground level Bathroom wall beside basin
 Finding: Asbestos - Negative Lab Result - Wall beside basin
 Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory.

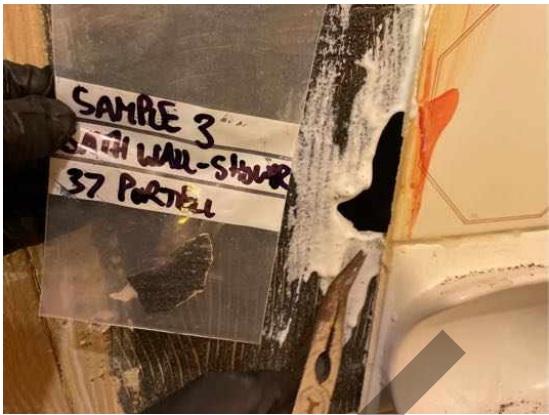
The samples analysed were free of Asbestos fibres.



Noted Item

Building: Main Building
 Location: Ground level Bathroom wall beside basin
 Finding: Asbestos - Negative Lab Result - Wall behind shower
 Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory.

The samples analysed were free of Asbestos fibres.



SAMPLE

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 | Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals including the following: (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f). |
| Asbestos Removal Licence | Asbestos removal licence means a Class A asbestos removal licence or a Class B asbestos removal licence under WHS Regulations Chapter 8. |
| Asbestos Removal Work | Asbestos removal work means: (a) work involving the removal of asbestos or ACM or (b) in Part 8.10, Class A asbestos removal work or Class B asbestos removal work. |
| Asbestos Removalist | Asbestos removalist means a person conducting a business or undertaking who carries out asbestos removal work. |
| Asbestos Waste | Asbestos waste means asbestos or ACM removed and disposable items used during asbestos removal work including plastic sheeting and disposable tools. |
| Asbestos-Containing Dust or Debris (ACD) | Asbestos-contaminated dust or debris (ACD) means dust or debris that has settled within a workplace and is, or is assumed to be, contaminated with asbestos. |
| Asbestos-Containing Material (ACM) | Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos. |
| Asbestos-Related Work | Asbestos-related work means work involving asbestos (other than asbestos removal work) that is permitted under the exceptions set out in regulation 419(3), (4) and (5). |
| Building and Site | The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s). |

| | |
|--------------------------|--|
| 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. |
| Clearance Certificate | A clearance certificate is issued in accordance with Regulations. The licensed asbestos assessor or competent person must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos. |
| Clearance Inspection | Clearance Inspections are carried out by a licensed asbestos assessor after asbestos removal has been commissioned at a workplace. The licensed assessor must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos. |
| Client | The person or other entity for whom the inspection is being carried out. |
| Competent Person | A competent person means: (f) for a clearance inspection, a person who has acquired through training or experience the knowledge and skills of relevant asbestos removal industry practice and holds: (i) a certification in relation to the specified VET course for asbestos assessor work or (ii) a tertiary qualification in occupational health and safety, occupational hygiene, science, building, construction or environmental health (g) for any other case, a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task. |
| Defect | Fault or deviation from the intended condition of a material, assembly, or component. |
| Encapsulation (Asbestos) | Encapsulation of Asbestos Containing Materials is a general term for management strategies which may be advised. Depending on the product and location of it encapsulation will usually involve the application of a sealant product. Encapsulation by the use of partitions is not advised or generally allowable. Refer to your Inspector for more advice, encapsulation should always be undertaken by a trained and experienced and where required licensed technician. |
| Friable Asbestos | Friable asbestos means material that: (a) is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry and (b) contains asbestos. |
| In-Situ Asbestos | In situ asbestos means asbestos or ACM fixed or installed in a structure, equipment or plant, but does not include naturally occurring asbestos. |
| 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. |

| | |
|--------------------------------|--|
| Licensed Asbestos Assessor | Licensed asbestos assessor means a person who holds an asbestos assessor licence. |
| Licensed Asbestos Removal Work | Licensed asbestos removal work means asbestos removal work for which a Class A asbestos removal licence or Class B asbestos removal licence is required. |
| Licensed Asbestos Removalist | Means a person conducting a business or undertaking who is licensed under these Regulations to carry out Class A asbestos removal work or Class B asbestos removal work. |
| Limitation | Any factor that prevents full or proper inspection of the building. |
| Major - Asbestos | A Major Defect in the context of an Asbestos Inspection and Condition Report is any Asbestos or ACM which is present in the building, in a poor condition or in a high-risk situation. This may include but is not limited to Asbestos or ACM which has a higher probability of airborne fibre release due to the age of materials, material deterioration, damage or probability of damage and degree of human interaction with or access to the element. |
| Membrane Filter Method | The membrane filter method means the membrane filter method described in the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)]. |
| Minor - Asbestos | Minor in the context of an Asbestos Inspection relates to Asbestos which is found to be present in the building or on the site but that is in comparatively good condition with a low probability of fibre release. For example, the Asbestos or ACM could be in a low traffic area, with little probability of interaction or use and is in good, encapsulated or sealed condition. |
| NATA | NATA means the National Association of Testing Authorities, Australia. |
| NATA Accredited Laboratory | NATA-accredited laboratory means a testing laboratory accredited by NATA or recognised by NATA either solely or with someone else. |
| Naturally Occurring Asbestos | Naturally occurring asbestos means the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil. |
| Non-Friable Asbestos | Non-friable asbestos means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound. Note: Non-friable asbestos may become friable asbestos through deterioration (see definition of friable asbestos). |
| Readily Accessible Areas | Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space |

access is not less than 600 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and

(b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Reasonably Practicable

In most acts and regulations, 'reasonably practicable', in relation to a duty to ensure health and safety, means that which is, or was at a particular time, reasonably able to be done in relation to ensuring health and safety, taking into account and weighing up all relevant matters including: (a) the likelihood of the hazard or the risk concerned occurring and (b) the degree of harm that might result from the hazard or the risk and (c) what the person concerned knows, or ought reasonably to know, about: (i) the hazard or the risk and (ii) ways of eliminating or minimising the risk and (d) the availability and suitability of ways to eliminate or minimise the risk and (e) after assessing the extent of the risk and the available ways of eliminating or minimising the risk, the cost associated with available ways of eliminating or minimising the risk, including whether the cost is grossly disproportionate to the risk.

Respirable Asbestos Fibre

Respirable asbestos fibre means an asbestos fibre that: (a) is less than 3 micrometres wide and (b) more than 5 micrometres long and (c) has a length to width ratio of more than 3:1.

Roof space/Roof void

Space between the roof covering and the ceiling immediately below the roof covering.

Safety Hazard - Asbestos

Asbestos categorised as a safety hazard within the context of an Asbestos Inspection and Condition Report is Asbestos which due to its degraded condition, damage or any other factor in the opinion of the inspector requires immediate and urgent application of management strategies to minimise risk of further airborne fibre release until a more suitable strategy for its removal or encapsulation is made.

Significant item

An item that is to be reported in accordance with the scope of the inspection.

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.

SAMPLE

Terms on which this report was prepared

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 of 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.

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 a building or structural report. Other than in relation to asbestos, this report does not address any health and safety risks relating to the Property, including its structure.

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 of a special purpose pool inspection.

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.

SAMPLE