

# Practical Completion Inspection Report

Provided By



**Besafe Group Pty Ltd**

Suite 1A Level 13/465 Victoria Avenue, Chatswood, New South Wales, 2067  
info@besafeinspections.com.au

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## Report Information

### Client Information

Client Name

### Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

### Practical Completion Inspection

**The Scope of the Inspection:** This report Complies with Australian Standards AS 4349.0-2007. Inspection of Buildings Part 0: General Requierments.

Only the individual named at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

**Special Requirements:** Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

**Inspection Agreement:** This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

**Changes to the Inspection Agreement:** Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

### **Visual Inspection Only**

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 Builder.

**Please read the entire report.** Refer to the terms & conditions as they form part of the report.

## **Warranties and Defects**

The builder should generally provide the following to the owner or owner's agent at the handover stage.

- Final Certification/Occupation Certificate from Certifier/Council.
- Gas/Plumbing compliance certificate/s
- Electrical/Smoke Alarms compliance certificate/s
- Practical Completion certificate which includes a Defects Document with reference to the Defects Liability and Warranty Period including expiry date.
- Home Warranty Insurance certificate
- Certification and relevant information regarding Termite Management System
- User Manuals for all appliances and installations
- Remote controls for garage
- Keys to the property

### **Defect Rectification**

The Builder prior to Handover or settlement, or as agreed by the owner and builder should rectify any items/defects mentioned in the Handover Report.

If you are required to sign a Practical Completion Certificate, or an authority to release the final payment you should ensure that any defects/defects/items mentioned in the Report are noted 'to be rectified by the builder' on a Defects Document, which should be signed and dated by the builder and the owner, or owners agent. Note: If there are any items that the builder does not agree with, these should also be noted on the defects document. The Practical Completion document should mention the provision of a Statutory Defects Period. The Defects Liability Period generally commences from the date the Practical Completion Certificate is signed. You should confirm the period and expiry date with the builder.

There should be provision in your contract for a final inspection by the owner prior to settlement. A final inspection ensures any defects and/or incomplete work have been satisfactorily completed, and any minor defects and/or incomplete work that may still exist at handover/settlement are noted, prior to final payment. You should check the Building Contract in relation to any Practical Completion/Handover requirements.

### **Defect Liability Period**

As a general rule the building is covered for Structural and other defects for a specific period, we recommend you refer to your building contract to confirm the warranty period and check with your builder regarding the provision of any warranties that may be applicable.

We recommend you contact us to conduct a comprehensive Warranty Defects Report for you to provide to the builder. This needs to be done before the expiration of the warranty period.

**Warranties under building law**

Builders and tradespeople must honour the implied warranties in the Domestic Building Contracts Act, which require that they:

- Carry out the work in a proper and workmanlike manner, in accordance with the plans and specifications set out in the contract.
- ensure all materials supplied are good and suitable for the purpose and are new, unless otherwise stated in the contract.
- Carry out the work in accordance with all laws and legal requirements
- Carry out the work with reasonable care and skill and complete works by the date (or within the period) specified by the contract.
- Ensure new homes, extensions, renovations, repairs and kit homes (or similar) are suitable for occupation when completed.
- Ensure other types of work and the material used are reasonably fit for the intended purpose.

**Additional Note**

We strongly recommend you arrange insurance on the property from the date of handover, as the builder's insurance will not cover you for any loss or damage after that time.

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## Summary Of Minor Defects

**Below Is A Summary Of Defects Other Than Major Defects.**

Section	Location	Name	Comment
SITE	Driveway	Driveway Condition	The driveway has not been laid at the time of inspection.
SITE	Fences & Gates	Overall Condition	Mortar and concrete smears/splatters are on the various place on the fence and need to be cleaned off from the wall.
SITE	Surface Drainage	Site Drainage Findings	The ground levels along the perimeter walls at the side of the home did not appear to fall away from the property walls sufficiently due to the natural landscape and contour. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.
SITE	Landscaping	Landscaping	Complete landscaping.
ROOF AND GUTTER	Roof Covering	Overall Condition	Dents on the roof sheet noted and required replacing dented roof sheeting.
HOT WATER SYSTEM	Hot Water Unit	Hot Water Unit Findings	The hot water system has yet to be installed.
EXTERIOR	Weep Holes and Ventilation	Findings	Some of weephole mortar covers haven't been removed.
EXTERIOR	Exterior Walls	Condition	Paint marks on to the wall noted. Cleaning required.
EXTERIOR	Exterior Walls	Condition	Mortar residue noted edges on the cleaned brick surface. Re-clean the brick walls where required.
EXTERIOR	Exterior Windows	Overall Condition	Excessive gap noted between wall and window frame.
EXTERIOR	Alfresco Area	Ceiling Lining Condition	Quad trim required to bulkhead / brick Junction.
EXTERIOR	Porch Area	Ceiling Lining Condition	Paint is missing to the timber trims.
EXTERIOR	Porch Area	Wall Siding Condition	Inconsistent render finish noted.
EXTERIOR	Porch Area	Wall Siding Condition	Caulking missing to the wall tiles.
EXTERIOR	Porch Area	Wall Siding Condition	Cleaning required to the marked area.
GARAGE	Garaging	Floor Findings	Clean required
BALCONY	Balcony Findings	Frame Condition	Render inconsistent to the marked area.

