



Handover Inspection Report

A401 / 42–58 Nelson Street,
Ringwood, VIC 3134

Issue Schedule	
Issue Date:	Issued by:
February 2019	Yoyo Haigh

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1 PROPERTY INFORMATION

Client	Dominic Chim
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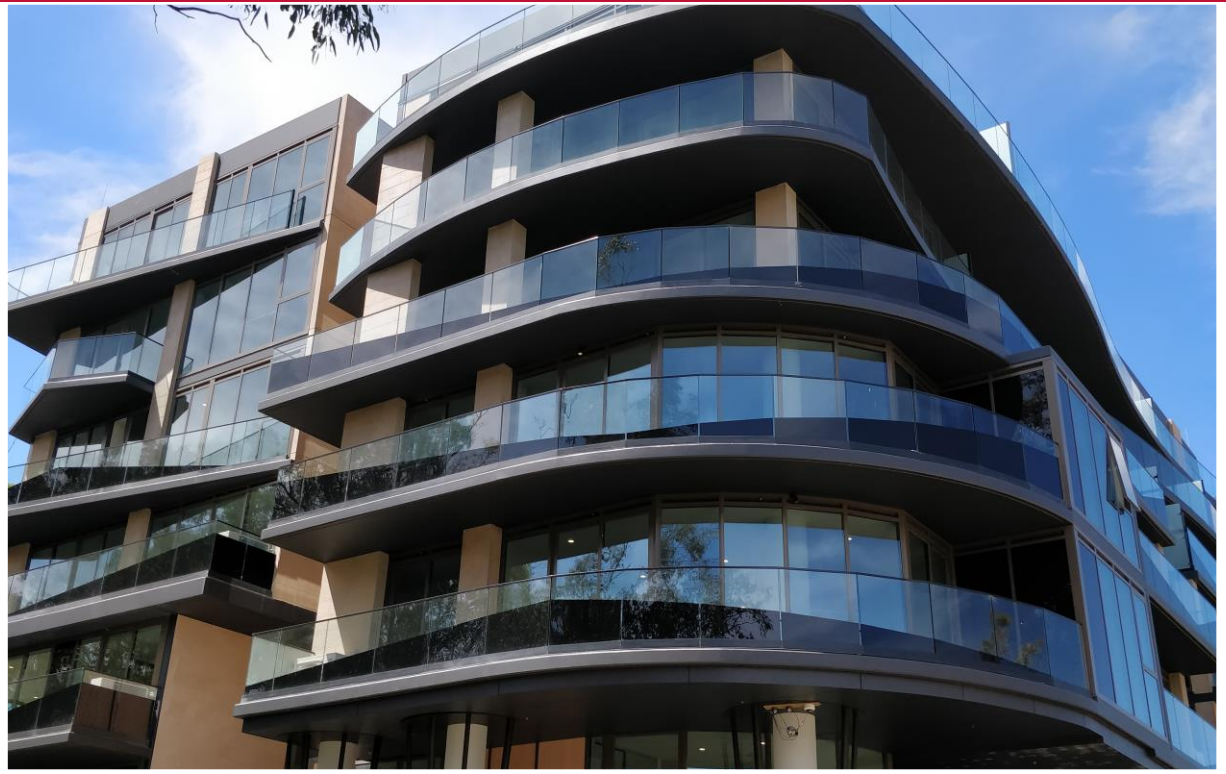
Property	A401/42-58 Nelson Street, Ringwood VIC 3134
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Property Type	Apartment
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Date of Survey	15 February 2019
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Surveyed By	Mr Henry Tran
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Property Photo



2 SUMMARY

As requested by the client, Koste Pty Ltd has prepared this handover report based on our inspection completed on Friday, 15 February with our surveyor Henry Tran.

The overall condition of the property including finishes is very good. We have completed our detailed checklist for property handover and found the majority of the defects are minor, and can be addressed by a licenced tradesperson.

