

KEVIN BURNS HOMES

PRACTICAL COMPLETION REPORT

VISUAL BUILDING INSPECTION REPORT No. 764



CLIENT:

PROPERTY ADDRESS: Jindalee

DATE: 25 November 2016 WEATHER: Fine

ARRIVAL TIME: 8.15am DEPARTURE TIME: 10.30am

VISUAL BUILDING INSPECTION REPORT PREPARED BY:

K.R. BURNS Builders Reg. 6163

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Address

As requested an inspection was carried out to assess and report on the **PRACTICAL COMPLETION** stage of the home at the above address. This report is to be read in conjunction with items requiring attention by the builder submitted by the client.

The property has only been inspected at Practical Completion stage.

It may become evident that once the building process has completed and the owner has moved in further faulty and incomplete items may be discovered. To compensate a defects liability period has been set aside as stated in the building contract to rectify these items.

The builder will also provide a structural guarantee as required under the building act. Confirm with your builder as some builders provide a guarantee above the minimum period.

All electrical, gas and solar appliances (including lights and power points) will be tested at handover stage and does not form part of this report.

Should the builder disagree with the opinion of the inspector on any structural items listed, advice and clarification may be obtained from a structural engineer. The structural engineers advice will take preference over the inspector.

Note: Practical Completion means that the house is brought to the stage where the building work is completed except for any omissions or defects which do not prevent the home building work from being reasonably capable of being used for its intended purpose and becomes fit for occupation in a free and uninterrupted manner.

Please refer to Terms and conditions at the rear of this report.

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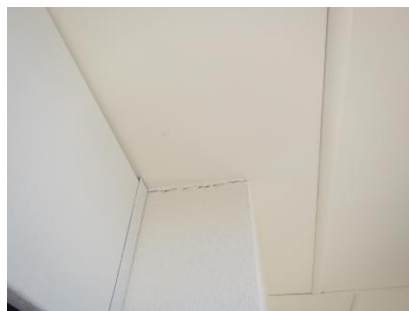
List of items requiring attention by the builder.

External

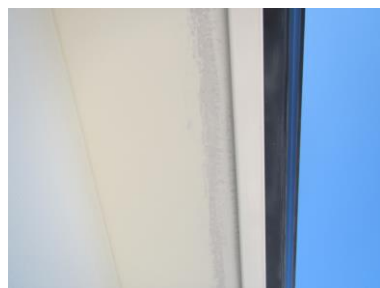
1) Repair chips on render on both edges of Garage opening. Clean marks of render and repaint under right hand window and right hand corner.



2) Repatch between render and eaves.



3) Complete eaves painting.



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4) Replace chipped roof tiles and remove excess roof tiles from roof. It appears the roof tile company have carried out a final check and marked the tiles to be replaced.

5) Rubble is in the gutters in a number of places. Check the perimeter of the home and remove the rubble.



6) Clean render from brickwork near meter box.

7) Clean vanadium staining from face brickwork. Inside Garage and all external walls.

8) Check all face brickwork. Various stains around house.

9) Cut back termite barrier to external garage wall.

10) Relay face brick on fence. It appears this was damaged when metal fence was installed.



11) Complete sewer I.S.

12) Paint pipes and conduit to N.B.N. meter box and gas H.W.U.

13) Complete painting to fascia returns.



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14) Family Room sliding door is off its track.



15) Complete rear and side fencing.

16) Remove builders rubble from site and level.

Inside Garage

17) Clean vanadium staining from face brickwork.

18) Cut metal rod protruding from pier.



19) Repatch and paint Garage ceiling in a number of areas.

20) Remove packer from door sill.



21) Clean Garage floor.

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Internal

- 22) Touch up internal and external of front door frame. Paint sill.
- 23) Adjust front door. It appears the door has bowed slightly.
- 24) Clean all striker plates to internal door frames.
- 25) Check all doors for rubbing on carpet. Example Bedroom 1.
- 26) Various door frames have chips and marks. Check all door frames and touch up.
- 27) Check all window reveals. Plastering is rough in areas.
- 28) Check all window frames. Marks require cleaning off in areas.
- 29) Fit grate to Ensuite shower.
- 30) Remove marks on tiles to Ensuite above power point over vanity and just on left hand side above the shower taps .
- 31) Clean paint off Ensuite cupboard handles.
- 32) The Ensuite door hits the towel rail when opened. It may be necessary to fit a stopper on the floor or see if a small clear buffer can be put on towel rail. Discuss with client.
- 33) Patch chip on wall to Bedroom 1.



- 34) Left rear gas hot plate not working.
- 35) Check door lock to Laundry sliding door.
- 36) The roof area was inspected where possible. Insulation and poor access limited the areas inspected however it was found the roof framing was adequately constructed.

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TERMS AND CONDITIONS

- 1) The inspection shall comprise of a visual assessment only of the residence.
- 2) Areas that can be inspected in a safe and reasonable manner shall be inspected. The roof will not be walked on and will be inspected from a 2.00 metre ladder.
- 3) The Inspector is limited to some areas and will not conduct any invasive inspections. It is difficult to inspect the roof loft area at practical completion stage and a general inspection from the manhole will be carried out to determine the structural adequacy only of the roof. Should a full roof loft report be required it is recommended a structural engineer be consulted.
- 4) Some defects may only be apparent during certain weather conditions.
- 5) This report does not make any comment on any area that is concealed.
- 6) This report does not make any comment outside the inspectors expertise such as plumbing and electrical.
- 7) No inspection will be made inside walls, between floors, inside skillion roofs, inside eaves areas, behind any stored goods in cupboards and other areas obstructed at the time of the inspection.
- 8) This is a visual report only and no inspection aids will be used.
- 9) This inspection will not report on termite or pest activity. A qualified Termite Pest inspector should be consulted.
- 10) No inspection will be carried out for asbestos.
- 11) No inspection is carried out for mould.
- 12) No inspection will be carried out on solar power units.
- 13) This report is not a structural report. Should you require any advice of a structural nature a Structural Engineer should be consulted.
- 14) The report is not a certificate that the property complies within the requirements of any act, regulation, ordinance, local law or by-law and is not a warranty against problems that may develop in the future. The report does not include identification of unauthorized building work or work not compliant with building regulations.
- 15) This report does not give or imply any warranty or guarantee and is merely an opinion of the inspected property.
- 16) This report is valid for 30 days from inspection.