BALCONY	Balcony Findings	Flooring	Tile missing to door sill.
BALCONY	Balcony Findings	Flooring	Section of waterproofing damaged.
BALCONY	Balcony Findings	Ceiling	Paint finish inconsistent.
INTERIORS	Doors	Front Entry Doors	Door panel bottom was not sealed/painted. The door leaves must be sealed/painted on all sides, top and bottom edges.
INTERIORS	Doors	Front Entry Doors	Paint touch ups required as indicated by markers
INTERIORS	Doors	Front Entry Doors	Over paint to architraves noted.
INTERIORS	Entry/Foyer	Ceiling	Excessive over-painting to other finished surface is defective and need to be clean-up or touch-up with matching paint to the affected area.
INTERIORS	Entry/Foyer	Walls	Cleaning required to the referred area.
INTERIORS	Entry/Foyer	Walls	Paint touch-ups required as indicated by markers.
INTERIORS	Entry/Foyer	Walls	Irregular, coarse brush marks and other irregularities in the surface that are visible from normal viewing position should be sanded and repainted in the referred area.
INTERIORS	Internal Stair Case	Condition	Paint touch ups required.
INTERIORS	Internal Stair Case	Condition	Over-painting to wall noted.
INTERIORS	Internal Stair Case	Condition	Post base plate cover is missing.
INTERIORS	Lounge Room	Door	Paint touch-ups required as indicated by markers.
INTERIORS	Lounge Room	Walls	Paint touch-ups required as indicated by markers.
INTERIORS	Lounge Room	Others	The lighting fixture is not installed and cannot be tested at the time of inspection.
INTERIORS	Combined Living & Dining Room	Walls	Cleaning required to the referred area.
INTERIORS	Combined Living & Dining Room	Walls	The maximum deviation of straightness of internal or external wall surfaces is 5 mm over a 1.8 m straight edge in accordance with the NSW Guide to Standards and Tolerances 2017 Clause 10.2.
INTERIORS	Combined Living & Dining Room	Walls	Nail popping in the wall noted and need to be repaired.
INTERIORS	Combined Living & Dining Room	Walls	Minor crack noted on the wall corner as indicated. Patch up required.

INTERIORS	Combined Living & Dining Room	Windows	Paint touch-ups required as indicated by markers.
INTERIORS	Combined Living & Dining Room	Windows	Paint runs, sags, wrinkling, dust painted surface is visible from normal viewing position and should be sanded and repainted to the referred area.
INTERIORS	Combined Living & Dining Room	Windows	Paint marks on the frame noted. Cleaning required.
INTERIORS	Media Room	Door	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Media Room	Door	Paint is missing to the bottom of the door.
INTERIORS	Media Room	Walls	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Media Room	Walls	Irregular, coarse brush marks and other irregularities in the surface that are visible from normal viewing position should be sanded and repainted in the referred area.
INTERIORS	Family Room	Door	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Family Room	Door	Paint is missing to the bottom of the door.
INTERIORS	Family Room	Ceiling	Paint touch-ups required as indicated by markers.
INTERIORS	Family Room	Windows	Paint touch-ups required as indicated by markers.
INTERIORS	Family Room	Windows	Dents, chips and scratches noted - Touch ups will suffice.
INTERIORS	Family Room	Flooring	Caiking is required between skirting and floor tiles.
INTERIORS	Study Room	Walls	Cleaning required to the referred area.
INTERIORS	Study Room	Flooring	Caiking is required between skirting and floor tiles.
INTERIORS	Study Room	Others	The lighting fixture is not installed and cannot be tested at the time of inspection.
INTERIORS	Upstairs Living Room	Door	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Upstairs Living Room	Door	Paint is missing to the top and bottom of the door.
INTERIORS	Upstairs Living Room	Walls	Cleaning required to the referred area.
INTERIORS	Upstairs Living Room	Walls	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Upstairs Living Room	Windows	Dents, chips and scratches noted - Touch ups will suffice.
INTERIORS	Bedroom 1	Door	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Bedroom 1	Walls	Cleaning required to the referred area.
INTERIORS	Bedroom 1	Walls	Paint touch-ups required as indicated by markers.

INTERIORS	Bedroom 1	Walls	Gaps at mitre or butt joints, or at junctions with a wall or other surfaces noted. Gaps are filled with a suitable sealant or filler and painted with matching colour.
INTERIORS	Bedroom 1	Walls	Nail popping in the wall noted and need to be repaired.
INTERIORS	Bedroom 1	Wardrobe	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Bedroom 1	Wardrobe	Paintwork is missing or incomplete in some sections of the door or door frame.
INTERIORS	Bedroom 1	Wardrobe	The door is not aligned properly.
INTERIORS	Bedroom 2	Door	Paint touch-ups required as indicated by markers.
INTERIORS	Bedroom 2	Walls	Paint touch-ups required as indicated by markers.
INTERIORS	Bedroom 3	Walls	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Bedroom 3	Walls	Nail popping in the wall noted and need to be repaired.
INTERIORS	Bedroom 4	Door	Paint is missing to the bottom of the door.
INTERIORS	Bedroom 4	Walls	Cleaning required to the referred area.
INTERIORS	Bedroom 4	Walls	Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.
INTERIORS	Bedroom 4	Walls	Nail popping in the wall noted and need to be repaired.
BATHROOM(S)	Powder Room	Door	Paint touch ups required.
BATHROOM(S)	Powder Room	Door	Paint is missing to the bottom of the door.
BATHROOM(S)	Powder Room	Door	Hole in the door frame needs to be patched and painted.
BATHROOM(S)	Powder Room	Walls	Marks on tiles. Cleaning required.
BATHROOM(S)	Bathroom 1	Door	Paint touch ups required.
BATHROOM(S)	Bathroom 1	Door	Paint is missing to the bottom of the door.
BATHROOM(S)	Bathroom 1	Walls	Caulking is not provided to the wall and ceiling junctions.
BATHROOM(S)	Bathroom 1	Walls	Marks on the wall noted. Cleaning required.
BATHROOM(S)	Bathroom 1	Flooring	Paint marks on the floor noted. Cleaning required.
BATHROOM(S)	Bathroom 2	Door	Uneven/out of square door causing binding, adjustment required.
BATHROOM(S)	Bathroom 2	Door	Paint touch ups required.
BATHROOM(S)	Bathroom 2	Door	Paint is missing to the bottom of the door.
BATHROOM(S)	Bathroom 2	Walls	Marks on tiles. Cleaning required.
BATHROOM(S)	Bathroom 2	Shower And Bath	Pipe knocking noted when operating the shower mixer. Repair required.
BATHROOM(S)	Bathroom 2	Shower And Bath	Bath spout is loose.
BATHROOM(S)	Bathroom 3	Door	Paint touch ups required.

