

This is a visual only Building Inspection & Report carried out in accordance with AS4349.0

Handover REPORT (hereinafter called the "Report")

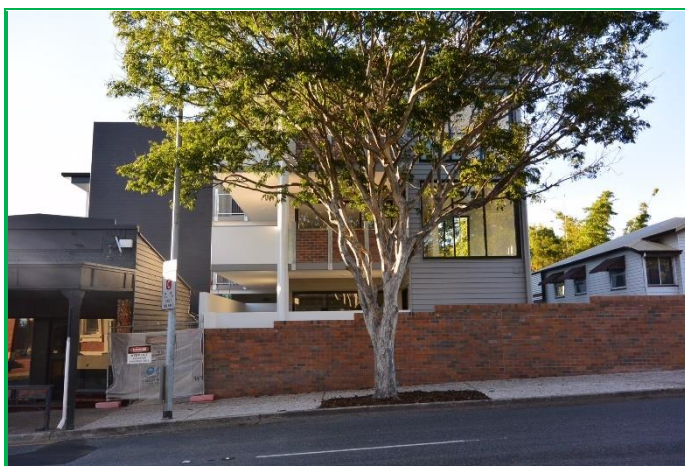


ALL INSPECT
All Building & Termite Inspections

Report Number 11488

Inspection Date: 14/11/2019

Property Address: sample road



SERVICES

New Construction

Slab
Frame
Lock-Up
Handover
6 Months Warranty

ALLINSPECT
PO BOX 1104
Park Ridge QLD
Licence 535928
1300254677
ABN 66160880642

Pre-Purchase

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Building Reports
Termite Reports
General Building Reports

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Definitions to help you better understand this report

Terms on which this report was prepared

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

The Form/Server/Ref numbers below are for office use only)

Form: SPIR V3 – 1st September 2013 Server report no: Ref no:

The parties

Report number:	11488
Pre-engagement inspection agreement number (if applicable):	was emailed.
Name of Client:	Mr Sample
Name of Supervisor	Phone
Building company	Phone
Address of Property:	Sample road
Client's email:	
Client's telephone number:	
Inspector's name:	David Tacon
Inspector's licence number	535928
Inspector's number/email:	0421235310 Email: david@allinspect.com.au
Company name:	ALLINSPECT
Company address and postcode:	PO BOX 1104 Park Ridge 4125
Company email:	info@allinspect.com.au
Company telephone number:	32970345

Section A Results of inspection - summary

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

In summary the purpose of the inspection is to give advice regarding the condition of the property and site with a view to provide the builder with a list of items to be rectified to achieve Practical Completion of a new construction that are within the Australian Standards and the National Construction code and Standards and Tolerances.

In summary the building is need of rectification to bring it up to a minimum standard for new construction to reach practical completion.

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

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Residential building type:	Unit.
Number of storeys:	Mulity Storey
Smoke detectors:	Smoke Detectors and Safety Switch
Safety Switch:	IMPORTANT NOTE The adequacy and testing of smoke detectors and safety switch is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Orientation (to establish the way the property was viewed):	The façade of the building faces east. Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry Fine
Other:	Not ready for Practical Completion.

Primary method of construction

Main building – floor construction:	Suspended slab.
Main building – wall construction:	Brick veneer (steel framed). Render
Main building – roof construction:	The roof structure is Concrete

Strata or company title properties

Strata

Section D Condition Report

1. Main Bathroom, & Ensuite shower is leaking this will need to be rectified before handover.
We refer the Builder to below:

QBCC Standards & Tolerances 14.3 Shower recess and components

Any shower component that allows a fully enclosed shower recess to leak during normal usage is defective.

Within the first 12 months after completion of the works, shower recess and components are defective if they crack or don't perform as intended and cracks in shower bases, screens and glass are defects if they are visible from normal viewing position.



2. No power and some electrical fittings still needs to be finished, (Intercom, data) this must be on, completed and operating before handover.



3. Cleaning still needs to be done, as marked, (cleaning of the window and door tracks, and between the mesh and windows, cleaning off overspray, marks on the external glass balustrading) this will all need to be done before handover.



