

Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections - Residential buildings



55 Kooronga Ave Orange

PURPOSE OF INSPECTION

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to AS4349.1-2007 and the Building Inspection Agreement.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Property Inspected

Property Inspected Details:

Re: 55 Kooronga Ave
Orange NSW 2800

Contact Details

Inspection Requested By:	Jon Giger 0447764418 jon.giger@cornerstone.edu.au Re: 55 Kooronga Ave Orange NSW 2800
Inspection Requested For:	Same as Inspection Requested By
Cost Billed To:	Same as Inspection Requested By
Contact For Access:	Same as Inspection Requested By

Inspection Details

Work Order/Reference Number:	2731
Inspection Date/Time:	13/02/2026 2:00 PM
Persons in attendance:	Owner
Other relevant comments:	Where applicable all appliances including Central Heating/Cooling, Split System, cook top, Oven, Rangehood, Roller Door operation, Hot Water Service Operation- taps including delivery of hot water are all tested on the day of the inspection. This is dependant on services being available eg: electricity, water and gas and access and permission from vendors available. Dishwashers cannot be tested for operation. It is my recommendation that operation of all above services and appliances be checked prior to handover/settlement of the property. Please refer to recommendations for trades at the conclusion of the report.
Weather conditions at time of inspection:	Overcast

Agreement Details

Agreement Number:	2731
Date of Agreement:	13/02/2026 2:00 PM
Specific requirements and or conditions required:	Nil building report only

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

Inspector Details

Name Of Inspection Firm:	Graham Hurford Quality Homes P/L T/A InSpec Building & Pest Inspections License No 36640C
Contact Phone:	0418 635 783
Inspector Name:	Graham Hurford
Report Prepared Date:	16/02/2026

Summary of Defects

Major Structural Defects identified to the Residential Building on day of inspection

There are no Major Structural Defects.

Major Structural Defects identified beyond the Residential Building	Structural elements beyond the main residential building were not included as part of this inspection.
Incidence of Major Defects	Low
Incidence of Minor Defects	Typical
Overall Condition (refer to definitions)	Average
Details of possible concealment of defects:	<p>The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection. Whilst a thorough visual inspection of the property was carried out the element of concealment of defects is always possible. The inspector cannot and will not move any furniture, floor coverings eg: floor rugs, personal items. The inspector cannot see through walls, floors, paint etc</p> <p>The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required</p>

STRUCTURES INSPECTED

For the purpose of reporting on the property the property will be defined by compass readings e.g. North face.

1.1 55 Kooronga Ave Orange

Structure type:	Split level house
Orientation:	East
Areas Inspected:	Attached Garage, Bathroom 1, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Casual Room, Decking, Dining Room, Entry, Family Room, Roof Exterior, Hallway, Kitchen, Laundry, Lounge Room, Roof Void, Walk in Pantry, Subfloor, Toilet 1, Verandah, Walk in Robe, Walls Exterior, Ensuite
Is the building furnished?:	No
Construction type:	Brick veneer
Pier type:	Masonry
Flooring type:	Concrete Slab, Tongue and Groove Particle Board, Tongue and Groove Strip
Verandah:	Location: East
Decks:	Location: East
Roof Structure/s:	Trussed timber, Skillion
Roof covering/s:	Concrete tile, Metal
Pool present:	No
Are Smoke Detectors Installed:	Yes Number of smoke detectors: 3 Location of smoke detectors: Entry, Family Room, Hallway Recommendation: All smoke detectors should be tested for serviceability and compliance.

General Comments:

Nil

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.