BATHROOM(S)	Bathroom 3	Door	Paint is missing to the bottom of the door.
BATHROOM(S)	Bathroom 3	Walls	Grout haze was not cleaned properly from the wall tiles as indicated by the marker. Cleaning required.
BATHROOM(S)	Bathroom 4	Door	Paint touch ups required.
BATHROOM(S)	Bathroom 4	Door	Minor dent scratch noted on the sliding frame. Touch up required.
BATHROOM(S)	Bathroom 4	Ceiling	Paint touch ups required.
BATHROOM(S)	Bathroom 5	Door	Paint touch ups required.
BATHROOM(S)	Bathroom 5	Door	Paint is missing to the bottom of the door.
BATHROOM(S)	Bathroom 5	Walls	Marks on tiles. Cleaning required.
KITCHEN	Kitchen	Door	Paint touch ups required.
KITCHEN	Kitchen	Walls	Paint touch ups required.
KITCHEN	Kitchen	Flooring	Caulking incomplete.
KITCHEN	Kitchen	Sink & Joinery	Marks on bench top.
KITCHEN	Kitchen	Sink & Joinery	Paint marks noted to the joinery. Cleaning required.
KITCHEN	Laundry	Door	Paint touch ups required.
KITCHEN	Laundry	Flooring	Grout haze noted. Cleaning required
KITCHEN	Laundry	Flooring	Marks On Tiles
KITCHEN	Laundry	Taps and Joinery	Cleaning required to the joinery.
ROOF VOID	Insulation	Condition	Section of the insulation is missing, gaps visible in section.
FITTINGS	Services and Installations	Appliances, Fixtures and Fittings (Not Tested)	Some appliances were not installed at the time of inspection.

## PROPERTY AND INSPECTION INFORMATION

### Weather at Inspection Area

#### **Weather Conditions**

The weather was Fine and Dry at the time of the building inspection.

### Property Information

#### **Building Type**

The dwelling is a Residential House.

#### **Construction Type**

The wall cladding is Brick. With Gypsum internal wall lining. ( Brick Veneer )

#### **Roof Cladding**

The roof is metal

**Roof Design**

The roof is a Pitched roof design.

**Footings Type**

Slab On Ground Footing Construction.

**Storeys**

Two storey home

**People Present**

The agent was present.

**Areas Where Full Inspection Restricted****Areas Inspected**

Building Exterior

Building Interior

Garage

Roof Exterior

Roof Void

Site

**Areas Not Inspected**

Inaccessible roof void sections due to access limitations and or insulation and ducting.

Second storey roof due to height restrictions.

**Utility Status****Water**

The water was Connected.

**Electricity**

Electricity to the dwelling was connected

**Gas**

There was no gas connection at the time of the inspection.

**SITE****Driveway****Driveway Condition**

The driveway has not been laid at the time of inspection.

**Paths****Pathways Condition**

The paths are incomplete

## Fences & Gates

### Overall Condition

The fences are acceptable.

Mortar and concrete smears/splatters are on the various place on the fence and need to be cleaned off from the wall.



## Surface Drainage

### Site Drainage Findings

The ground levels along the perimeter walls at the side of the home did not appear to fall away from the property walls sufficiently due to the natural landscape and contour. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.



## Landscaping

### Landscaping

Complete landscaping.

## ROOF AND GUTTER

## Roof Covering

### Roof Covering Type

Metal roof cladding/sheeting.

### **Overall Condition**

Of the visible areas, the roof cover is acceptable

Note: In the absence of rainfall there is no guarantee that the roof won't leak.

Dents on the roof sheet noted and required replacing dented roof sheeting.



## **HOT WATER SYSTEM**

### **Hot Water Unit**

#### **Hot Water Unit Findings**

The hot water system has yet to be installed.



## **EXTERIOR**

### **Weep Holes and Ventilation**

#### **Findings**

Some of weephole mortar covers haven't been removed.



## **Exterior Walls**

### **Exterior Wall Material**

Brick and metal cladding

### **Condition**

Paint marks on to the wall noted. Cleaning required.

Mortar residue noted edges on the cleaned brick surface. Re-clean the brick walls where required.





## Exterior Windows

### **Overall Condition**

On visual inspection, the windows are acceptable

Excessive gap noted between wall and window frame.



## Eaves/Soffit

### **Eave Condition**

The soffit lining (eaves) are acceptable

## Fascia and Barge Boards

### Condition

On visual inspection the fascia/barge boards are acceptable.

## Alfresco Area

### Overall Condition

Visible sections of the Alfresco area are serviceable or in reasonable or condition for the age of this dwelling.

### Ceiling Lining Condition

Quad trim required to bulkhead / brick Junction.



## Porch Area

### Overall Condition

Visible sections of the Alfresco area are serviceable or in reasonable or condition for the age of this dwelling.