In addition to the defects listed, general observations for this property include:

1. Cleaning throughout

3 CHECKLIST

Koste looks to pick up 100% of all items in our handover inspections, through our thorough checklist sheet which our surveyors use to ensure all items are picked up. Please see the typical assets included within our handover checklist attached:

1.00 Bedrooms

- 1.04 Does the door latch have all screws?
- 1.05 Does the striker plate have all screws fitted?
- 1.06 Does the door have a cushion stop or catch fitted?
- 1.07 Do the architraves have sanded and closed mitres?
- 1.08 Is there any chipped timber at the striker plate and latch that requires filling/paint touch up?
- 1.09 Does the door have an excessive rattle when closed?
- 1.10 Does the door latch?
- 1.11 Is there more than 25mm under the door?
- 1.12 Are there any scratches to the window glass?
- 1.13 Is there any damage to the window framework?
- 1.14 Does the window slide freely and lock?
- 1.15 Does the window slider shut square?
- 1.16 Do window furnishings work as expected?
- 1.17 Are the window architraves mitres tight and sanded?
- 1.18 Does the light work?
- 1.19 Is there any damage to the light fitting?
- 1.20 Is the light switch and power point level and plumb?
- 1.21 Does the walls and ceiling paint have any defects?
- 1.22 Do the robe sliding doors shut square to the closing jambs?
- 1.23 Is there any damage to the robe doors?
- 1.24 Is the robe hanging rail installed?
- 1.25 Is the robe shelf installed correctly and level?
- 1.26 Is the timber under the bottom robe track painted?
- 1.27 Are the carpets installed correctly?
- 1.28 Is the carpet dirty or marked?
- 1.29 Are the cornice lines nice and straight?
- 1.30 Is the skirting nice and straight?

2.00 Bathrooms

- 2.01 Is the overall room condition including walls, ceilings and floors satisfactory?
- 2.02 Are the margins around the door consistent?
- 2.03 Do both hinges have all screws fitted?
- 2.04 Does the door latch have all screws?
- 2.05 Does the striker plate have all screws fitted?
- 2.06 Does the door have a cushion stop or catch fitted?
- 2.07 Do the architraves have sanded and closed mitres?
- 2.08 Is there any chipped timber at the striker plate and latch that needs filling/paint touch up?
- 2.09 Does the door have an excessive rattle when closed?
- 2.10 Does the door latch?
- 2.11 Is there more than 25mm under the door?
- 2.12 Are there any scratches to the window glass?
- 2.13 Is there any damage to the windows frame work?
- 2.14 Does the window slide freely and lock?
- 2.15 Does the window slider shut square?
- 2.16 Do window furnishings work as expected?
- 2.17 Are the window architraves mitres tight and sanded?
- 2.18 Does the light work?
- 2.19 Is there any damage to the light fitting?
- 2.20 Is the light switch and power points level and plumb?
- 2.21 Does the exhaust fan run?
- 2.22 Are all heat lamp globes working?
- 2.23 Does the wall and ceiling paint have any defects?
- 2.24 Is the sealant to all tiling complete?
- 2.25 Is there any chips or scratches to the bath surfaces
- 2.26 Are there any blemishes to the glass and framework of the shower screen?
- 2.27 If the shower base is acrylic are there any scratches or chips to surface?
- 2.28 Are there any chips to the wall, floor and skirting tiling?
- 2.29 Is there any damage to the tap handles, spouts and shower rose?
- 2.30 Is there any damage to the mirror and framework
- 2.31 Are the towel rails fitted firmly to the wall?
- 2.32 Are the toilet holders fitted firmly the wall?
- 2.33 Is there any damage to the vanity surface area?
- 2.34 Are there any water leaks inside the vanity?

- 2.35 Are the cornice lines nice and straight?
- 2.36 Are the skirting tiles nice and straight?
- 2.37 Is the aluminium angle under the door threshold clean?

3.00 Lounge

- 3.01 Are there any scratches to the window glass?
- 3.02 Is there any damage to the windows framework?
- 3.03 Does the window slide freely and lock?
- 3.04 Does the window slider shut square?
- 3.05 Are the window architraves mitres tight and sanded?
- 3.06 Do window furnishings work as expected?
- 3.07 Does the light work?
- 3.08 Is there any damage to the light fitting?
- 3.09 Are the light switches and power points level and plumb?
- 3.10 Does the wall and ceiling paint have any defects?
- 3.11 Are the carpets installed correctly?
- 3.12 Are the carpets dirty or marked?
- 3.13 Are the cornice lines nice and straight?
- 3.14 Is the skirting nice and straight?

