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# Handover Inspection Report

Rosedale South, Qld, 4123



## INTRODUCTION

Our company has been requested to complete an inspection of the above property and compile a Handover Inspection report on readily visible defects at the time of our inspection. The following statements outline my observations and my opinion of the condition of the dwelling as viewed. It is noted that this report contains an opinion on that which is readily viewable and such can only be relied upon for what can be seen. No opinion or warranty is made on that which cannot be seen. Additional defects may become evident over time & the report is not an exhaustive list of all defects within the building.

The report does not consider any electrical, plumbing, fire services, Security or other electronic systems.

**Date of Inspection:** 19/07/2017

**Job No.**

**Report Requested By (Client):**

**Name**

**Address**

**Phone**

**Email**

**Agent**

**Address of Inspected Property:**

**Street Address**

**Suburb**      Rochedale South, Qld, 4123

**Time of Inspection**      09:00 AM

**Weather Condition at Time of Inspection**      Dry

**Recent Weather Conditions**      Dry and Wet

**Type of Construction**      Free Standing Domestic House. **Height:** Multistorey. **Walls:** Cavity Brick and Fibrous cladding. **Piers:** Brick and Concrete. **Floor:** Concrete Slab and Chipboard. **Roof:** Colourbond

**Approximate Age**      1990s however extensively renovated

**Building Furnished**      No

**Building Tenancy**      Unoccupied

**Persons in Attendance**      Inspector and Owner

**IMPORTANT NOTE:** The client acknowledges that, unless stated otherwise, the clients should promptly implement any recommendation or advice given in this report.

## 1. Summary of observations

This Summary is not the Report. The following Report **MUST** be read in full conjunction with 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.

The free standing domestic house appears to have been constructed to a satisfactory standard, using workmanship and materials of an acceptable quality.

Evidence of Incomplete Construction was not observed. Incorporating relevant defects as observed at the time of the inspection.

Evidence of Structural Damage was not observed.

Evidence of Conditions Conducive to Structural Damage was not observed.

Evidence of Major Defects in the Condition of Non-structural elements was not observed.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

## 2. Service Requested by the client

This section of the Report explains what type of inspection and report the Inspector carried out including what was inspected and what was not inspected and the limitations and restrictions that apply to the inspection and report. It is important that the client carefully reads and understands this section and contacts our office on 07 56682279 if any further clarification is required.

### 2.1 Service

As requested by the Client, the inspection carried out by the Inspector ("the Consultant") was a "Handover / Practical Completion Report".

### 2.2 Purpose of the Inspection

The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection with a view to providing the builder with a list of Items to be rectified to achieve Practical Completion of a new construction.

### 2.3 Scope and limitations of the Inspection and Report

This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; Minor Defects; and any Serious Safety Hazard observed by the Inspector at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work, and the carrying out of Tests.

The client acknowledges that significant risk may exist in areas not covered by this report and is advised to seek further inspections and information to assess such risks from appropriately licensed and qualified specialists.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Inspector on receipt of the Report.

Any person who relies upon the contents of this report does so acknowledging that the clauses, which define the Scope and Limitations of the inspection and report, form an integral part of the report.

## 2.4 General Limitation

This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious defects apparent at the time of the inspection.

## 2.5 Assessment of Compliance Exclusion

This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law.

## 2.6 Limitations of the Process of Inspection

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

Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB such matters may upon request be covered under the terms of a Special-purpose Property Report.)

## 2.7 Other Specific Exclusions

This Report does not and cannot make comment upon:

- Defects that may have been concealed;
- Latent defects;
- The assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions;
- Appliances including but not limited to: water heaters, space heating, air conditioning, dish washers, washing machines, dryers, range hoods, cook tops, ovens, refrigeration, video or audio installations, intercoms, vacuum systems, lifts, garbage systems, water feature appliances and antennas.
- Gas-fittings;
- Common property areas;
- Environmental concerns;
- The proximity of the property to flight paths, railways, or busy traffic; noise levels;
- Health and safety issues;
- Heritage concerns;

- Security concerns;
- Fire protection;
- Site drainage (apart from surface water drainage);
- Swimming pools and spas (non-structural);
- Detection and identification of illegal building work;
- Detection and identification of illegal plumbing work;
- Adequacy of design of any building element;
- Water supply plumbing (apart from obvious defects to visible components);
- Sewerage and waste water plumbing (apart from obvious defects to visible components);
- Durability of exposed finishes;
- Neighbourhood problems;
- Document analysis;
- Electrical installation;
- Any matters that are solely regulated by statute;
- Any area(s) or item(s) that could not be inspected by the consultant;

## 2.8 Customer Complaints Procedure

In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

## 2.9 Asbestos Disclaimer

No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.

## 3.0 Mould Disclaimer

Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

### 3.1 Disclaimer of Liability

No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

### 3.2 Disclaimer of Liability to Third Parties

We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to the agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us is the Client named on the face page of this Report.

## 4.0 Definitions

**Client** means the person or persons, for whom the Inspection Report was carried out or their Principal. (ie. the person or persons for whom the report was being obtained).

**Inspector** means a person, business or company who is qualified and experienced to undertake a pre purchase inspection in accordance with Australian Standard AS 4349.1-2007 *Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings*. The Inspector must also meet any Government licensing requirement, where applicable.

**Building & Site** means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and Stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

**Tests** mean where appropriate, the carrying out of tests using the following procedures and instruments:

- *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the Inspector's experience has shown to be particularly susceptible to damp problems. Instrument testing using an electronic moisture detecting meter of those areas and other visible accessible elements of Construction showing evidence of dampness was performed.
- *Physical Tests* means the following physical actions undertaken by the Inspector: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

**Structure** means the load bearing part of the building, comprising the Primary Elements.

**Primary Elements** means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, and load bearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of

personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

**Major Defect** means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Australian Standard AS4349.1-2007 *Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings*, Table 3.3, specifies types of defects as:

(A) *Damage* – The fabric of the element has ruptured or is otherwise broken.

(B) *Distortion, Warping, Twisting* – An element or elements has been distorted or moved from the intended location.

(C) *Water Penetration Damp Related* - Moisture is present in unintended or unexpected locations.

(D) *Material Deterioration (rusting, rotting, corrosion, decay)* – An element of component is subject to deterioration of material or materials.

(E) *Operational* – An element or component does not operate as intended.

(F) *Installations (including omissions)* – The element or compound is subject to improper or ineffective installation, inappropriate use, or missing components.

**Minor Defect** means a defect other than a Major Defect.

**Serious Safety Hazard** means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**Primary Elements** means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, load bearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

**Secondary Elements** means those parts of the building not providing load bearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

**Finishing Elements** means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. Furniture or soft floor coverings such as carpet, vinyl and Linoleum however, is not considered 'Finishing Elements'.

**Accessible Area** means an area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

**Readily Accessible Areas** means Accessible 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 where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where safe and reasonable access is available, providing the spaces or areas permit entry.

**Building Element** means portion of a building that, by itself or in combination with other such parts, fulfils characteristic function.

**Conditions Conducive to Structural Damage** means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

This section of the Report provides an overview of the property, its method of construction, and key Information about its current state.

The Inspector may use points of the compass in this Report and this orientation statement is provided as a reference point for the location of an item within the building. It is not intended to be an accurate statement of the true orientation of the building.

