OWNER INSPECTIONS
1300 471 805
booking@ownerinspections.com.au
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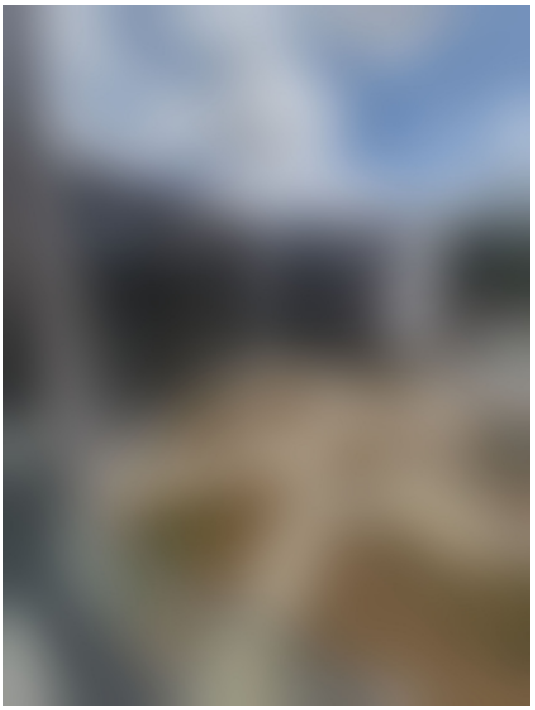

PRACTICAL COMPLETION INSPECTION (PCI)

Sample Property

Suburb withheld , QLD

Name withheld

18/09/2026

Inspector
Heydar Fathi
1300 471 805
booking@ownerinspections.com.au

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Inspection Agreement

1. This is an Agreement between you, the undersigned Client, and us, Owner Inspections.

2. If there is more than one Client, you are signing on behalf of all of you, and you represent that you are authorised to do so.

3. 'Owner Inspections' Report carries out in accordance with the guidelines of Australian Standard 4349.1 2007 (Standard) which covers the minimum requirements for the Visual Inspection of residential buildings. The purpose of the Inspection is to provide a visual Inspection and provide in-writing advice only to the prospective purchaser/owner regarding the condition of the property at the date and time of Inspection.

4. The Report is NOT a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, local council or other authorities, or as a warranty or an insurance policy against problems developing with the building in the future.

5. The Report is based on the condition of the inspected property at the date and time of Inspection. While the Inspection and Report conducted and prepared with the possible care, still some access limitation and safety hazards can limit the Inspector's ability to detect all defects. These limits and safety items are defined in the standards.

6. The Report assumes that the existing use of the building will continue. If the vendor/owner wishes to change the use of the property, a permit to be acquired from the local authorities.

7. This Report does not include the identification of unauthorised building work or work not compliant with building/council regulations. The Report does not include identification of the municipality regulations and requirements as well as identification of design defects for the construction. According to the Standards, the estimate of the costs of the rectifications is not required in this Report.

8. The construction stage Inspection Report is prepared based on the opinion and assessment of the Inspector at the date and time of the Inspection on the general condition of the inspected property. The Report will not guarantee to include all defects. The Report reflects the quality of workmanship only and will not diminish the responsibility of the builder. The building company has and will have the full responsibility of the build as specified in the law and regulations. This Inspection Report is to Client as a piece of advice and is not a mandatory stage Inspection specified in the Acts and Regulations and building permit.

9. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property located. If we hold a valid occupational license, we may inform you of this, and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

10. Checking Legal matters, building contract, design, easements, local council restrictions and requirements, crossovers, title, boundaries, connections, building

envelope, planning and building permits, setbacks and zonings are out of this Inspection and Report scope of work.

11. The Report will not include defects that may only be apparent in certain weather conditions or defects that have not yet appeared due to prolonged periods of wet or dry weather or other reasons.

12. An inspector shall only inspect areas where safe and unobstructed access provided. Reasonable access is defined in AS4349.1-2007 and this Agreement. Reasonable access does not include removing stored material/goods, nails, screws, cutting or making access hole, and moving furniture.

13. We will not test for the presence of radon, a harmful gas, mould, presence of asbestos, soil contamination, or other environmental hazards or violations.

14. The Report does not identify the presence of pests, or any damage caused by pests (e.g. termites, borers, etc.) unless the Client added to the requested service.

15. The Inspection is not intended to include rigorous assessment of all building elements in a property. Any maintenance and general advice items are a helpful guide only. The Report does not necessarily include all maintenance items.

16. If you request a re-Inspection, the re-Inspection is subject to the terms of this Agreement and re-Inspection fee.

17. The Report will be based on the Inspector’s assessment on major defects and safety hazards evident and visually visible on the date and time of the Inspection. The Report will also provide a general assessment of the property and collectively comment on minor defects which would form a regular part of property maintenance.

18. Limitation on Liability and Damages: We are not liable for any cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the Inspection for the agreed-upon fee.

19. Our Inspection and Report are for your use only. You give us permission to discuss our observations with real estate agents, owners, builders, or other interested parties. You will be the sole owner of the Report and all rights to it. We are not responsible for the use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. You are not allowed to send/show our Report and/or a quotation to our market competitors. If Owner Inspections realise that our competitor has/saw our Report belonging to you and your property, we have the right to take legal action to retrieve damages. If you or any person acting on your behalf provide the Report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our Inspection and Report are in no way a guarantee or warranty, express or implied, regarding the future

use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

20. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in Australia, where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorneys' fees incurred in defending that claim.

21. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire Agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorised officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorised officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the Inspection.

22. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us because of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified legal advice before accepting this Agreement.

23. You may not assign this Agreement.

24. BY BOOKING THE INSPECTIONS, YOU CONFIRM THAT YOU HAVE CAREFULLY READ THIS AGREEMENT. YOU AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Purpose of Inspection

The purpose of the Inspection is to provide advice to a prospective purchaser or other interested parties regarding the condition of the property at the time of Inspection.

