



Handover Inspection Report

In accordance with AS. 4349.0

BOO-06494-V3V2W3
Report Number

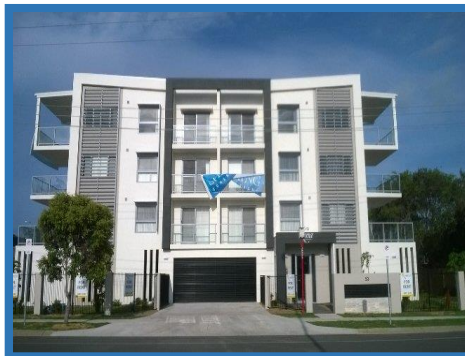
Inspection Address

Client's Name

Date of Inspection

Inspector

(Bellara Holdings Pty Ltd)
QBCC Licence No. 1057602



☎ 1300 337 447

<http://www.inspectmyhome.com.au>

This Report is produced for the Clients use only. The Company and the consultant are not liable for any reliance placed on the report by any third party.

1.0 ACCESSIBILITY (See also Clause A.2)

The Consultant has endeavoured to access and inspect all areas of the property on the day of inspection, however areas to which reasonable access for the full visual inspection were not available or were obstructed or restricted are outlined below:-

Roof Void because:

No access above false ceilings.

Wall Exterior because:

Adjoining units.

Interior because:

Window furnishings, floor coverings.

Built in sections, wall and ceiling linings.

No access to voids beneath built in cupboards and bath tubs.

2.0 GENERAL

2.1 Brief description of the building and other structures on the property:

Type: **Domestic, Apartment/Unit/Flat**

Height: **Single Storey**

Building: **Concrete Block**

Piers: **Concrete**

Floor: **Concrete Slab**

Roof: **Metal**

2.2 Was the property furnished at the time of inspection?

No

2.3 Weather on the day of inspection?

Fine

2.4 Was the inspection limited to assessing the interior and immediate exterior of a particular unit?

Yes

NOTE: NO INSPECTION TO COMMON PROPERTY AS PER AUSTRALIAN STANDARDS. MATTERS IN RELATION TO COMMON PROPERTY REQUIRE FURTHER INVESTIGATION THROUGH BODY CORPORATE.

Reasonable Access

Area	Access Hole	Crawl Space	Height
Roof Interior	450 x 400mm	600 x 600mm	Accessible from 3.6m ladder
Sub-floor	500 x 400mm	Vertical clearance Timber floor: 400mm to bearer underside of. Concrete floor: 500mm	
Roof Exterior			Accessible from a 3.6m ladder

INSPECTION FINDINGS

APPLIANCES AND VARIATIONS - CONFIRMATION OF COMPLETION

Most building contracts nominate specific appliance types/models/model numbers. In addition, changes (variations) to contract works are commonly agreed during the project. It is essential that, prior to final payment to the Builder, the following be checked by Purchasers:-

- That appliances and equipment (stoves, cooktops, heaters, etc) are of the brand/model/model number specified, and
- That all listed variations have been carried out.

The inspector has not carried out such checks for compliance or completion.

KEYS AT HANDOVER

At time of final payment, proprietor should confirm that keys being handed over are individual to the project and not of "Builder's project key" type. Ask the Builder to confirm. Check all keys are provided. Alternatively consider engaging a locksmith to re-key all locks.

APPLIANCES TO BE CHECKED FOR OPERATION

Appliances, spa baths, smoke detectors, heating or similar installations and like items are not checked by the inspector for completeness or tested during the inspection.

INSPECTIONS

At time of occupation, we recommend Purchasers ensure that such items be checked to be operational, that there are no leaks, etc, that all operating instructions have been requested from the Builder (as relevant) and that you have returned to manufacturers (if appropriate) guarantee/warranty certificates/information. All documentation should be stored for future reference/passing onto future buyers.

Smoke detectors, in particular, should be tested to confirm operation immediately after occupation.

DEFECTS LIABILITY PERIOD

Most building contracts allow for a Defects Liability Period (sometimes referred to as a Maintenance period) of about 13 weeks (refer to your contract for details). You may negotiate with the Builder for some Schedule One and Two items to be attended to during or at the end of the Defects Liability Period along with any similar matters discovered during this period. Any agreement after negotiations should be in writing and signed by both parties.

CONFIRMATION / FURTHER INFORMATION TO BE OBTAINED FROM THE BUILDER

2.2 TERMITE AREAS

If this is a termite area (we note such would be endorsed on the Building Permit (proprietor to check with relevant Building Surveyor or refer Building Permit)) then the Builder should provide written evidence of termite protection having been undertaken (if applicable), pursuant to the requirements of AS3660-Part 1 1995, and relevant Termite Protection Notice affixed as required by the Code.

2.3 OPERATING INSTRUCTIONS

The Operating Instructions (manuals or pamphlets supplied by manufacturers) for all appliances and equipment are recommended to be provided by the Builder prior to or at handover.

2.4 CERTIFICATES

Builder to provide:-

- o Occupancy Permit (new residence)
- o Electrical Inspection Certificate.
- o Plumbing Inspection Certificate.
- o Insulation certificate.
- o Gas certificate if applicable.
- o Glazing certificate.
- o Waterproofing certificate.