- Bedroom 1
- Bedroom 2
- Casual Room
- Decking
- Entry
- Laundry
- Roof Void
- Walk in Pantry
- Verandah
- Walk in Robe
- Walls Exterior

Access Issue 1. - Subfloor

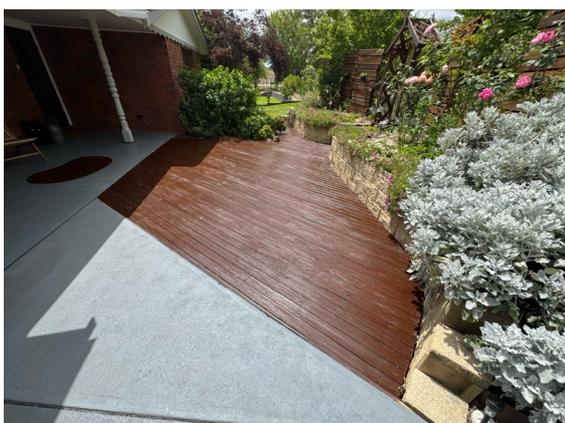
Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Enclosed Foundation Area, Height



The subfloor of the deck could not be inspected.

Access Issue 2. - Subfloor

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Insulation to Underside of Flooring



Areas of the floor framing and flooring could not be inspected

Access Issue 3. - Subfloor

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Ducting, Height



Areas of the subfloor could not be inspected.

Access Issue 4. - Roof Void

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Insulation



The bottom chords of the trusses could not be inspected as they were covered with insulation.

Defect 1. - Roof Exterior

Defect Location:

South Side

Defect Summary:

Roof Coverings

Type of Defect:

Damage

Description:

The roof sheeting is damaged

Ongoing Consequence:

Water ingress to Roof Void

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Roof Plumber



The damaged roof sheeting.

Defect 2. - Roof Exterior

Defect Location:	South Side
Defect Summary:	Guttering
Type of Defect:	Installation
Description:	There is no gutter installed.
Ongoing Consequence:	Excessive ground moisture in the area.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plumber



Missing gutter.

Defect 3. - Roof Exterior

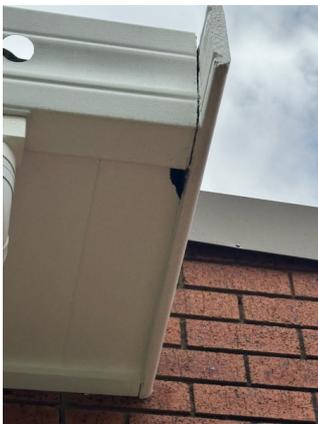
Defect Location:	Various Areas
Defect Summary:	Eaves Fascia and Barges
Type of Defect:	Material deterioration
Description:	The eave sheeting and eave trim is damaged and deteriorating
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter, Painter



Water damaged eave trim



Patched and damaged eave sheeting



Damaged eave sheeting.



Damaged eave sheeting.

Defect 4. - Roof Exterior

Defect Location:

Various Areas

Defect Summary:

Roof Coverings

Type of Defect:

Damage

Description:

Repointing required

Ongoing Consequence:

Further deterioration of the areas.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Roof Tiler



The damaged pointing.

Defect 5. - Exterior

Defect Location:

East Side

Defect Summary:

Garage door

Type of Defect:

Damage

Description:

The face of the door is dented

Ongoing Consequence:

Further deterioration of the area.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Garage door technician



The dented door

Defect 6. - Roof Exterior

Defect Location:	North Side
Defect Summary:	Guttering
Type of Defect:	Material deterioration
Description:	The gutter is leaking
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plumber



The gutter is leaking and needs a re-seal.

Defect 7. - Subfloor

Defect Location:	Various areas.
Defect Summary:	Ant Shielding
Type of Defect:	Installation
Description:	Inadequate
Ongoing Consequence:	Increase risk of undetected termite entry
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Timber Pest Inspector



Missing termite shields in the subfloor. This is typical to the era of the construction, They were not required.

Defect 8. - Interior

Defect Location:	Attached Garage
Defect Summary:	Ceiling Nails Popping
Type of Defect:	Damage
Description:	Popping ceiling nails, patched areas and sagging in areas.
Ongoing Consequence:	Further deterioration of the area.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer, Painter



Patched ceiling



Patched ceiling



Popping nails and sagging.