Conditions of Inspection

An Inspection Report may be conditional on Prevailing weather conditions or recent occupancy and use of services that might affect observations; Information provided by the Client or the agents of the Client; Deliberate concealment of defects; Any other relevant factor limiting the Inspection.

Scope of Inspection

The Inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of Inspection. Where the Client or other interested party requires only assessment of the structure of the property, the scope of the Inspection shall be limited to that described in Appendix C, AS4349.1-2007. An estimate of the cost of rectification of defects is not required in an Inspection report in accordance with this Standard.

Inspection Records

The Inspector shall record the following information prior to, or during the course of, the Inspection: Identity of the Inspector undertaking the Inspection; Identity of the Client; The address of the property inspected; Date of Inspection; Weather conditions at the

time of the Inspection; Limitations of Inspection with respect to the accessible area; Observation of defects.

Areas for Inspection

The Client shall arrange right of entry, facilitate physical access to the property and supply necessary information to enable the Inspector to undertake the Inspection and prepare a report. The Inspector is not responsible for arranging access to property or parts of the property. Areas where reasonable entry is denied to the Inspector, or where reasonable access is not available, are excluded and do not form part of, the Inspection.

The Inspector shall inspect accessible parts of the building and appurtenances, together with the relevant feature of the property within 30 m of the building and within the boundaries of the site, or as otherwise agreed in the Inspection Agreement. In this context, relevant features include car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth embankments, surface water drainage and stormwater run-off.

The following areas shall be inspected where applicable: The interior of the building; The roof space; The exterior of the building; The sub-floor space; The roof exterior; The property within 30 m of the building subject to Inspection.

Significant items to be reported are as follows:

(a) Major defects.

(b) A general impression regarding the extent of minor defects, for example, significantly deteriorating exterior paint.

(c) Any major defect that is an urgent and serious safety hazard, for example, unsafe balustrades or imminent collapse of a structural member.

Items to be inspected where applicable:

Interior: Ceilings, Walls, Timber floors, Concrete floors, Timber or steel frames and structure, Timber windows, Metal/Aluminium framed windows, Doors and Frames, Kitchen: Benchtop, Cupboards, Sink/Taps, Tiles, Bathroom/WC/Ensuite: Cistern and pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Basins, Ventilation, Mirror; Laundry: Taps, Tubs/Cabinet, Tiles, Ventilation; stairs: Stringer, Handrail/Balusters, Treads and risers.

Exterior: Walls, Timber or steel frames and structure, Stairs, Balconies, Verandas, patios, decks, suspended concrete floors, balustrades, Roof, Skylight, Valleys, Guttering, Downpipes, Eaves, Fascia and barges.

Roof Space: Roof covering, Roof framing, Sarking, Party walls, Insulation.

Subfloor Space: Timber Floor, Suspended concrete floors.

The site: Car accommodation, detached laundry, ablution facilities and garden sheds, Retaining walls, Paths and driveways, Steps, Fencing, Surface-water.

Exclusion of items from Inspection:

Footings below ground.

The operation of fireplaces, solid fuel heaters, chimneys and flues.

Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum Systems, Alarm and Intercom systems, air-conditioning.

Swimming pools and associated filtration and similar equipment.

Concealed damp-proof course, plumbing, gas fitting and fixtures.

Concealed tie-downs and bracing, framing-timbers or any areas concealed by wall linings/sidings.
Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea-formaldehyde).

Soil conditions, control joints.

Sustainable development provisions, Environmental matters (e.g., BASIX, water tanks, NCC Environmental Provisions), Energy and lighting efficiency, Landscaping.

Rubbish, Stored items, furniture and accessories.

Safe and reasonable access

The extent of accessible areas shall be determined by the Inspector at the time of Inspection,

based on the conditions encountered at the time of Inspection. The Inspector shall also determine whether sufficient space is available to allow safe access. The Inspection shall include only accessible areas and areas that are within the Inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined as below:

Roof interior: minimum 400mm x 500mm access hole, 600mm x 600mm crawl space, accessible from a 3.6m ladder.

Roof exterior: Accessible from a 3.6m ladder placed on the ground.

Sub Floor Area: 400mm x 500mm access hole; 400mm x 500mm crawl space.
Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

Subfloor areas sprayed with chemicals are not to be inspected unless it is safe to do so. Areas, where reasonable entry is denied to the Inspector or where reasonable access is not available, are excluded from and do not form part of the Inspection.

Access Limitation:

The Inspector will conduct a non–invasive visual Inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access is both available and permitted on the date and time of the Inspection. Areas where reasonable entry is denied to the Inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the Inspection. Those areas may be the subject of an additional Inspection upon request following the provision or reasonable entry and access.

The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or

obstructed. The Inspector will not dig, gouge, force or perform any other invasive procedures.

Examples of access limitations:

Legal right of entry, locked doors/windows, security systems, pets, furniture or other Obstructions, Height, narrow boundary clearances, thick vegetation, small roof or crawl space, adverse weather conditions.

The Report shall identify any area or item within the scope of the Inspection that was not inspected and the factor that prevented Inspection.

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.

Definitions

Access hole (cover): An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an Inspection, maintenance or repair.

Accessible area: An area of the site where sufficient, safe and reasonable access is available to allow Inspection within the scope of the Inspection.

Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Client: The person or other entity for whom the Inspection is being carried out.

Defect: Fault or deviation from the intended condition of a material, assembly, or component.

Inspection: Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

Inspector: Person who is responsible for carrying out the Inspection.

Limitation: Any factor that prevents full or proper Inspection of the building.

Structural defect: Fault or deviation from the intended structural performance of a building element.

Structural element: Physically distinguishable part of a structure; for example, wall, columns, beam, connection.

Subfloor space: Space between the underside of a suspended floor and the ground.

Roof space: Space between the roof covering and the ceiling immediately below the roof covering.

Site: Allotment of land on which a building stands or is to be erected.

Defect Categories:

Visually Fine (F): Item inspected and is visually fine.

General Advice (G): A general advice item is neither defect nor fine. It is only a recommendation/advice/description by Inspector.