## 5.0 Property Information

This section of the report provides an overview of the property, its method of construction, and key information about its current state.

### 5.1 Orientation Statement

The façade of the building faces South.

Please note that for the purpose of this Report the façade of the building contains the main entrance door.

### 5.2 Residential Building Type

The type of building is a: Detached, three level house.

### 5.3 Number of Storeys

The dwelling has 3 storey(s).

**Note** where a dwelling is high-set and has had rooms built in the sub-floor area, the number of storeys are counted from the original lowest living area floor.

### 5.4 Property Position on Site

The building is sited towards the rear of a larger sized sloped block.

### 5.5 Water Supply

Water supply was connected at the time of inspection.

### 5.6 Power Supply

Power was connected at the time of inspection.

All electrical wiring, meter-box, switch box, fuse box, appliances and other electrical items need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

### 5.7 Smoke Detectors

This following statement reports only on the physical presence or otherwise of smoke detectors in dwelling being inspected. Whether or not there are the required number of smoke detectors inappropriate positions and whether or not they are functional is not stated or implied. When a smoke detector is reported as present, it would be prudent to consult a suitably qualified fire safety person to ensure that the units are installed correctly and is functioning to specification.

Smoke detectors were observed. (**NOTE:** Detectors in this property have been installed as per AS 3786-2014)

## 5.8 Safety Switch

This following statement reports only on the physical presence or otherwise of a safety switch module in the meter box, fuse box or switch board. Whether or not the switch is functional is not stated or implied. When a safety switch is reported as present, it would be prudent to consult a licensed electrician to ensure that the unit has been installed correctly on all circuits and is functioning to specification.

A safety switch modules was observed.

## 6.0 Property Information

### 6.1 Floor structure

Ground to Floor construction: Slab on the ground construction: with a number of termite treatments noted ranging from chemical & physical barriers.

Entry Level Floor Construction: Reinforced concrete construction flooring; Concrete & tiles.

Upper Floor Construction: Combination of concrete and timber joist & particleboard flooring.

Floor Finish (Wet Areas Only): Porcelain & ceramic tiles.

Stair Flights and Landings: Standard timber stair case.

Balustrades and Handrails: Timber with glass inserts internally with aluminium externally on balconies.

Balconies: Under roof alfresco area on levels 1 & Open area on level 2. Tile floor on both.

Patios/Pergolas: N/A.

Decks: N/A.

### 6.2 Wall Construction

External Wall Construction: Combination of Cavity brick, Brick veneer and Fibrous cladding.

External Wall Finishes: Combination of face brickwork, painted render and fibrous board with painted acrylic render.

Internal Wall Construction: Brick and timber frame construction.

Internal Wall Finishes: Face brick & painted Gypsum Plasterboard.

Party Walls: N/A.

### 6.3 Roof Structure

Roof Construction: Softwood truss construction.

Roof Type: Pitched.

Roofing: Colourbond, trimdek profile.

## 7.0 Accessibility

This section of the Report describes which areas of the property were included in the scope of the inspection and what parts of those areas the Inspector was unable to inspect and why. The Inspector has included an assessment of the risk of there being structural defects in areas unable to be inspected because they were inaccessible or restricted. The client should give careful consideration to the need or otherwise of further inspection of inaccessible or restricted areas.

### 7.1 Accessible areas Inspected

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible and were not inspected include – but are not limited to – inside wall structures (cavities, voids, etc), the interior of a flat or low pitched roof or beneath a suspended floor filled with earth.

The inspection covered the **Accessible** parts of the following Areas:

Building Interior, Roof Cavity, Subfloor, Grounds, Building Exterior, Retaining Walls

The site including any timber structures such as bridges, landscaping, retaining walls, fences, tree stumps, trees and timber embedded in the soil within the property boundaries up to a distance of 50 metres of the building.

### 7.2 Areas Not Accessible for Inspection

The inspection did not include the following areas because they were not readily accessible or inaccessible or obstructed at the time of inspection. As it is possible that these uninspected areas may show evidence of defects, we strongly recommend that a further inspection be conducted once these obstructions have been removed. Where the obstruction is of a permanent nature, i.e. part of the building structure or fitted flooring coverings, a more invasive inspection of these areas is recommended. An invasive inspection may require actions such as the cutting of traps, removal of wall linings, lifting of floor coverings, removal of insulation and the like. Such action will require the consent of the owner of the building and will incur additional costs.

Areas not inspected are: Access to inspect the roof covering was significantly limited by the weather conditions (windy) and due to workplace health and safety regulations.

### 7.3 Obstructions to the inspection

#### 7.3.1 Building Interior

The Inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

Part or parts of the building interior were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

### **7.3.2 Building Exterior, Roof Exterior and Site.**

The Inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

Part or parts of the building exterior were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

Part or parts of the roof exterior were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

### **7.3.3 Roof Space**

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400 mm by 500 mm Access man hole. Part or parts of the roof space were not readily accessible or inaccessible or obstructed at the time of inspection because of:- Restricted by insulation covering ceilings & wall framework.

### **7.3.4 Subfloor Space**

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the Inspector.

Part or parts of the subfloor space were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

### **7.3.5 Retaining Walls & Fences**

The Inspector cannot trespass on adjoining property to inspect retaining walls and fences. Some defects to retaining walls and fences may only be visible from adjoining property.

Part or parts of the retaining walls were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

## **8.0 Common Property**

In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified. It would be prudent to request details of any past building problems, maintenance history, programs and plans from the body corporate.

## 8.1 Defect Assessment

The assessment of defects is based on careful visual examination of the Readily Accessible areas of the property. In addition to the visual examination, the inspection also included the carrying out of Tests. Defect Assessment takes into account the age and type of building and in particular the normal wear and tear and minor defects associated with older buildings.

This section is organised under the following headings:

- Incomplete Construction – covering any key components of the building that are missing or any construction work that is unfinished.
- Structural Damage – covering damage and defect to any structural component of the Building including the foundations, frame, and roof frame, windows, doors, etc.
- Conditions Conducive to Structural Damage – Defects and damage that if not corrected will lead to structural defects or damage.
- Major Defects In the Condition of Non-structural Elements – Defects and damage to non structural elements. This section only reports on items that are significant in terms of cost and impact.
- Minor Defects In the Condition of Non-structural Elements.
- Serious Safety Hazard - Any item or matter (within the Inspector's expertise) that may constitute a present or imminent serious safety hazard
- Other Matters - This section reports on matters that have come to the Inspector's attention which are outside the scope of the Standard Property Inspection & Report but which the Inspector considers important to communicate to the client.

## 8.2 Incomplete Construction

This section lists evidence of incomplete construction observed at the time of the inspection. Incomplete construction is where the construction was not complete in the work synonymous with construction. This does not include building services such as power, water, sewerage, drainage etc. which are out of the scope of this report.

### 8.2.1 Observations

Evidence of incomplete construction and defects was not observed, or revealed and/or confirmed under test conditions at the time of the inspection and noted for further attention. In any event all specified items required under the contract must be provided.

## Observations

### LEVEL 1



Kitchen- sealant missing around door frame, make good



Kitchen- make good visible edge of caeser stone bench top



Kitchen- the 2 windows at bench height recommended to be restricted to open a maximum of 125mm or fitted with a suitable security screen as there is more than two (2) metres to the external ground level, to prevent small children falling through opening.



