



ABN 18 905 492 156

24th July, 2015

name

Re: Handover inspection property address

A visual inspection of the above property was carried out on 21st July, 2015.

The report is based on Australian Standard 4349.1-1995. The report provides detailed information relating to the condition of the finishes and fittings. The visual inspection and report does not include information relating to certification or consistency with the approved drawings, plumbing and or electrical compliance, pests/termites, pools or spas. These items are subject to specialist reports in their own right. It is important that the report is considered within the context of the following statement taken from the Australian Standards (Clause 3.3).

"A building report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection,"

Inspections and certification of building work done both during, and at the completion of construction are consistent with the approved drawings and ensure all vapour barriers, flashings, fixings, structural components and cladding are installed in accordance with the relevant building codes, Australian Standard and manufacturer's specifications current at that time. These compliance issues are not covered in this report.

Note the issues identified in this report have been marked with coloured dot stickers at the property

DESCRIPTION

The unit is one bedroom unit. The unit was un furnished at the time of the inspection.

GENERAL OBSERVATIONS

Major electrical appliances were installed

There were no visible leaks from plumbing fittings.

Works on common areas is still in progress and not covered in this report.

No window furnishings were not installed at the time of the inspection.

The units require a final professional clean prior to hand over There is paint, grout and some adhesive remaining on tile surface.

There were no insect screens installed at the time of the inspection.

The AC units were not operational at the time of the inspection.

The surface preparation prior to painting was not completed in a tradesman like manner with a number of areas marked or damaged and then painted over while some of the obvious areas have been highlighted in this report the walls should be toughly checked before repainting the walls marks during the inspection.

Room/area	Descriptor
Entry	The entry door was marked while these may clean off if the marks remain after a professional clean the door should be repainted.
Kitchen	<p>The two pack finish to the panel on the dishwasher has been chipped and should be repaired or replaced.</p> <p>The two pack on some of the doors have been marked and should be repaired or replaced.</p> <p>The finish to the overhead cupboards was also marked and should be repaired.</p> <p>The dish washer hose should be raised to minimize the risk of water siphoning out of the unit.</p> <p>The hole for all of the hoses should be sealed to eliminate crawl space which can harbor insects.</p>

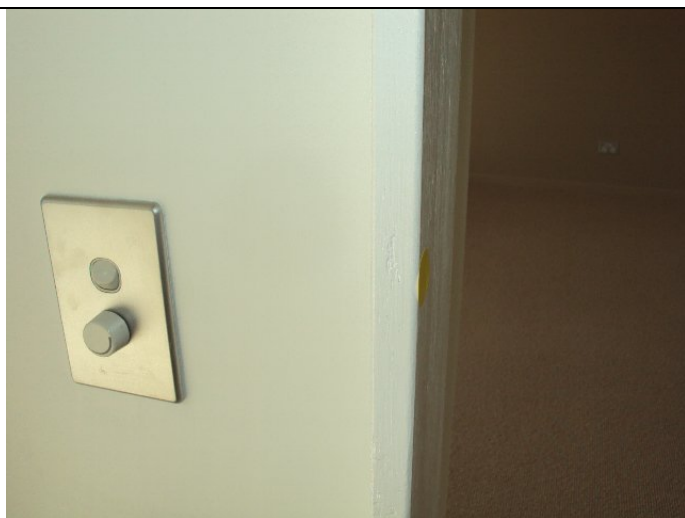
Bedroom 1	<p>The finish to the sliding door into the bedroom has not been adequately prepared and should be filled sanded and repainted.</p> <p>The plaster around the reveals has not been adequately prepared prior to painting and should be repaired and repainted.</p> <p>The robe doors are binding and should be adjusted the marks on the two pack doors should be repaired.</p>
Bathroom ensuite	<p>There were marks on the laminate edge strips to the vanity which should be cleaned or repaired as required.</p> <p>The screw from the centre draw handle has been marking the laminate rail to the vanity.</p> <p>There were marks on the sealant around the bath which should be cleaned or resealed.</p> <p>The film on the window into the bedroom has been damaged and should be repaired or replaced.</p> <p>The towel rack is loose and should be adjusted.</p>
Living room	<p>There are marks on the feature wall around the AV outlets. The marks should be repaired.</p> <p>There are marks on the white wall which should be repaired.</p> <p>The sliding doors onto the balcony have scratches and adhesive from the protective tape used during construction. The adhesive should be cleaned off and the damage to the finish repaired.</p>
Laundry	<p>The wall at the back of the cabinet has not been sealed or painted in a tradesman like manner and should be repainted.</p> <p>The flange over the tile cut out is not effectively covering the cut out.</p> <p>The preparation of the walls in the area adjacent to the laundry/media centre was not completed in a tradesman like manner and should be repaired prior to repainting.</p>
Storage area	<p>While the specific storage unit for the unit was not inspected the wire to the chain mesh enclosures in the storage area is quite loose and should be checked and tensioned as required..</p>
Balcony	<p>The corner of the glass balustrade panel has been chipped.</p> <p>There are fine scratches on the hand rails which should be repaired.</p> <p>The rubber seals to the bottom of the windows have grout residue and have been displaced and should be released.</p>