Defect (D): Fault or deviation from the intended condition of a material, assembly, or component. Repair is recommended on Defect items.

Major Defect (M): A defect which can cause further severe damage (structural or non-structural) to the property or make it unsafe. The rectification must carry out ASAP to avoid damages/injuries.

Unable to Inspect (U): An area where the Inspector could not inspect at the time of Inspection due to one or more safe/reasonable access limitations.

Not Applicable (N): An item that is not applicable to the area of the Inspection.

Please note: This report is ***not tribunal compliant and can not be used for any legal proceedings.*** If you need a report to pursue to tribunal or court, please get in touch with our office to book an expert witness inspection, and one of our experts will attend the site and provide a Tribunal-compliant inspection report.

NEED RE-INSPECTION?

Once your builder informs you that the defects are rectified, you can book a reinspection. During the re-inspection, our inspector attends the site and checks if all defects have been rectified. Both resolved and unresolved defects will be documented and the full report will be sent to you to help you get your builder to fix all defects before the defects are covered, and construction goes to the next stage.

Simply you can book this service online **HERE**.

GENERAL ADVICE/MAINTENANCE ITEMS

DEFECTS

1.2.1 + Inspection Details - + General Views of the house: + General views of the house

2.1.1 + Inspection Summary - + Inspection Summary: + Overall Condition - Average

4.1.1 + House External - + General views of house EXTERNAL: + General views of the house EXTERNAL

4.2.1 + House External - + Doors (External): Seal Top & Bottom Edges

5.1.1 + Balcony - + General: + General Views of the balcony

5.3.1 + Balcony - + Floor,Walls and ceiling : + Sealing/Caulking Required

5.4.1 + Balcony - + Balustrades/Handrails: Visually fine

6.1.1 + House Internal - + General views of the house INTERNAL: + General views of the house INTERNAL

6.2.1 + House Internal - + General Painting Defects: + Common Areas

6.2.2 + House Internal - + General Painting Defects: Master Bedroom

6.2.3 + House Internal - + General Painting Defects: Bathroom

6.2.4 + House Internal - + General Painting Defects: Laundry

6.3.1 + House Internal - + General Cracks: + General Cracks to walls/ceiling/skirtings/architraves (Common Areas)

6.5.1 + House Internal - + General Tiling: + Grouting/joints defective

6.5.2 + House Internal - + General Tiling: Caulking

6.6.1 + House Internal - + General Cleaning: + General Cleaning required

6.9.1 + House Internal - + Skirtings / Architraves: + Caulk under skirtings

6.10.1 + House Internal - + Windows: + Fly Screen Not installed

7.2.1 + Kitchen - + Plumbing/Mixer/Taps: Visually fine

7.4.1 + Kitchen - + Splashbacks: Visually fine

7.6.1 + Kitchen - + Oven/Stove/Rangehood: Visually fine

8.1.1 + Laundry Room - + Splashback: + Appears fine

8.2.1 + Laundry Room - + Mixer/Taps/Plumbing: Visually fine

8.3.1 + Laundry Room - + Sink/Trough: Visually fine

9.1.1 + Bathrooms/Ensuites/Toilets - + Splashback: + Appears fine

9.3.1 + Bathrooms/Ensuites/Toilets - + Shower: Visually fine

9.5.1 + Bathrooms/Ensuites/Toilets - + Vanity/Cabinetry: Visually fine

9.6.1 + Bathrooms/Ensuites/Toilets - + Basin: Visually fine

9.9.1 + Bathrooms/Ensuites/Toilets - + Toilet: Visually fine

10.1.1 + Glazing - + Mirrors, windows and doors glassses: Visually fine

11.1.1 Moisture meter reading - Moisture meter reading : Moisture meter reading

1: + INSPECTION DETAILS

		F	G	D	M	U	N
1.1	+ General	X					
1.2	+ General Views of the house	X					
1.3	Videos						
1.4	+ Limitations						

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ General: In Attendance
Builder

+ General: Bathrooms/Ensuites
1

+ General: Car Park
Single

+ General: Flooring
Timber, Carpet

+ General: Weather Conditions
Clear, Dry

+ General: Type Of Building
Apartment

+ General: External Building Material
Render

+ General: Windows
Aluminium

+ General: Bedrooms
1

+ General: How Many Levels?
Multi-Storey

+ General: Building Age
New Build

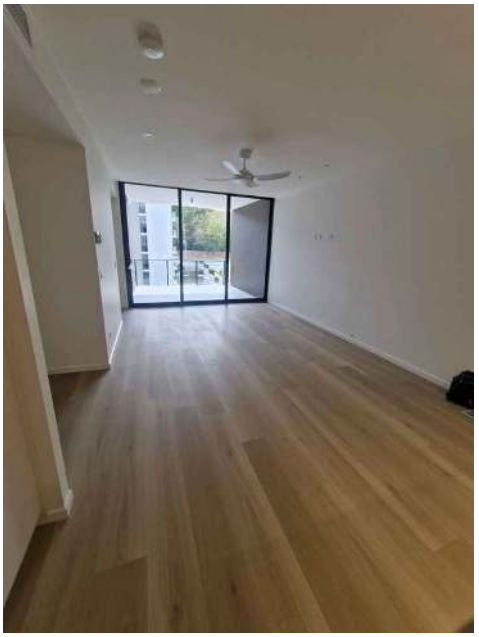
+ General: Roof
Metal

Observations

1.2.1 + General Views of the house

General Advice/Maintenance Items

+ GENERAL VIEWS OF THE HOUSE



2: + INSPECTION SUMMARY

		F	G	D	M	U	N
2.1	+ Inspection Summary	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

2.1.1 + Inspection Summary

Defects

+ OVERALL CONDITION - AVERAGE

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is **Average.** There will be areas or items requiring some repair or maintenance.

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety. This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

3: + UTILITIES

		F	G	D	M	U	N
3.1	+ Utilities Connection						

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Utilities Connection: Smoke Alarms
Smoke detectors to be tested by electrician and certificate to be provided to client.

