



BUILDING HANDOVER STANDARD REPORT

Complies with Australian Standard 4349.0 - 2007 Inspection of Buildings Part 0: General Requirements

Client: Sample Report
Builder: Any Builder

Address: Olive Smith St Redbank Plains
Time: 7.00am **Date:** 6/11/2018 **Job ID:** 18/16845
Re-inspection Date: 20/11/2018 **Time:** 1:30pm

Weather Conditions: Fine
Recent Weather Conditions: Fine

Building Tenancy: Vacant
Building Furnished: No Furniture

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a new home buyer regarding the standard and quality of finish of the property at the time of the inspection. This is a Visual Handover Inspection and is limited to the reporting of the condition of the building elements in accord with Australian Standard 4349.0-2007 and Appendix C of AS 4349.1 - 2007.

The Scope of the Inspection: The inspection is a non-intrusive and non-destructive inspection limited to those areas of the building where reasonable access is achievable. A copy of the access limitations of AS 4349.0 - 2007 can be downloaded from our web site www.excelproperty.com.au. The inspection is designed to identify defects and to form an opinion regarding the quality and standard of finish to the property at the time of the inspection. An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and as such outside the scope of this report. We recommended that this report be read in its entirety. If any of the details of the report are unclear or if you require clarification of AS 4349.0-2007 please contact the Inspector.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Specific Requirements: Are there any specific Requirements / Conditions requested by the Client/Clients Representative regarding the inspection and report? No

Property Description:

Building Type: Lowset	Dwelling Type: House
Exterior Type: Weatherboard	Wall Framing: Timber Framing
Floor Construction: Concrete Slab	Roof Framing: Timber Trusses
Internal Linings: Plasterboard	Roof Cladding: Colorbond
Insulation Type: Wool Batts	

The following information is a detailed list of the minor defects that were noted during the inspection. The defects that are included in this part of the report we believe have been over-looked by the builder or are of a less than satisfactory standard of finish. Any defects that are of a more serious nature will be itemised at the end of the report.

HANDOVER INSPECTION REPORT MINOR DEFECTS

REINSPECT	INTERNAL	COMMENTS
	ENTRY	
Finished Finished	Front Door(s)	Provide missing screw / screws to hinges Refit wind seal
Finished Finished Finished	Walls Ceiling / Cornice Windows Lights & Fan Paint	Touch up minor paint defects to walls / skirting as marked Touch up minor paint defect to door / door frame as marked Clean excess paint off threshold
	LIVING ROOM	
Finished Finished Finished	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Paint	Touch up minor paint defects to walls / skirting as marked Touch up minor paint defects to ceiling / cornice as marked Clean excess paint off window frame

	INTERNAL CONT'D	COMMENTS
	KITCHEN	
Finished Finished Finished Finished Finished	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Cabinets Benchtops Sink Appliances Taps Paint	Provide screw covers to cabinet beside oven Complete sealing of benchtop at splashback behind cooktop Refit oven door seal Touch up minor paint defects to walls / skirting as marked Paint edge of wall tiles Touch up minor paint defect to window reveal /architrave as marked
	DINING	
	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Paint	
	FAMILY / MEALS	
Finished Finished Finished Finished	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Paint	Touch up minor paint defects to walls / skirting as marked Touch up minor paint defect to door / door frame as marked Touch up minor paint defect to window reveal /architrave as marked Clean excess paint off window frames and glass
	MEDIA ROOM	
	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Paint	
	BEDROOM 1	
Finished Finished Finished Finished	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Cupboards & Robe Paint	Touch up minor paint defects to walls / skirting as marked Touch up minor paint defect to door / door frame as marked Touch up minor paint defect to window reveal /architrave as marked Clean excess paint off window frames and glass
	WALK IN ROBE	
Finished Finished	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Cupboards & Robe Paint	Touch up minor paint defects to walls / skirting as marked Touch up minor paint defect to door / door frame as marked