### Ceiling Lining Condition

Paint is missing to the timber trims.



## Wall Siding Condition

Inconsistent render finish noted.

Caulking missing to the wall tiles.

Cleaning required to the marked area.



**Durable Notice**

**Durable Notice**

The durable notice is in the meter box



**GARAGE**

**Garaging**

**Overall Condition**

Of accessible and visible areas, the garaging is acceptable.



### Floor Findings

Clean required



## BALCONY

### Balcony Findings

Overall Condition

Though we are not structural engineers the balcony/s appear to be in a acceptable condition.

## Frame Condition

Render inconsistent to the marked area.



## Flooring

Tile cracking- recommendations: A qualified tiler should be engaged for advice and recommendations. This may cause leaking and water penetration through to lower levels. Regular maintenance is required.

Tile missing to door sill.

Section of waterproofing damaged.



## Ceiling

Paint finish inconsistent.



## INTERIORS

### Doors

#### Front Entry Doors

Door panel bottom was not sealed/painted. The door leaves must be sealed/painted on all sides, top and bottom edges.

Paint touch ups required as indicated by markers

Over paint to architraves noted.





## Entry/Foyer

### **Overall Condition**

The standard of this room is acceptable

### **Ceiling**

Excessive over-painting to other finished surface is defective and need to be clean-up or touch-up with matching paint to the affected area.

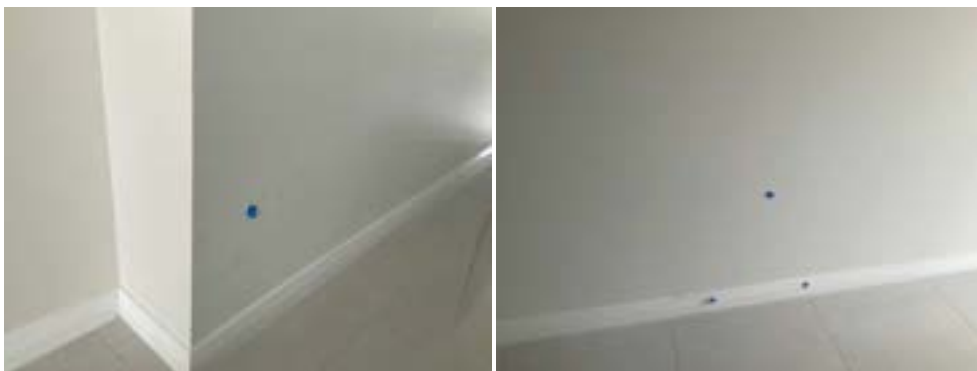


## Walls

Cleaning required to the referred area.

Paint touch-ups required as indicated by markers.

Irregular, coarse brush marks and other irregularities in the surface that are visible from normal viewing position should be sanded and repainted in the referred area.





## **Smoke Alarm**

### **Was a Smoke Alarm Fitted**

Yes, smoke alarms were sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.

## **Internal Stair Case**

### **Condition**

Paint touch ups required.

Over-painting to wall noted.

Post base plate cover is missing.





## Lounge Room

### **Overall Condition**

The standard of this room is acceptable



## Door

Paint touch-ups required as indicated by markers.



## Walls

Paint touch-ups required as indicated by markers.



### **Others**

The lighting fixture is not installed and cannot be tested at the time of inspection.

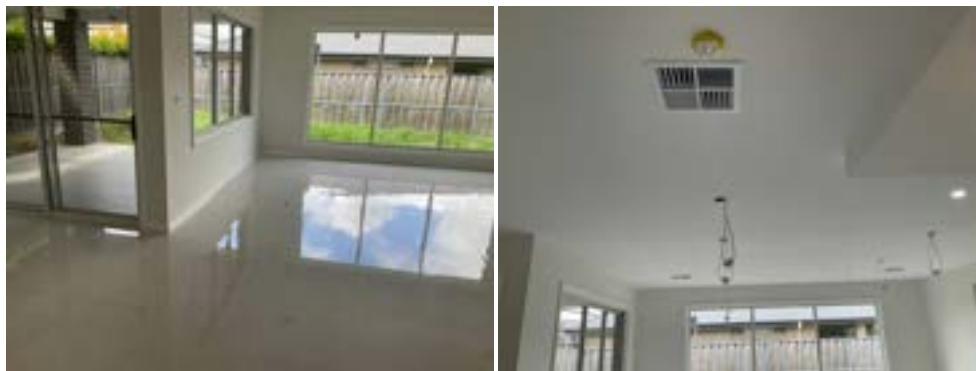


### **Combined Living & Dining Room**

#### **Overall Condition**

The standard of this room is acceptable

Rectification work required



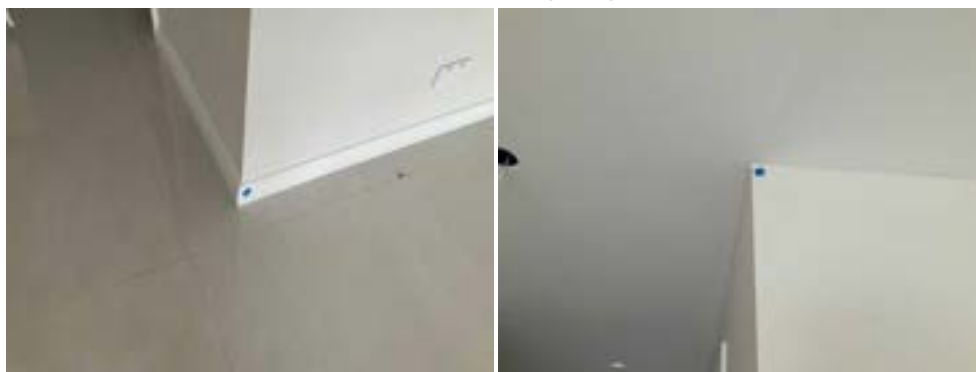
## Walls

Cleaning required to the referred area.