Description	Photo
Marks on feature wall around AV fittings	
Scratches to sliding balcony door	
Marks on sliding doors	

Damage to bottom of sliding door



Poor finish to reveal to bedroom door



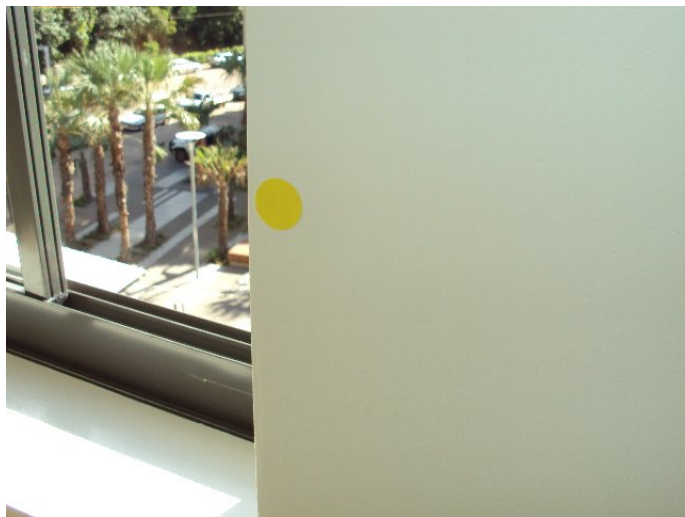
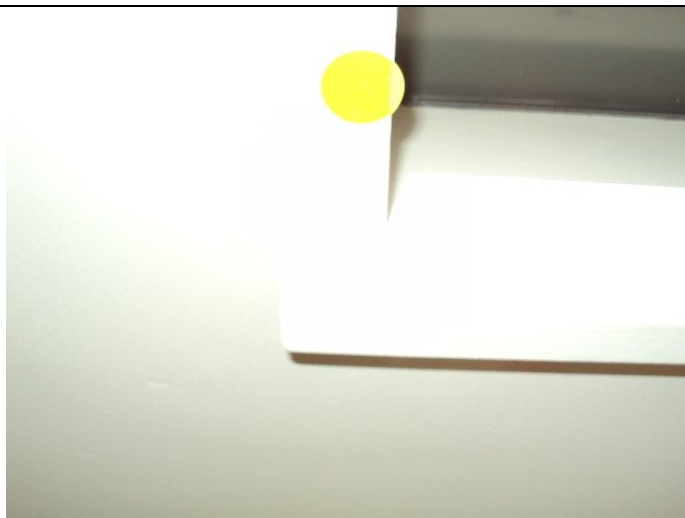
Chipped glass panel



Rubber trim to base of doors



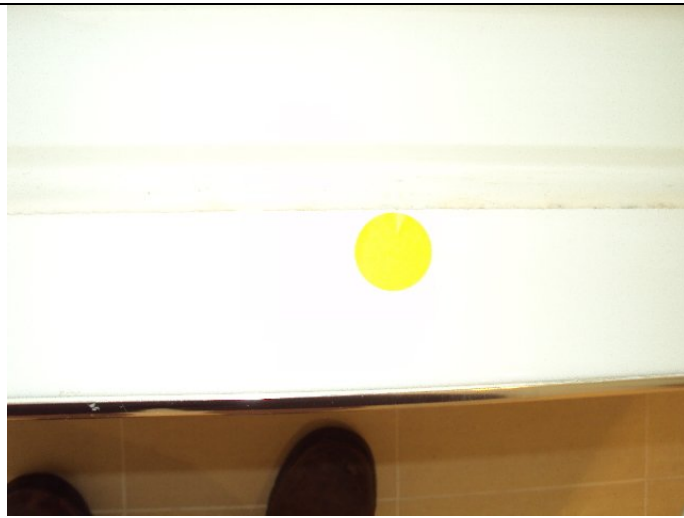
Poor preparation to reveals around bedroom window