4.00 Hallway

- 4.01 Does the wall and ceiling paint have any defects?
- 4.02 Is the tiling chipped or damaged?
- 4.03 Is the tiling dirty or marked?
- 4.04 Are the cornice lines nice and straight?
- 4.05 Is the skirting nice and straight?
- 4.06 Is the linen cupboard shelving installed and painted correctly?
- 4.07 Is the door paint satisfactory?
- 4.08 Are the margins around the door consistent?
- 4.09 Do the hinges have all screws fitted?
- 4.10 Does the door latches have all screws?
- 4.11 Do the striker plates have all screws fitted?
- 4.12 Does the door have a cushion stop or catch fitted?
- 4.13 Do the architraves have sanded and closed mitres?

5.00 Meals/Family

- 5.01 Are there any scratches to the window/sliding door glass?
- 5.02 Is there any damage to the window framework?
- 5.03 Do the windows and sliding door slide freely and lock?
- 5.04 Do the windows and sliders shut square?
- 5.05 Are the window architraves mitres tight and sanded?
- 5.06 Do window furnishings work as expected?
- 5.07 Do all the lights work?
- 5.08 Is there any damage to the light fittings?
- 5.09 Are the light switches and power points level and plumb?
- 5.10 Does the wall and ceiling paint have any defects?
- 5.11 Is the tiling chipped or damaged?
- 5.12 Is the tiling dirty or marked?
- 5.13 Are the cornice line nice and straight?
- 5.14 Is the skirting nice and straight?

6.00 Kitchen

- 6.01 Are there any scratches to the of window glass?
- 6.02 Is there any damage to the window framework?
- 6.03 Does the window slide freely and lock?
- 6.04 Does the window sliders shut square?
- 6.05 Are the window architraves mitres tight and sanded?
- 6.06 Do window furnishings work as expected?
- 6.07 Do all the lights work?
- 6.08 Is there any damage to the light fittings?
- 6.09 Are the light switches and power points level and plumb?
- 6.10 Does the wall and ceiling paint have any defects?
- 6.11 Is the floor tiling chipped or damaged?
- 6.12 Is the tiling dirty or marked?
- 6.13 Are the cornice lines nice and straight?
- 6.14 Is the skirting nice and straight?
- 6.15 Is there any damage to the joinery, including: benchtops, cupboard doors and internal linings?
- 6.16 Are the cupboard door and drawer handles level?

- 6.17 Is there any damage to the kitchen sink?
- 6.18 Are there any water leaks under the kitchen sink?
- 6.19 Has all the joinery been sealed to the wall?
- 6.20 Has the splashback been sealed to the joinery?
- 6.21 Is there any damage to the splashback tiling or glass?
- 6.22 Are all appliances installed?

7.00 Entry

- 7.01 Is the door paint satisfactory?
- 7.02 Are the margins around the door consistent?
- 7.03 Do hinges have all screws fitted?
- 7.04 Does the door latch have all screws?
- 7.05 Does the striker plate have all screws fitted?
- 7.06 Does the door have a cushion stop or catch fitted?
- 7.07 Do the architraves have sanded and closed mitres?
- 7.08 Is there any chipped timber at the framework, striker plate and latch that need filling/paint touch ups?
- 7.09 If there is a barrier/security door fitted does this operate as it should?
- 7.10 Does the wall and ceiling paint have any defects?
- 7.11 Do the floor tiles have any chips or damage?
- 7.12 Is the sealant to all tiling complete?
- 7.13 Does the light work?
- 7.14 Is the light switch plumb?
- 7.15 Does the door latch?
- 7.16 Does the door have an excessive rattle when closed?

8.00 Garage

- 8.01 Is the door paint satisfactory?
- 8.02 Are the margins around the door consistent?
- 8.03 Do the hinges have all screws fitted?
- 8.04 Does the door latches have all screws?
- 8.05 Do the striker plates have all screws fitted?
- 8.06 Do the doors have a cushion stop or catch fitted?
- 8.07 Do the architraves have sanded and closed mitres?