The maximum deviation of straightness of internal or external wall surfaces is 5 mm over a 1.8 m straight edge in accordance with the NSW Guide to Standards and Tolerances 2017 Clause 10.2.

Nail popping in the wall noted and need to be repaired.

Minor crack noted on the wall corner as indicated. Patch up required.







## Windows

Paint touch-ups required as indicated by markers.

Paint runs, sags, wrinkling, dust painted surface is visible from normal viewing position and should be sanded and repainted to the referred area.

Paint marks on the frame noted. Cleaning required.





## **Media Room**

### **Overall Condition**

The standard of this room is acceptable



### **Door**

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.  
Paint is missing to the bottom of the door.





## Walls

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.

Irregular, coarse brush marks and other irregularities in the surface that are visible from normal viewing position should be sanded and repainted in the referred area.



## Family Room

### Overall Condition

The standard of this room is acceptable



## Door

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers. Paint is missing to the bottom of the door.



## Ceiling

Paint touch-ups required as indicated by markers.



## Windows

Paint touch-ups required as indicated by markers.

Dents, chips and scratches noted - Touch ups will suffice.



## **Flooring**

Caulking is required between skirting and floor tiles.



## **Study Room**

### **Overall Condition**

The standard of this room is acceptable

### **Walls**

Cleaning required to the referred area.



## Flooring

Caiking is required between skirting and floor tiles.



## Others

The lighting fixture is not installed and cannot be tested at the time of inspection.



## Upstairs Living Room

### Overall Condition

Rectification work required



## Door

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers. Paint is missing to the top and bottom of the door.





## Walls

Cleaning required to the referred area.

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.



## Windows

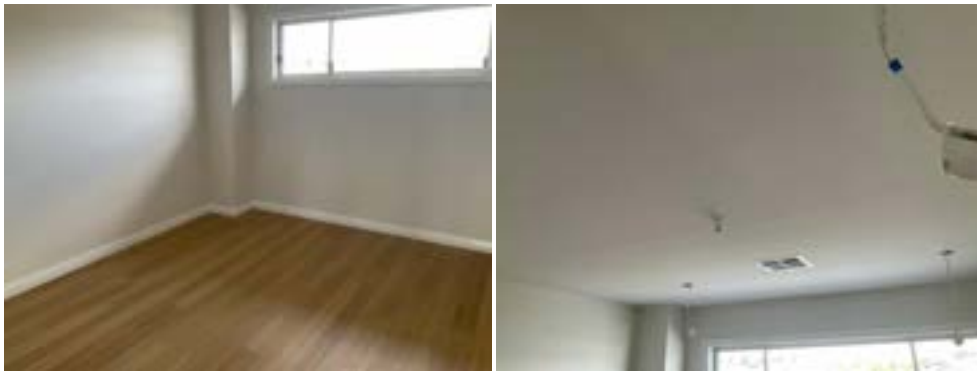
Dents, chips and scratches noted - Touch ups will suffice.



## **Bedroom 1**

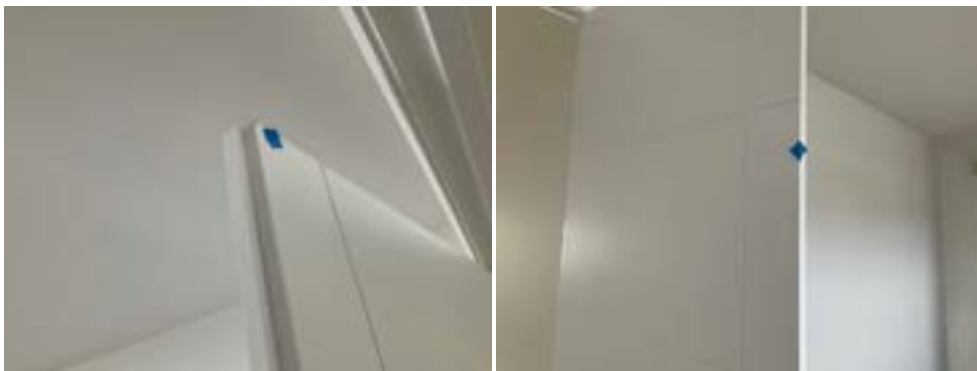
### **Overall Condition**

Rectification work required



### **Door**

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.



## Walls

Cleaning required to the referred area.

Paint touch-ups required as indicated by markers.

Gaps at mitre or butt joints, or at junctions with a wall or other surfaces noted. Gaps are filled with a suitable sealant or filler and painted with matching colour.

Nail popping in the wall noted and need to be repaired.



