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Handover Inspection Report

Date of inspection: 02 September 2025

Time of inspection: 1:30 PM

Client name: Sample Client

Property address: Sample New Home, Brisbane QLD

Property type: House

Builder: Sample Builder Pty Ltd

Builder contact: Not displayed

Weather conditions: Fine

Inspector: GoInspect Inspector

Practical Completion: YES

Inspection Notes:

- Number of paint defects: 120 (approx)
- Our quality inspections are carried out in accordance with the QBCC Standards and Tolerances Guide and relevant Australian Standards.
- We are unable to inspect building elements that are covered, concealed or inaccessible.
- For the purpose of this report, bedrooms are numbered by their distance from Bed 1 (i.e. Bed 2 is the closest bedroom to Bed 1).
- Coloured tape is used to mark minor paint and plaster defects. More significant defects are itemised in the report.
- Every effort is made to mark paint defects; however, the builder and painter should identify and rectify all applicable defects.
- Appliances are not tested. Garage door remote to be fitted to wall.
- Final handover clean to be completed.
- In accordance with the QBCC Standards and Tolerances Guide, Section 8.6 - Windows and Doors, door edges should be sealed in accordance with the manufacturer's recommendations.
- Inspection is limited to visible and safely accessible areas at the time of inspection.

71 - Bed 2 - FLOORER

Rectify floorboard cut short in back left corner



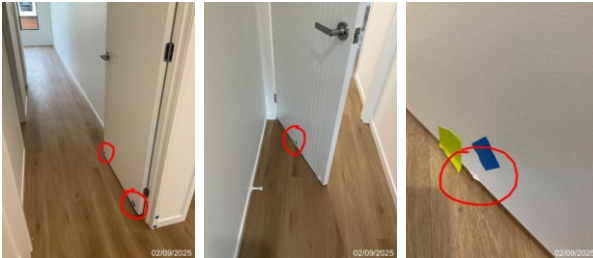
72 - Bed 2 - CARPENTER

Relocate door cushion stop to top of door and patch hole



73 - Bed 3 - CARPENTER

Rectify burrs at base of door, both sides



74 - Bed 3 - CABINET MAKER

WIR - Fit screw cover on lower shelf right of door



75 - Bed 3 - PLUMBER

Ensuite - Mount cistern back to wall



76 - Bed 3 - CARPENTER

Ensuite - Secure towel rail and toilet roll holder firmly to wall



77 - Bed 3 - GLAZIER

Ensuite - Service sliding window, difficult to slide



78 - Bed 3 - TILER

Ensuite - Point missing grout in shower, 3 locations



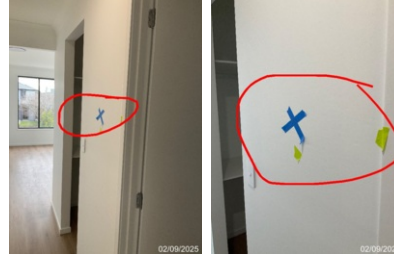
79 - Bed 3 - Tiler

Improve grout finish above top tile at towel rail



61 - Bed 4 - Plasterer

Improve plaster joint in wall between ensuite and WIR



63 - Bed 4 - Cabinet Maker

Ensuite - Rectify scratches on 2 vanity cabinet doors



64 - Bed 4 - Carpenter

Ensuite - Secure toilet roll holder and left side of towel rail firmly to wall



30 - Bed 5 - Carpenter

Wall on side of robe is not straight



46 - Butler's Pantry - Cabinet Maker

OH cabinet doors bind on rangehood



47 - Butler's Pantry - Cabinet Maker

Fit drawer adjustment screw covers



48 - Butler's Pantry - Silicone Installer

Complete silicone around splashback tiles and benchtop



49 - Butler's Pantry - Electrician

Relocate power point to upper opening and rectify tile at lower opening



53 - Butler's Pantry - Cabinet Maker

Inconsistent spacing around right drawers



67 - Ensuite - Carpenter

Fit door cushion stop



68 - Ensuite - Tiler

Point pinholes in shower wall tile grout



69 - Ensuite - Carpenter