- 8.08 Is there any chipped timber at the framework, striker plate and latch that needs filling/paint touch ups?
- 8.09 If there is a barrier/security door fitted does this operate as it should?
- 8.10 Do the walls and ceiling paint have any defects?
- 8.11 Does the concrete floor have any chips, cracking or damage?
- 8.12 Does the light work?
- 8.13 Is the light switch plumb?
- 8.14 Do the doors latch?
- 8.15 Do the doors have an excessive rattle when closed?
- 8.16 Does the panelift/roller-door work as expected?
- 8.17 Is there any damage to the panelift/roll-a-door?

9.00 Exterior

- 9.01 Is there any damage to the brick work?
- 9.02 Do all the mortar beds and perps look consistent?
- 9.03 Is there any damage to the windows, sliding doors and door framework?
- 9.04 Do all the brick sills look consistent?
- 9.05 Do the brick sills have a gap between the window framework?
- 9.06 Are all articulated joints filled?
- 9.07 Are the eaves line straight?
- 9.08 Does the soffit have good paint coverage?
- 9.09 Is the fascia and gutter straight?
- 9.10 Does the fascia and gutter have any damage?
- 9.11 Are there any loose gutter brackets that can be seen from the ground?
- 9.12 Are the downpipes all hooked up?
- 9.13 Is there any damage to the downpipes?
- 9.14 Is there any damage or dents to the metal or tile roof?
- 9.15 Are all vent cowls on?
- 9.16 Is the fencing straight?
- 9.17 Do any of the pailings need replacing?
- 9.18 Do the side gates work?
- 9.19 Is the driveway damaged?
- 9.20 Is there damage to the patio, paths or porch concrete?
- 9.21 Is the landscaping complete?
- 9.22 Is the clothes line installed?

- 9.23 Is the hot water unit installed?
- 9.24 Are there any areas or turf that need replacing?
- 9.25 Is there any damaged garden edging?
- 9.26 Has all the expansion foam been trimmed at paths and driveways?
- 9.27 Is there any building material or rubbish still to remove?
- 9.28 Has the house had a final clean?

4 SCOPE & LIMITATIONS

4.1 PURPOSE OF 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.




4.2 SCOPE OF INSPECTION



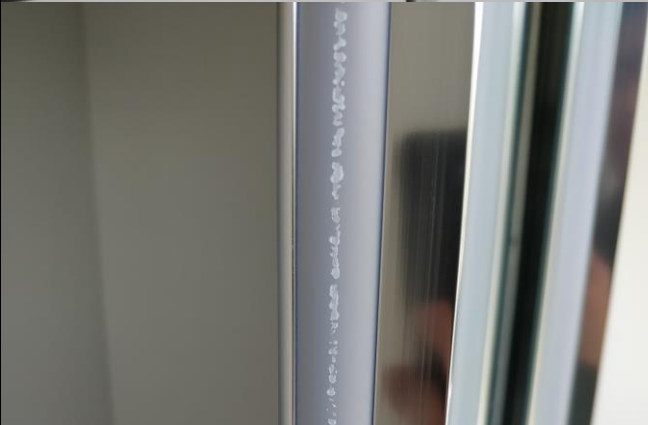

The inspection is a non-intrusive and non-destructive inspection limited to those areas of the building where reasonable access is achievable. A copy of the access limitations of AS 04349.0 - 2007 can be provided by contacting our office. The inspection is designed to identify defects and to form an 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.



4.3 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.


5 DEFECT PHOTOS



Bedroom 1	
	<p>Item No: 1 Location: Bedroom window Description: Dirty at the top Recommendation: Remove dirt and clean up.</p>
	<p>Item No: 2 Location: Window frame Description: Gap at the frame Recommendation: Fill and touch up paint.</p>
	<p>Item No: 3 Location: Window Description: Scratch and dirt on glass Recommendation: Remove dirt and clean up the glass.</p>



	<p>Item No: 4 Location: Bedroom window Description: Too much paint in the corner Recommendation: Remove the excess paint.</p>
	<p>Item No: 5 Location: Bedroom door Description: Door does not close properly Recommendation: Check for door latch and hinge, tighten the screws.</p>
	<p>Item No: 6 Location: Wardrobe Description: Excess paints on the wardrobe frame Recommendation: Paints need to be cleaned.</p>
	<p>Item No: 7 Location: Wardrobe Description: Crack inside the wardrobe Recommendation: Fix the cracked part and make good surface</p>

