



# Buy-Wise Inspection Services P/L

## PRE HANDOVER INSPECTION REPORT



### DEFECTS LIST



|                             |                                   |                       |
|-----------------------------|-----------------------------------|-----------------------|
| Inspected Property Address: | Tootgarook                        |                       |
| Client Details:             | Name: Sample                      |                       |
|                             | Address:                          |                       |
|                             | Phone:                            | Mobile:               |
|                             | Email:                            |                       |
|                             | Client Attended Inspection: No    | Contract Details: N/A |
| Inspection Date & Time:     | Thursday, 23 June 2011 1:00:00 PM |                       |
| Building Consultant:        | Peter Hearn DB-U12617             | Phone: 9775 7188      |
| Builder/Representative:     |                                   | Representative Phone: |

This report may not be provided to or relied on by any person other than the client named above without the consent of Buywise.

**PROPERTY DETAILS:**

|                                  |                                                              |
|----------------------------------|--------------------------------------------------------------|
| <b>Building Type:</b>            | Residential House                                            |
| <b>Description:</b>              | Double Storey, Split level, 25-30 Squares of living, Balcony |
| <b>Foundation Type:</b>          | Concrete stumps, Timber stumps                               |
| <b>Floor Coverings:</b>          | Polished hardwood floor boards, Carpet, Tiled                |
| <b>Walls Internal:</b>           | Plaster                                                      |
| <b>Walls External:</b>           | Cement sheet cladding                                        |
| <b>Windows:</b>                  | Aluminium awning                                             |
| <b>Roof:</b>                     | Colorbond corrugated iron                                    |
| <b>Slope of Land:</b>            | Flat                                                         |
| <b>Weather Condition:</b>        | Fine                                                         |
| <b>Recent Weather Condition:</b> | Wet                                                          |

**ANY SPECIAL REQUIREMENTS REQUESTED BY CLIENT/REPRESENTATIVE REGARDING THE INSPECTION AND REPORT**

No

**SUMMARY:**

The results of our inspection are fully detailed in the attached report.

The dwelling in my opinion has been well constructed but not finished off adequately in areas and some items require rectification and repairs

The main areas that require attention are window installations, painting and external cladding

The internal carpentry to doors and windows are of a poor standard with most to all mitres requiring sanding and painting

The standard of internal painting is well below standard with nail holes not filled properly to architraves, minimal sanding between coats, areas missing final coat to walls and paint runs

All services have been installed

The dwelling requires further cleaning to most internal and external areas such as glazing, floors, cupboards etc.

Evidence of safety hazards was not observed at time of inspection.

Evidence of incomplete construction was observed at time of inspection.

Evidence of structural damage was not observed at time of inspection.

Once these matters have been attended to it will be at the desired standard and quality that a new home should have.

If there is any discrepancy between the information provided in this summary and that contained within the body of the report, the information in the body of the report shall override this summary.

If you have any additional queries in relation to any item within this report then please do not hesitate to contact us.

**AREAS NOT INSPECTED:**

All areas had reasonable access at time of inspection

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**SCOPE OF INSPECTION AND REPORT**

We were instructed to inspect the client's property and report as a building consultant, not a building surveyor, on any defects or finishes that we think require rectification and we think are the responsibility of the builder.

Areas that are outside the scope of this inspection nor have we checked for are, room dimensions, height limitations, boundary set backs and title boundaries, water tightness, glazing code requirements or safety requirements. We also make no comment on the structural integrity of the building or the requirements of the building surveyor.

This report is a list of items from a visual inspection that in our judgement do not reach an acceptable standard of quality, level of building practice, or have been built in a proper workmanlike manner, in relation to the Building Regulations, relevant Australian Standards and the Standards & Tolerances as set down by the Building Commission.

