1: HANDOVER SUMMARY

Information

Handover stage substantially achieved

The handover stage has been substantially achieved. Items requiring completion, rectification and/or further attention are detailed within this report and should be addressed by the builder as appropriate.

Key Findings: Key findings summary

The inspection identified items requiring completion, rectification and/or further attention. These findings are detailed within the body of this report and summarised in the builder defect list provided with the report.

Key Findings: No safety issues identified

No significant safety-related issues were identified within the scope of the inspection at the time of inspection.

2: REPORT INFORMATION

Information

Purpose and scope: Purpose and Scope of Inspection

This is a Practical Completion Inspection (also called a handover inspection) of a newly constructed or recently completed home. Its purpose is to identify defects and incomplete work that do not meet an acceptable standard of finish or workmanship, so they can be listed for the builder to address before handover. A first inspection (PC1) lists the items found. A re-inspection (PC2), if engaged, checks whether the listed items have been rectified.

Standards and basis of assessment: Standards and basis of assessment

Defects are assessed by visual observation against the generally accepted standards of finish, workmanship and tolerance for new residential building work in Queensland - including the QBCC Standards and Tolerances Guide, the National Construction Code, the relevant Australian Standards, manufacturers requirements, and the terms of your building contract where these have been made available. This report does not cite a specific clause for each item. Where an item is regulated or measured, we note that it appears not to comply and recommend verification by the relevant licensed trade.

Scope and limitations: Visual Inspection Scope and Limitations

This is a visual inspection only. We report on what was reasonably visible and accessible on the day of inspection. We do not move furniture or stored goods, lift or remove floor coverings, cut or probe surfaces, or dismantle any part of the building. We cannot see inside walls, beneath floors, behind linings, or within concealed cavities, and we give no opinion on the condition of any underlying or concealed element - including framing, waterproofing membranes, structural slabs, and services within walls or below ground. Any area that was locked, obstructed, unsafe, or below safe-access clearances is not inspected and is noted under Areas restricted; defects may exist in those areas that are not identified in this report. This report is not a certificate of compliance and does not certify the building against the National Construction Code, the Australian Standards, or your building contract.

How to read this report: How to read this report

This report identifies items requiring attention and may also record selected elements where no significant defect was observed at the time of inspection. Each item is rated -

High: a safety concern or significant defect;

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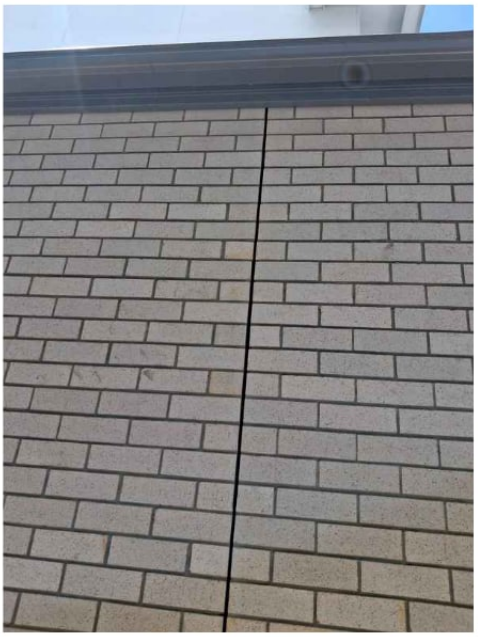
8.4.1 Sealing and caulking

CAULKING INCOMPLETE

Maintenance Item

Caulking to junctions was observed to be incomplete, missing and/or poorly finished in areas. The affected areas should be appropriately sealed and neatly finished.

Recommendation:
Builder to complete or rectify caulking to the affected areas prior to handover.





8.4.2 Sealing and caulking

PENETRATIONS NOT SEALED

Recommendation

Gaps around external penetrations were observed to be unsealed and/or incompletely sealed. The affected penetrations should be appropriately sealed and finished.

Recommendation:
Builder to appropriately seal and finish affected external penetrations prior to handover.



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8.5.1 External painting and finish

Recommendation

PAINT COVERAGE INCOMPLETE

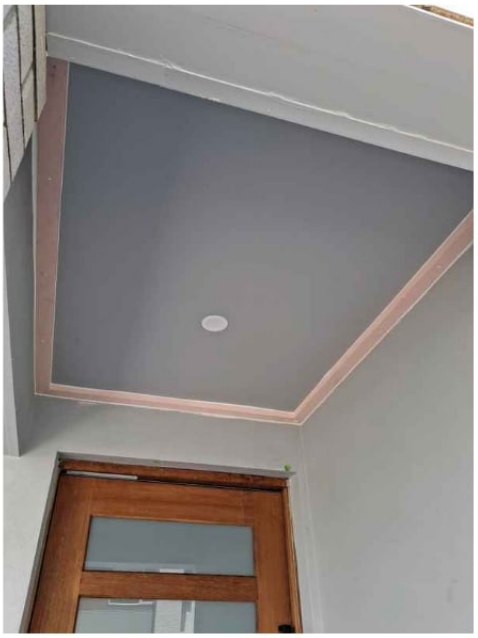
Paint coverage was observed to be incomplete in areas, with underlying surfaces and/or unfinished areas visible.

Recommendation:
Builder to complete painting to affected areas and provide consistent coverage prior to handover.

Recommendation

Contact a qualified professional.





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