Defect 9. - Interior

Defect Location:

Bedroom 4

Defect Summary:

Timber Doors - Operation

Type of Defect:

Operational

Description:

The door is binding.

Ongoing Consequence:

Difficult to operate, Damage to surrounding elements

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter



The door is binding and needs easing.

Defect 10. - Exterior

Defect Location:	South Side
Defect Summary:	Verandah
Type of Defect:	Installation, Safety hazard
Description:	The stair treads are too small.
Ongoing Consequence:	Personal injury, Personal injury
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Concreter



The stair treads are too small.

Defect 11. - Interior

Defect Location:	Various Areas
Defect Summary:	Metal Windows and Doors - Sash/Door Operation
Type of Defect:	Material deterioration
Description:	The rollers are damaged
Ongoing Consequence:	damage to the sash/door
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Glazier



The window sash running wheels need maintenance in various areas.

Defect 12. - Interior

Defect Location:

Bedroom 3

Defect Summary:

Timber Doors - Damage

Type of Defect:

Damage

Description:

The face of the door is damaged.

Ongoing Consequence:

Further damage to the door

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter, Painter



The face of the door is damaged.

Defect 13. - Interior

Defect Location:	Hallway
Defect Summary:	Ceiling Cracking and/or evidence of damage repaired
Type of Defect:	Damage
Description:	Cracking
Ongoing Consequence:	Further cracking
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer, Painter



Ceiling cracking.



Ceiling cracking.

Defect 14. - Interior

Defect Location:	Toilet 1
Defect Summary:	Plaster wall cracking.
Type of Defect:	Damage
Description:	Cracking.
Ongoing Consequence:	Further cracking.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer, Painter



Wall cracking.



Wall cracking.

Defect 15. - Interior

Defect Location:

Family Room

Defect Summary:

Ceiling Cracking and/or evidence of damage repaired

Type of Defect:

Damage

Description:

Evidence of repairs to cracking Damaged ceiling sheeting

Ongoing Consequence:

Further deterioration of the area.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Plasterer, Painter



The damaged ceiling.



The damaged ceiling.



Patched ceiling.



The damaged ceiling.

Defect 16. - Interior

Defect Location:

Family Room

Defect Summary:

Tiles

Type of Defect:

Installation

Description:

There are no splash back tiles installed

Ongoing Consequence:

Deterioration of surrounding elements

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Tiler



The sink has no splash back tiles installed.

Defect 17. - Interior

Defect Location:	Family Room
Defect Summary:	Metal Windows and Doors - Sash/Door Operation
Type of Defect:	Operational
Description:	The rollers are damaged
Ongoing Consequence:	damage to the sash/door
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Glazier



The sash wheels need maintenance

Defect 18. - Interior

Defect Location:	Lounge Room
Defect Summary:	Ceiling Cracking and/or evidence of damage repaired
Type of Defect:	Damage
Description:	Cracking
Ongoing Consequence:	Further cracking
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer, Painter



The cracking cornice.

Defect 19. - Interior

Defect Location:

Kitchen

Defect Summary:

Bench Top

Type of Defect:

Material deterioration

Description:

Lifting of laminate

Ongoing Consequence:

Further deterioration

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter



The damaged laminate.

Defect 20. - Interior

Defect Location:	Kitchen
Defect Summary:	Ceiling Sagging
Type of Defect:	Damage
Description:	Separation from framing
Ongoing Consequence:	Further sagging or possible collapse Safety issue.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer, Painter



Sagging ceiling. The ceiling sheets need to be re-fixed to the supporting timber framing.

Defect 21. - Interior

Defect Location:	Ensuite 1
Defect Summary:	Plaster wall cracking.
Type of Defect:	Damage
Description:	Cracking.
Ongoing Consequence:	Further cracking.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer, Painter



Wall cracking.



Wall cracking.

