

Building Handover Report

Client:

Address:

Builder:

Job No:



Buildwise Certification

Enquiries regarding this report should be directed to our office on 02 6760 3420

Insurance Accreditation Number: BPB1792

ABN: 15 365 625 274

Important Information Regarding the Scope and Limitations of the Inspection and this Report

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies. If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

The Purpose of the Inspection:

The purpose of the inspection is to provide advice to a new home buyer regarding the standard and quality of finish of the property at the time of the inspection. This is a Visual Handover Inspection and is limited to the reporting of the condition of the building elements in accord with Australian Standard 4349.0-2007 and Appendix C of AS 4349.1 - 2007.

The Scope of the Inspection:

The inspection is a non-intrusive and non-destructive inspection limited to those areas of the building where reasonable access is achievable. A copy of the access limitations of AS 4349.0 - 2007 can be provided by contacting our office. The inspection is designed to identify defects and to form an opinion regarding the quality and standard of finish to the property at the time of the inspection. An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and as such outside the scope of this report. We recommended that this report be read in its entirety. If any of the details of the report are unclear or if you require clarification of AS 4349.0-2007 please contact the Inspector.

If the property inspected is part of a Strata or Company Title (Appendix B), then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

Acceptance Criteria:

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Special Requirements:

Are there any specific Requirements / Conditions requested by the Client/Clients Representative regarding the inspection and report? No

Changes to the Inspection Agreement: No

It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to the owner regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective owners should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structures & / or outbuildings within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. 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 it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground

Notable Items - Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, if any prices have been given, these are opinions only and are not quotes or even firm estimates. Independent quotations for any item should be obtained from suitable trades people prior to purchase.

You must read the entire report and not rely solely on this Summary. The order that the items may appear in this summary is not an indicator of their importance.

ROOF SYSTEM EXTERNAL

Valleys:

Details:

Finished - Remove leaves.



Eaves, Fascia & Bargeboards:

Eave Lining:

Minor paint touch up to timber trim at front right.

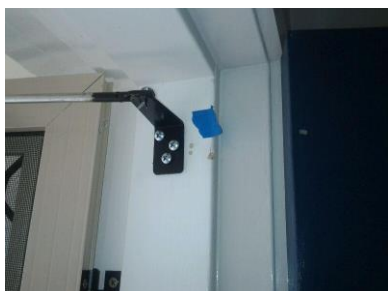


INTERIOR CONDITION REPORT

Entry:

Front Door:

Minor paint touch up required to door jamb.



Floor:

Remove excess paint from tiles.



Dining:

Walls:

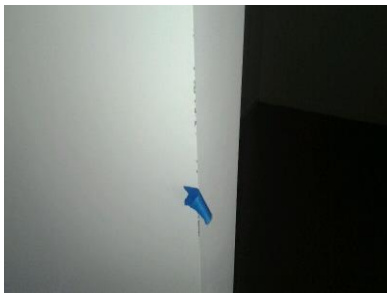
Minor paint touch up to TV point.



Bedroom 1:

Walls:

Minor paint touch up required.



Walk in Robe:

Skirting / Architraves:

Minor paint touch up required.



Bedroom 2:

Cupboards / Robes:

Hanging rails not fitted.



Bedroom 4:

Walls:

Minor paint touch up required.



Cupboards / Robes:

Hanging rail not fitted.

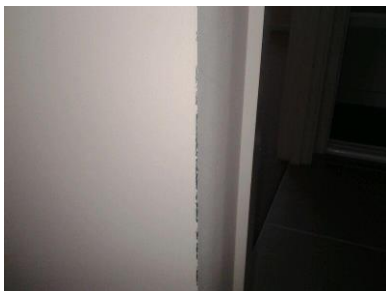


KITCHEN

Kitchen:

Walls:

Minor paint touch up required.



Ceiling / Cornice:

Fill & paint minor cracking to cornice junctions.



BATHROOMS

Main Bathroom:

Walls:

Minor paint touch up required.