Kitchen- make good blemish and lump to skirting LHS



Kitchen- fill gaps to internal corners of kickboard, widespread. Review all and make good



As above



Kitchen- make good split in architrave to window above sink



Kitchen- install edge strip to joinery panel in pantry



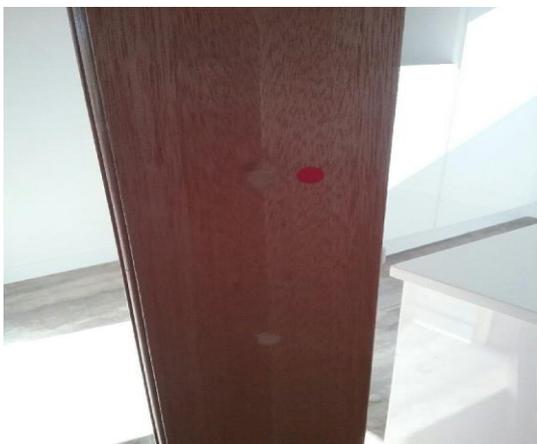
Kitchen- insert screws so as to be flush and cap off exposed screws. Widespread, review all and make good



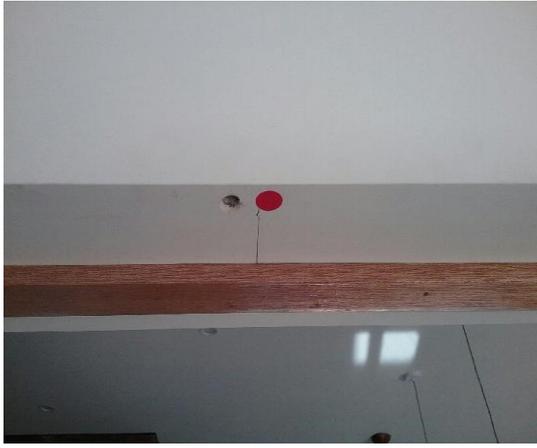
Kitchen- as above



Kitchen- double door are difficult to close and open, ease spring to roll latch



Kitchen- make good poor finish and colour of filler on face of door



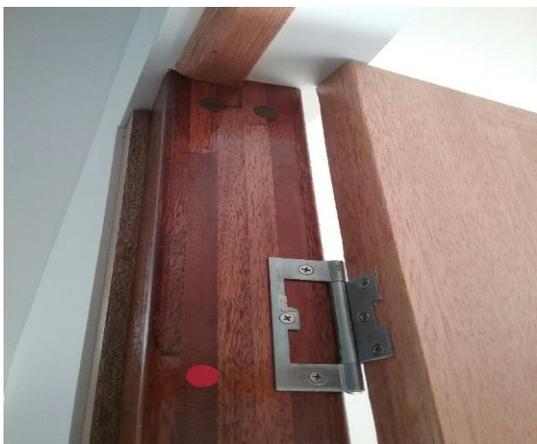
Kitchen- install metal escutcheon plate to double door top drop bolt



Dining- sealant missing (incomplete) around door frame, make good



Dining- gap seal panel to wall



Kitchen- door stop missing both sides of double door



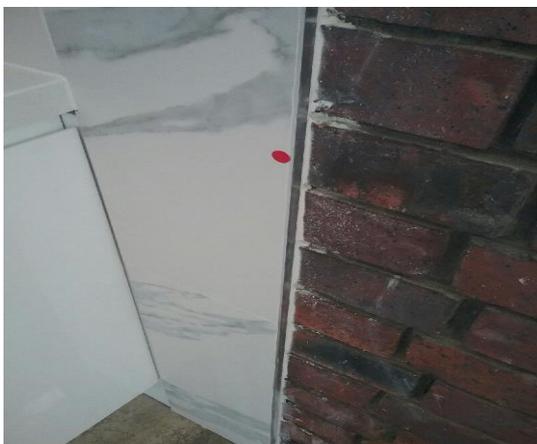
Dining- clean down plaster droppings from face brick



Dining- sharp edges to corners of tiles. Recommend removing sharp edges in the vicinity of the working bench area



Dining- window at bench height is recommended to be restricted to open a maximum of 125mm or fitted with a suitable security screen as there is more than two (2) metres to the external ground level, to prevent small children falling through opening.



Dining- make good (clean up) untidy finish on brickwork/tile edge.



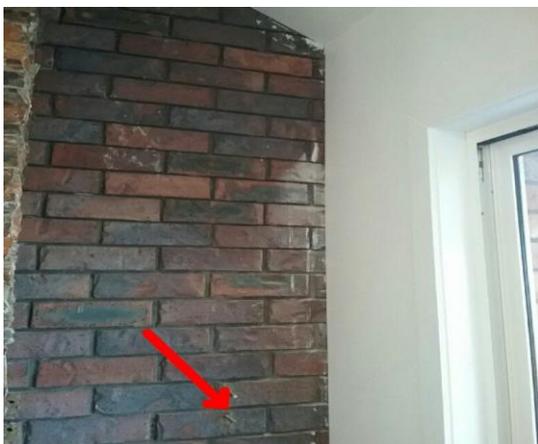
Dining- make good hole in joinery panel RHS of GPO



Dining- clean down plaster droppings from face brick



Dining- island bench- review all cupboards, cap off screws and clean out



Living - clean down face bricks. Remove protruding bolts



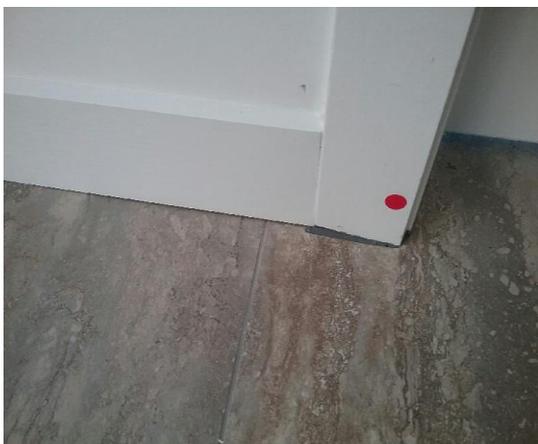
Living – make good short architrave and tidy up sealant



Living- make good scratch sliding door handle



Living- install sealant to tile/skirt junction to give a consistent finish through out



Stairs- make good architrave and/or sealant



Dining- make good poor finish to fill to island bench LHS



Dining- make good poor finish to fill to island bench RHS



New Stairs- entry steps- make good poor finish to tile metal edge mitres. Unsatisfactory workmanship