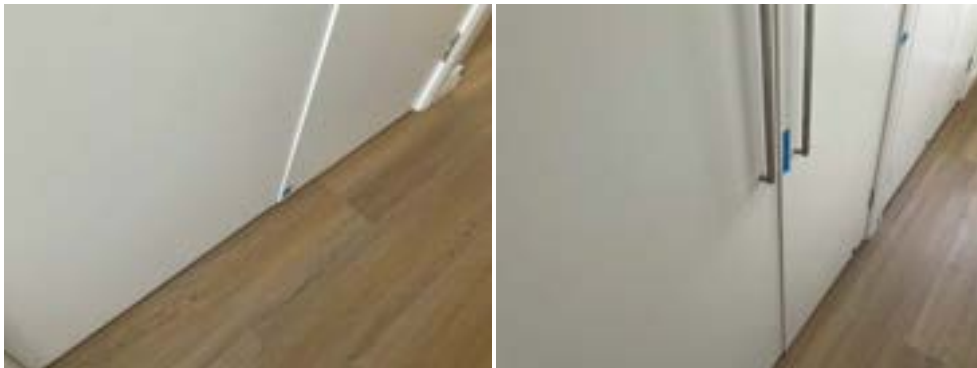


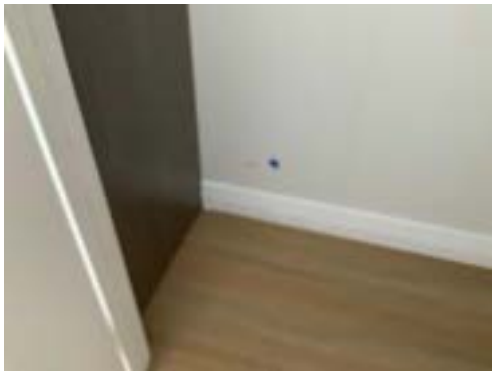
## Wardrobe

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.

Paintwork is missing or incomplete in some sections of the door or door frame.

The door is not aligned properly.







## **Bedroom 2**

### **Overall Condition**

The standard of this room is acceptable



## Door

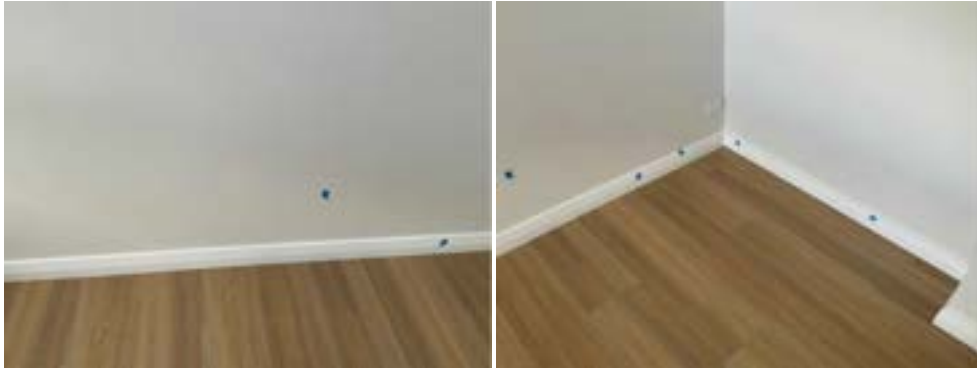
Paint touch-ups required as indicated by markers.



## Walls

Paint touch-ups required as indicated by markers.

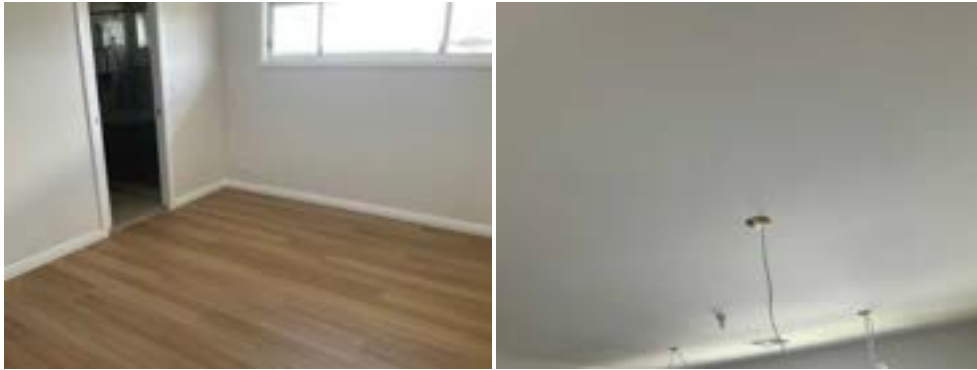




### **Bedroom 3**

#### **Overall Condition**

The standard of this room is acceptable



#### **Walls**

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.  
Nail popping in the wall noted and need to be repaired.





## **Bedroom 4**

### **Overall Condition**

The standard of this room is acceptable



### **Door**

Paint is missing to the bottom of the door.



### **Walls**

Cleaning required to the referred area.

Minor dents, chips and scratches noted. Paint touch-ups required as indicated by markers.  
Nail popping in the wall noted and need to be repaired.



## BATHROOM(S)

### Powder Room

#### Location

Downstairs.

#### Overall Condition

The Powder Room is Acceptable

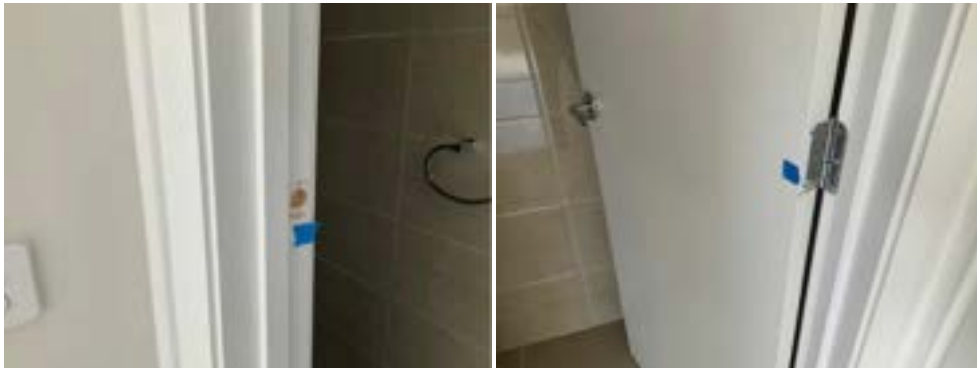


## Door

Paint touch ups required.

