

Inspection reference:

Confidential Inspection Report



Prepared for:

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Inspection Contents

CLIENT & SITE DETAILS	3
NOTE	3
QUALITY ASSESSMENT EXCEPTIONS REPORT	3
EXTERNAL AREAS	4
INTERNAL AREAS	6
BEDROOMS	10
WET AREAS	12
UTILITIES	13
CONCLUSION	14

Inspection: Address:

CLIENT & SITE DETAILS

DETAILS OF THE INSPECTION

Commissioned By: My Builder.
Contact: Joe.
Ref/File Number: 123:123.
Client: Will Buer.
Date Of Inspection: 28/10/2014.
Property Address: 5 Purchase Road Bathurst NSW 2886.

NOTE

QUALITY ASSESSMENT EXCEPTIONS REPORT

REPORT PURPOSE

Inspection Type Practical Completion Report.
Inspector: Name: Dale Kennedy
Contact Number: 0425 223 008
Company: Alpha Building Services Pty Ltd
ABN: 47 103 963 471.

PURPOSE OF INSPECTION

To inspect the property to determine whether an item or finish is defective as assessed against the Guide to Standards and Tolerances 2007. This inspection report is commissioned to assist the Builder and their Client in identifying product and tradesman finishes that require improvement before completion. The Building Consultant will inspect the property from a normal viewing position as detailed under item F in the Guide to Standards and Tolerances 2007. The assessment is also benchmarked against similarly constructed buildings and a reasonable expectation of a Client and the Building Consultant.

Note: This report is an exceptions only report and as such only includes items defective at the time of the inspection.

A copy of the Guide to Standards and Tolerances 2007 can be obtained from the local Fair Trading Office within your state or Territory.

REASONABLE ACCESS

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed safely on the ground.

SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

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.

ORIENTATION & PROCESS

DIRECTION OF INSPECTING - Moving left around and through the property.

EXTERNAL - Defects location notes, Left, Right, Front, Rear, as looking at the building from the road.

INTERNAL - Defects noted when standing in the centre of the room with the door or main entry to the room behind the inspector.

Inspection: Address:

INSPECTED PROPERTY DESCRIPTION

External Wall Construction: Timber frame with hardboard cladding.
Roof Construction: The roof is of skillion style construction.
Roof Is Covered With: Metal decking.
Footings: Concrete slab.

EXTERNAL AREAS

EXTERNAL BUILDING AREAS:

General Comment Builders final clean required.

External Walls Mortar Cladding marks, poor finish, excess mortar, south elevation.



paint starved, south elevation.



Mortar marks, poor finish, rear.



Mortar Cladding marks, dirty, paint starved, south elevation.



Inspection: Address:

Window

Reveal paint starved, Rear wall.



Verandah

Floor tiles marks, dirty, over paint, outside of the Lounge.



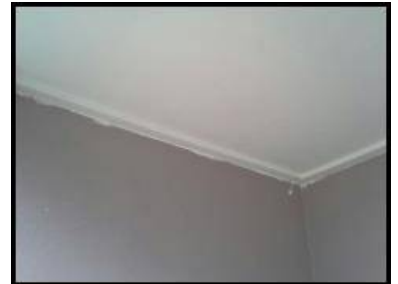
Mortar over paint, outside of the Lounge.



incomplete telstra service penetration, over paint, paint run, outside of the Entry.



over paint, paint run, outside of the Dining room.



Inspection: Address:

Floor tiles marks, dirty, outside of the Dining room.



Balcony

Cladding Floor tiles marks, dirty, paint starved, outside of the Bedroom two.



INTERNAL AREAS

INTERNAL GENERAL COMMENT

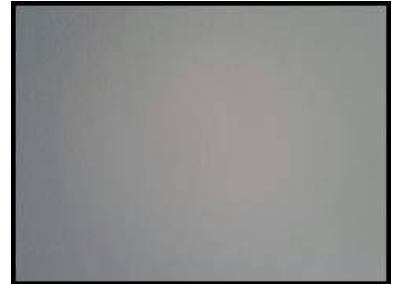
General Comment

Builders final clean required.

ENTRY

Internal Walls

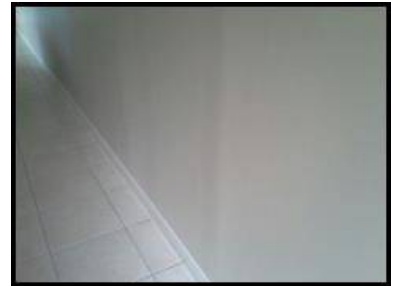
poor plaster setting, Left wall.



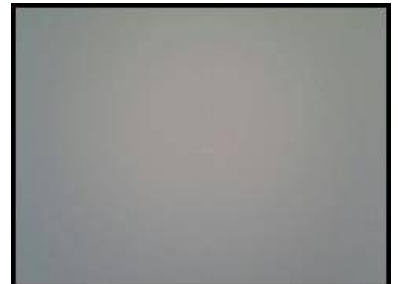
HALL

Internal Walls

Poor plaster setting, visible joints. Right wall.



Scratched, Impact damage, paint starved, Right wall.