DEFINITIONS:

For the purpose of this inspection, the following definitions apply:

- No Defect:**

The item or area inspected appears to be in sound condition without any visable defects and is acceptable according to the revelant Australian Standards and the Building Commissions Standards and Tolerances.
- Defects Noted:**

The item or area inspected exhibits some defects, damage or deterioration which requires rectification and is not acceptable according to the revelant Australian Standards and the Building Commissions Standards and Tolerances.
- Recommendation:**

This is a recommendation by the inspector
- Serviceable:**

The item or fixture is in working order at time of inspection but can not be relied upon for correct installation or compliant to the current regulations.
- N/A:**

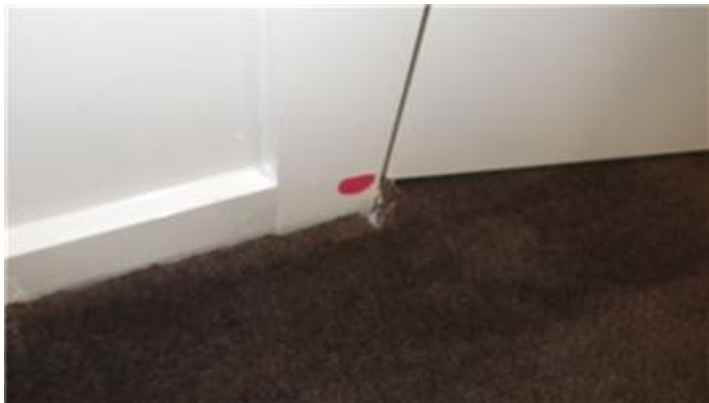
The item is not applicable.

Entry/Hallway

|       |                                      |                                                                                                                                                                                                                                                                                                       |                         |
|-------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Doors | External solid timber and glass door | Painting required to the top and bottom edges of external door, as to manufactures recommendations<br>Door and door jamb require another coat<br>Architrave mitres require sanding and painting<br>Hole noted next to handle of door under stairs<br>Section missing from door head, requires filling | Condition: Defect Noted |
|-------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|        |        |                                           |                         |
|--------|--------|-------------------------------------------|-------------------------|
| Floors | Carpet | Carpet requires repair near cupboard door | Condition: Defect Noted |
|--------|--------|-------------------------------------------|-------------------------|



|              |         |                                                                                                                                                                  |                         |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b> | Plaster | Walls require a finishing coat, they are unacceptable in their current state with marks and paint runs to most walls, also areas appear to be missing final coat | Condition: Defect Noted |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|                 |                                             |
|-----------------|---------------------------------------------|
| <b>Comments</b> | Gap between stairs and wall require filling |
|-----------------|---------------------------------------------|



**Master Bedroom**

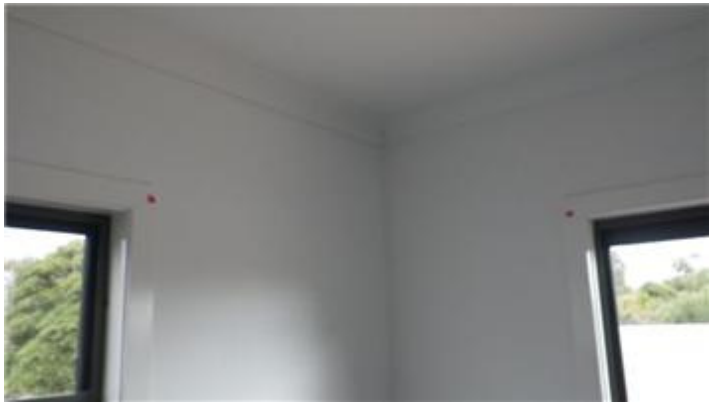
|              |                  |                                                                                    |                         |
|--------------|------------------|------------------------------------------------------------------------------------|-------------------------|
| <b>Doors</b> | Hollow core door | Door requires adjustment, binding on door jamb<br>Sanding required to edge of door | Condition: Defect Noted |
|--------------|------------------|------------------------------------------------------------------------------------|-------------------------|



|              |         |                                                                                                                              |                         |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b> | Plaster | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|                |                  |                                                |                         |
|----------------|------------------|------------------------------------------------|-------------------------|
| <b>Windows</b> | Aluminium awning | Architrave mitres require sanding and painting | Condition: Defect Noted |
|----------------|------------------|------------------------------------------------|-------------------------|



|                 |                                                                                                                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Comments</b> | Extra support required to shelf as it will bow when clothes are hung and items stacked on shelf<br>Painting required to man hole |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|



