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Frame Report

Inspection Date: 7 Jul 2021 Property Address: Eastern Area



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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.

Inspection Details

Property Address:	Eastern Area
Date:	7 Jul 2021
Client	
Name:	Private
Email Address:	private
Phone Number:	Private
Consultant	
Name:	Les Camilleri
Email Address:	les@masterpropertyinspections.com.au
Licence / Registration Number:	A25361
Company Name:	Master Property Inspections
Company Address:	Essendon Victoria 3040
Company Phone Number:	03 93373884

General description of property

Building Type:	Detached house
Storeys:	Two storey
Siting of the building:	Not Applicable
Gradient:	The land is sloping
Site drainage:	The site is inadequately drained, however at this stage of the build process, this is typical and acceptable.
Orientation of the property:	The facade of the building faces north Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Timber framed
Main building – roof construction:	Timber framed, Pitched roof, Corrugated Sheet Roofing
Other timber building elements:	Not Applicable
Other building elements:	Garage, Balcony, Alfresco

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Building interior
- Building exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Vegetation
- Sarking

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

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

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of safety hazards	Not Found
Evidence of non compliant works	Found
Evidence of substandard workmanship	Not Found
Evidence of incomplete works	Found

Additional specialist inspections

The following inspections / reports are recommended

- Re-Inspection by Master Property Inspections, at the client's discretion.

Significant Items

Safety Hazard

No evidence was found

Non Compliant

Non Compliant 2.01

Location:

Finding:

All Areas

Bottom plate - insufficient fixing to slab.

Fixings must be placed at maximum 1200 centres and at the ends of wall plates.

It was identified that there are instances where the bottom plate is not sufficiently fixed to the slab. Depending on factors like the type of concrete nail / masonry anchor used the required pull out force and wind category the distance of the fixing from the edge of the slab must be between 50 to 70mm minimum for standard 20Mpa concrete. Taking into account these factors it is considered to not meet the AS1684 Residential Timber Framed Construction.

Taking into account these factors it is considered to not meet the AS1684 Residential Timber Framed Construction.













Location: Finding:

Joining of top plates /. Unsupported Top Plate Join On Double Plates.

It is a requirement of Australian Standard, A.S 1684 Residential Timber-Framed Construction, clause 2.4 Stud/Plate Lamination, that 'where joints occur in either top plate between studs, and where rafters or trusses bears onto top plates, additional blocking shall be provided (see Figure 2.9).'

The join in this top plate must be properly rectified in accordance with the above.

Top plate

All Areas

The connection between the top plates and the connections of the ribbon plates do not conform to As 1684.4 section 9.2.8 outlining the correct fixings and the distance between the joint of the top plate and the joint ribbon plate

AS 1684.4, Section : 9.2.8 Joining of top plates Top plates in walls shall be joined by one of the methods shown in Figure 9.2.

As 1684.2. 6.2.2.4 Joints in top plates Top plates shall be joined using one of the methods given in Section 9 for the relevant wind classification.







Location:

Finding:

All Areas

Timber Bottom Plate - Is Overhanging Slab.

slab by more then 10mm.

It was observed that there are areas where the bottom plate is overhanging the slab edge by more than the tolerable allowance with reference to the NCC (BCA). A maximum overhang of 10mm is acceptable if the minimum edge distance for both the bottom plate and the concrete slab fixing locations have been satisfied. It is also considered to be defective if the minimum cavity widths as prescribed in the BCA are

compromised. At the time of the inspection it was found that the framework bottom plate is overhanging the

Standards and Tolerances 2015 - Diagram 4.08 states that the maximum overhang of the framework bottom plate is 10 mm.

IMPORTANT *C*ONLY SAMPLE PHOTO'S of this frame defect. All AREAS to the frame MUST be checked and repaired.



PROVISIONAL ALTERNATIVE EDGE RIB DETAIL FOR BRICK & FRAME OVERHANG (MAX O/H 30mm)



PROVISIONAL ALTERNATIVE EDGE RIB DETAIL FOR BRICK & FRAME OVERHANG (11mm TO 20mm) N.T.S.









Location: Finding: All Areas

Frame Bottom Plate - With Overhang Of Slab.

It was observed that there are areas where the edge of the slab protrudes past the document finished dimension of the slab.

It appears the boxing on the slab may have bulged out which occurs when insufficient pegging and bracing is provided prior to the concrete pour or the boxing dimensions are inaccurate.

The current overhang will affect the cavity clearance and perhaps the brick base.

