



CONDITION INSPECTION REPORT

In accordance with AS 4349.0

15283

Report Number

1 (Lot 307) Home Place, Bushland Beach QLD 4818

Inspection Address

John Smith

Client's Name

17 June 2022

Date of Inspection

John Brown

Inspector

(Company Name Pty Ltd)
QBCC Licence No. 1234567890



☎ 1300 123 456

<http://www.tcbpi.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.



Roof void.

Roof because:

Area of roof surface covered with solar panels.

Roof Void because:

Visual inspection to some timbers in the roof void were obstructed due to the design of the roof which restricted physical access.

Restricted visibility to soffits / eaves.

Vertical clearance low in sections (unreasonable access to these sections).

Insulation batts obstruct visual inspection.

Interior because:

Floor coverings.

Built in sections, wall and ceiling linings.

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

Sub Floor because:

No access to subfloor where slab on ground / solid fill construction.

Wall Exterior because:

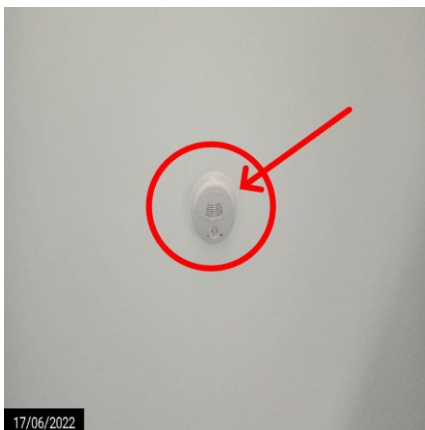
Visual inspection from ground level only.

2.0 GENERAL

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



Electrical safety switch installed.



Installed smoke alarm.

Type: **Detached House.**

Height: **Single Storey.**

Building: **Concrete Block. Cladding.**

Piers: **Brick.**

Floor: **Concrete Slab.**

Roof: **Iron.**

2.2 Was the property furnished at the time of inspection? **No**

2.3 Weather on day of inspection? **Dry.**

2.4 Was the inspection limited to assessing the interior and immediate exterior of a particular unit? **No**

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

3.0 INSPECTION FINDINGS



Incomplete landscaping.



Builders clean incomplete to concrete driveway.



Splatter to front left corner masonry wall.



Fence post attached to house in contact with ground. May void termite management warranty.



Landscaping incomplete.



Landscaping incomplete.



Air conditioning overflow is dispersing close to foundations.



Paint marks to window frames (external elevations).



Scratch to ensuite window powdercoat finish.



Aluminium sliding door and window track clean required (all frames).



Hot water overflow dispersing close to foundations.



Paint splatter on window frames (all windows).



Clothes line not installed.



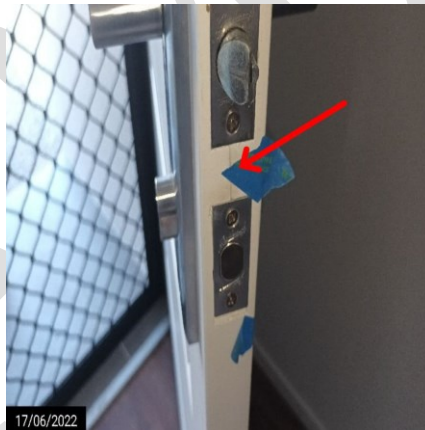
Damaged render finish behind left hand pedestrian gate.



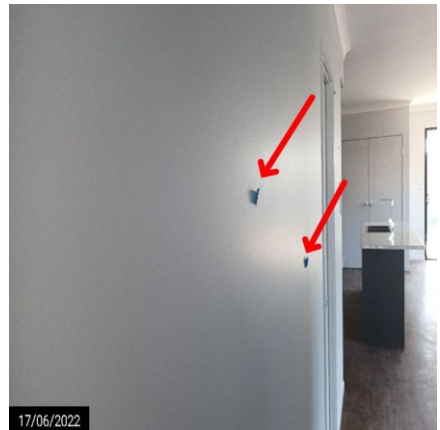
Landscaping incomplete.



Cladding fixing nails popping.