**Bedroom 2**

|              |                  |                                             |                         |
|--------------|------------------|---------------------------------------------|-------------------------|
| <b>Doors</b> | Hollow core door | Robe door on right side requires adjustment | Condition: Defect Noted |
|--------------|------------------|---------------------------------------------|-------------------------|



|              |         |                                                                                                                              |                         |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b> | Plaster | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|

|                |                  |                                                |                         |
|----------------|------------------|------------------------------------------------|-------------------------|
| <b>Windows</b> | Aluminium awning | Architrave mitres require sanding and painting | Condition: Defect Noted |
|----------------|------------------|------------------------------------------------|-------------------------|

**Bedroom 3**

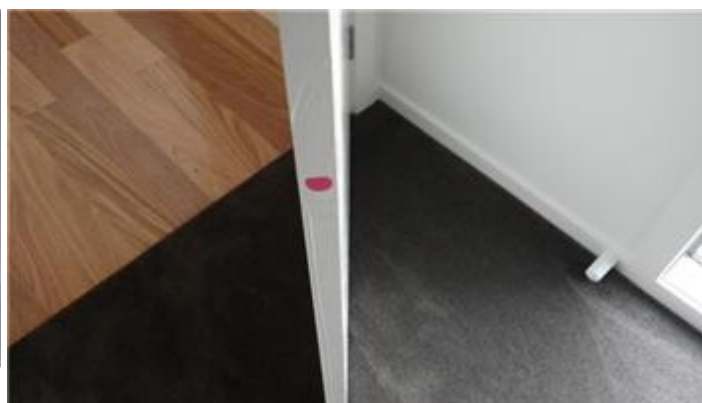
|                                                                                  |                  |                                                                                                                              |                         |
|----------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Doors</b>                                                                     | Hollow core door | Touch up required to door                                                                                                    | Condition: Defect Noted |
|  |                  |                                                                                                                              |                         |
| <b>Walls</b>                                                                     | Plaster          | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
| <b>Windows</b>                                                                   | Aluminium awning | Architrave mitres require sanding and painting                                                                               | Condition: Defect Noted |

**Bedroom 4**

|                |                  |                                                                                                                                                                 |                         |
|----------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b>   | Plaster          | Marks noted to walls where indicated that require removal or painting                                                                                           | Condition: Defect Noted |
| <b>Windows</b> | Aluminium awning | Architrave mitres require sanding and painting<br>Window sill has not been installed straight, architrave requires removal and re installed after straightening | Condition: Defect Noted |

**Lounge**

|              |                   |                                                                                                                                                                   |                         |
|--------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Doors</b> | Hollow core doors | Gaps noted around flush bolt that require filling<br>Edge of door requires sanding and painting<br>Door and window architrave mitres require sanding and painting | Condition: Defect Noted |
|--------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|







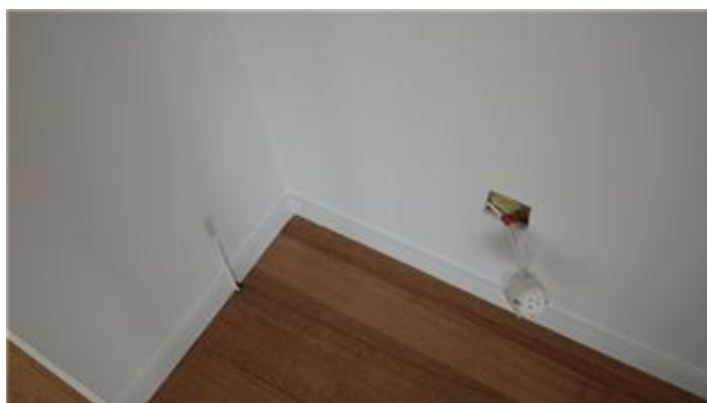
|              |         |                                                                                                                                                                                       |                         |
|--------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b> | Plaster | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups<br>Hole requires filling and painting above double doors | Condition: Defect Noted |
|--------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|                |                  |                                                |                         |
|----------------|------------------|------------------------------------------------|-------------------------|
| <b>Windows</b> | Aluminium awning | Architrave mitres require sanding and painting | Condition: Defect Noted |
|----------------|------------------|------------------------------------------------|-------------------------|