+ Utilities Connection: Sewer
Connected, Not connected

+ Utilities Connection: ELECTRICITY
Connected, Not connected

+ Utilities Connection: Stormwater system
Connected, Not connected

+ Utilities Connection: Main Water
Connected, Not tested

4: + HOUSE EXTERNAL

		F	G	D	M	U	N
4.1	+ General views of house EXTERNAL	X					
4.2	+ Doors (External)			X			

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

4.1.1 + General views of house EXTERNAL

General Advice/Maintenance Items

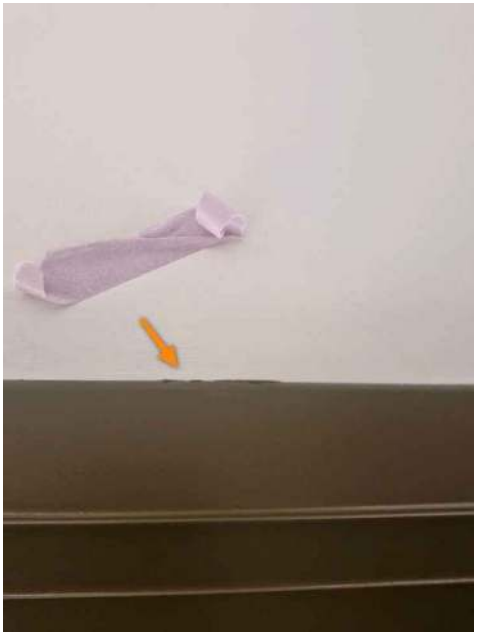
+ GENERAL VIEWS OF THE HOUSE EXTERNAL

4.2.1 + Doors (External)

Defects

SEAL TOP & BOTTOM EDGES

Paint top and bottom edges of door as per manufacturers warranty requirements



5: + BALCONY

		F	G	D	M	U	N
5.1	+ General	X					
5.2	+ Drainage						X
5.3	+ Floor,Walls and ceiling			X			
5.4	+ Balustrades/Handrails	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

5.1.1 + General

+ GENERAL VIEWS OF THE BALCONY

General Advice/Maintenance Items

5.3.1 + Floor,Walls and ceiling

Defects

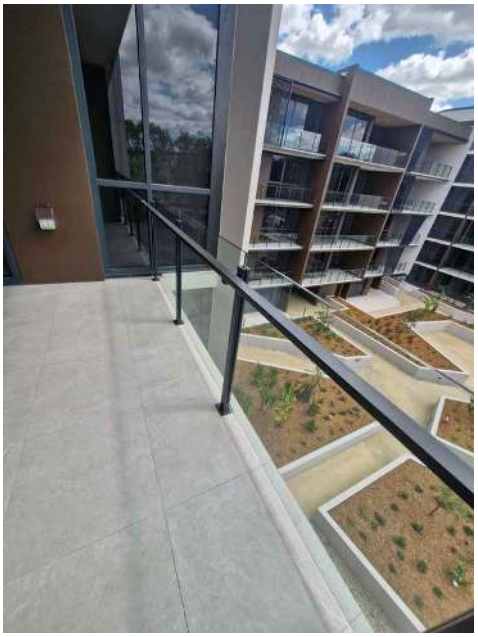
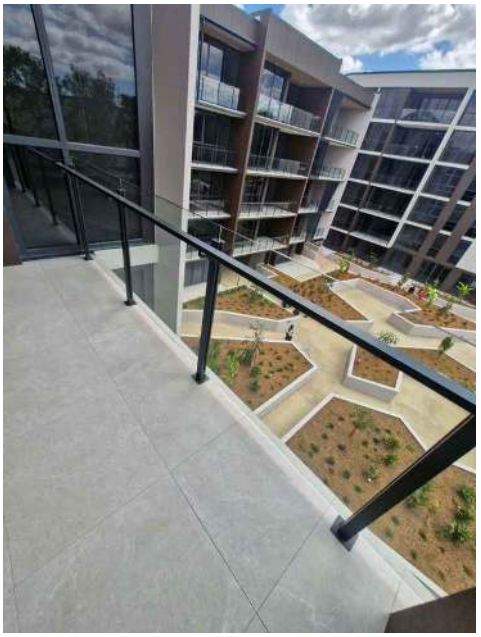
+ SEALING/CAULKING REQUIRED

Sealing/Caulking required.

5.4.1 + Balustrades/Handrails

General Advice/Maintenance Items

VISUALLY FINE

6: + HOUSE INTERNAL

		F	G	D	M	U	N
6.1	+ General views of the house INTERNAL	X					
6.2	+ General Painting Defects			X			
6.3	+ General Cracks			X			
6.4	+ General Nails popping	X					
6.5	+ General Tiling			X			
6.6	+ General Cleaning	X					
6.7	+ Doors (Internal)	X					
6.8	+ Ceiling/Wall plaster	X					
6.9	+ Skirtings / Architraves			X			
6.10	+ Windows	X					
6.11	+ Flooring - Timber	X					
6.12	+ Flooring - Carpet	X					
6.13	+ H/C vents/grilles/outlets	X					
6.14	+ Lights/switches/downlights	X					
6.15	+ Smoke Detectors	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Smoke Detectors: **+ Smoke detectors testing**

All smoke detectors must be tested by a qualified electrician.

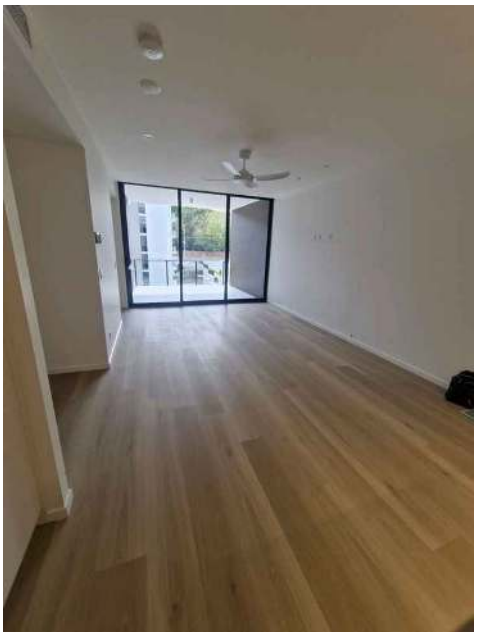
Observations

6.1.1 + General views of the house INTERNAL

General Advice/Maintenance Items

+ GENERAL VIEWS OF THE HOUSE INTERNAL

General views of the living areas at the time of inspection.



