

HANDOVER INSPECTION AGREEMENT

SCOPE OF A HANDOVER INSPECTION

A HANDOVER inspection is a visual inspection of the finishes and the quality of the finishes presented by the Builder at the time of my inspection and based on certain defects within the The Guide to Standards and Tolerances 2015. The **Guide to Standards and Tolerances 2015** is only a guide and an advisory document. It is not a regulated standard and is not part of this hierarchy. Each state and territory has an Act to regulate the contents of a domestic building contract and the responsibilities of parties. These Acts also require compliance with regulated building standards and require buildings and their materials to be fit for their intended purposes.

This Guide can be used to determine whether or not an item is defective only where this cannot be done by reference to the contract documents, the relevant Australian Standards, the BCA or the relevant regulations. Where there is any contradiction or difference between the Guide and an Act, a regulation, the BCA or a building contract, all of these take precedence over the Guide. The Guide does not replace the requirements of these other documents. Any reference throughout this document to the Building Code of Australia or BCA refers to the National Construction Code Series, Volumes 1 and 2, Building Code of Australia. Some Australian Standards are referred to (whole or in part) in the BCA. The referenced parts of these Australian Standards take precedence over this Guide.

Fittings, equipment and some materials used in buildings are often supported by manufacturers installation instructions. The manufacturers installation instructions take precedence over this Guide.

This report contains a "Schedule of Building Defects that lists the items that in the inspectors opinion do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner as per Section 8 of the Domestic Building Contracts Act - 1995 states "the builder warrants that the work will be carried out in a proper and workmanlike manner....the builder warrants that the work will be carried out with reasonable care and skill..."

AREAS NOT INCLUDED IN THIS REPORT - Areas that are outside the scope of this inspection and not assessed are

- room dimensions,
- height limitations,
- boundary setbacks,
- title boundaries,
- water tightness,
- glazing code requirements,
- safety requirements,
- plumbing & electrical compliance and
- finished floor levels.
- We do not inspect and report on every single individual minor paint defect as paint defects may be visible during certain times of the day and not others. We do not use a torch to locate paint defects. Paint defects are only defects if visible from 1.5 meters or further. If you encounter visible paint issues before or after the inspection, liaise with the builder.
- Fittings/fixtures/tile types/paint colours etc are not cross referenced with what is stipulated in your domestic building contract - This is a separate inspection and you should go through this with your builder to show that what you have ordered or requested has been installed.

This includes paint colour, appliances, oven, range hood, dishwasher, floor lining specs, light fittings, cabinetry colours and materials, tile types and materials and the like.

- Areas that were not accessible are listed in this report. No comment is made as to whether or not defects are in inaccessible areas.

None of the rectification methods, procedures or products suggested within this report are to be read as an instruction to the builder, nor are they an authorisation to vary from the original contractual documentation, Engineering design, manufacturers installation instructions or any Australian Standards or the NCC.

In Victoria, the Domestic Building Contracts Act 1995 defines the term "Defective" as

a) a breach of any warranty listed in section 8

b) a failure to maintain a standard or quality of building work specified in the contract.

THE MEASUREMENT OF TOLERANCES - The tolerances in the Guide to Standards and Tolerance 2015 apply up to and including the length over which each tolerance is stated to apply. It is not intended that tolerances will be interpolated or proportioned to the actual length of building element measured. For example, where the Guide specifies a 4 mm maximum deviation measured over a 2 m length of wall surface, the Guide means that the same 4 mm deviation is to be applied over a 1 m wall surface or a 500 mm wall surface. The tolerance cannot be interpolated to mean a 2 mm deviation over a 1 m wall surface or 1 mm deviation over a 500 mm wall surface. Similarly, deviations over longer wall surfaces would be defects if the deviation exceeded 4 mm within any 2 m length of that surface. Horizontal, vertical and diagonal surface tolerances are to be interpreted in the same way.

MEASUREMENT OF FLOOR LEVELS, LAND, BOUNDARIES and HOME DIMENSIONS - We DO NOT measure room dimensions, the area of the home or boundaries. A land surveyor must be engaged to assess same. Boundaries and correct position of fencing is not measured. This must be conducted by a land surveyor (boundary re-establishment).

We do not measure finished floor levels (FFL) or reduced levels (RL) - this must be assessed by a land surveyor. We do not measure the levelness of internal floors - this must be done by a land surveyor using specialised equipment.

ELECTRICAL & PLUMBING - The adequacy and functionality of gas, gas appliances, plumbing, sewerage, underground pipe work, electrical wiring & appliances is not assessed. This needs to be done by a qualified electrician or plumber. The electricians & plumbers responsible for electrical or plumbing works at the dwelling should have issued certificates of compliance for their works which would be held by the relevant building surveyor.

AREAS NOT ABLE TO ACCESS OR THAT ARE NOT VISIBLE - We can not assess anything that is not visible or accessible, for example, sub surface plumbing, wiring in wall cavities, behind refrigerators, dishwashers, ovens, upper level roof components and the like and it therefore follows that any areas unable to be visible or accessed could contain defects that may only become apparent when access is gained.

Areas We Need to Inspect & Restricted Areas

The Building and the site including fencing that is up to 30 meters from the building & within the boundaries of the site. Where present & accessible, the Inspection shall include.

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation & attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. A truss roof frame will not be walked upon in the roof void due to live loads (the inspector) that can break bottom cords if timber knotted & can cause flex & subsequent ceiling lining damage. There is a limited review of the attic area viewed from the hatch only in these circumstances.

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 2 metres (need fall protection), steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in defects not visible going undetected.

Only areas where safe & reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 500 mm, reachable by a 3.6 m ladder and within the roof void there is at least 1000 mm x 1000 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

Roofs over 2 meters in height from finished ground level will not be walked on due to Occupational Health & Safety Regulations. Control Measures as per Section 41 of Compliance Code – Work Safe Victoria states passive fall prevention devices are required for potential falls of 2 meters or more. This includes Scaffolds, perimeter screens, step platforms, perimeter guard rails, elevated work platforms guard railing edges of roofs and safety mesh. Obviously these can't be installed prior to the inspection without a site evaluation and the cost would be born by you. If you want us to inspect roofs and components over 2 meters high please arrange the above safety fall devices.