## Family

|                 |                                                                  |                                                                                                                              |                         |
|-----------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Ceilings</b> | Plaster                                                          | Marks noted to ceiling, painting required                                                                                    | Condition: Defect Noted |
| <b>Walls</b>    | Plaster                                                          | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
| <b>Windows</b>  | Aluminium awning                                                 | Architrave mitres require sanding and painting                                                                               | Condition: Defect Noted |
| <b>Comments</b> | Power point not finished off, gas pipe provided to this location |                                                                                                                              |                         |



## Rumpus

|              |                                  |                                                                                                                           |                         |
|--------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Doors</b> | External aluminium sliding doors | Door frames dont appear to be secured to wall framing adequately as there was a lot of movement<br>Futher fixing required | Condition: Defect Noted |
|--------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------|



|              |         |                                                                                                                              |                         |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b> | Plaster | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|                |                  |                                                |                         |
|----------------|------------------|------------------------------------------------|-------------------------|
| <b>Windows</b> | Aluminium awning | Architrave mitres require sanding and painting | Condition: Defect Noted |
|----------------|------------------|------------------------------------------------|-------------------------|



Ensuite

|                      |            |                   |                         |
|----------------------|------------|-------------------|-------------------------|
| <b>Shower Screen</b> | None noted | Not installed yet | Condition: Defect Noted |
|----------------------|------------|-------------------|-------------------------|



|              |         |                                                                                                                              |                         |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b> | Plaster | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|





|                 |                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Comments</b> | Fan requires adjustment, very noisy<br>Hand rail and toilet roll holder require better fixing to wall, very loose and not installed properly |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|



**Bathroom**

|             |            |                                                                                                                                  |                         |
|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Bath</b> | Fibreglass | Bath is not supported under base, may not be to manufactures recommendations<br>All fibreglass baths should be supported at base | Condition: Defect Noted |
|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|                      |            |                   |                         |
|----------------------|------------|-------------------|-------------------------|
| <b>Shower Screen</b> | None noted | Not installed yet | Condition: Defect Noted |
|----------------------|------------|-------------------|-------------------------|



Toilet Suite

Porcelain pan and plastic cistern

Taps and waste not fitted  
Hole noted in wall  
Toilet roll holder requires attention, not installed adequately  
Marks noted to walls where indicated that require removal or painting  
Paint runs noted that require sanding and touch ups

Condition: Defect Noted



Wall tiles

Ceramic

Silicon installed instead of grout to top of tiles, should be removed and matching grout installed

Condition: Defect Noted



Windows

Aluminium awning

Architrave mitres require sanding and painting

Condition: Defect Noted



Comments

Towel rail requires attention, not installed properly to wall



**Powder room**

|          |                  |                                                              |                         |
|----------|------------------|--------------------------------------------------------------|-------------------------|
| Ceilings | Plaster          | Marks noted to ceiling where indicated, painting required    | Condition: Defect Noted |
| Doors    | Hollow Core door | Architrave requires filling as gap present next to bench top | Condition: Defect Noted |



|       |         |                                                                                                                              |                         |
|-------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Walls | Plaster | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
|-------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| Comments | Basin not fitted<br>Cover plate missing from power point<br>Towel rail missing |
|----------|--------------------------------------------------------------------------------|



Kitchen

|            |                                                    |                                               |                        |
|------------|----------------------------------------------------|-----------------------------------------------|------------------------|
| Appliances | Electric oven, gas hotplate, rangehood, dishwasher | Appliances working<br>Rangehood not completed | Condition: Serviceable |
|------------|----------------------------------------------------|-----------------------------------------------|------------------------|



|          |         |                                           |                         |
|----------|---------|-------------------------------------------|-------------------------|
| Ceilings | Plaster | Marks noted to ceiling, painting required | Condition: Defect Noted |
|----------|---------|-------------------------------------------|-------------------------|



|             |       |                         |                |
|-------------|-------|-------------------------|----------------|
| Splashbacks | Tiled | Splash backs incomplete | Condition: N/A |
|-------------|-------|-------------------------|----------------|