6.2.1 + General Painting Defects

Defects

+ COMMON AREAS

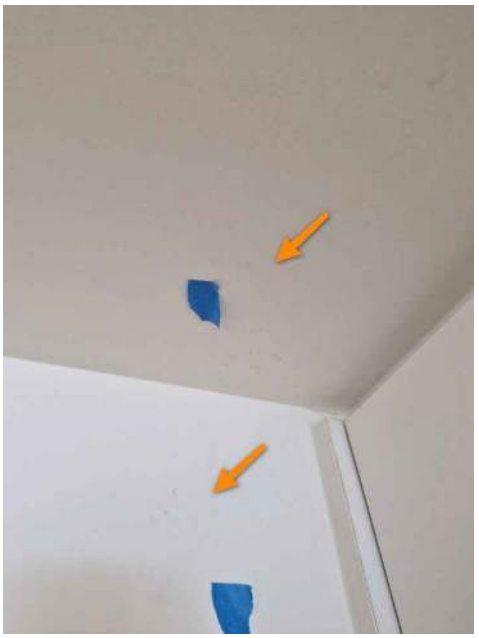
Paintwork is defective in several areas and marked by flagging tape. These defects must be fixed prior to the handover. Please refer to the photos for more details.

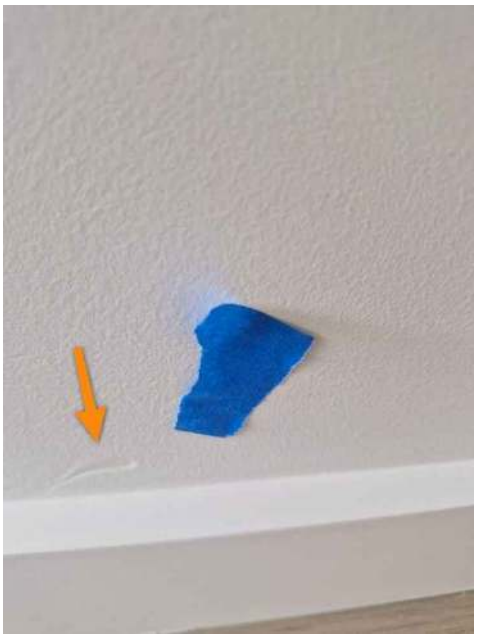
Photos may not be showing all relevant areas. **Builder to check the paintwork again through the dwelling.**

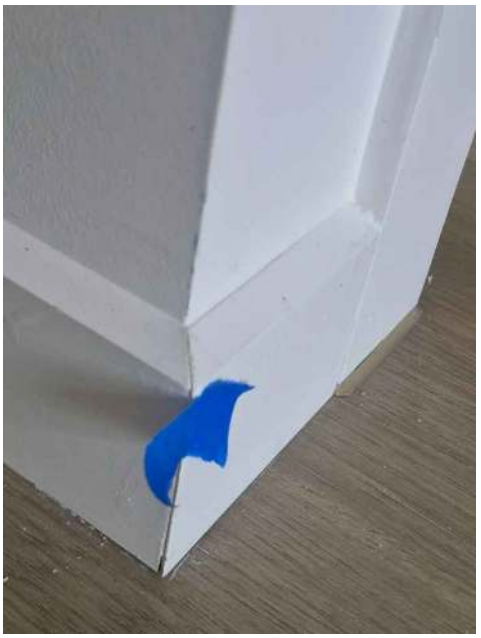
12.02 Surface finish of paintwork

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.

Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.



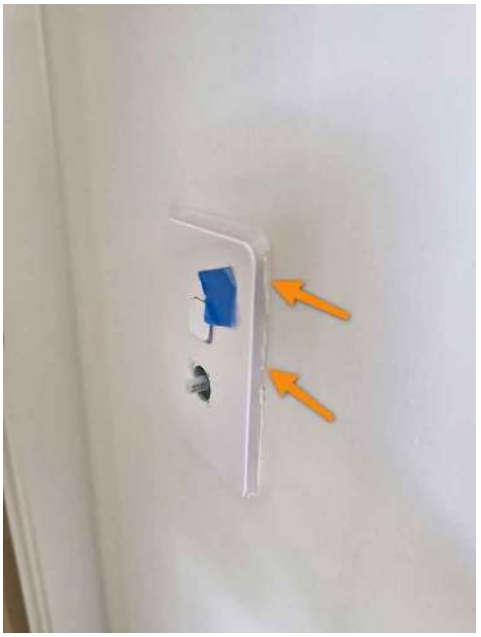
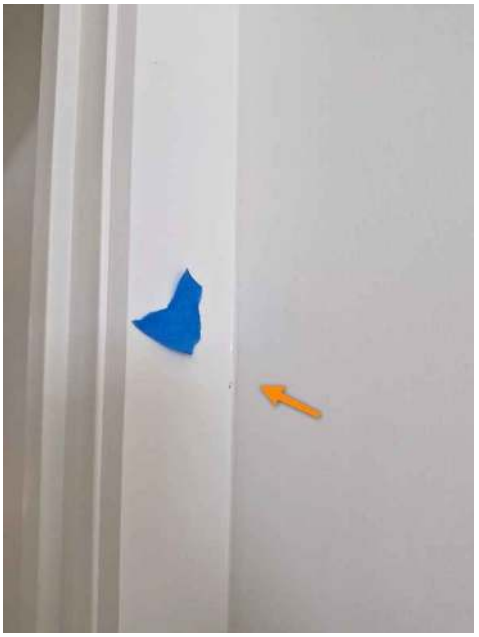