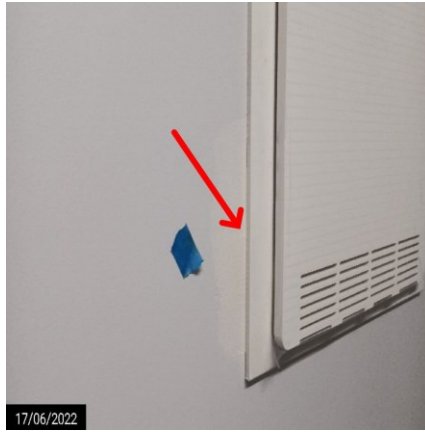
Cracking to front entry door (locks).



Incomplete painting to entry hall walls , (marks along full length of wall).



Paint and plaster splatter on garage concrete floor.



Plaster patches around communication panel on rear garage wall.



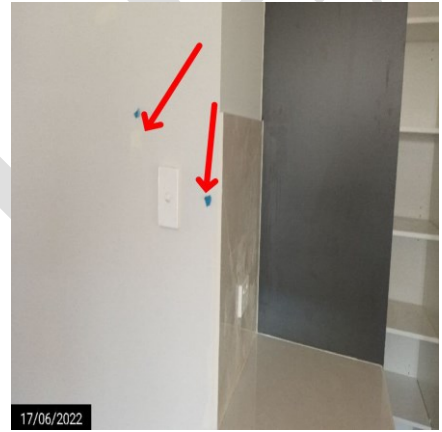
Marks to paint finishes along garage plaster walls.



Marks to paint finishes to garage/laundry plaster walls.



Builders clean incomplete.



Marks to paint finish along plaster wall linings next to kitchen.



Kitchen pantry doors not installed.



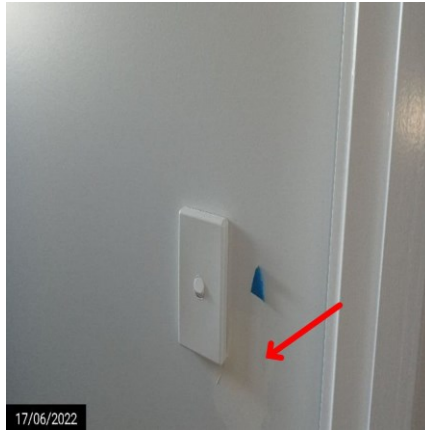
Marks to paint kitchen overhead cupboard bulkhead (consistent to kitchen area).



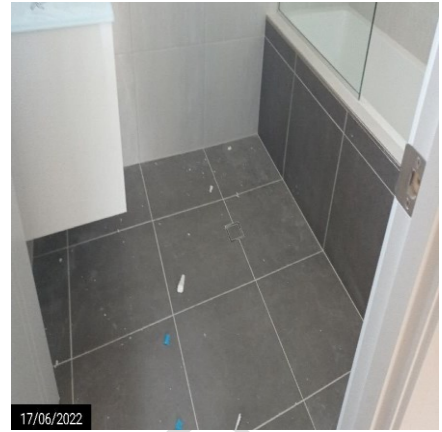
Marks to paint finish above kitchen overhead cabinets.



Marks to bedroom 2 plaster wall linings (consistent to all walls).



Marks to WC plaster wall linings (consistent to all walls).



Builders clean incomplete (bathroom).



Marks to paint finish near bedroom 3 window (consistent to all walls).



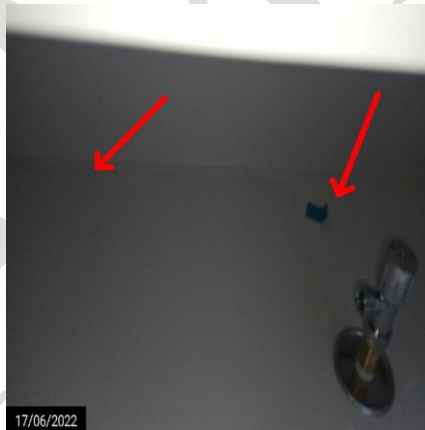
Marks to bedroom 3 robe architraves and walls.