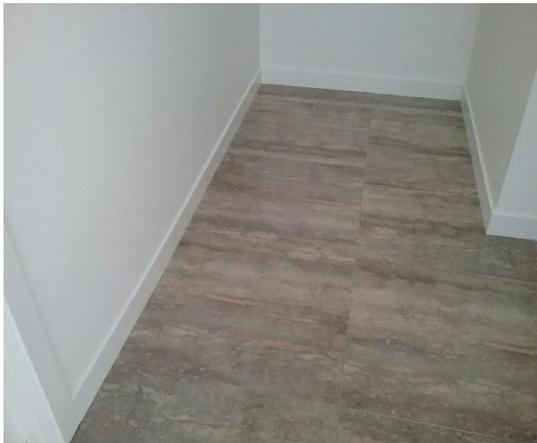
New Stairs- make good blemish on wall



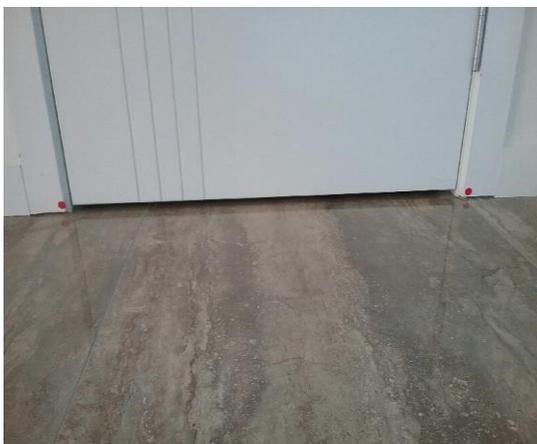
New Stairs- make good plaster blemish both sides on ceiling



New Stairs- make good by filling holes & completing the clear coating on timber trim, both sides of the stairs



New Stairs- recommend applying sealant to tile/skirting junction to assist in protecting the skirting from moisture damage



New Stairs- make good short architraves either side of door leading into storage room



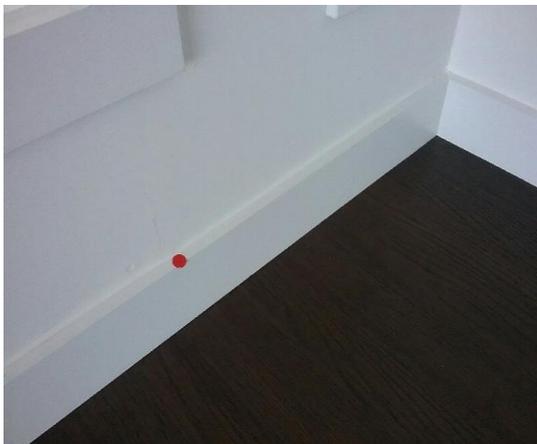
New Stairs- make good around striker plate leading into storage area under stairs



Stairs- storage- incomplete application of sealant around door frame, make good



Study- paint top and bottom of door as required, review all and make good to ALL



Study- make good plaster blemish under window



Study- excessive play in striker, make good



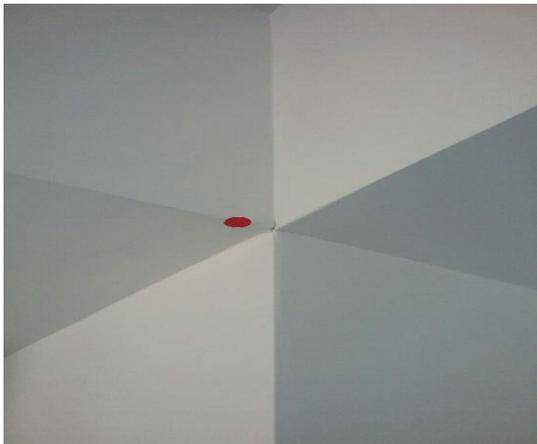
Family- make good poor finish/workmanship to skirting



Family- make good paint blemish on ext. corner of wall



Family- make good loose GPOs



Family- make good plaster blemish to bulkhead, right in the corner



Family- make good hole next to light fitting RHS of A/C



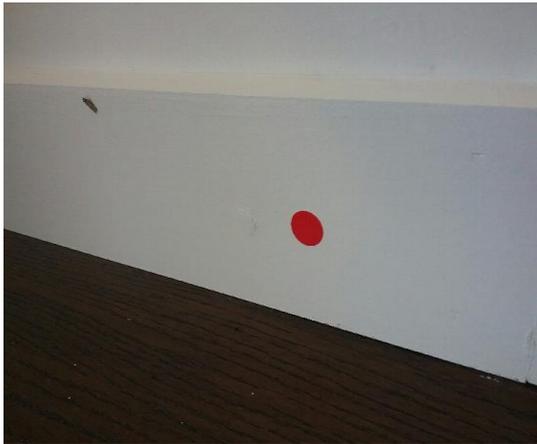
Family- install cover to GPO



Family- make good chip in architrave and align mitre so as it is flush



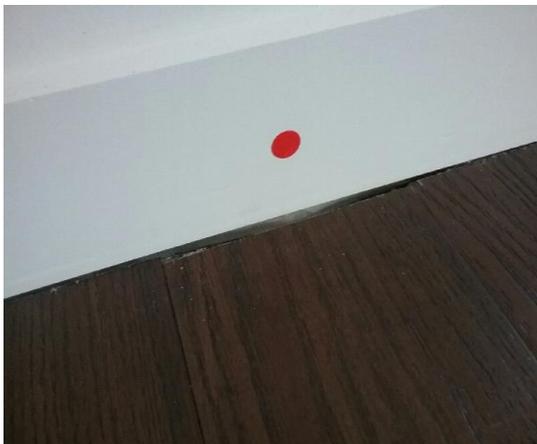
Family- make good chip in reveal and rectify poor finish to mitre



Family- make good poor nail filling to skirting



Family- make good connection of architrave and skirting (make flush) consistent with others



Family- make good floor board short. Gap present



Family- make good chipped reveal of window frame



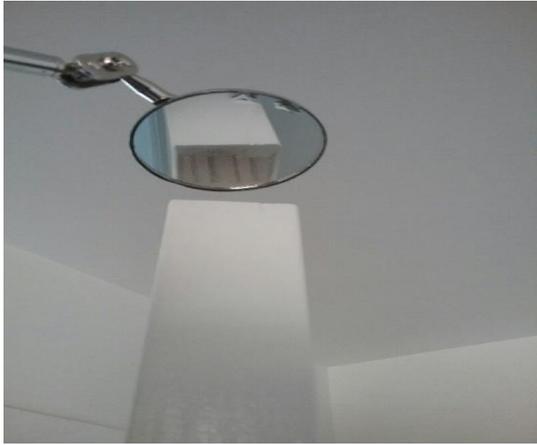
Passage- make good scratches on handle, RHS



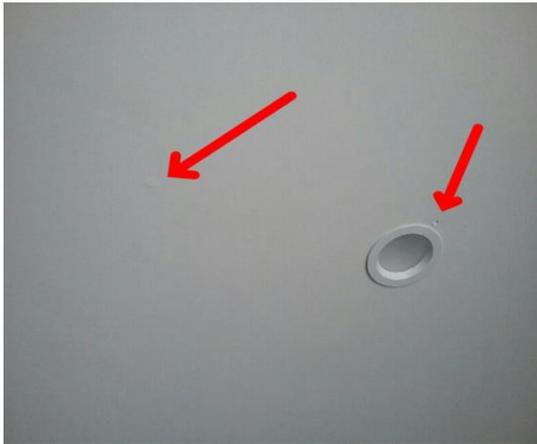
Passage- inadequate paint coverage top & bottom of ext. x 2 doors, make good



Bed 4- make good plaster blemish on ceiling



Bed 4- paint top and bottom of door as required, review all and make good to ALL



Bed 4- make good popped nail ceiling and hole adjacent light fitting



Bed 4- make good crack in ceiling



Walk in robe- paint top and bottom of door as required, review all and make good to ALL