Inspection: Address:

Ceiling

over paint, above right wall.



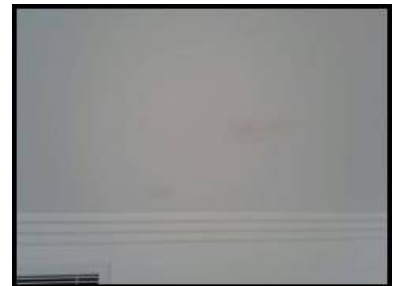
Ceiling marks, scratched, to left wall.



LOUNGE

Ceiling

Ceiling paint starved, above left wall.



DINNING

Internal Walls

Bottom Impact damage, Rear wall.



Ceiling

Ceiling paint starved, poor plaster, to left wall.



Inspection: Address:

Woodwork

Skirting nail hole, left wall



FAMILY

Ceiling

Ceiling paint starved, paint defect, generally.



uneven, unknown defect to, near light, near fan.



Cornice over paint, to rear wall.



Cupboard Internals

Door Architraves marks, scratched, internal face.



STAIRWELL

Inspection: Address:

Internal Walls

Scratched, Impact damage, Right wall.



Ceiling

Ceiling scratched, paint starved.



Window

Reveal over paint, Right wall.



Reveal DAMAGE, impact damage, over paint, Right wall.



Woodwork

Skirting Impact damage, right wall



Inspection: Address:

Stair string over paint, left wall
right wall

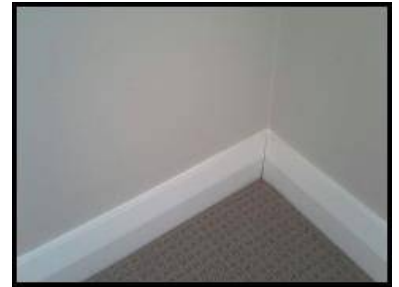


BEDROOMS

BEDROOM ONE/MAIN

Woodwork

Skirting mitre poorly finished, front wall
right wall



BEDROOM TWO

Internal Walls

Marks, Scratched, Front wall, Right wall.



Ceiling

Ceiling Cornice marks, scratched, paint starved, to
left wall.



Window

Reveal over paint, Front wall.



Inspection: Address:

Cupboard Internals

over paint, internal face, top.



Woodwork

Architrave mitre poorly finished, beside door, robe.



BEDROOM THREE

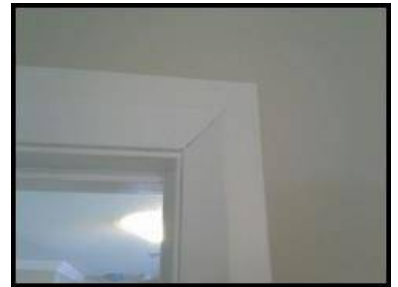
Window

Reveal over paint, Left wall, Front wall.



Woodwork

Architrave mitre poorly finished, right wall rear wall beside door.



BEDROOM FOUR

Ceiling

Ceiling Cornice incomplete, cracked, paint starved, hole/s, to right wall, near robe.



Inspection: Address:

Cornice over paint, to right wall.



WET AREAS

KITCHEN

Ceiling

Ceiling Cornice paint starved, to left wall.



LAUNDRY

Floor

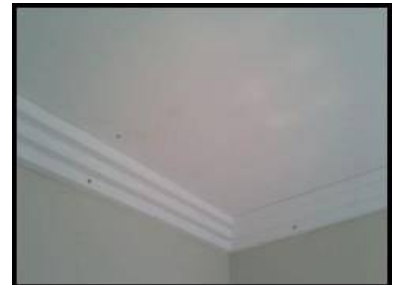
marks, dirty, over paint.



BATHROOM

Ceiling

Ceiling Cornice incomplete, hole/s.



ENSUITE TWO

Floor

Floor Tile marks, dirty, paint run.



Inspection: Address:

Window

Reveal over paint.



ENSUITE THREE

Window

Reveal DAMAGE, over paint.



Woodwork

Architrave mitre poorly finished, window.



TOILET

Wet Area Items

Tile/s DAMAGE, incomplete.

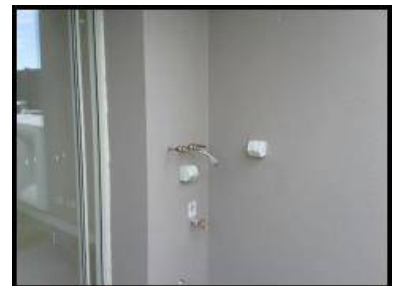


UTILITIES

SERVICES:

Hot Water System

Unit is missing, Installation of the unit is not complete.



Inspection: Address:

CONCLUSION

ACTIONS:

Trades Required To Complete: Painter.
Estimated Time To Complete: 1 Week.

ASSESSMENT RATING:

Clean: High.
Finish: Average.
Complete: High.
Overall Rating: The inspector evaluated this property as AVERAGE with an overall rating of 5-6.

Note: Rating is the assessors opinion and is used to benchmark the property at time of inspection. The assessment is rated out of 10 where 10 is Exceptional.