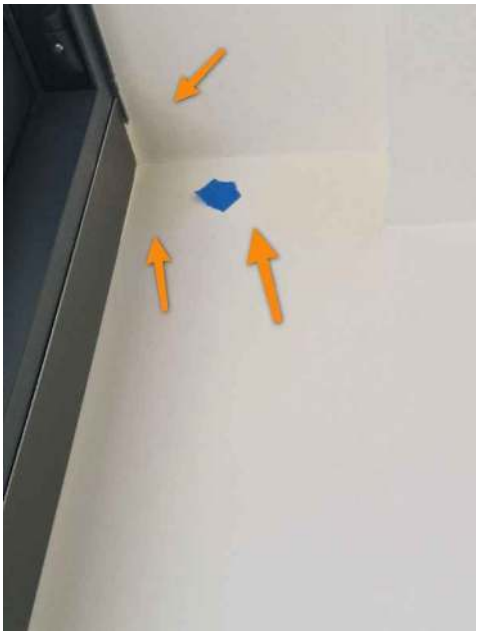


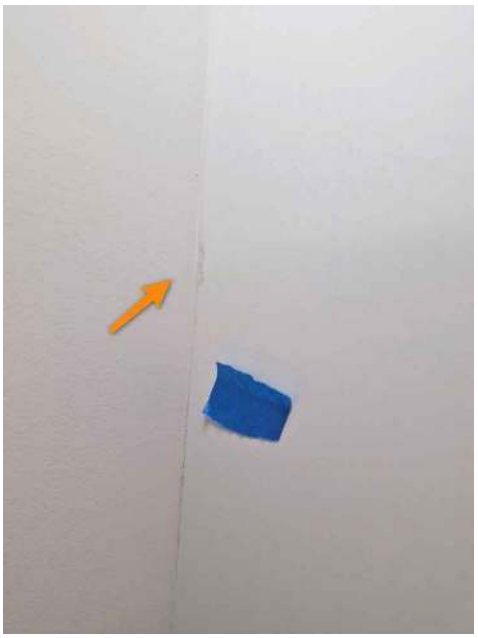
6.2.2 + General Painting Defects

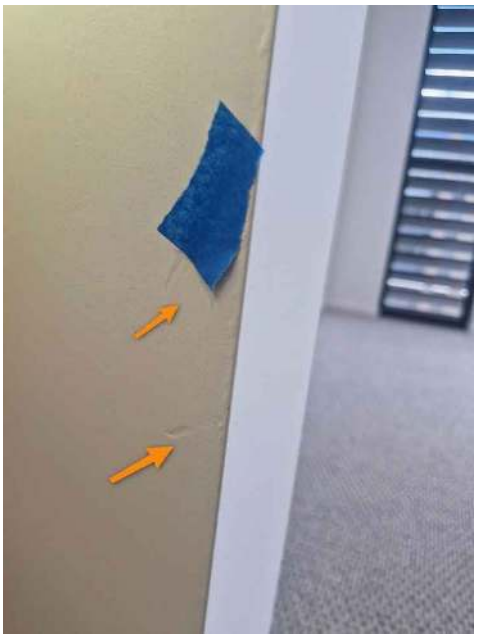
MASTER BEDROOM

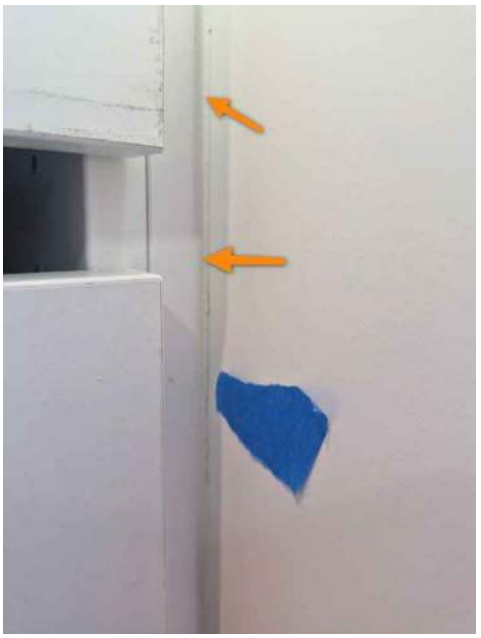
Defects









6.2.3 + General Painting Defects

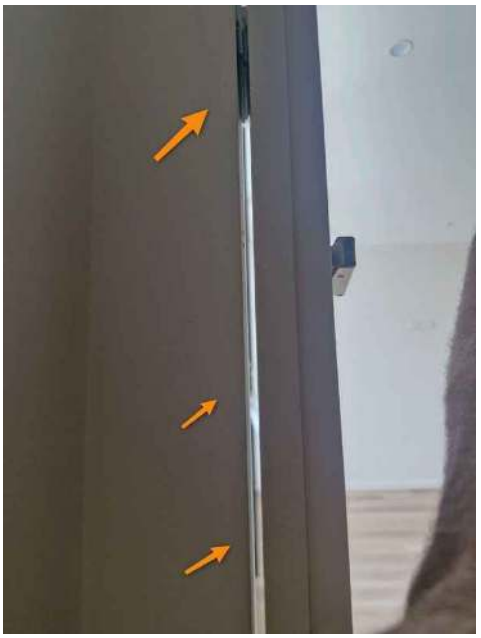
BATHROOM

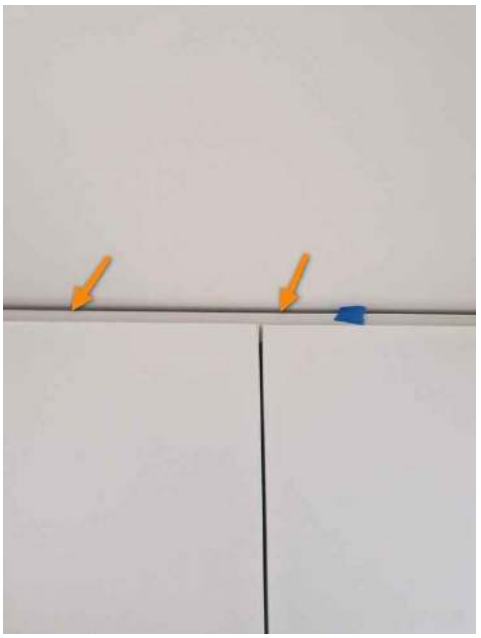
Defects

6.2.4 + General Painting Defects

LAUNDRY

Defects





6.3.1 + General Cracks

Defects

+ GENERAL CRACKS TO WALLS/CEILING/SKIRTINGS/ARCHITRAVES (COMMON AREAS)