Paint is missing to the bottom of the door.

Hole in the door frame needs to be patched and painted.



## Walls

Marks on tiles. Cleaning required.



## **Bathroom 1**

### **Location**

Downstairs.

### **Overall Condition**

The standard of the bathroom is Acceptable.



### **Door**

Paint touch ups required.

Paint is missing to the bottom of the door.



## Walls

Caulking is not provided to the wall and ceiling junctions.

Marks on the wall noted. Cleaning required.



## Flooring

Paint marks on the floor noted. Cleaning required.



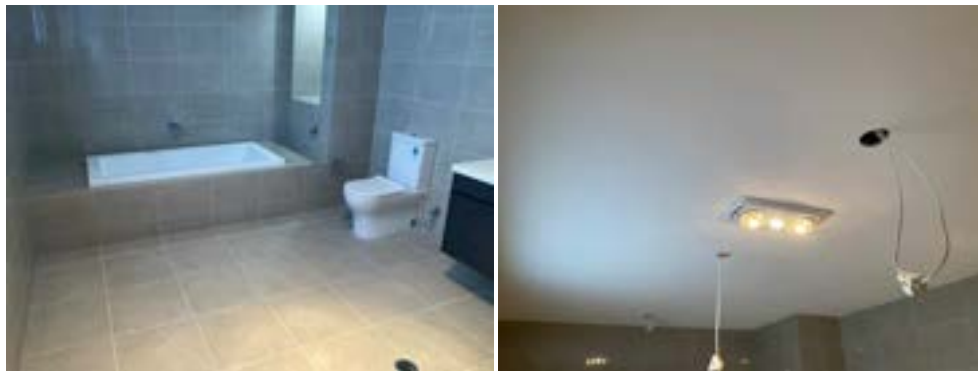
## **Bathroom 2**

### **Location**

Bedroom.

### **Overall Condition**

The standard of the bathroom is Acceptable.



### **Door**

Uneven/out of square door causing binding, adjustment required.

Paint touch ups required.

Paint is missing to the bottom of the door.



## Walls

Marks on tiles. Cleaning required.



## Shower And Bath

Pipe knocking noted when operating the shower mixer. Repair required.

Bath spout is loose.



### **Bathroom 3**

#### **Location**

Bedroom.

#### **Overall Condition**

The standard of the bathroom is Acceptable.



#### **Door**

Paint touch ups required.

Paint is missing to the bottom of the door.





## **Walls**

Grout haze was not cleaned properly from the wall tiles as indicated by the marker. Cleaning required.



## **Bathroom 4**

### **Location**

Bedroom.

### **Overall Condition**

Rectification work required.



## Door

Paint touch ups required.

Minor dent scratch noted on the sliding frame. Touch up required.





## Ceiling

Paint touch ups required.



## Bathroom 5

### Location

Bedroom.

### Overall Condition

Rectification work required.



## Door

Paint touch ups required.

Paint is missing to the bottom of the door.



## Walls

Marks on tiles. Cleaning required.



## KITCHEN

## Kitchen

### Overall Condition

Rectification work required.



### Door

Paint touch ups required.



### Walls

Paint touch ups required.



### Flooring

Caulking incomplete.



### Sink & Joinery

Marks on bench top.

Paint marks noted to the joinery. Cleaning required.



### Laundry

#### Overall Condition

The standard of the laundry is Acceptable.



## Door

Paint touch ups required.





## Flooring

Grout haze noted. Cleaning required

Marks On Tiles



## Taps and Joinery

Cleaning required to the joinery.



## ROOF VOID

### Roof Void Findings

#### **Restricted Areas**

There is heating and/or cooling ducting present in the roof space/void.

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists from being undertaken.

There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place.

#### **Roof Frame Type**

The roof frame is a truss timber frame.

#### **Overall Condition**

Visible sections of the roof void is in a serviceable condition for age of this dwelling.



## Insulation

### Type

The roof space is insulated with fibreglass batts.

### Condition

Section of the insulation is missing, gaps visible in section.



### Sarking

The sarking generally is in a serviceable condition.

## FITTINGS

## Services and Installations

### Installed

A security alarm is installed but not tested.

A Ducted A/C System is installed but not tested.

2 garden taps were installed at the time of inspection.

The power was connected at the time of inspection.

### **Appliances, Fixtures and Fittings (Not Tested)**

A rangehood is installed.

Some appliances were not installed at the time of inspection.

## TERMS AND CONDITIONS

### **General Definitions used in this Report:**

Definitions specific to Building Inspections and Reports for new buildings. You should read and understand the following definitions of words used in the Inspection Agreement and the Report.

**Acceptable:** The building material or component is in reasonable or serviceable condition for the age of the dwelling.

**Rectification work required:** A defect or a number of defects were visible that will require assessment and or repair by a qualified trades person.

**Monitor:** Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

**Strata:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

**Significant Item:** An item that must be reported in accordance with the scope of the inspection.

**Major Defect:** A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defect:** Any defect other than what is described as a Significant Item or major defect.

**Safety Hazard:** A defect that presents unsafe conditions and must be reported as a Major defect.

**Accessible Area:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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

**Client:** The person(s) or other legal entity for which the inspection is to be carried out. If ordered by an agent then it is agreed that the agent has the authority to act for and on behalf of the person.