Ensuite 4- make good aluminium edge of tiles and remove wedges



Ensuite 4- paint top and bottom of door as required, review all and make good to ALL



Ensuite 4- cap all exposed screws in joinery. Review all and make good



Ensuite 4- make good gap LHS of door (no tile currently) to a tradesman like manner. Make good chip in door face adjacent hinge



Ensuite 4- apply sealant to protect kickboard face of moisture



Balcony- grout not consistent and stained in places which may suggest moisture being retained underneath. Make good



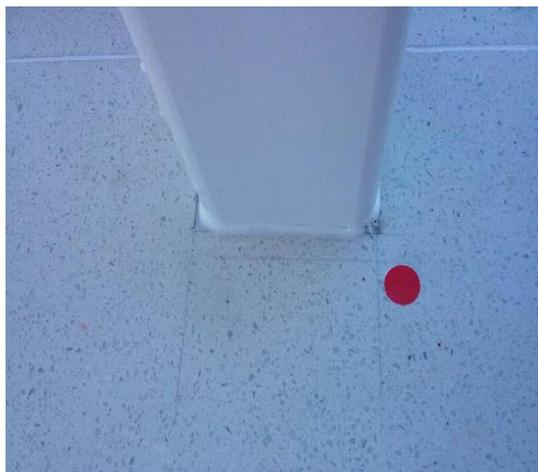
Balcony- remove bolts from wall



Balcony- silicon applied lumpy, untidy and smeared on face brickwork, make good



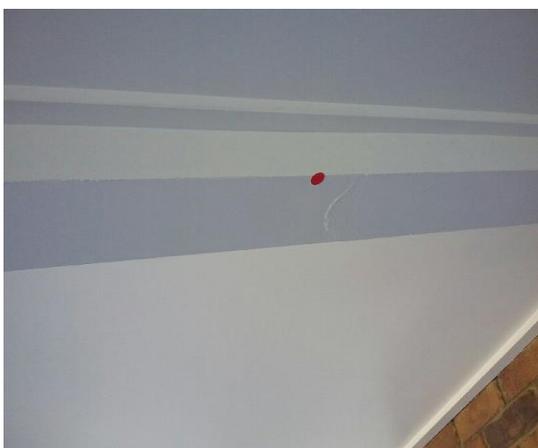
Balcony- make good finish base of cladding between both sliding door



Balcony- remove pencil marks off caeser stone capping. Review all and make good



Balcony- make good finish and detail at end of bulkhead.



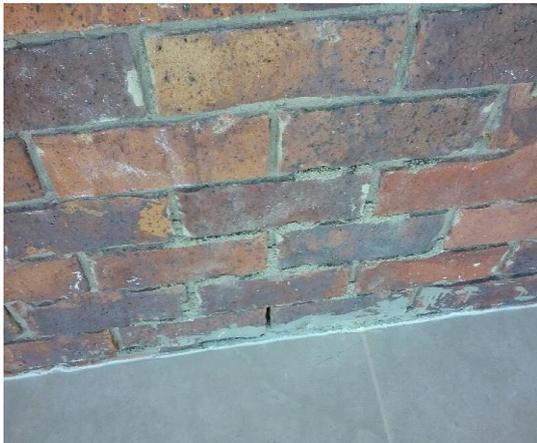
Balcony- finish to ext. bulkheads and ceilings are not finished off in a tradesman like manner. Areas are lumpy and have not been sanded prior to painting. Make good to all



Balcony- finish to ext. bulkheads and ceilings are not finished off in a tradesman like manner. Areas are lumpy and have not been sanded prior to painting. Make good to all



Balcony- fill hole to face brickwork



Balcony- glue and concrete splashed on face brickwork, remove all and make good



Balcony- finish to ext. bulkheads and ceilings are not finished in a tradesman like manner. Areas are lumpy and have gaps that require filling or trimming prior to painting. Make good to all



Balcony- finish to ext. bulkheads and ceilings are not finished in a tradesman like manner. Areas are lumpy and have gaps that require filling or trimming prior to painting. Make good to all



Balcony- finish to ext. bulkheads and ceilings are not finished off in a tradesman like manner. Areas are lumpy and have not been sanded prior to painting. Make good to all



Balcony- metal capping to front edge of tiles is untidy and in particular where they overlap. Make good to all



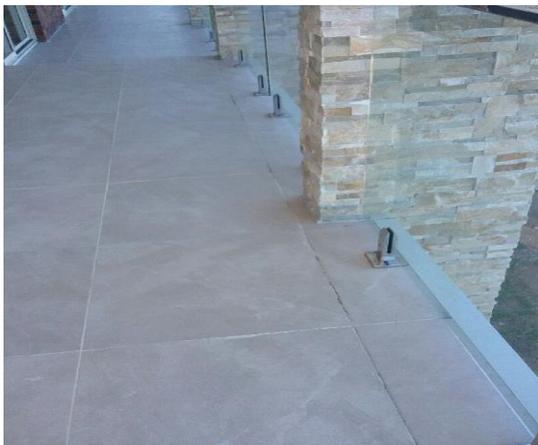
Balcony- metal capping to front edge of tiles is untidy and in particular where they overlap. Make good to all. Unknown if capping is sealed correctly to tiles and will not present moisture issues downstairs in the future. Consult with Builder for clarification and warranties



Balcony- make good glue and mortar splatter on face brickwork



Balcony- make good gap to tiles



Balcony- grout not consistent and stained in places. Make good



Balcony- finish to ext. bulkheads and ceilings are not finished in a tradesman like manner. Areas are lumpy and have gaps that require filling or trimming prior to painting. Make good to all



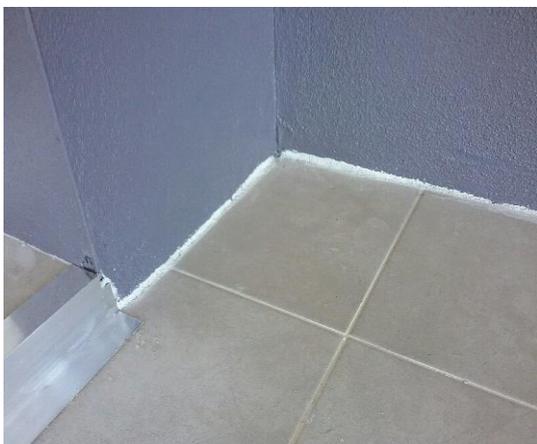
Balcony- finish to ext. bulkheads and ceilings are not finished in a tradesman like manner. Areas are lumpy and have gaps that require filling or trimming prior to painting. Make good to all



Balcony- finish to ext. bulkheads and ceilings are not finished in a tradesman like manner. Areas are lumpy and have gaps that require filling or trimming prior to painting. Make good to all



Balcony- finish to ext. bulkheads and ceilings are not finished in a tradesman like manner. Areas are lumpy and have gaps that require filling or trimming prior to painting. Make good to all



Balcony- sharpen finish to render and tile junctions. Clean off all silicon smears from capping install. Make good to all



Balcony- sharpen finish to render and tile junctions.  
Remove all silicon smears on tiles.