4. There are some items that have been damaged as a consequence of the carrying out of building work, listed below and marked:

All will need to be rectified and present as new at handover, listed below: As per the schedule 1B 67AZN Domestic Building Contracts Act 71H (Non-Structural)

QBCC Standards & Tolerances 1.5 Responsibility to rectify

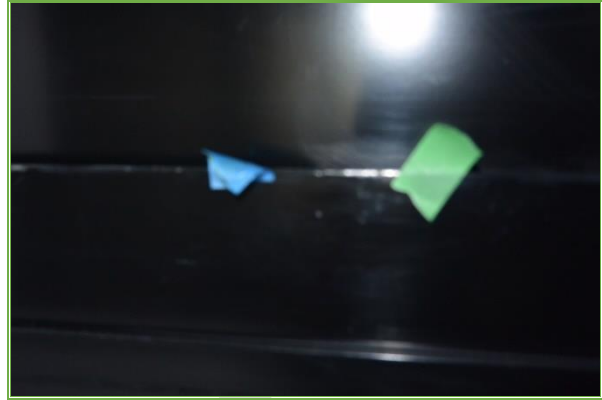
Contractors will be liable to repair any consequential damage caused by, or as a consequence of carrying out building work on a residential building site or to a residential building on an adjacent site.

71H What is consequential damage

(1) *Consequential damage* is damage—

- (a) caused by, or as a consequence of, carrying out building work at a building site (the *relevant site*), regardless of any intention, negligence or recklessness of the person carrying out the work; and
- (b) to a residential property at the relevant site, containing the relevant site or adjacent to the relevant site.

- Scratches to the louvers and window frame, this was new when it was installed must be new at handover.



- Ensuite Shower chip tile, this was new when laid must be new at handover.



5. Voids in grout in main bathroom, this will need re-work before handover.

We refer the builder to QBCC Standards & Tolerances. 11.5 Grout

Within 12 months of completion of the work:

- Grouting is defective if it is not installed to the requirements of *AS 3958.1 Ceramic tiles – Guide to the installation of ceramic tiles*.
 - Grout lines are defective if they are not, as far as practicable, of consistent width.
 - Finished grout is defective if it is not uniform in colour and is not smooth, without voids, pinholes or low spots and finished to the cushion on cushion edged tiles and flush with square edge tiles, except for tooling in accordance with *AS 3958.1 - Ceramic tiles – Guide to the installation of ceramic tiles*.
 - Grout is defective if it becomes loose or dislodged.
- 11.6 Flexible sealants to junctions
- Within 12 months of completion of the works, flexible or waterproof sealants to junctions are defective if they are not installed when required by the *Building Code of Australia* and *AS 3958.1 Ceramic tiles – Guide to the installation of ceramic tiles*, or in accordance with the requirements of the manufacturer.



1. Bathroom slider door margins are uneven this will need re-work before handover.

With the exception of fire doors and unless documented otherwise, the installation of doors is defective, if within 12 months of completion of the work, clearances between door leaves and frames and between adjacent door leaves are not uniform and within 1 mm of the documented dimension. Within the first 12 months after completion and if not otherwise documented:

- a) A clearance between door leaves or between a door leaf and the frame is defective if it is less than 2 mm or greater than 5 mm in width
- b) Unless additional clearance is required for removable toilet doors or air ventilation, a clearance between the door and the floor finish is defective if it is greater than 20 mm after installation of the floor covering.



6. Paint touch-ups required as marked.

- starved/bare, incomplete areas, need to be done and finished
- patching/holes, to all be finished and completed before handover
- and some paint defects as marked all to be completed before handover.

QBCC Standards and tolerances 13.2 Surface finish of paintwork

Within the first 12 months after completion of the work, paintwork is defective if application defects or blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, uniformity of gloss level and other irregularities are visible in the surface from a normal viewing position.



Extra Photos for Client



Section E Conclusion

In conclusion, following the inspection of surface work in the readily accessible areas of the property, this is not ready for practical completion. Our clients have requested that we place in writing a formal request that all items in this report are rectified to reach practical completion. We refer the builder to the builder's own contract with our client which calls for the builder to act on ALL KNOW DEFECTS. All items in this report are therefore brought to the builder's attention and are therefore known to the builder. We would suggest that the builder rework the dwelling so that it complies with the minimums set out in the BCA, the Australian Standard and all other relevant requirements as this is clearly below the minimum standard for new construction. If the builder feels that we are in error, we request that they justify with a counter reference that would support that position and show cause why they do not have to rectify the defects found.

Section F Important note

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. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Section G Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory: *David Tacon*

Name: David Tacon Date of Issue: 14 November, 2019