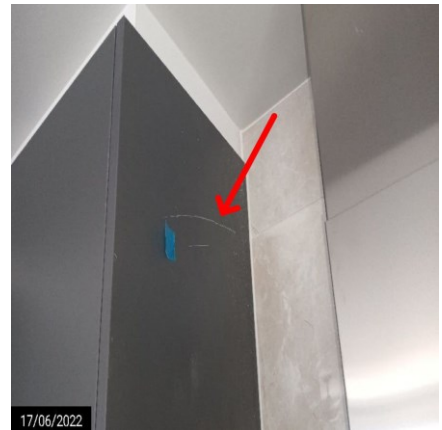
Top and bottom of some room doors not painted as per manufacturer requirements.



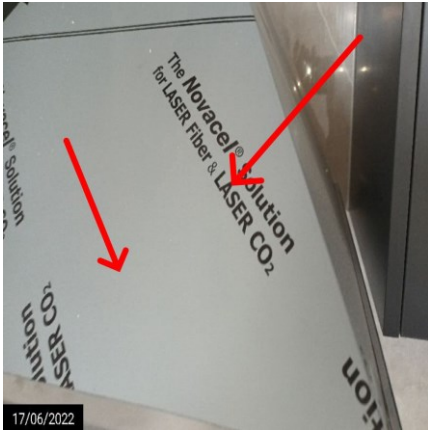
Hot plate loose in cabinet.



Poor paint finish to plaster wall linings above refrigerator opening.



Scratch to left side of overhead cabinet panel (rangehood).



Protective cover not removed from rangehood.



Marks/scratches to kitchen sink cabinet panels.



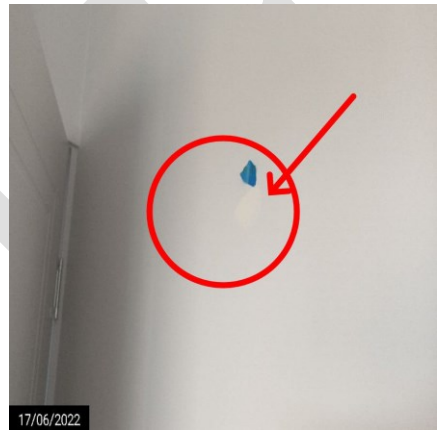
Marks/scratches to kitchen sink cabinet panels.



Door hinges screws missing to all doors.



Marks to bedroom 2 plaster wall linings.



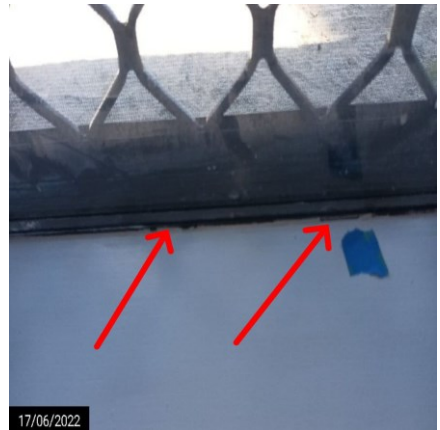
Mark to bedroom 2 plaster wall behind door.



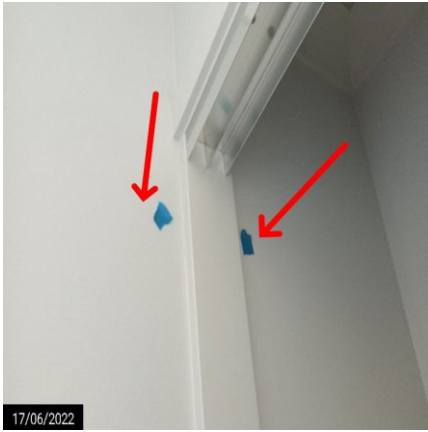
Marks to bedroom 2 plaster wall linings (all walls).



Builders clean incomplete (window glazing).



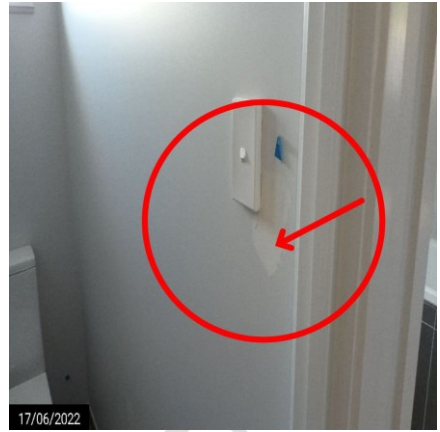
Poor paint finish around window frames (consistent throughout dwelling).