Laundry

|       |                                             |                                                                                                                                                                                                             |                         |
|-------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Doors | Hollow Core door, External hollow core door | Door requires adjustment, binding on stricker plate<br>Painting required to the top and bottom edges of external door, as to manufactures recommendations<br>Architrave mitres require sanding and painting | Condition: Defect Noted |
|-------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|                     |                                   |                                                                                                                                                                                                  |                         |
|---------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Toilet Suite</b> | Porcelain pan and plastic cistern | Cistern running continuously<br>Walls require a finishing coat, they are unacceptable in their current state with marks and paint runs to most walls, also areas appear to be missing final coat | Condition: Defect Noted |
|---------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|              |         |                                                                                                                              |                         |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Walls</b> | Plaster | Marks noted to walls where indicated that require removal or painting<br>Paint runs noted that require sanding and touch ups | Condition: Defect Noted |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|



**Roof Space**

|                   |                   |                                                                                                              |                |
|-------------------|-------------------|--------------------------------------------------------------------------------------------------------------|----------------|
| <b>Insulation</b> | Batts on ceilings | Insulation appears to have been installed to all areas<br>Unknown to roof spaces at front due to no man hole | Condition: N/A |
|-------------------|-------------------|--------------------------------------------------------------------------------------------------------------|----------------|





Services

|            |                                                                                    |                             |                        |
|------------|------------------------------------------------------------------------------------|-----------------------------|------------------------|
| Electrical | Residual current device (safety switch) and circuit breakers provided to meter box | Meter box requires painting | Condition: Serviceable |
|------------|------------------------------------------------------------------------------------|-----------------------------|------------------------|



Under Floor Space

|        |                               |                                                                                                                                                                                                                                                                                                                  |                    |
|--------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Stumps | Concrete, Cypress pine stumps | All timber bracing that is required to stumps should be bolted with a 12mm gal bolt through timber stumps and not just nailed, this is to the building regulations<br>Computations and plans are to be checked for verification regarding stump bracing<br>All timber bracing should be cut so not in the ground | Condition: Unknown |
|--------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|







|          |                                                                                                                                                                                                                             |                         |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Comments | Cement sheeting from ground to floor level around dwelling is buckling and requires timber framing to support sheeting<br>Sheeting should be nailed to treated pine 90x35<br>Debris requires removal from under floor space | Condition: Defect Noted |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



External Appraisal

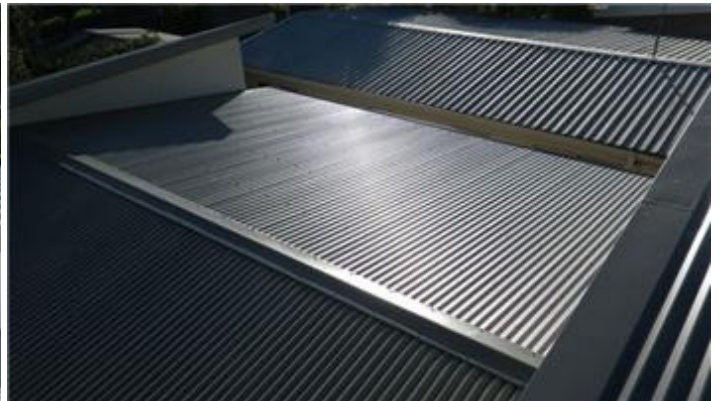
|          |                           |                                                                                                                                                                                                                                                                       |                         |
|----------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Painting | Cement sheeting, PVC pipe | Painting required to some down pipes<br>Painting required to cement sheeting around front door<br>External painting in some areas is below standards, another final coat is required<br>Edge of sheets are rough and require this edge sanded before further painting | Condition: Defect Noted |
|----------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



**Roof coverings**

Corrugated iron roofing All appears to be in good condition

Condition: N/A

**Walls**

Cement sheet Cladding

Section of cement sheeting above front deck is damage and requires replacement

Painting required above front deck as it looked blotchy  
 Some sheets around windows have been cut wrong and then patched, these require replacing as they are unacceptable