Sealant required to tile edge and mirror.



Ensuite Bathroom:

Floor:

Remove excess paint from tiles.



Walls:

Sealant required to tile edge and mirror.



Fittings:

Toilet roll holder is loose and requires re fixing.



LAUNDRY

Laundry:

Floor:

Remove excess paint from tiles.



TOILETS

Toilet:

Fittings:

Toilet roll holder is loose and requires re fixing.



EXTERIOR

External Walls - Brickwork, Render, Construction Joints:

Construction Joints:

Trim expansion joint at front door.



SITE

Driveway:

Condition:

Clean driveway.

Fences & Gates:

Details:

Still to finish fencing.

Site Drainage:

Description:

Site drainage appears to be acceptable.

Yard sinks not yet connected.



SERVICES

External Services:

Details:

Telstra yet to fit off externally.



Turf & Gardens:

Turf:

Still to complete laying of turf.

Gardens / Landscaping:

Still to finish gardens / landscaping.

Mailbox / House Number:

Details:

Still to fit house number.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

YOUR CONTACT:

YOUR REF/FILE NUMBER:

DATE OF INSPECTION:

CLIENT:

PROPERTY ADDRESS:

PERSONS IN
ATTENDANCE:

INSPECTED BY:

PURPOSE OF THIS
REPORT:

Handover Building Report.

INSPECTION
AGREEMENT:

This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Property Description:

Building type:

Single storey dwelling.

External walls constructed
from:

Brick veneer.

Roof Construction:

The roof is of pitched construction.

Roof Covering:

Concrete tiles.

Weather Conditions:

Recent Weather
Conditions:

Dry.

Weather Conditions on the
Day and at the Time of
Inspection:

Dry.

ROOF SYSTEM EXTERNAL

External Roof:

Roof Style:

The roof is of pitched construction.

Flashings:

Details:

Finished.

Gutters & Downpipes:

Gutters:

Finished.

Downpipes:

Finished.

Valleys:

Details:

Finished - Remove leaves.



Eaves, Fascia & Bargeboards:

Eave Lining:

Minor paint touch up to timber trim at front right.



Fascia:

Finished.

Bargeboards:

Finished.

ROOF SYSTEM INTERNAL

Roof Framing:

Roof Supports:

Trusses comply with BCA.

Insulation & Sarking:

Insulation Status:

Finished.

Sarking Status:

Finished.

INTERIOR CONDITION REPORT

Entry:

Front Door:

Minor paint touch up required to door jamb.



Floor:

Remove excess paint from tiles.



Walls:

Finished.

Ceiling / Cornice:

Finished.

Lounge:

Door(s):

Finished.

Floor:

Finished.

Walls:

Finished.

Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Paint:

Finished.

Dining:

Door(s):

Finished.

Floor:

Finished.

Walls:

Minor paint touch up to TV point.



Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Bedroom 1:

Door(s) - Lift off hinges:

Finished.

Floor:

Finished.

Walls:

Minor paint touch up required.



Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Walk in Robe:

Floor:

Finished.

Walls:

Finished.

Ceiling / Cornice:

Finished.

Skirting / Architraves:

Minor paint touch up required.



Cupboards / Robes:

Finished.

Bedroom 2:

Door(s) - Lift off hinges:

Finished.

Floor:

Finished.

Walls:

Finished.

Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Cupboards / Robes:

Hanging rails not fitted.



Paint:

Finished.

Bedroom 3:

Door(s) - Lift off hinges:

Finished.

Floor:

Finished.

Walls:

Finished.

Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Cupboards / Robes:

Finished.

Paint:

Finished.

Bedroom 4:

Door(s) - Lift off hinges:

Finished.

Floor:

Finished.

Walls:

Minor paint touch up required.



Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Cupboards / Robes:

Hanging rail not fitted.