Marks to plaster wall linings inside bedroom 2 and 3 robes.



Repairs to plaster wall linings consistent throughout dwelling.



Marks to WC plaster wall linings.



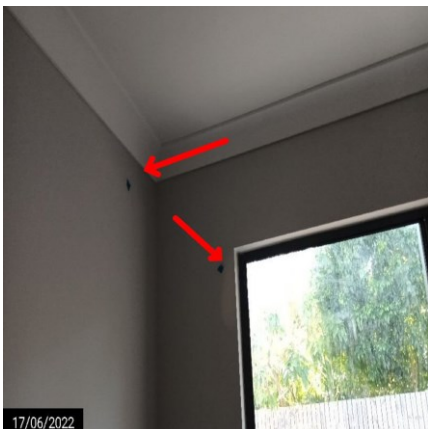
Poor paint finish around window frames.



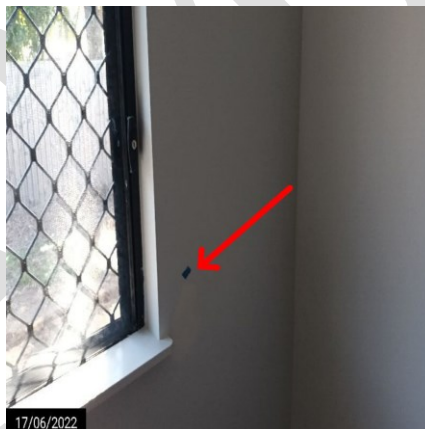
Door hinge screws missing (consistent all doors).



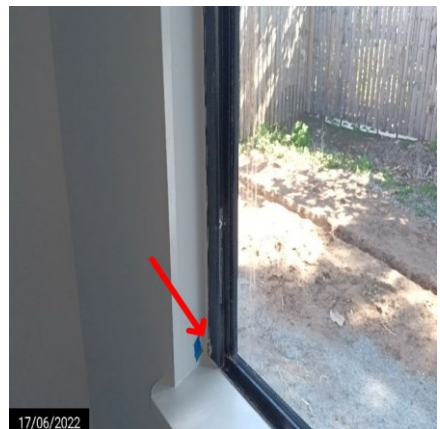
Marks to bedroom 3 wall linings and robe timber architraves.



Marks to bedroom 3 plaster wall linings (consistent throughout).



Marks to bedroom 4 plaster wall linings (consistent all walls).



Poor paint finish around window frames (all rooms).



Marks inside bedroom 4 robe.



Door hinges screws missing (consistent all doors).



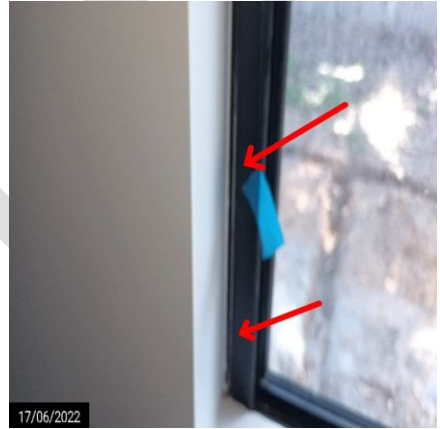
Marks to bedroom 4 door frame.



Mark to bedroom 4 plaster wall lining behind door.



Poor paint finish around window frames.



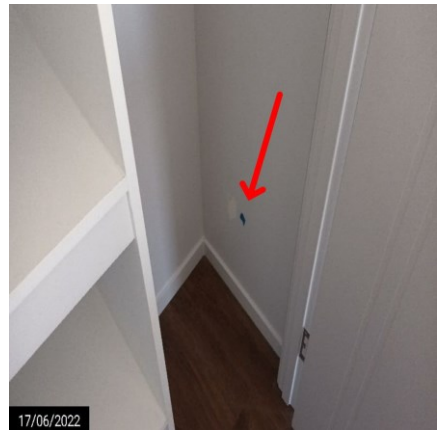
Poor paint finish around window frames.