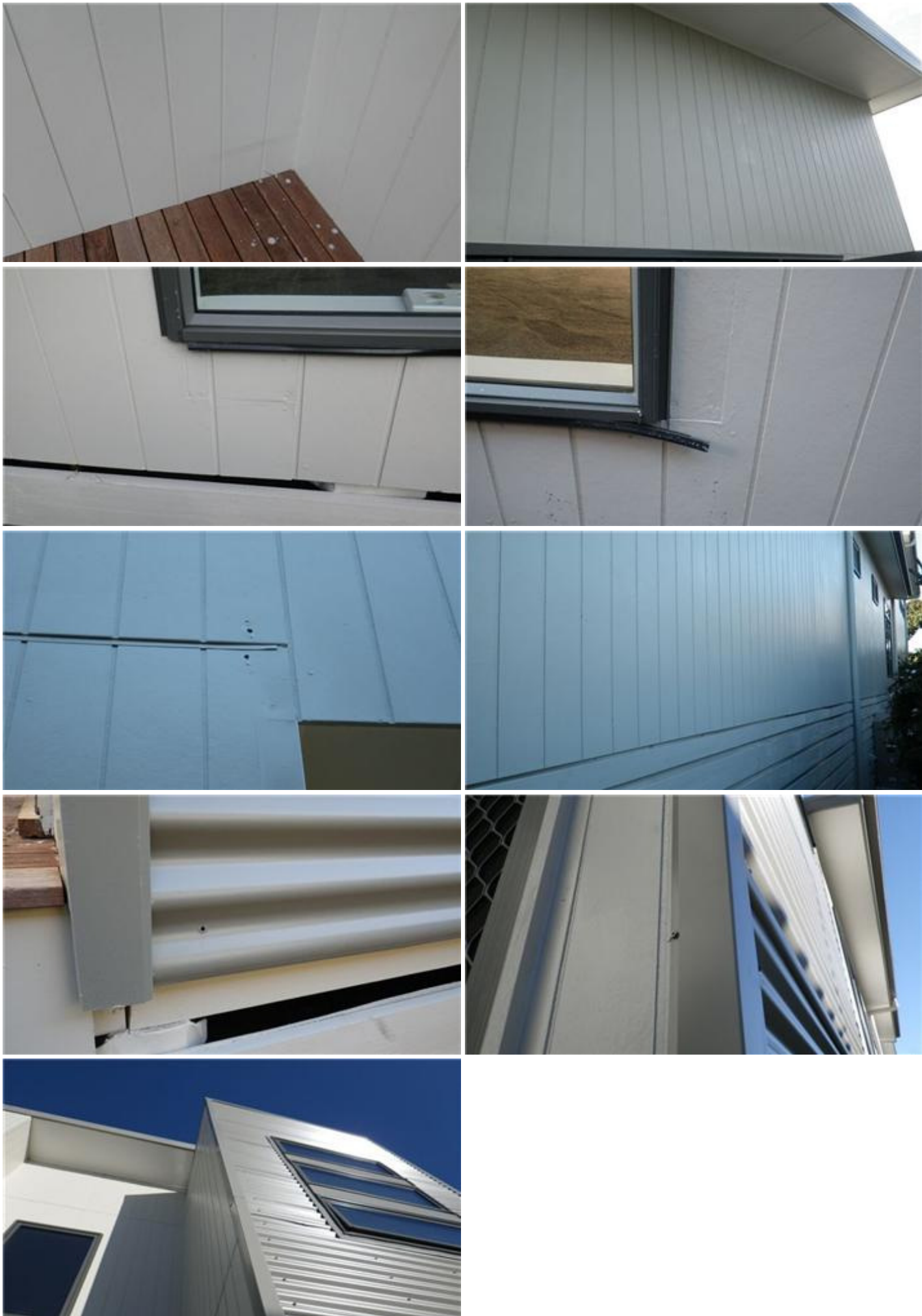
Nail holes require filling at left side

Bottom of most sheets are not fixed adequately, all sheets require nailing close to all edges and to manufactures recommendations, closest nail support is around 200mm from bottom of sheets

Corrugated iron sheets at right side require a screw where holes are located, about 5