Defect 22. - Interior

Defect Location:

Ensuite 1

Defect Summary:

Tiles

Type of Defect:

Installation

Description:

There is no sealant at the junction of the splashback and vanity top

Ongoing Consequence:

Allow water to enter the wall or vanity top

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Tiler



The vanity needs a silicone seal applied

Defect 23. - Interior

Defect Location:	Dining Room
Defect Summary:	Wall cracking.
Type of Defect:	Damage
Description:	Cracking.
Ongoing Consequence:	Further cracking.
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plasterer, Painter



Wall cracking.

Defect 24. - Interior

Defect Location:	Attached Garage
Defect Summary:	Wall trim
Type of Defect:	Installation
Description:	The wall trim above the garage doors is not installed
Ongoing Consequence:	Incomplete installation
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter, Painter



Missing wall trim

Observation 1

Area Location:

lounge/family room

Description:

The fire flue needs to be checked that it is installed to the current Australian Standards and is safe before use.



The fire flue needs to be checked before use.



The fire flue needs to be checked before use.

Observation 2

Area Location:

The property`s appliances

Description:

The appliances were tested for operation on the day of the inspection



The solar system needs to be checked for operation by a licensed solar technician.



The hot water system was operating.



The range hood/ exhaust fans were operating.



The central heating was operating.



The split system was operating



The oven was operating



The cook top was operating

CONCLUSIONS

Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

Recommendations

Recommendations from the Report

- Roof Plumber
- Plumber
- Carpenter
- Painter
- Roof Tiler
- Garage door technician
- Timber Pest Inspector
- Plasterer
- Concreter
- Glazier
- Tiler

Other Inspections Recommended

Electrical, Plumbing Timber pest inspector ,
Licensed Solar Technician.

Date:

16/02/2026

Signed:



CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

Damage: The building element/item fixture or fitting is damaged, cracked or broken and is not fit for its intended purpose.

Distortion, warping, twisting: The building element/item fixture or fitting has shifted from its intended position.

Water Penetration, Dampness: Water ingress and/or dampness is found in unexpected or undesirable area(s).

Material Deterioration: The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

Operational: The building element/item fixture or fitting does not perform as expected.

Installation: The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

Structural Defect: Weakness or departure from the expected structural performance of a structural building element.

Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

High: The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Typical: The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

Low: The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Average: The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

Above Average: The overall condition of the building is above average when compared to a building roughly the same age. The building has been well maintained.

Below Average: The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

Definitions

Accessible Area: is any area of the site and structures permitting safe and Reasonable Access to perform the inspection.

Building Inspection Agreement: Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

Structural Element: Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

Building Element: Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

Major Defect: A defect of significant extent where remedial works must be carried out in order to prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

Minor Defect: Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

Safety Hazard: Current or pending serious safety hazard.

Residential Building: is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection.
2. Unless noted otherwise, the inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.
5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.
9. The minimum space required for inspection is as follows:
 - a. beneath a floor - access not be less than 400mm by 500mm and the crawl space clearance to be not less than 600mm x 600mm.
 - b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
 - c. roof void minimum access size must not be less than 400mm x 500mm and the available crawl spaces not less than 600mm x 600mm for reasonable movement.

10. Not Included in the Scope of the Inspection:

- a. Common areas of Strata, Company and Community title type properties.
- b. Timber Pest Activity.
- c. Presence or absence of mould.
- d. Identification of ACM (Asbestos Containing Material).
- e. Identification of flooring containing Magnesite.
- f. Inaccessible or partly inaccessible areas.
- g. Areas where access was denied.
- h. Defects that may have been concealed.
- i. Rising damp and water ingress (leaks) that may be subject to prevailing weather conditions.
- j. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
- k. Technical assessment of electrical, gas, plumbing and mechanical installations.
- l. Site drainage.
- m. Swimming and Spa Pools.
- n. Identification illegal building works.
- o. Breaking apart and/or dismantling.
- p. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
- q. Removing or moving stored goods and/or personal possessions.
- r. Impact to the buildings footings when trees are in close proximity.
- s. Septic tanks.

11. Disclaimer of Liability: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.

12. Complaints Procedure: If there is any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we will respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.