	INTERNAL CONT'D	COMMENTS	
	ENSUITE		
Still to do	Door(s) Lift of hinges	Complete sealing of floor and wall tile junction behind toilet pan	
Finished	Floor		
Finished	Walls		
Finished	Ceiling / Cornice		
Finished	Windows	Fill and paint minor cracking to cornice junctions as marked	
Finished	Lights & Fan		
Finished	Exhaust Fan (ventilation)		
Finished	Vanity Bowl		
Finished	Vanity Cabinet		
Finished	Pan / Cistern		
Finished	Screens / Mirrors		
Finished	Bath		
Finished	Taps		
Finished	Paint		
Finished		Touch up minor paint defects to walls / skirting as marked	
Finished		Touch up minor paint defect to door / door frame as marked	
Finished		Touch up minor paint defect to window reveal /architrave as marked	
Finished		Paint edge of splashback tiles	
	BEDROOM 2		
	Door(s)	Clean excess paint of window frame	
Finished	Floor		
Finished	Walls		
Finished	Ceiling / Cornice		
Finished	Windows		
Finished	Lights & Fan		
Finished	Paint		
Finished			Touch up minor paint defects to walls / skirting as marked
Finished			Touch up minor paint defects to ceiling / cornice as marked
Finished			Touch up minor paint defect to door / door frame as marked
Finished		Touch up minor paint defect to window reveal /architrave as marked	
	BEDROOM 3		
	Door(s)	Touch up minor paint defects to walls / skirting as marked	
Finished	Floor		
Finished	Walls		
Finished	Ceiling / Cornice		
Finished	Windows		
Finished	Lights & Fan		
Finished	Cupboards & Robe		
Finished	Paint		
Finished			Touch up minor paint defect to door / door frame as marked
Finished			Touch up minor paint defects to ceiling / cornice as marked
	BEDROOM 4		
	Door(s)	Touch up minor paint defects to walls / skirting as marked	
Finished	Floor		
Finished	Walls		
Finished	Ceiling / Cornice		
Finished	Windows		
Finished	Lights & Fan		
Finished	Cupboards & Robe		
Finished	Paint		
Finished			Touch up minor paint defects to walls / skirting as marked
Finished			Touch up minor paint defects to ceiling / cornice as marked
Finished		Touch up minor paint defect to door / door frame as marked	
	BATHROOM		
Finished	Door(s) Lift of hinges	Repair and paint minor damage to door frame	
Finished	Floor	Secure bath tap cover plate to wall	
Finished	Walls		
Finished		Improve fitting of loose towel rail	
	Windows	Drawers are binding	
	Lights & Fan		
	Exhaust Fan (ventilation)		
Still to do	Vanity Bowl		
Still to do	Vanity Cabinet		
Still to do	Pan / Cistern		
Still to do	Screens / Mirrors		
Finished	Bath	Improve sealing of bath at hob tiles (all sides)	
Finished	Taps	Touch up minor paint defects to walls / skirting as marked	
Finished	Paint		
Finished			Touch up minor paint defect to door / door frame as marked
Finished			Touch up minor paint defect to window reveal /architrave as marked
Finished		Provide paint to splashback tile edge	

	INTERNAL CONT'D	COMMENTS
	TOILET W.C	
Finished	Door(s) Lift of hinges Floor Walls Ceiling / Cornice Windows Lights & Fan Exhaust Fan (ventilation) Vanity Bowl Vanity Cabinet Pan / Cistern Screens / Mirrors Bath Taps Paint	Improve fixing of loose toilet roll holder
Finished		Touch up minor paint defects to walls / skirting as marked
Finished		Touch up minor paint defect to door / door frame as marked
Finished		Touch up minor paint defect to window reveal /architrave as marked
	LAUNDRY	
Finished	Door(s)	Provide missing screw / screws to hinges
Finished		Refit wind seal to external door
	Walls Ceiling / Cornice Windows Lights & Fan Exhaust Fan (ventilation) Laundry Bowl Laundry Cabinet Taps Paint	
Finished		Touch up minor paint defects to walls / skirting as marked
Finished		Touch up minor paint defect to door / door frame as marked
Finished		Touch up minor paint defects to ceiling / cornice as marked
Finished		Clean excess paint of external door threshold
	HALL / STAIRWELL	
	Door(s) Floor Walls Ceiling / Cornice Windows Lights & Fan Cupboards & Robe Paint	
Finished		Touch up minor paint defects to walls / skirting as marked
Finished		Touch up minor paint defect to door / door frame as marked
	GARAGE	
Finished	Door(s) Garage Panel Door Floor	Trim off excess termite mat at base of walls on both sides of garage panel door Clean excess paint and plaster off garage floor
Still to do		
	Ceiling / Cornice Windows Paint	
Finished		Provide an additional coat of paint to wall lining above garage panel door
Finished		Touch up minor paint defects to walls / skirting as marked
Finished		Touch up minor paint defects to ceiling / cornice as marked
Finished		Touch up minor paint defect to door / door frame as marked
Finished		Touch up minor paint defect to window reveal /architrave as marked
	ROOF VOIDS	
	Roof Framing Insulation / Sarking Back Blocking Party Walls Truss Webb Reasonable Access Improve Access Other	
	SUB FLOOR VOIDS	
	Timber Floor Framing Moisture Damage Ventilation Drainage Tie-down	