LIVING/DINNING ROOM

Several cracks noted on the walls/skirtings/cornices throughout the dwelling and marked using the flagging tape as a defect according to *GUIDE TO STANDARDS AND TOLERANCES 2015*. These defects must be rectified prior to the handover.

Please note: the photos may not showing all the existing cracks. The builder is responsible to check the dwelling again to ensure all cracks have been rectified.

9.13 Level of finish for plasterboard

Unless documented otherwise, a plasterboard finish is defective if Level 4 finish (as defined below) is not provided.

Level 4 finish[3]

A Level 4 finish shall be the default level for gypsum lining, unless specified otherwise.

Flat or low sheen paints shall be used for this Level 4.

All joints and interior angles shall have tape embedded in jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing compound applied over all joints, angles, fastener heads and accessories.

All jointing compound shall be finished evenly and be free of tool marks and ridges in preparation for decoration.

Notes:

1. In critical lighting conditions, surface imperfections may still be apparent in a Level 4 surface finish.
2. Where gloss, semi-gloss and deep tone paints are used, surface imperfections will be more evident.

9.14 Cracking in plasterboard, hard plaster and other plaster elements

Cracking in walls, ceilings and bulkheads is defective if it exists at handover or exceeds 1 mm in width within the first 24 months of completion and can be seen from a normal viewing position.

Cracking in recessed and butt joints is defective if it exists at handover or exceeds 1 mm in width within the first 24 months of completion and can be seen from a normal viewing position.

9.15 Cracking in cornices

Cracking of cornice joints such as butt joints and mitres, and at junctions with walls and ceilings, is defective if it exists at handover or exceeds 1 mm in width within the first 24 months of completion and can be seen from a normal viewing position.

9.16 Cracking at junctions of dissimilar materials

Cracking at junctions between dissimilar materials is defective if it exists at handover or exceeds 1 mm in width within the first 12 months of completion and can be seen from a normal viewing position.

After the first 12 months, cracking that exceeds 2 mm is considered defective[4].

6.5.1 + General Tiling

Defects

+ GROUTING/JOINTS DEFECTIVE

Tile grouting and/or joint finishing found to be of poor quality in one or more areas. Adequate rectification is required.

11.06 Grouting and joints

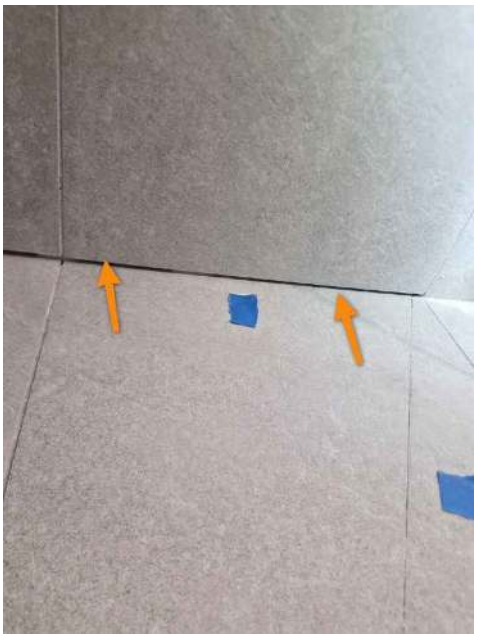
Grouting is defective if it is not carried out in accordance with the requirements of Clause 5.7 of AS 3958.1.

Joints are defective if they are not, as far as is practicable, of consistent width and can be seen from a normal viewing position.

Finished grout is defective if it is not uniform in colour, smooth, without voids, pinholes or low spots.

a) The top surface of the grout may be tooled to provide a contoured depression of no deeper than 1 mm for up to 6 mm wide joint and up to 2 mm for a 6-10 mm wide joint (clause 5.7(e) of AS 3958.1).
b) Joint widths for floor tiles should not exceed 3 mm for pressed tiles and 6 mm for extruded tiles (clause 4.6(c)(i) of AS 3958.1).
c) Joint widths for wall tiles should not exceed 1.5 mm for pressed tiles and 6 mm for extruded tiles (clause 5.4.6(c)(ii) of AS 3958.1).
d) Joint alignment should be consistent throughout the installation within a tolerance of 4 mm in 2 m[8] (clause 5.4.6(d) of AS 3958.1).

Grout is defective if it becomes loose within 24 months of handover.



6.5.2 + General Tiling

CAULKING

Defects

Complete caulking

6.6.1 + General Cleaning

General Advice/Maintenance Items

+ GENERAL CLEANING REQUIRED

General final cleaning throughout the house required prior to the handover.

18.08 Cleaning

Owners are entitled to expect that the building site and works are clean and tidy on completion. Where handover is delayed for any reason the owner must expect that dust may have settled on interior exposed surfaces.

Building sites are defective if they are not clear of building debris.

Building works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, troughs, baths, etc. are not cleaned, and shelving, drawers and cupboards ready for use.