Inspection Photos

Entry

- Paint on door striker
- Rough finish to set edge surrounding door



Laundry

- Missing screw cap to door track



Laundry

- Holes surrounding plumbing penetrations under tub



Hall (outside laundry)

- Paint missed to set corner



Hall (outside bathroom)

- Screw fixing requires patching at top of door
- Incomplete setting to internal corner
- Incomplete patching to architrave



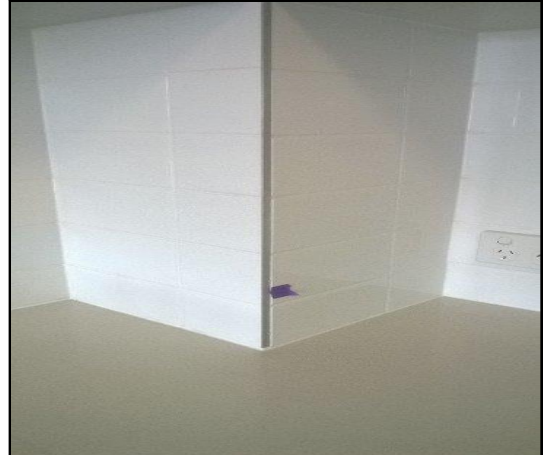
Lounge

- Incomplete patching to skirting.



Kitchen

- Uneven finish to splashback tiles



Laundry

- Obstruction to floor waste



Bathroom

- Poor finish / excess grout under paint along top of skirting tile
- Manufacturers sticker to cabinet.



Bathroom

- Mark / Blemish to wall tile.



Bathroom

- Split to door edge



Bed 1

- Incomplete setting and painting to window reveal



Bed 1

- Defects in setting to window reveal



Ensuite

- Uneven finish to cut join in tile at benchtop
- Excess grouting to floor tiles



Balcony tiles require cleaning



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 Clause A.1 of this Report, and in strict accordance with the Australian Standards.

COMPANY NAME **Bellara Holdings Pty Ltd**
CONSULTANT

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 QLD 4212

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AUTHORISED SIGNATORY

DATE OF ISSUE **19/09/2018**

Important information regarding the scope and limitations of the Inspection and this report.

All Terms and Conditions must be read in conjunction with report.

This report comprises a schedule giving details of the inspection, a descriptive summary and the consultant's opinion of the overall general condition of the property. This report does **NOT** indicate and / or recommend areas to be repaired, replaced rectified or further investigated. It only details information pertaining to the existing condition of the property where reasonable access is obtained.

Glossary of Terms

Satisfactory	Acceptable general condition, average for age
Defects present	As stated

For the purpose of a dilapidation report, the consultant will inspect those parts of the residential building to which reasonable access is allowed or permitted, together with any such additional parts of the site as may be requested.

Where a property is furnished at the time of the inspection a further inspection of the property is strongly recommended.

No inspection was made, **and no report is submitted**, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts. Furnishings, furniture and stored items were not inspected.

Reasonable Access

Only areas to which reasonable access is available were inspected. Bellara Holdings defines reasonable access as "areas where safe, unobstructed access is provided or, where the clearances are not available, areas within the consultant's unobstructed line of sight. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods. 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 the inspection. This inspection does not include breaking apart, dismantling, or removing objects such as foliage, floor or wall coverings, sidings, furnishings, appliances, personal possessions, mouldings, roof insulation / sisalation, floors or ceilings. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, or any other areas that are concealed or obstructed. The inspector did not use any invasive procedures such as digging, gouging or force. Properties that are occupied may have furnishings or household items concealing evidence of defects or structural damage, which were not visible to the building inspector on the day of inspection. The report is confined to the discovery or non-discovery of **visible structural defects** present on the day of inspection.

Nothing contained in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected on the day of inspection do not contain structural or other defects. Accordingly, this report is not a guarantee that damage does not exist in any accessible or partly inaccessible areas or sections of the property. Nor is it guaranteed that future damage will not occur or be found.

With strata and company title properties, the inspector will only inspect and access the condition of the interior and immediate exterior of the particular unit to be inspected. The complete inspection on other common property areas would, if requested, be the subject of a Special Purpose Property Report, as the purchaser would have additional liability for the general maintenance of the common property.

In the case of rural properties, the Dilapidation Report is confined to the inspection of the main residential dwelling only. Any other improvements such as stables, outbuildings, barns, machinery, sheds, fencing, dams, pumps, shearers quarters etc will not be inspected. The inspection of any additional improvements would, if requested, be the subject of a Special Purpose Property Report. The report does not comment on the presence of any hazardous materials, such as asbestos. This report does not and cannot state the extent of damage. If any structural damage is reported, then determining the extent of actual damage becomes the subject of a separate report to determine the full extent of damage and the repairs required.

The Dilapidation report: is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance or by-law, or as a warranty or an insurance policy against problems developing with the building in the future. The dilapidation report does not offer guarantee's and / or warranties to owner's of properties inspected, nor does the information within the report extend any/ or future liabilities to the client. The report is a condition report and as such will detail areas checked and note defects present on the day of the inspection. Comments will be made in relation to defects and where applicable categories may be referred to within report.

Whether or not the services have been used for some time prior to an inspection being carried out will effect the detection of the leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.

Limitations and exclusions

- The report does not make reference to items or matters outside the scope of the building consultant's direct expertise.
- The report is not a standard property report, maintenance report or special purpose report. The building consultant does not warrant that the property is free from all defects or does not require any maintenance.
- The building consultant makes no reference to pest control including termite infestation in the building report.
- The building consultant makes no reference to plumbing or drainage, concealed water proofing and breaching.
- The building consultant will not test any electrical outlets or appliances on the property and make no reference or opinion of such.
- No inducements, representations, warranties, or guarantees will be made by the building consultant or other representatives to the client in respect to services provided.

The building consultant does not express any opinion or likely costs on any repairs which may include- but not limited to- extensions, renovations, pool fencing and compliance, title boundaries, easements, covenants, encumbrances, market value, sale price, purchase price, pest control, termite damage, compliance, or anything outside the building consultants expertise.