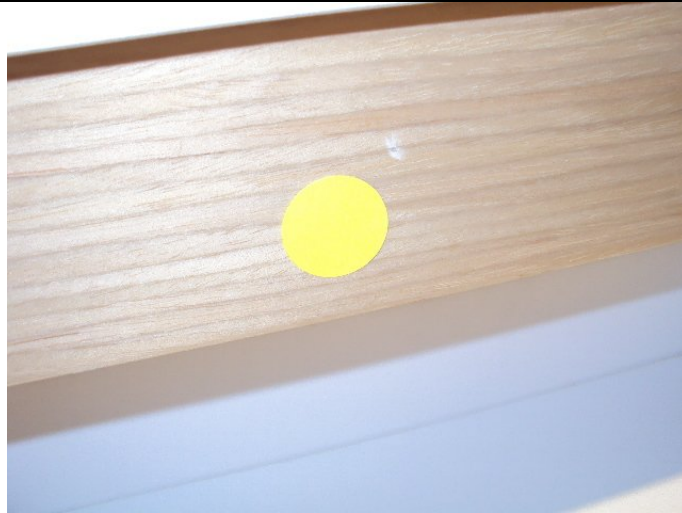
Damage to film on bathroom window



Discoloured sealant around bath



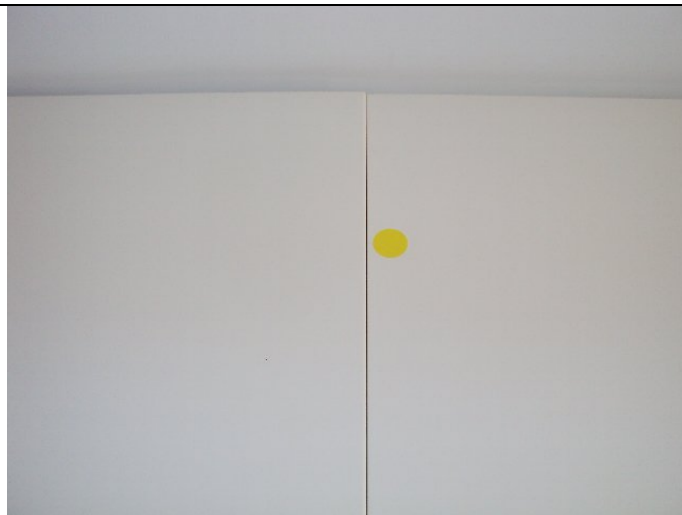
Marks to laminate from draw front fixing screw




Loose towel rack



Binding robe doors



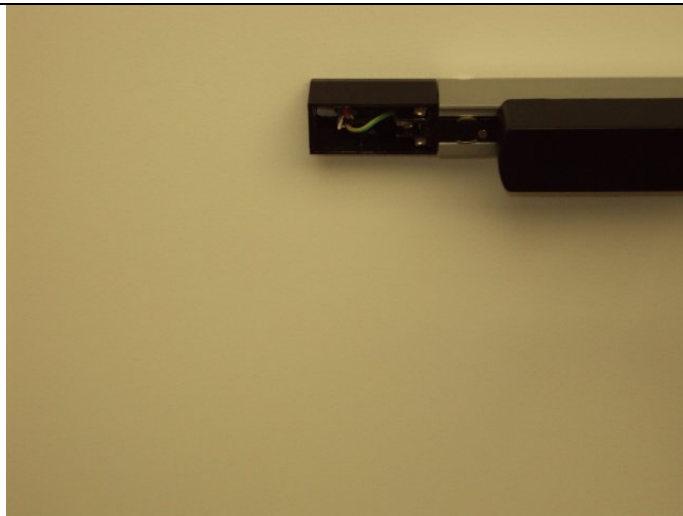
		
<p>Marks on doors above fried recess</p>		
<p>Marks on plaster around removable panel for AV connections</p>		

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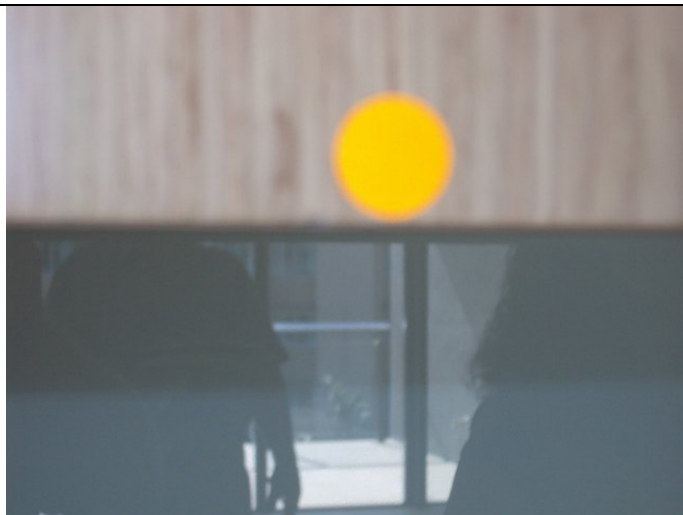
Lumps in paint finish



Missing cap from light fitting



Marks on panels/doors on overhead cupboards



No screw caps
on fixings
above range



Poor
preparation
prior to
painting



Damaged
bench top to
media centre