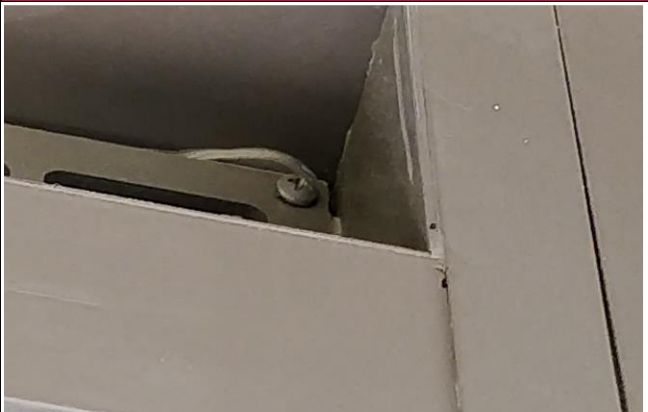
	<p>Item No: 8 Location: Bedroom door Description: Missing paint Recommendation: Touch up paint.</p>
	<p>Item No: 9 Location: Bedroom doorframe Description: Not straight at protruding area Recommendation: Fix the frame and make good surface.</p>





Bathroom	
	<p>Item No: 10 Location: Corner of the bathroom Description: Dirt in the wall corner Recommendation: Remove dirt and clean up.</p>

	<p>Item No: 11</p> <p>Location: Joint between tile and painting</p> <p>Description: Excess paint</p> <p>Recommendation: Remove the excess paint and clean up.</p>
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Living Room	
	<p>Item No: 12</p> <p>Location: Corner near the window</p> <p>Description: Gap and crack in the corner</p> <p>Recommendation: Fill the gap and fix the crack with touch up paint.</p>
	<p>Item No: 13</p> <p>Location: Socket on the wall</p> <p>Description: Missing socket cover</p> <p>Recommendation: Put on the socket cover.</p>

	<p>Item No: 14 Location: Living room ceiling Description: Crack on the ceiling Recommendation: Fill and touch up paint.</p>
	<p>Item No: 15 Location: Light switch panel Description: Crack on the wall. Recommendation: Fill and touch up paint.</p>

General Exterior	
	<p>Item No: 16 Location: External door of the property Description: Protruding on the door Recommendation: Needs painting.</p>

	<p>Item No: 17 Location: External Side of Property Description: Dirt and excess paint Recommendation: Remove the excess paint and the dirt</p>
	<p>Item No: 18 Location: External Wall Description: Painting coming off Recommendation: Repaint and fill the gap.</p>
	<p>Item No: 19 Location: External Wall Description: Dirty and crack on the wall. Recommendation: Fill the crack with touch up paint and remove the dirt.</p>
	<p>Item No: 20 Location: Exterior door Description: Extra waterproof plastic and dents on the wall. Recommendation: Remove the excess part, fill the dent and make good surface.</p>



Item No: 21
Location: Exterior railing
Description: Rubber grip peeling off.
Recommendation: Replace with new rubber grip and make good surface.