Colorbond corner flashing has not been fixed adequately and is buckling, requires additional fixing with a more appropriate screw or rivet





|          |         |                                                                                                  |                          |
|----------|---------|--------------------------------------------------------------------------------------------------|--------------------------|
| Comments | Windows | There were gaps noted around all windows between aluminium and cement sheeting, wall framing and | Condition: Defects Noted |
|----------|---------|--------------------------------------------------------------------------------------------------|--------------------------|

timber window frame is exposed to rain

It appears that the aluminium window profile is not positioned correctly and should be closer to timber frame by about 10-20mm so aluminium angle acts as a flashing

There are gaps between window frame and cement sheeting at sides that can not be filled due to aluminium angle being in the way

Gaps under windows are up to 20mm so rubber flashing is not sitting flush with wall as it should

Some of these rubber flashings were missing as well

It is my opinion that either windows should be removed and timber window frame shortened so aluminium angle is against timber framing, or an aluminium profile fitted around all windows so they are water tight

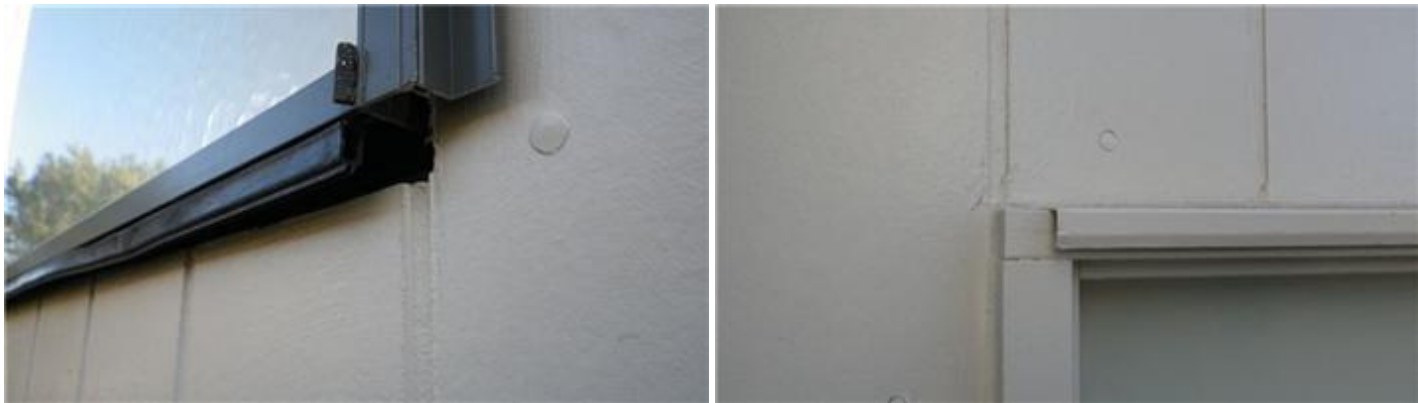
If second option is taken then must be approved by window manufacturer

It is my opinion that windows should be installed to the manufactures recommendations with aluminium angle against external framing