	EXTERNAL	COMMENTS
	EXTERNAL CLADDING	
Finished Finished	Brickwork Render Weepholes Construction Joints Wall Cladding	Improve poor finish of timber molding at base of wall cladding on south east corner of living room and in Improve poor finish of timber molding at base of wall cladding in covered area (doesn't match cladding)
Still to do	Barges Flashings Fascia Valley Gutters Eave Sheets Doors	Repair or replace damaged fascia above bed 1 window (noticed on reinspection) Fill and paint nail holes in eave sheets as marked
Still to do Still to do	Termite Barrier Eave Sheets Cladding	Trim off visible excess termite mat around base of building (all sides) Repair required to damaged termite barrier around vent pipe in side of slab on west side of ensuite
Finished Finished Finished Finished Finished Finished Finished Finished Finished	Paint	Provide required coats of paint to downpipes Touch up paint to wall cladding as marked Seal and paint wall cladding around meter box Clean excess paint off external door thresholds Provide required coats of paint to covered area ceiling trim and bulkhead Repair and paint damage to covered area ceiling Seal and paint gap between eave sheet and fascia at rear of ensuite Clean excess paint of windows as marked Provide required coats of paint to wall cladding on south side of living room Touch up paint to entry porch and covered area columns
	EXTERNAL SERVICES	
Finished Finished Finished Finished Finished Still to do Still to do Finished Finished	Paths Driveways Landscaping Turf Gardens Site Drainage Mail Box / House Number Fencing Gates Retaining Walls	Still to complete Ensure finished ground levels fall away from house on west side Still to complete Still to complete Still to complete Provide an additional yard drain on north side of covered area (water has been ponding in this area) Provide an additional yard drain on west side of house Still to install Still to complete
Still to do Still to do	Air-conditioning Other	Improve poor finish of slab edge on north east corner of bed 4 (next to covered area) Improve poor finish of slab edge on west side (all) remove base of cladding to repair
Finished	Other Other Other	Repalce cracked tile to entry porch
	MISC	
Fixed Finished	Gas Bottles Gas Mains Water Mains External Taps External Lights Hot Water System Water Pump Water Tanks Water Tank Pad Television Aerial Clothesline Swimming Pool Fencing Other Other	The hot water system has been fitted to close to an opening window and does not comply with the Aust Standard. It s approximatly 400mm from the window. Still to install
	LOCATION	CRACKING OF BUILDING ELEMENTS
	Concrete Slab Masonry Walls Piers Retaining Walls Timber Building Elements Path Driveways Other Other	

GENERAL COMMENTS

Still to do	Still to have final clean Has the house reached practical completion? (YES)
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MAJOR DEFECTS

The following items are defects that are of a more serious nature these items may have a negative affect on the property in the future. They may include items of a structural nature of compliance issues. We recommend that further investigation be carried out, including assessment by the engineer or private certifier that have been involved in the building design and approvals process.

	MAJOR DEFECTS	COMMENTS
Still to do	Termite Barrier	The turf has been layed to high against the perimeter of the house and does not achieve the 75mm required inspection zone to comply with the BCA and Australian Standard (noted on reinspection)

Conclusion and Summary:

The purpose of this inspection is to provide advice regarding the condition of the property at the time of inspection. This inspection comprised a visual assessment of the property to identify defects and to form an opinion regarding the condition of the property.

The incidence of Major Defects in this residential building in comparison to the average conditions of similar buildings of the same age is considered to be

Nil

The incidence of Minor Defects in this residential building in comparison to the average conditions of similar buildings of the same age is Normal

Please Note: This a general appraisal only and cannot be relied upon on it's own - read the report in it's entirety

This Summary is supplied to allow a quick and superficial overview of the inspection results. This summary is Not the Report and cannot be relied upon on it's own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in the summary.

Important Advice:-

Note: 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. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified

Trees: When trees are close to the house this could affect the performance of the footings as the moisture changes in the ground. A Geotechnical Inspection may be required to determine the foundation material and advise on best course of action with regards to trees

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming pools and spas are not part of the Standard Building Report under AS4349.0. We would recommend that an expert be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put in place the necessary recommendations could result in fines for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an affect on the foundation material which could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer. It should also be remembered that the direction water will flow and where it may pool will not always be appearance during the inspection.

Concrete Slab Homes

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc. then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack the timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage, garden beds and paving do not cover the slab edge. Weep holes must be visible and free of obstructions at all times. Maintain regular pest inspections by licensed pest inspectors to meet the requirements of the physical termite barrier system that has been installed as part of the construction process.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

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

1. This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. 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. Should you require any advice of a structural nature you should contact a structural engineer.

2. 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/ isolation, 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.