KITCHEN

Kitchen:

Door(s):

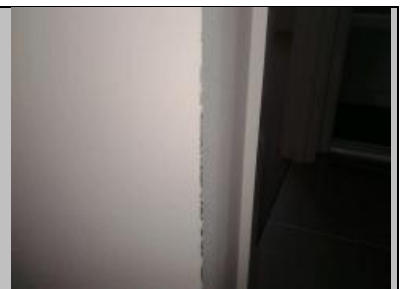
Finished.

Floor:

Finished.

Walls:

Minor paint touch up required.



Ceiling / Cornice:

Fill & paint minor cracking to cornice junctions.



Skirting / Architraves:

Finished.

Cabinets:

Finished.

Bench Tops:

Finished.

Sink:

Finished.

Appliances:

Finished.

BATHROOMS

Main Bathroom:

Door(s) - Lift off hinges:

Finished.

Floor:

Finished.

Walls:

Minor paint touch up required.



Sealant required to tile edge and mirror.



Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Ventilation:

Provided.

Vanity Cabinet:

Finished.

Bath:

Finished.

Screens / Mirrors:

Finished.

Vanity Bowl:

Finished.

Taps:

Finished.

Fittings:

Finished.

Ensuite Bathroom:

Door(s) - Lift off hinges:

Finished.

Floor:

Remove excess paint from tiles.



Walls:

Sealant required to tile edge and mirror.



Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Ventilation:

Provided.

Vanity Bowl:

Finished.

Pan / Cistern:

Finished.

Screens / Mirrors:

Finished.

Vanity Cabinets:

Finished.

Taps:

Finished.

Fittings:

Toilet roll holder is loose and requires re fixing.



Paint:

Finished.

LAUNDRY

Laundry:

Door(s):

Finished.

Floor:

Remove excess paint from tiles.



Walls:

Finished.

Ceiling / Cornice:

Finished.

Skirting / Architraves:

Finished.

Laundry Tub:

Finished.

Cupboards / Robes:

Finished.

Tiles / Splashback:

Finished.

Taps:

Finished.

Paint:

Finished.

TOILETS

Toilet:

Door(s) - Lift off hinges:

Finished.

Floor:

Finished.

Walls:

Finished.

Ceiling / Cornice:

Finished.

Windows:

Finished.

Skirting / Architraves:

Finished.

Ventilation:

Not provided.

Pan / Cistern:

Finished.

Fittings:

Toilet roll holder is loose and requires re fixing.



Paint:

Finished.

EXTERIOR

External Walls - Brickwork, Render, Construction Joints:

Brickwork:

Finished.

Render:

Finished.

Construction Joints:

Trim expansion joint at front door.



Weep Holes and Vents:

Weep Holes:

Weep holes are present and appear serviceable.

External Windows:

Windows Condition:

Finished.

Paint:

Finished.

External Doors:

Doors Condition:

Finished.

Paint:

Finished.

Damp Course:

Details:

Seen.

Termite Barrier:

Details:

Yes.

FOOTINGS

Footings:

Type & General Condition:

The building is constructed on a concrete slab.
The footings appear to be generally sound.

GARAGING

Garage:

Door(s):

Finished.

Roll / Panel Lift Door:

Finished.

Floor:

Finished.

Walls:

Finished.

Ceiling / Cornice:

Finished.

Paint:

Finished.

SITE

Driveway:

Condition:

Clean driveway.

Fences & Gates:

Details:

Still to finish fencing.

Paths/Paved Areas:

Details:

Finished.

Site Drainage:

Description:

Site drainage appears to be acceptable.
Yard sinks not yet connected.



SERVICES

External Services:

Details:

Telstra yet to fit off externally.



Water Pump, Water Tank, Water Tank Pad:

Water Pump:

Finished.

Water Tank:

Finished.

Water Tank Pad:

Finished.

Hot Water Service:

Details:

Finished.

Gas Bottle Pad:

Details:

Natural gas connected.

External Taps:

Details:

Finished.

External Lights:

Details:

Finished.

TV Antenna:

Details:

Finished.