Balcony- make good hole visible RHS of the capping

**NOTE:** not clear why this aluminium angle is in place?  
Means of fixing of capping may present a water entry issue  
in the future and consideration should be taken to ensure  
ALL certificates and guarantees are presented by the  
Builder. Consult with Builder for clarification



Balcony- sharpen finish to render and tile junctions and fill  
dent in render. Make good to all



Balcony- make good loose top rail



Balcony- make good along aluminium that is against render



Rear entry- apply sealant to wall/bench top junction



Rear entry- make good gap down face of caeser stone bench top



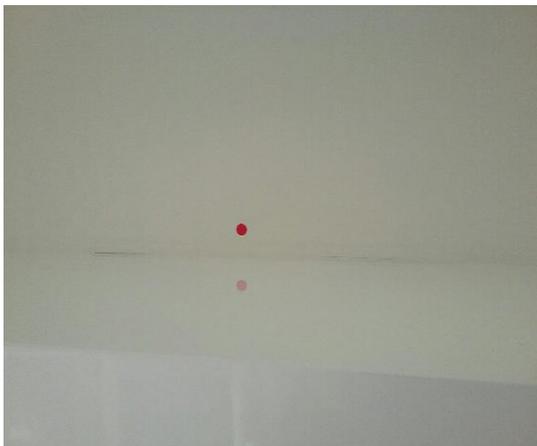
Rear entry- apply sealant to joinery panel/bench top junction



Rear entry- make good short architrave to sliding door



Rear entry- make good missing grout for floor in front of joinery unit



Rear entry- make good untidy finish



Laundry- maker good clashing draws



Laundry- gap fill bench top to joinery panel



Laundry- clean out cupboard of builder's debris and tidy up hole drilled in unit in joinery panel



Laundry- more shelf brackets are required so to install shelf



Laundry- make good missing grout above door architrave and internal corner



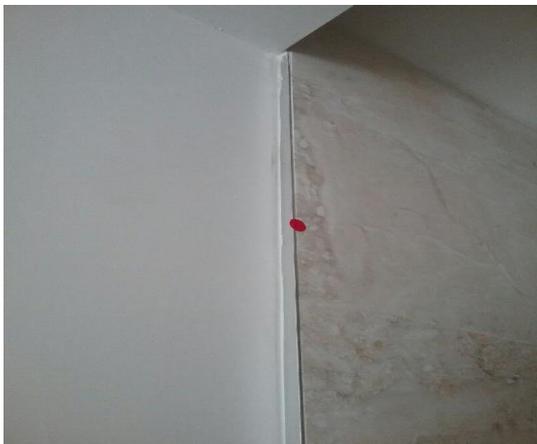
Laundry- missing sealant around door frame and blemish on door jamb, make good



Laundry- excessive gap (>20mm) under door and top and bottom of door not painted, make good to all



Powder Room- tile trim extrusion proud of wall, make good



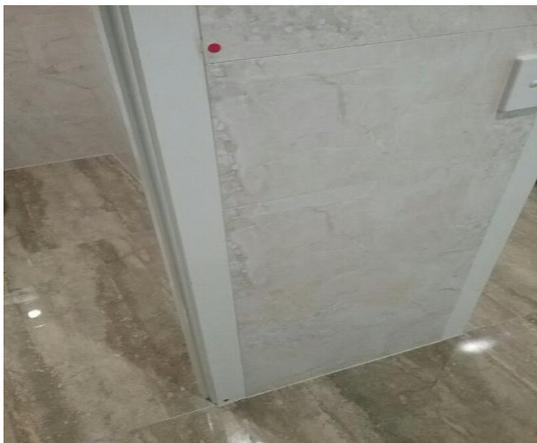
Powder Room- make good untidy finish to tile/wall edge



Powder Room- recommend painting exposed waste pipe under vanity one colour



Powder Room- missing sealant around door frame, make good



Powder room- make good crack in grout along architrave and clean off excessive grout from surfaces



WC- Urinal- excessive gap (>20mm) under door, top and bottom of door not painted and hole in face of door, make good to all



WC- Toilet- make good short architrave



WC- Toilet- excessive gap (>20mm) under door, top and bottom of door not painted and blemishes on face of door and door jamb, make good to all

## **LEVEL 2**



New stairs- make good poor finish and colour of filler on handrails and posts in general



New stairs- make good poor finish and colour of filler on handrails and posts in general



New stairs- make good crack in plaster



New stairs- make good hole on ceiling next to light fitting



Mezzanine- paint top and bottom of doors as required



Mezzanine- make good plaster blemish to ceiling in square set corner



Mezzanine- make good misaligned architrave along the southern wall



Mezzanine- make good inconsistent finish to timber trim/jamb



Gallery- make good misaligned doors, reduce gap in centre. Currently greater than 5mm



Gallery- make good finish to skirting fill LHS of the pair of doors



Bed 1- make good blemishes on door frame and architraves



Bed 1- make good poor patch LHS of GPO



Bed 1- make good chip in door frame reveal



Bed 1- bath- make good poor fitment of aluminium edging (open mitre) and file sharp edges



Bed 1- bath- make good poor fitment/fill to skirting mitre



Bed 1- bath- consult with the Builder/Certifier to **confirm** that a floor waste is not required. **Currently no floor waste installed and no overflow device provided in bath tub in case of accidental overfilling.**



Bed 1- bath- make good tile edge to low wall



Walk in robe- make good gaps to shelving and end timber trim LHS



Walk in robe- make good gaps to shelving and end timber trim RHS



Walk in robe - make good finish around sliding door striker



Walk in robe - excessive gap (>20mm) (currently 40mm) under door and not painted top and bottom of doors, make good to all



Ensuite- excessive sideways movement to door, no paint top and bottom of door and paint blemish on frame, make good to all



Ensuite- make good poor finish (cut tiles) around floor waste under vanity



Ensuite- install missing tap and spout for vanity



Ensuite- make good blemishes on timber frame



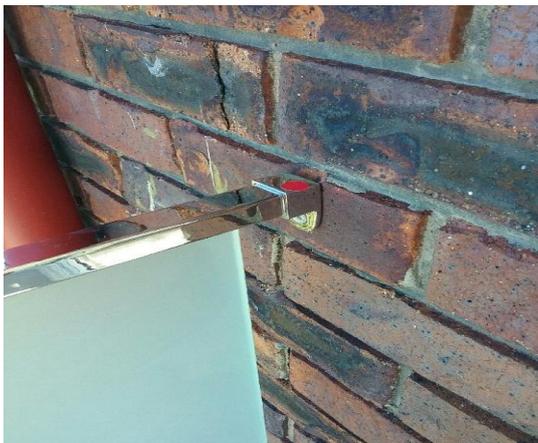
Ensuite- make good poor alignment of screen to tiles



Deck- tile upstand and trim sitting slightly proud of sliding door sill and in my view, appears that it may prevent water escaping freely from door sill. **Consult with Builder/Certifier that all waterproofing has been carried out as per Australian Standards**