6.9.1 + Skirtings / Architraves

Defects

+ CAULK UNDER SKIRTINGS

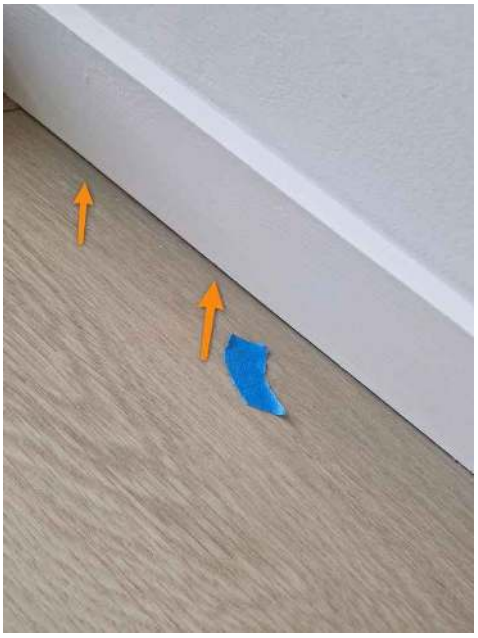
Gap noted in one or more areas between the skirting and the floor. Caulking required.

10.01 Gaps associated with internal fixing

Unless documented otherwise, gaps between mouldings or between mouldings and other fixtures, at mitre or butt joints, or at junctions with a wall or other surfaces, are defective if they exist at handover, or exceed 1 mm in width within the first 12 months of completion and are visible from a normal viewing position.

After the first 12 months, gaps are defective if they exceed 2 mm in width and are visible from a normal viewing position.

Gaps between skirting and flooring are defective if they exceed 2 mm within the first 24 months after handover and are visible from a normal viewing position.



6.10.1 + Windows

General Advice/Maintenance Items

+ FLY SCREEN NOT INSTALLED

One or more fly screens were not installed at the time of inspection. Builder to check the contract/variations is the fly screen is included.

fly screens are mandatory in Bushfire affected (BAL) areaa.

7: + KITCHEN

		F	G	D	M	U	N
7.1	+ Benchtops	X					
7.2	+ Plumbing/Mixer/Taps	X					
7.3	+ Sink	X					
7.4	+ Splashbacks	X					
7.5	+ Cabinetry	X					
7.6	+ Oven/Stove/Rangehood	X					
7.7	Fir cap to fridge space tap	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

7.2.1 + Plumbing/Mixer/Taps

VISUALLY FINE

General Advice/Maintenance Items

7.4.1 + Splashbacks

VISUALLY FINE

General Advice/Maintenance Items

7.6.1 + Oven/Stove/Rangehood

VISUALLY FINE

General Advice/Maintenance Items

8: + LAUNDRY ROOM

		F	G	D	M	U	N
8.1	+ Splashback	X					
8.2	+ Mixer/Taps/Plumbing	X					
8.3	+ Sink/Trough	X					
8.4	+ Cabinetry	X					
8.5	+ Ventilation	X					
8.6	+ Exhaust Fan	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

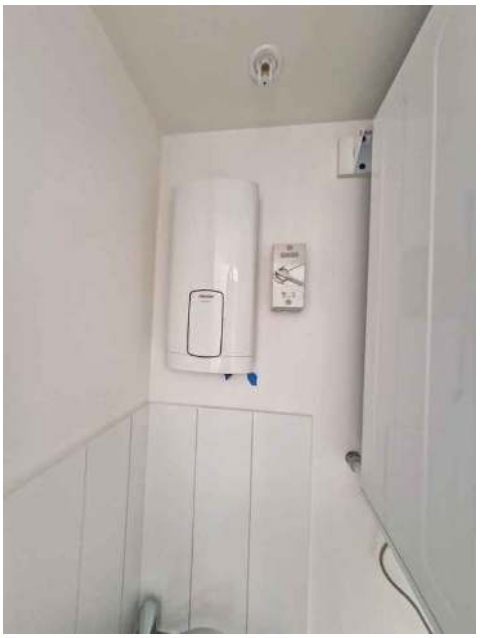
Observations

8.1.1 + Splashback

General Advice/Maintenance Items

+ APPEARS FINE

The splashback appears fine at the time on inspection.



8.2.1 + Mixer/Taps/Plumbing

VISUALLY FINE

General Advice/Maintenance Items

8.3.1 + Sink/Trough

VISUALLY FINE

General Advice/Maintenance Items

9: + BATHROOMS/ENSUITES/TOILETS

		F	G	D	M	U	N
9.1	+ Splashback	X					
9.2	+ Plumbing/Mixer/Taps	X					
9.3	+ Shower	X					
9.4	+ Shower screen	X					
9.5	+ Vanity/Cabinetry	X					
9.6	+ Basin	X					
9.7	+ Exhaust Fan	X					
9.8	+ Bath						
9.9	+ Toilet	X					
9.10	+ Ventilation	X					
9.11	Sealants	X					
9.12	+ Lights/switches/downlights	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

9.1.1 + Splashback

General Advice/Maintenance Items

+ APPEARS FINE

The splashback appears fine at the time on inspection.

9.3.1 + Shower

VISUALLY FINE

General Advice/Maintenance Items

9.5.1 + Vanity/Cabinetry

VISUALLY FINE

General Advice/Maintenance Items

Vanity is visually fine at the time of the inspection

9.6.1 + Basin

General Advice/Maintenance Items

VISUALLY FINE

Basin is visually fine at the time of the inspection

9.9.1 + Toilet

General Advice/Maintenance Items

VISUALLY FINE

Toilet is visually fine at the time of the inspection

10: + GLAZING

		F	G	D	M	U	N
10.1	+ Mirrors, windows and doors glassses	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

10.1.1 + Mirrors, windows and doors glassses

General Advice/Maintenance Items

VISUALLY FINE

11: MOISTURE METER READING

		F	G	D	M	U	N
11.1	Moisture meter reading	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

11.1.1 Moisture meter reading

MOISTURE METER READING

General Advice/Maintenance Items

Moisture meter reading is normal at the time of the inspection.

TRAMEX
WOOD %MC
10
15
20
25
30
5
0
20
40
60
80
100
COMPARATIVE
TRAMEX
WOOD · TIMBER
SHALLOW DEPTH
DRYWALL · ROOFING
PLASTER · TILE
MASONRY
%WC
MOISTURE ENCOUNTER

STANDARDS OF PRACTICE