Marks to bedroom 4 plaster wall linings (consistent to all walls).



Marks to plaster wall linings inside bedroom 4 robe.



Marks to plaster wall linings inside bedroom 4 robe.



Builders window clean incomplete.



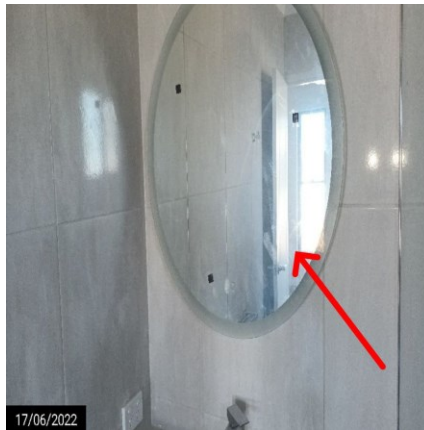
Marks to loungeroom plaster wall linings (all walls).



Marks to loungeroom plaster wall linings (all walls).



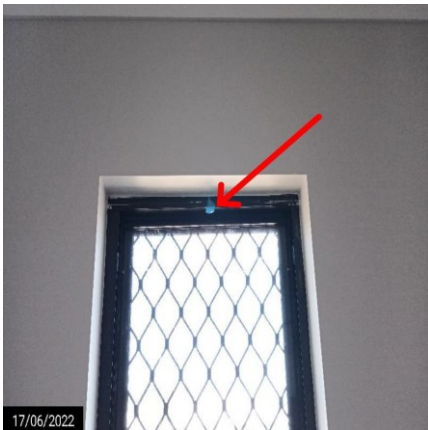
Damaged cabinet drawer to bedroom 1 robe.



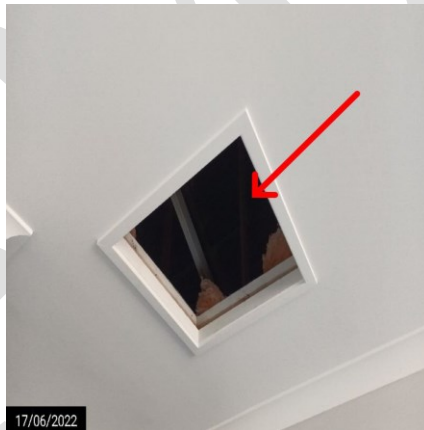
Loose fitted mirror above ensuite and bathroom vanity cabinet.



Marks to bedroom 1 plaster wall linings (all linings).



Scratch marks to bedroom 1 window frames.



Manhole cover missing.



The bath is not correctly installed. Sealants will have to be kept fresh in this area or water will leak between bath and wall causing timber damage.



Some doors require minor adjustments to ensure correct operation. Loungeroom linen door twisted.



The Australian / New Zealand standard committee released an amendment to AS/NZS 3000:2007 (Wiring Rules December 2012). Among many other additions or alterations to the Standard, a new Clause 4.5.2.3.2 requires the installation of a warning sign. Where recessed downlights are installed in an accessible roof space, a permanent and legible warning sign shall be installed in the roof space adjacent to the access panel, in a position that is visible to a person entering the space. AS 1319 (also known as AS/NZS 1319) sets out lettering height, font, viewing distance and the specific colour of yellow background for this sign. The sign must be fitted within the roof space, in view and within 2m of roof void access panel.



Marks to walls and window frames consistent throughout dwelling.

This is a Handover Report as requested by the client for a new property.

The building has a truss roof construction with insulation batts installed. Sarking - INSTALLED – Fully or partially. The extent to which sarking was installed or the condition of sarking was not able to be determined on the day of inspection due to limitations. The report will only comment on any visible defects that were identified on the day of inspection. Recommend further investigation by a licenced and practicing roof contractor to assess the extent/serviceability/integrity of the sarking not visible at the time of inspection. Also recommend Client or Client's solicitor make the necessary enquiries/searches to confirm that the building and any extension/renovation has the appropriate building approvals.