Flashing on top of front door frame is short one end and requires replacing

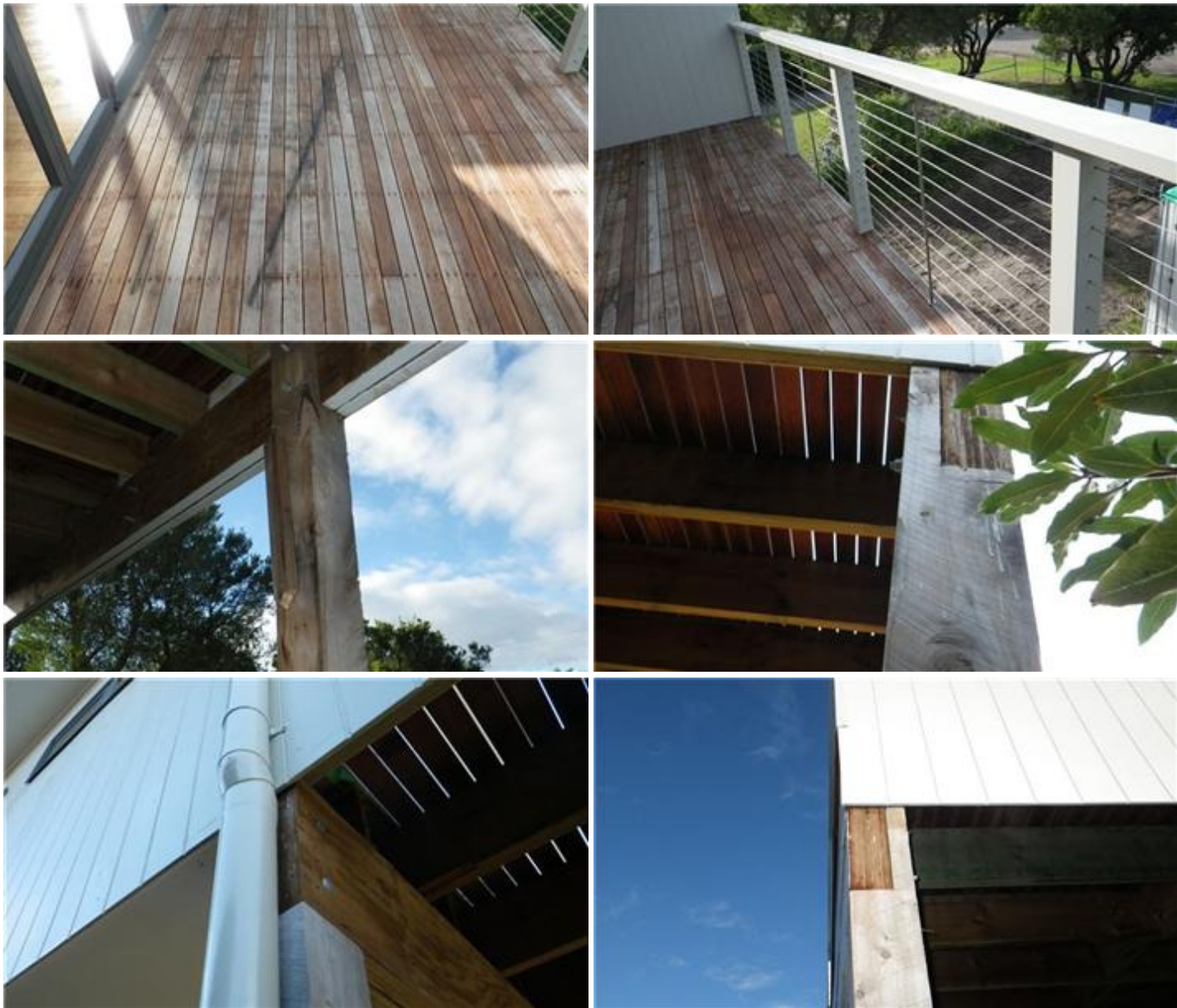






General Exterior

|         |                |                                                                                                                                                                                                                                                                                                                                        |                         |
|---------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Balcony | Merbau decking | Stains to decking require removal to front deck<br>Wire to balustrade requires tensioning as I was able to open gap well over recommended gap size<br>Nails require removal from front cypress posts<br>Ends of laminated timber beams supporting front deck are exposed and will deteriorate, they require protecting with a flashing | Condition: Defect Noted |
|---------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|





|        |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         |
|--------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Stairs | Timber steps | Top step out side laundry is 15mm over the 190 mm height requirements<br>Stairs to back deck are very flimsy and require bracing<br>Bottom posts dont appear to be adequately supported by a concrete pad around post in ground, additional concrete is required<br>Top of stringers appear to be only fixed at top and may split stringer if settlement occurs, added support require to bottom of stringer where meets deck<br>End grain of stringers are exposed and will deteriorate quickly | Condition: Defect Noted |
|--------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|



|          |                                                                                                                                                                                                |                    |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Comments | Water tank is fitted with overflow pipe<br>Tank is mounted on 6 concrete paver's, unknown if this is to manufactures recommendations<br>All tanks should be fully supported at base to prevent | Condition: Unknown |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|



unnecessary stress to joins or base



Thank you for selecting our firm to do your pre-handover home inspection. Please feel free to contact the inspector who carried out the inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report on 9775 7188.

Yours sincerely,

Peter Hearn  
Director  
Buy-Wise Inspections