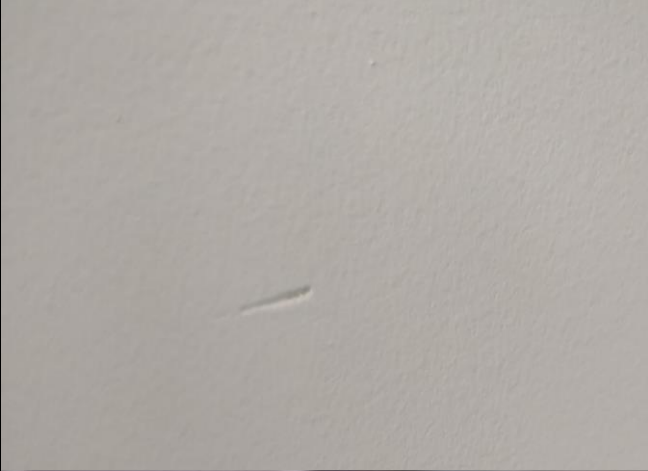
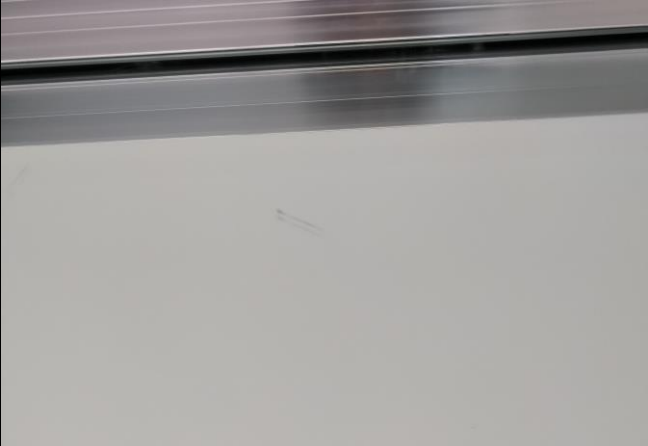
Bedroom 2





Item No: 22
Location: Bottom of the wall
Description: Gap between wall and skirting
Recommendation: Fill the gap with touch up paint.



Item No: 23
Location: Top of the wall
Description: Crack on the top
Recommendation: Fill the crack with touch up paint.

	<p>Item No: 24 Location: Wall Description: Scratch on the wall Recommendation: Fill the scratch with touch up paint</p>
	<p>Item No: 25 Location: Mirror Description: Scratch on the mirror Recommendation: Remove the scratch and clean up.</p>
	<p>Item No: 26 Location: Bedroom wall Description: Paint marks on the wall Recommendation: Remove the mark and touch up paint.</p>
	<p>Item No: 27 Location: Bedroom wall Description: Cracks and dirty on the wall Recommendation: Remove the dirt and fill the crack with touch up paint.</p>

Kitchen	
	<p>Item No: 28</p> <p>Location: Kitchen skirting</p> <p>Description: Not level and there is a gap between the skirting and the floor</p> <p>Recommendation: Fill the gap, touch up paint and make good surface.</p>
	<p>Item No: 29</p> <p>Location: Kitchen skirting</p> <p>Description: Not straight</p> <p>Recommendation: Fix and touch up paint to make it straight.</p>

6 SITE PHOTOS

Kitchen



Living Room



Typical Bedroom



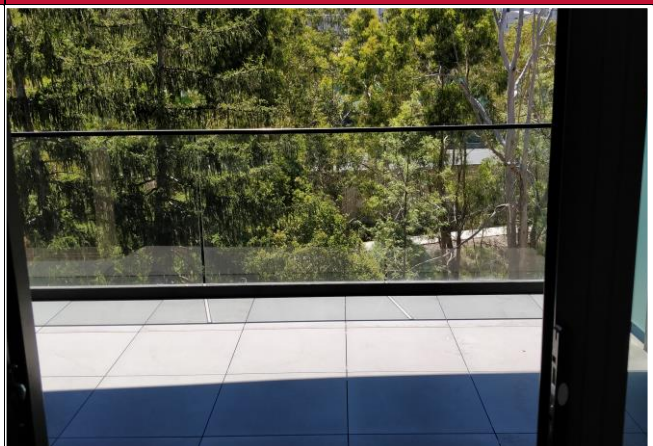
Bathroom



Laundry



Balcony



7 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).

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. 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.

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 a defect is considered significant or not, depends 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.

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.

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; 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)

This report is NOT an all-encompassing report dealing with the building from every aspect.

Koste 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.

The inspection that is carried out by Koste does not in any way relieve the builder of the home of any of their statutory obligations under the relevant Building Legislation. Koste 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.

The inspection that is carried out by Koste 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 all of the Australian Standards that are relevant to the property.

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). 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.

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

8 CONTACT DETAILS

COMPANY DETAILS	
Company Name	Koste Pty Ltd
Postal Address	12/133 Mary St, Brisbane City QLD 4000
Office Number	1300 669 400
Office Email	info@koste.com.au
Tax Agent Number	24836767