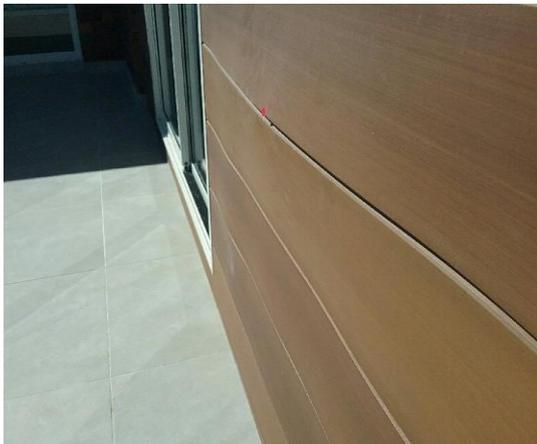
Deck- all windows and sliding doors require a finishing trim of same colour to close out gaps to brickwork



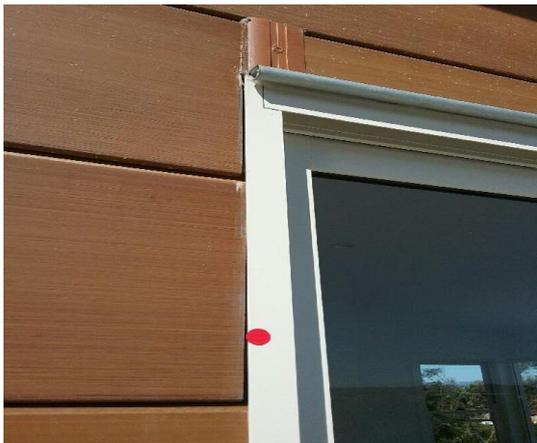
Deck- top rail to glass handrail loose, make good



Deck- grout not consistent in colour and stained in places which may suggest moisture being retained underneath. Make good



Deck- some panels of the PVC cladding are bowed, make good to all



Deck- additional sealant required against PVC cladding & windows/doors, review all and make good to all



Deck- same as above however in another section of the deck



Deck- hole visible under flashing, make good and vermin proof



Ensuite 3- make good gaps to sealant at junction of tile/bench top to vanity



Ensuite 3- install caps to screws in unit



Ensuite 3- install cover plates to draw units, consistent as others



Ensuite 3- excessive gap (>20mm) (currently approx. 40mm) under door and not painted top or bottom of doors, make good to all



Ensuite 3- make good blemishes to door frame



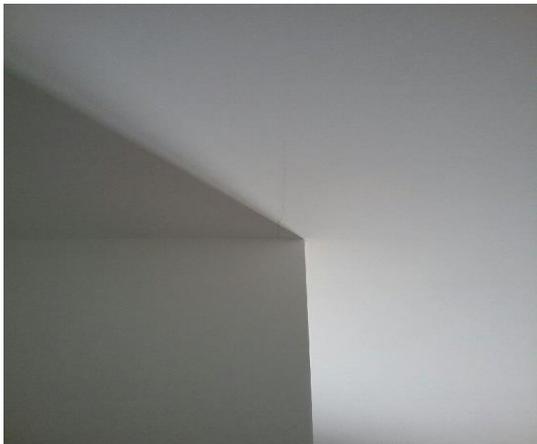
Ensuite 3- make good dents in timber architrave and pelmet



Ensuite 3- install sealant to kickboard/tile junction



Ensuite 3- make good dents in timber architrave



Bed 3- make good noticeable crack in ceiling



Bed 3- make good poor finish at robe track RHS and blemish on wall



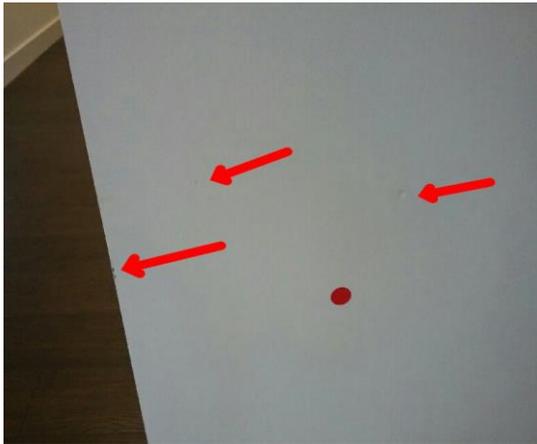
Bed 3- make good poor finish at robe track LHS



Ensuite 3- make good paint blemishes on sliding door frame



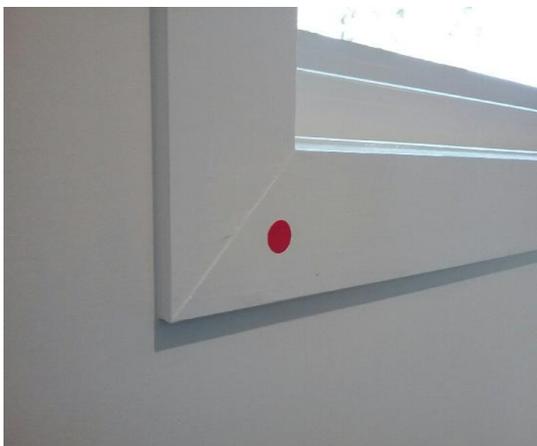
Bed 2- l&rhs



Bed 2- make good plaster blemishes on wall



Bed 2- make good dent in wall top of GPO



Bed 2- make good misaligned mitres L&RHS of window



Bed 2- make good blemish on wall LHS of switch



Ensuite 2- make good scratched paint around pelmets caps



Ensuite 2- make good blemishes on door frame



Ensuite 2- make good tile cut/grout to sill of window



Ensuite 2- make good inconsistent sealant to vanity top

## **GROUND LEVEL**



Entry- missing sealant around door fame L&RHS



Entry- make good gap around architrave and apply final coats of varnish to timber frame.



Entry- make good blemish to plaster on ceiling



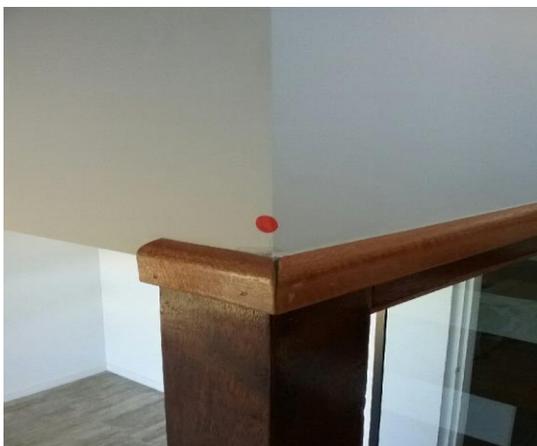
Entry- seal top and bottom of both doors



Entry stairs- The riser spacing on the staircase are not compliant to the building code. The riser opening if your staircase is of 'Open Rise Construction' must not allow a 125mm sphere to pass through, Refer BCA Part 3.9.1.3 – Staircase Construction, consult the Builder/Certifier for clarification.