**You/Your/The Purchaser/Client:** The party identified on the face page of this report as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

**Defect:** A fault or deviation from the intended condition of the material, assembly or component.

**Handover:** The moment the builder hands over the keys and the owner officially takes possession of the property.

**Firm:** The business company, partnership, trust or individual named on the report, its agents, or employees that you have requested to carry out the property inspection and Report.

**Inspector:** The person or organization responsible for carrying out the inspection. (See also "Our/Us/We" below.)

**Limitation:** Any factor that prevents full completion of the purpose of the inspection.

**Manhole (cover) or Access hole:** An opening in the structure to allow for safe entry to carry out an inspection.

**Practical Completion:** The stage of construction when contract works are considered completed and the building is considered reasonably fit for habitation. There may be some minor defects and incomplete work outstanding.

**Property:** The structure to be inspected and the site upon which it stands to within 30 metres of the dwelling.

**Report:** A document and any attachments containing advice about the condition of the Property and issued to you by us following our inspection of the Property.

**Visual Inspection:** The inspection shall comprise visual assessment of accessible areas of the Property to identify major visible defects to the building structure and to form an opinion regarding the general condition of the structure of the property. Note: If cracking to masonry building elements is noted in the Report a Structural Engineer must be consulted.

Safe and Reasonable Access - is interpreted to mean areas that are safe and unobstructed. Does not include the use of destructive or invasive inspection methods or moving of building materials, stored goods, furniture, vehicles etc.

**AS 4349.1-2007 defines the extent of safe and reasonable access as follows:**

"The extent of accessible areas shall be determined by the Inspector at the time of inspection, based on the conditions encountered at the time of the inspection. The Inspector shall also determine whether sufficient space is available to allow safe access.

The inspection shall include only accessible areas and areas that are within the Inspectors line of sight and close enough to enable reasonable appraisal."

Areas for Inspection shall cover all safe and accessible areas the Property.

Access Table 3.2 from AS 4349.1-2007

**Table Notes:**

1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

2. Sub floor or slab areas sprayed with chemicals will not be inspected unless it is considered safe to do so. Our/Us/We/The

**General and Important Information:**

Important Information Regarding the Scope and Limitations of the Inspection and this 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 forms an integral part of inspection agreement and the inspection and the Report.

**General Requirements:-** Inspection of residential buildings under construction or completed residential building inspections i.e. Practical Completion Inspection (PCI); Building Stage Report; Handover Inspection Report; Warranty Report; Building Defects Report. Standards & Tolerances applies; Standard AS4349.0-2007 Inspection of buildings Part 0: General requirements applies.

**Scope and Limitations: - Residential Buildings Under Construction and Completed Building Inspections:** The inspection is based on a visual assessment of the property to identify any major defects, the incidence of minor defects, and safety hazards associated with the property, and to form an opinion regarding the general condition of the property at the time of inspection, for the relevant inspection as ordered by The Client and agreed in the Inspection Agreement. The inspection and reporting will include any accessible parts of the property, according to the type of inspection being inspected.

The inspection will be carried out in accordance with AS4349.0-2007. Exclusion of Items from Inspection is in accordance with Appendix D of AS4349.1-2007. The report is a reasonable attempt to assess the quality of the work and to identify any obvious or significant defects apparent at the time of the inspection. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. If Cracking of Building Elements is noted in the Report or you require any advice of a structural nature you will consult the builder, and a Structural Engineer as necessary. Refer to Appendix E of AS4349.1-2007.  
(CRACKING OF BUILDING ELEMENTS)

The Client is responsible for the signing of any documents relating to the construction or handover of the property. The Client shall obtain any relevant notices and certificates relating to the subject building from the builder or certifier for the completion of the property, as required by relevant building legislation.

**Limitations:** The Inspection is a non-invasive visual inspection, which is limited to those accessible areas and sections of the property to which Safe, and Reasonable Access is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of the inspection. These may include; any sections/areas of the building that were obstructed at time of inspection by; contractors, goods, materials, vehicles etc. in, on or against section/areas of the building belonging to the builder, contractors, owner, and/or other parties. 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.

**Purpose:** The purpose of the inspection is to provide advice to the Client or owner of a residential dwelling that is under construction, or a recently completed residential dwelling, regarding the condition of the property at the time of inspection. The visual inspection will identify significant building defects, minor defects, incomplete work, omissions, safety hazards and/or maintenance issues, so that the Client may provide a written report of a defect list to the builder or relevant person/s, so as to enable them therewith to negotiate the rectification of any such defects etc. The inspection shall include specific requirements or conditions requested by the client, and agreed upon, in the Inspection Agreement. The Report is for the Clients purpose only.

**Exclusions:** The Report will not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. The Report will not include the inspection and assessment of items or matters that do not fall within the Building Consultant or Inspectors direct expertise. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. The Client acknowledges that this Report excludes and specifically does not cover or deal with inspection of specific items, mentioned in the Inspection Agreement. Exclusion of Items from Inspection is in accordance with Appendix D of AS4349.1-2007. If Cracking of Building Elements is noted in the Report the Client will consult a Structural Engineer. Refer to Appendix E of AS4349.1-2007. Estimating the cost of rectification of defects is not included in a standard property report.

**Exclusive Use:** The Report may not be provided to any other Person without Our express written permission, unless The Client is authorized to do so by relevant Legislation. Any such permission may be subject to conditions and further payment. The Report will be made solely for the use and benefit of The Client. Only The Client may rely on the Report.

**NOT A PEST REPORT:** This inspection and report will not Inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

**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 to discuss and have this report and its content explained to you.

**The Inspection and Report was carried out by:**

**Contact the Inspector on:**

**For and on Behalf of: Besafe Group Pty Ltd**