The edges of the slab needs to be trimmed back in line with the bottom plate face edge.









All Areas

Location:

Finding:

Bracing, 900mm or less, requires coach screws in each corner

The builder may argue that the engineers drawings do not stipulate coach bolts to each corner of bracing sheets under 900mm and some builders may argue it's related to wind factor. However the Australian standards makes no statement in relation to wind factor for bracing under 900 mm to be required or not.

As per the attached from the AS1684 standards the builder will need to install bolts or fasteners to all ply bracing that is less than 900 mm wide.

As per the AS1684 bracing guidelines any type 'D or E' short wall bracing below 900mm in width is required to be screw fixed at its outer most corners top and bottom with M10 x 50mm screws. Or alternatively two full lengths of M12 treaded vertical rods.

Type A, B or C bracing cannot be any less than 900mm in width, if the sheeting is less than 900mm then it is to be installed as type 'D & E' short wall bracing and has to be installed as per section (n) of table 8.18.

The fact that the engineering does not detail how to attach Type 'D or E' short wall bracing does not mean it can be fixed as other standard bracing Type A, B or C.

The builder will need to install the corner bolts (type D) or full length threaded rods (type E) as per the AS 1684 - (n) 8.18 requirements

If the braced walls are less than 460mm then technicality these standards do not apply. The builder should apply an alternative engineered solution to this wall bracing width.





(m) Hardboard Types B and C Hardboard shall comply with AS/NZS 1859.4. Hardboard shall be nailed to frame using minimum 30 × 2.8 mm Ø galvanized flat-head nails or equivalent. Nails shall be located a minimum of 10 mm from the vertical edges and 15 mm from the top and bottom edges. Maximum stud spacing - 600 mm. Bracing panel minimum width - 900 mm.



Non Compliant 2.06

Location:

Finding:

All Areas

Bracing Structurally Comprimised - Cut Out or Damaged.

A noggin to the top and bottom of the hole with 2 galvanised nails through the studs into the edge noggins and 3 nails through the bracing into the noggins as well will bring the bracing back to its original structural integrity and strength.

At the time of the inspection it was found that bracing has been cut out and structurally compromised.

Bracing boards are a critical structural element and should not be damaged in any way that may impede there long term performance.

Whilst trades need to cut out required holes, it is clear the hole cut out is oversized.

The structual integrity of the bracing sheets has now been compromised, whilst we understand that the client would like electrical outlets or the like in this location, a preferred workman like manner would be to cut the bracing sheet the same size as the electrical braket opening and fix or secure the electrical item to the bracing sheet or cut out 5mm in addition to the electrical bracket size.

Repair of the bracing sheets is required by the builder in accordance with AS1684.2 before the plaster is installed, perhaps one of the repair methods would be to install a noggin top and bottom of cut out.





Location: Finding: All Areas

Services holes and penetrations - over sized

It was observed during inspection that the diameter/size of holes and penetrations exceeded the maximum size allowable as defined in AS1684.

AS1684 states that service penetrations to studs and plates shall not exceed 25mm and shall be placed central to the breadth or width of the member.

Generally with holes that exceed 25 mm in diameter a recommendation is just to install a noggin with two nails to each end into the studs and three nails into the top plate.

However where there are top plates, studs or timber beam structures that have been severely compromised Consultation with the building surveyor or certifier is recommended to establish the correct course of action to overcome the existing installation of services to comply with AS1684.



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TABLE 6.1 HOLES AND NOTCHES IN STUDS AND PLATES

Symbol Description	Limits		
	Notched	Not notched	
\mathcal{A}	Distance between holes and/or notches in stud breadth	Min. 3D	Min. 3D
11	Hole diameter (studs and plates)	Max. 25 mm (wide foce only)	Max. 25 mm (wide face only)
C	Notch into stud breadth	Max. 10 mm	Max, 10 mm
E	Notch into stud depth	Max. 20 mm (for diagonal cut in bracing only) (see Notes 1 and 2)	Not permitted (see Note 1)
. F.	Distance between notches in stud depth-	Min. 128	8/A
P.	Trenches in plates	3 mm max.	

10 9 10 D



Location: Finding: Perimeter Of The Concrete Slab

Vapour barrier - Defective (AS2870- 2011)

I HIGHLY RECOMMEND that the builders digs the perimeter carefully,, sometimes the entire perimeter, pending of the severity of the vapour barrier (plastic) damage, pending on slab over pour, pending on excessive builders concrete (debri).

It is important to dig along the slab perimeter without damaging the plastic and to extend the vapour barrier plastic higher then the slab rebate as would have been in the post slab report if we performed one.