Inspection to fences/structures and retaining walls was carried out from inside what is presumed as the legitimate boundary lines/title of the property and street front only. It is recommended that client/client solicitor engage a licensed and practicing Land Surveyor to undertake and confirm with a re-establishment survey on boundaries to check that all fences/retaining walls are correctly positioned including buildings and building setbacks. We are unable to accurately determine the true boundary lines of the property during the course of a standard building inspection. No inspection was undertaken to any retaining walls on neighbouring/ adjoining properties. Adjoining property was not accessed to inspect retaining walls etc. 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. The above recommendations should be fully addressed and/or implemented prior to contract becoming binding.

Please note the defects listed in this report should be fully addressed by the client and the builder.

This company does not give warranty for any works carried out by other parties and is not responsible for the supervision or re-inspection of any follow up repairs arising from this report.

Builder's final clean not completed

The property was well presented and finished in a tradesman-like manner.

The building was constructed within the last 6 years and 6 months and should be covered under a builder's warranty. Recommend client / client's solicitor to seek documentation pertaining to the warranty and the builder.

This inspection has been carried out using the guidelines as set out in the Standards and Tolerances handbook 2019.

This report is to be read in conjunction with stamped construction plans, specification and contractual documents. All defects rectification and suggestion listed within this report are not to be read as an instruction to the builder/builders, nor are they an authorisation to vary from the signed and agreed original specifications/constructional documents. There for depending on the defects and rectification listed within the report and scope of works to be carried out the builder must obtain a signed variation and/or agreement from the clients prior to any work being undertaken.

We are instructed to prepare a report which comments on whether any maintenance items or building defects exist which can reasonably be expected to be the responsibility of the Builder (Note: engagement is confined to that of a Building Consultant and does not constitute engagement of a Building Surveyor carrying out functions/mandatory inspections required under the Building Act, 1993). The items which are to be addressed within this report are to be such matters which we believe are the responsibility of the Builder to attend.

In preparing this report we note this report should not be seen as a certification that the building has been constructed in accordance with all the contract documents. Rather it is an appraisal which relates the standard of construction to the Building Regulations, relevant Australian Standards, material manufacturers' recommendations and acceptable construction practice. For example, building frame, room dimensions, boundary setbacks etc. have not been checked. The documents referred to in the above manner are listed in Appendix B.

BUILDING FRAME. This report does not include or make provision for an inspection of the building frame. Much of the frame is now concealed and any areas exposed (roof or sub floor as appropriate) are usually difficult to access. A brief visual perusal only of any frames exposed has been carried out from access points. It is essential therefore that confirmation be obtained that the mandatory frame inspection has been carried out and the frame approved. A Certificate or Letter should be obtained from the Building Surveyor confirming same and that no outstanding items remain.

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. 1 MAINTENANCE OF FOOTING SYSTEM - ADVICE TO PURCHASERS

Where the footing system (slab or strip footings) has been designed by the Builder's engineer following Builder's investigation of the foundations, it is incumbent on the Builder to provide advice to Purchasers as to how to properly maintain the surrounding soils when the building is occupied - Builder to provide such advice in writing to Purchasers.

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, 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 Mandatory inspection letters or certificates (if any in Builder's possession)
- o Occupancy Permit (new residence)
- o Electrical Inspection Certificate.
- o Plumbing Inspection Certificate.
- o Insulation certificate.
- o Gas certificate if applicable.
- o Glazing certificate.

Check and maintain sealants to all wet areas.

Shower recesses, to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The test on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

All surface water should be diverted away from house footings / foundations. Refer to attached CSIRO Information Sheet.

Drainage that is installed to move surface water would have to be kept open and clear at all times to function. No calculations have been made as to whether the drainage installed is adequate to move water in all situations.

4.0 ADDITIONAL PHOTOS

Please see below for additional photos taken from this Inspection (if any).

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
CONSULTANT

**Company Name Pty Ltd
John Brown**

POSTAL ADDRESS

**PO Box 123
Helensvale
QLD 4212**

PHONE

1300 123 456

AUTHORISED SIGNATORY
DATE OF ISSUE

**Licensee/ Director
17 June 2022**

SAMPLE

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.