Entry stairs- complete varnishing timber trim on balustrading both sides to the lower flight



Entry stairs- make good poor mitre on timber trim



Entry stairs- make good poor or incomplete finish under stairs



Entry stairs- make good finish to trim/wall just prior to turning corner



Entry- make good finish around door leading into store room



Entry- tiles have been finished off prior to door and not under door as per best practise, make good



Store and entry door

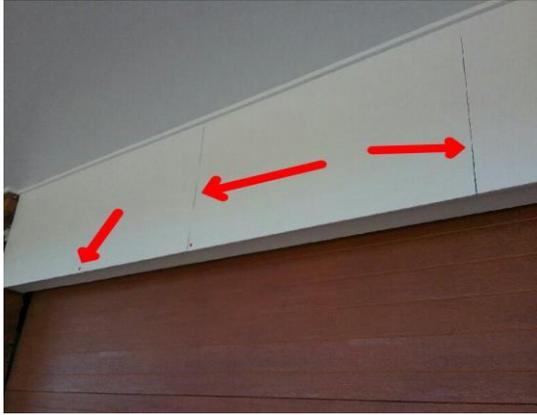


Storeroom- make good finish to plaster around window



Storeroom- remove builder's debris from window sill

## EXTERNAL



Front elevation- Garage- make good gaps and blemishes to front bulkhead above door



Front elevation- Garage- make good fitment of garage door LHS.



Front elevation- Garage- make good fitment of garage door RHS



Front elevation- Entry- make good filler colour to match timber and finish. Review all and rectify



Front elevation- Entry- complete works above entry door



Front elevation- undercroft- finish to ext. bulkheads and ceilings are not finished off in a tradesman like manner. Areas are lumpy and have not been sanded prior to painting. Make good to all



Left elevation- make good damage to edge on fibrous board



Rear elevation- complete painting of trim above window



Rear elevation- make good gap to soffit sheets



Rear elevation- all around- install same colour trim around sliding door to close gap



Rear elevation- make good damage to render at control joint



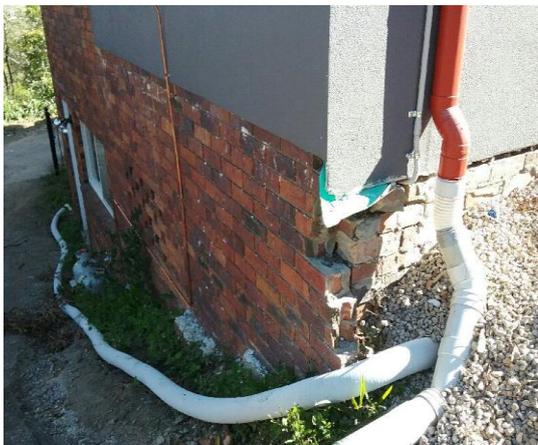
Rear elevation- clean down builders grime from gutter and fascia



Rear elevation- wash down wall of builder's grime



Rear elevation- make good blemishes on wall under window



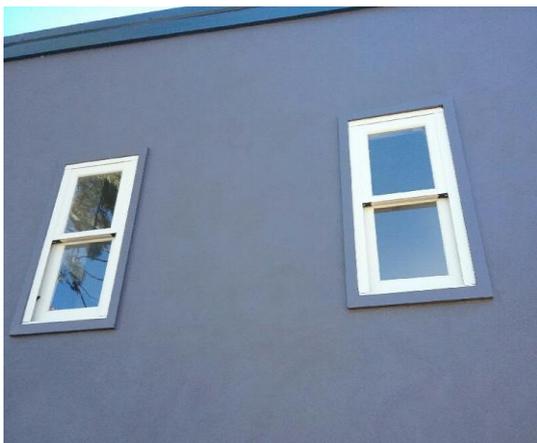
Rear elevation- make good incomplete works in terms of cladding and brickwork. Landscaping by others.



Right elevation- make good hole in wall



Right elevation- as per AS5601.1 LPG gas cylinders are to be restrained from falling by a chain fixed to the wall, make good and safe



Right elevation- flashing missing from windows as required and recommended, make good

## 9.0 Structural Damage

This section reports evidence of significant impairment to the integrity of the whole or part of the Building structure that was observed, or revealed and/or confirmed under test conditions at the time of the inspection.

**Appearance Defect** - Where in the inspector's opinion the appearance of the building element has blemished by cracking at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

No evidence of appearance cracking defects observed, or revealed and/or confirmed under test conditions at the time of the inspection.

**Serviceability Defect** - Where in the inspector's opinion the function of the building element is impaired by cracking and movement at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

No evidence of serviceability cracking defects observed, or revealed and/or confirmed under test conditions at the time of the inspection.

**Structural Defect** - Where in the inspector's opinion the structural performance of the building element is impaired by cracking and movement at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

No evidence of structural cracking defects observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 9.0.1 Deformation

No evidence of deformation significantly impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 9.0.2 Dampness

No evidence of dampness significantly impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 9.0.3 Timber Pest Damage

No evidence of timber pest damage significantly impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 9.0.4 Other Damage

No other structural damage impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

### 10.0 Conditions Conducive to Structural Damage

This section reports evidence of building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage that was observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 10.0.1 Defective Rain Water Goods and Defective Roof Plumbing & Flashings

No evidence of defects to rain water goods, roof plumbing or flashings conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

Plumbing and drainage (apart from rain water goods, flashing, roof plumbing and site drainage) is not within the scope of this inspection and it is recommended all plumbing/drainage should be inspected and reported on by a licensed plumber/drainage prior to purchase.

#### 10.0.2 Bridged or Defective DPC's

No evidence of a defective or bridged damp proof course conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 10.0.3 Poor Workmanship or Inappropriate Materials

No evidence of untradesmanlike work and/or use of inappropriate materials conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 10.0.4 Tree Roots

No evidence of tree roots that may contribute to the occurrence of structural damage observed, any future landscaping should give careful consideration to selection of trees and shrubs as they may affect drainage and the stability of soil around foundations causing cracking and movement in masonry and brickwork in the longer term. To remove potential termite habitats around the property, dead trees should be removed, tree stumps ground down and as much of the root system removed as practicable.

#### 10.0.5 Corrosion

No evidence of corrosion conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

#### 10.0.6 Inadequate Subfloor Ventilation

No evidence of a lack of ventilation conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

### 11.0 Major Defects in the Condition of Non – Structural Elements

This section reports evidence of Major Defects (i.e. a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property) in the condition of the non-structural elements of construction that was observed, or revealed and/or confirmed under test conditions at the time of inspection.

#### 11.0.1 Observations

No major defects in the condition of non-structural elements observed (compared to properties of similar age) at the time of the inspection, however ongoing maintenance is essential for preserving the life and value of the property.

### 12.0 Minor Defects in the Condition of Non – Structural Elements

This section reports on minor defects that should be corrected as a normal process in the Completion of a construction.

#### 12.0.2 Observations

There was minor defects observed (compared to properties of similar age) at the time of the inspection, however ongoing maintenance is essential for preserving the life and value of the Property. Read report in full.

### 13.0 Serious Safety Hazard

No evidence of items or matters (within the inspector's expertise) that may constitute a present or imminent serious safety hazard observed.

### 14.0 Other Matters

This section reports on matters that have come to the Inspector's attention which are outside the scope of the Standard Property Inspection & Report but which the Inspector considers important to communicate to the client.

No other matters observed at the time of the inspection.

***Thank you for choosing Auspect***

**CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. 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. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Craig Blood

Inspectors contact phone: 07 5668 2279 / 0430348963

QBCC License No: 1193814

Insurance Accreditation Number: 05456

**Dated this 19<sup>th</sup> July 2017**

SIGNED FOR AND ON BEHALF OF:

*Craig Blood*

**Auspect Building & Pest Consultants. Pty. Ltd.**

End of Report

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