All over laps must be a minimum of 200mm and the correct tape must be used to seal the plastic.

The builder has not completed the vapour barrier system to the porch area and the alfresco area concrete perimeters.

These areas require the exact same requirements for a vapour barrier system without compromise as the slab of the main building area.

Some builders argue that theses areas of porches, alfresco's and the like do not require the same vapour barrier system, however this is not an accurate statement and under Australian Standards the entire slab area including porches, Alfresco's and any other added areas to the main building must have the vapour barrier as well.

There is no distinction in any supporting evidence of building code or australian standards to state otherwise.

The functionality of the vapour barrier to the entire perimeter of the building including, between the the buildings each side of the house is being compromised due to poor workmanship during the installation/construction process.

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above pavement adjacent footing. The vapour barrier is defective if building materials and fill has been left on top of the membrane, as this prevents it from being pulled up against the slab when installing perimeter paving as it is intended to be.

This must be remedied immediately to prevent slab edge dampness.

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above paving adjacent footing. The vapour barrier is defective is building material and fill has been left on top of the membrane as this prevents it from being pulled up against the slab when doing perimeter paving as it is intended to be.



Substandard Workmanship

No evidence was found

Incomplete

Incomplete 4.01

Location:	All Areas
Finding:	Blocking at intersecting walls - External as a minimum.
	It appears none of the external walls on the dwelling have been nailed off. Section 9.5 and table 9.4 of AS1684.2. and section 6.2.1.3 of the same document states all connecting walls must be secured and nailed in accordance with both clauses. The frame pass should not have been approved without this element being installed. The builder may claim that this will occur at pre-plaster stage or lockup stage. However this procedure fails to take into account, what holds the dwelling up in the time between now and lockup stage completion? The builder must nail off the external walls to ensure that the dwelling can resist the racking forces that AS 1684.2 mandates.

PAVING NOT TO BREACH

JOINT (TYPICAL)-

DOWN PIPE OR SEWER VENT ETC.

PIPE PENETRATION (SEE DETAIL BELOW)

ISOLATION JOINT



Incomplete 4.02

Location:

All Areas

Finding:

Blocking at intersecting walls - 1/ Missing Nails

IMPORTANT *C*ONLY SAMPLE PHOTO'S of this frame defect. All AREAS to the frame MUST be checked and repaired.

There are 3 defect items related to the blocking at intersecting walls.

DEFECT 1 : Each Block - Requires 2 x 75mm nails . Check all blocks have 2 nails

It was observed that the blocking of intersecting walls are insufficient in the nominated locations throughout the Structure.

The AS1684.2 indicates that three blocks are required at intersecting walls (minimum length 200mm)

At spacings not exceeding 900mm and each stud must be fixed to the block with 2/75mm nails.

In particular the standard notes that all walls must be installed with noggings at a spacing not exceeding 1350mm and wall intersections don't negate this requirement.

6.2.1.3 Wall junctions

Studs at wall junctions and intersections shall be in accordance with one of the details shown in Figure 6.2. Studs shall be not less in size than common studs. All junctions shall have sufficient studs, which shall be located so as to allow for adequate fixing of linings. Internal and external walls shall be fixed together with a minimum of 2/75 mm nails at 900 mm centres.





Incomplete 4.03

Location:

Finding:

Upstairs Windows Windows - Not Installed

NOTE : The windows and/or not all the windows were not installed at the time of the inspection, so many defects related to window installations could not be inspected. A complete inspection was not achieved due to the above statement.



Incomplete 4.04

Location: Support Posts

Finding:

Mechanical Fixings & Universal Brackets - Installation / Replacement Required (Suspected)

Universal Bracket Required.
The beam junction requires a bracket installed in this location, a recommendation may be a LVSIA ANGLE BRACKET.

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LVSIA ANGLE BRACKET Applications

LVSIA is a versatile bracket that can be used in a 'horizontal' direction as an angle SEAT to support beams or trusses coming in at any direction. This angle bracket can also be used in a 'vertical' direction as an angle CLEAT for beam to beam connections especially in situations where normal joist hangers cannot be used.

It was identified that mechanical fixings and brackets have NOT been utilised at junctions between structural members.

Additional mechanical fixings and brackets would normally be used in these type of locations.

At the time of inspection it was identified that mechanical fixings and brackets were inconsistent / missing with their nailing or location and further investigation is recommended to establish if the existing meet the overall design principles for the project.