Clothesline:

Details:

Finished.

Turf & Gardens:

Turf:

Still to complete laying of turf.

Gardens / Landscaping:

Still to finish gardens / landscaping.

Mailbox / House Number:

Details:

Still to fit house number.

Important Advice:-

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified

Trees: When trees are close to the house this could affect the performance of the footings as the moisture changes in the ground. A Geotechnical Inspection may be required to determine the foundation material and advise on best course of action with regards to trees

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming pools and spas are not part of the Standard Building Report under AS4349.0. We would recommend that an expert be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put in place the necessary recommendations could result in fines for non-compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier. It should also be remembered that the direction water will flow and where it may pool will not always be appearance during the inspection.

Concrete Slab Homes: Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc. then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack the timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage, garden beds and paving do not cover the slab edge. Weep holes must be visible and free of obstructions at all times. Maintain regular pest inspections by licensed pest inspectors to meet the requirements of the physical termite barrier system that has been installed as part of the construction process.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1. This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. 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 Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ isolation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
3. This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g.. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood

problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report)

4. COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete."

5. ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert."

6. MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER: Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7. ESTIMATING DISCLAIMER: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

8. CONDITIONS: This standard report is conditional upon or conditional in relation to -

- * The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- * Information provided by the person, the employees or agents of the person requesting the report
- * The specific areas of 'expertise' of the consultant specified in the report;
- * Apparent concealment of possible defects; or
- * Any other factor limiting the preparation of the report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old."

General Limitation and Exclusion

1. Buildwise Certification express no opinion, no implication and no responsibility to the following matters as to whether the buildings have been approved by the local authority or private certifier, or as to whether apparent boundaries are correctly positioned as to existence of and covenant easement or encumbrance, or as to soil testing, or as to flood level, or to the structural adequacy of rock walls, revetment walls, fences and landscaping structures, or as to the product approval of systems and services that require certification from an accrediting authority, or as to systems and services that are installed by tradesmen requiring Occupational License, or as to engineering, architectural, plumbing electrical and air conditioning, gas fitting, garage door mechanism or paint coatings No comment is offered on Pool Fencing Legislation and we recommend that you seek clarification from the private certifier involved in the approvals process.
2. The inspection that is carried out by Buildwise Certification does not in any way relieve the builder of the home of any of their statutory obligations under the relevant Building Legislation. Buildwise Certification has not been part of the approval or construction process of the property and is therefore not in a position to detect defects in the home that should normally be detected by other professionals directly related to the construction process.
3. The inspection that is carried out by Buildwise Certification is designed to ensure that the quality of the finish of the home is to the appropriate standard. We offer no comment or guarantees that the home is located on the correct allotment of land, positioned correctly on the lot, including setbacks from the road or boundary and/or is the correct height above the ground. We also offer no guarantees or comment on whether the sizes of the floor plan or individual rooms are as they were approved. No structural or compliance guarantees are offered and none should be presumed the home has been inspected and certified by a licensed building certifier and it is their role to ensure that the property meets the requirement of the Building Code of Australia, Integrated Planning Act and New South Wales Building Act, as well as all of the Australian Standards that are relevant to the property.
4. The area(s) Inspected were:
 - a. The interior of the building
 - b. The exterior of the building
 - c. The roof exterior (from the ground only)
 - d. No under floor void

5. The area(s) in which visual inspection was obstructed were: Visual inspection was obstructed in roof void due to insulation , No inspection of concealed frame timbers or any areas concealed by linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow block / posts, no access to floor / roof void(s), freshly applied coatings to buildings, boundary retaining walls to lower side of property or any other obstructions, reasonable access, limitations to visual inspection.

6. The area(s) and or section(s) to which access should be gained or fully gained: Please refer to the report

The Building Handover Inspection was carried out by: Peter Ward

Please contact Pete on 0418 471 510 if you have a queries regarding the report.

Signature: 

Date of inspection:

Buildwise Certification