3. This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g.. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; 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; 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.

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.)

4. COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

5. 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 building 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."

6. MOULD (MILDEW AND NON-WOOD DECAY FUNGI) 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.

7. ESTIMATING DISCLAIMER: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

8. CONDITIONS:- This standard report is conditional upon or conditional in relation to -

- * the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing
- * information provided by the person, the employees or agents of the person requesting the report;
- * the specific areas of 'expertise' of the consultant specified in the report;
- * apparent concealment of possible defects; or
- * any other factor limiting the preparation of the report.

IMPORTANT DISCLAIMER

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).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

General Limitation and Exclusion

1. Excel Property Consultants express no opinion, no implication and no responsibility to the following matters as to whether the buildings have been approved by the local authority or private certifier, or as to whether apparent boundaries are correctly positioned as to existence of and covenant easement or encumbrance, or as to soil testing, or as to flood level, or to the structural adequacy of rock walls, revetment walls, fences and landscaping structures, or as to the product approval of systems and services that require certification from an accrediting authority, or as to systems and services that are installed by tradesmen requiring Occupational License, or as to engineering, architectural, plumbing electrical and air-conditioning, gas fitting, garage door mechanism or paint coatings No comment is offered on Pool Fencing Legislation and we recommend that you seek clarification from the private certifier involved in the approvals process.

2.. The inspection that is carried out by Excel Property Consultants does not in any way relieve the builder of the home of any of their statutory obligations under the relevant Building Legislation. Excel Property Consultants has not been part of the approval or construction process of the property and is therefore not in a position to detect defects in the home that should normally be detected by other professionals directly related to the construction process.

3. The inspection that is carried out by Excel Property Consultants is designed to ensure that the quality of the finish of the home is to the appropriate standard. We offer no comment or guarantees that the home is located on the correct allotment of land, positioned correctly on the lot, including setbacks from the road or boundary and/or is the correct height above the ground. We also offer no guarantees or comment on whether the size of the floor plan or individual rooms are as they were approved. No structural or compliance guarantees are offered and none should be presumed the home has been inspected and certified by a licensed building certifier and it is their role to ensure that the property meets the requirement of the Building Code of Australia, Integrated Planning Act and Queensland Building Act, as well as all of the Australian Standards that are relevant to the property.

4. The area(s) Inspected were: a. The interior of the building b. The exterior of the building c. The roof exterior (from the ground only) d. No under floor void

5. The area(s) in which visual inspection was obstructed were: visual inspection was obstructed in roof void due to insulation No inspection of concealed frame timbers or any areas concealed by linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow block / posts, no access to floor / roof void(s), freshly applied coatings to buildings, boundary retaining walls to lower side of property or any other obstructions, reasonable access, limitations to visual inspection.

6. The area(s) and or section(s) to which access should be gained or fully gained: No

Property Maintenance For Home Owners

1. Maintain smoke detectors and test on a regular basis. Replace battery as needed.
2. Remove any wood soil contact to prevent rot and insect damage to landscaping timbers.
3. Keep stored materials and equipment away from exterior and interior walls to prevent vermin and insect infestation.
4. Clean leaves from eave and valley gutters regularly to prevent blockages to downpipes and gutters and prevent rust.
5. Check caulking regularly to wall/floor/corner junctions to shower/bath/spa/kitchen benches/vanity tops/floors/external decks and replaced as needed.
6. Clear vegetation and soil 75mm below weepholes in masonry wall, exposed concrete slab edges, under timber, columns stirrup bases to prevent rot and termite infestation.
7. Release hot water overflow valve every six months and check valve is not leaking.
8. Ensure drains from air-conditioning and hot water system run into a drain.
9. Keep tree branches away from the external walls and roof of the property.
10. Test ground fault circuit interrupters using the test button, monthly.
11. Inspect timber retaining walls, columns and fences for rot and termite attack six monthly.
12. Check timber stairs, balustrades, handrails, newel posts, balusters for rot/rusted fixings and loose connections on a regular basis to ensure the safety of occupants
13. Inspect the perimeter of the home for termites on a six monthly basis and have an annual inspection by a licensed pest inspector.
14. Water tank leaf catchers and rain heads on downpipes to water tank should be cleaned on a regular basis. To reduce risk of debris damaging pump.

The Building Handover Inspection was carried out by: Paul Davis
Q.B.S.A House Builder & Completed Building Inspection Licence. No.1093406

Licence No: 1093406

Please contact Paul Davis on 0408 649 134 if you have an queries regarding the report.

Signature:



Date of inspection: 6/11/2018

Date of re-inspection: 20/11/2018
(if requested)

Excel Property Consultants