IMPORTANT *C*ONLY SAMPLE PHOTO'S of this frame defect. All AREAS to the frame MUST be checked and repaired.



Pryda Timber Connectors Hangers & Truss Boot Guide

September 2016



JOINT LOAD CAPACITIES(INI) for LVSIA as an angle seat for given Load Cases 1355 12G+15Qr 12G+15Qr Utility Page 22

Specifications LVSIA bracket is a 150mm long x 5.0mm thick un-equal angle of size 75 x 50 x 5.0 using G300 getvanized steel. Design Capacities (A) 'Vertical' Application as an angle CLEAT– Bracket fixed only on one face Fixings - @Physia WTF1235 screws on each log.



1/No.10x30 Type 17 counter

1.20

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R



Additional comments

It is important that the builder not continue to cover up any defects, including sisalation wrapping to the perimeter of the exterior frame, brickwork, cladding, etc in order for the repairs to be all visible for reinspection.

For Your Information

For Your Information 5.01

Location:The SiteFinding:Site PhotosAdditional photos are provided for your general reference.









For Your Information 5.02

Location: Finding: The Site

Roofing Installed - For Your Information

At the time of the inspection the roofing was installed as per the photo's attached.

Various defects and/or potential defects could not be inspected due to the covering of the roof.





For Your Information 5.03

Location: Finding:

The Site

Concrete Flooring, During Build Process

It is very important that the builder take note that the concrete in the garage, front porch and the alfresco, ALL need to be handed to the client in as new condition. I highly recommend the builder take care with the concrete flooring in ALL these areas, by protecting/covering the concrete floor areas.

An acceptable finish consistent with AS 2870 Residential Slabs and Footing Construction requires the surface to be even and consistent in appearance.

The concrete flooring must be presented as new prior to handover.

INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roots, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing poetion. A normal viewing postion is locking at a distance of 1.5 m or greater (800 mm for appliances and futures) with the surface or material being illuminated by 'non-critical light', Non-critical light mass the light that strikes the surface is diffused and is not glancing or parallel to that surface.

INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

Generally validation in the strated colum, lander and finited in valids, collegate, shows and works, and variations place and more transmost intervales at the values of water possible into a scrand water possible. A normal water grandom is to add at a distance of 1.5 m or grander (300mm for applications) and distance and the intervalent in a scrade or intervaled leving illuminated by "non-otheral light". Non-otheral (301mm) the light had tables the surface of standard strategies and scrade the standard light had tables the surface.

DIAGRAM F NORMAL VIEWING POSITIONS







DIAGRAM F NORMAL VIEWING POSITIONS









For Your Information 5.04

Location: Finding: All Areas

Manufacturers Specifications - Beams Cut Out

Whilst this may not be a defect, I would like to request the manufacturers specifications on the cut outs so that the paperwork can demonstrate that interference is acceptable and will not compromise the structural integrity of the upper flooring.

IMPORTANT *C*ONLY SAMPLE PHOTO'S of this frame defect. All AREAS to the frame MUST be checked and repaired.



For Your Information 5.05

Location:	All Areas
Finding:	Bracing Sheets - Locations Are As Per Plans Supplied
	The bracing sheet locations are located as per the plans supplied.





Conclusion

Building consultant's summary

IMPORTANT PLEASE READ:

THE BUILDER IS RESPONSIBLE TO CHECK AND REPAIR THE DEFECTS NOTED IN THE REPORT TO ALL AREAS OF THE FRAME, WITHOUT COMPROMISE, our photos are just examples of each defect item ONLY. We do not take many photos of each defect as it just complicates the report and once again the builder must check and inspect the entire frame for each defect.

In summary the building in particular the frame, compared to other typical new construction frames is built to a good standard, however there are items that do not comply with the Australian Standards & the Building Codes of Australia.

We highly recommend a reinspection Once all the repairs are completed as detailed in our report. If you are moving forward with a reinspection please let the builder know, so that they can notify Master Property Inspections or yourself as soon as the repairs are complete.

Terms on which this report was prepared

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:(a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;

(b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and

(c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and

(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:

(a) any individual Minor Defect;

(b) solving or providing costs for any rectification or repair work;

(c) the structural design or adequacy of any element of construction;

- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;

(f) any services including building, engineering (electronic), fire and smoke detection or mechanical;

(g) lighting or energy efficiency;

(h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;

(i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;

(j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;

(k) a review of environmental or health or biological risks such as toxic mould;

(I) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;

(m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and

(n) in the case of strata and company title properties, the inspection of common property areas or strata/ company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance

Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.