Mount toilet roll holder and towel rail back to wall



70 - Ensuite - Plumber

Toilet cistern is not mounted back to wall



26 - Entry - Carpenter

Entry door is warped at base and does not meet the weather seal/door stop



28 - Entry - Carpenter

Trim at base of 2nd entry door window panel is damaged



13 - Exterior - Plumber

Install kerb adaptor or concrete stormwater outlet at street to protect pipe



14 - Exterior - Cleaner

Clean all external surfaces



15 - Exterior - Concreter

Trim excess termite protection around entry



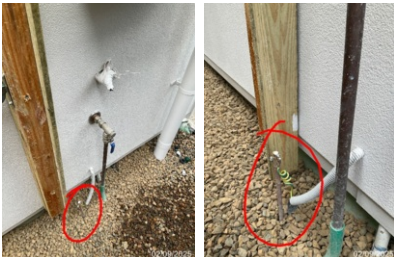
16 - Exterior - Renderer

Remove dags at base of front pier



17 - Exterior - Electrician

Move earth stake closer to side of house



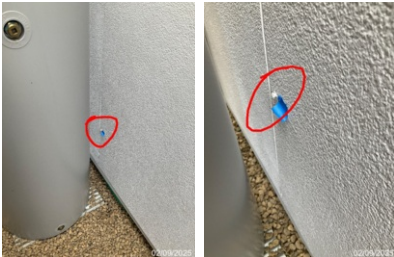
18 - Exterior - Supervisor

Install pad for gas bottles



19 - Exterior - Carpenter

Knock down proud nail behind hot water system



20 - Exterior - Tiler

Parge edges around patio, remove excess glue. Tile should not overhang.



21 - Exterior - Tiler

Rectify chipped tile in patio



22 - Exterior - Silicone Installer

Complete silicone around patio tiles



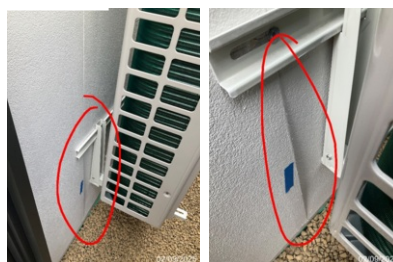
23 - Exterior - Tiler

Tile edge is not straight at end of patio



24 - Exterior - Carpenter

Sheeting is warped behind A/C and lacks timber support at base of bracket



25 - Exterior - Supervisor

Remove star picket alongside built-to-boundary wall



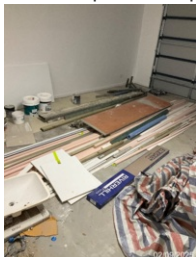
80 - Exterior - Supervisor

Remove building material from driveway, clean, check for damage



32 - Garage - Cleaner

Remove paint and plaster from garage floor



33 - Garage - Supervisor

Remove building materials from garage



34 - Garage - Garage Door Installer

Plug in panel lift door and test



35 - Garage - Painter

Putty, seal and paint around skirting on internal door side of garage once building material has been removed



27 - General - Cleaner

Complete builder's clean



29 - General - Tiler

Control joints required in floor tiles every 4.5m



59 - General - Carpenter

In all wet areas, the window reveal has separated from the frame, leaving an excessive gap. Seal gaps and remove protruding nails.



62 - General - Silicone Installer

Complete wet area silicone throughout



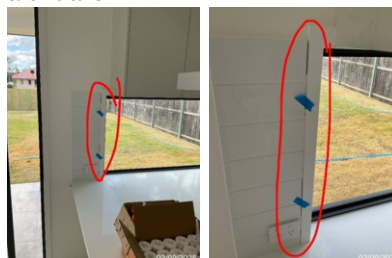
40 - Kitchen - Painter

Seal gap on left side of breakfast bar to wall



41 - Kitchen - Silicone Installer

Complete silicone on splashback tile left of window to architrave



42 - Kitchen - Cabinet Maker

Barback panel is damaged right of sink



43 - Kitchen - Cabinet Maker

Fit screw covers in microwave space



44 - Kitchen - Cabinet Maker

Fit screw covers at top of OH cabinet



45 - Kitchen - Electrician

Hanging light binds with OH cabinet door



50 - Laundry - Plumber

Laundry mixer is loose



51 - Laundry - Electrician

It is recommended that power points be installed 150 mm above the benchtop for accessibility



52 - Laundry - Cabinet Maker

2nd OH cabinet door is chipped at base



54 - Laundry - Cabinet Maker

Edge strip on right of full height cabinet is damaged



55 - Laundry - Cabinet Maker

Fit screw covers on washing machine opening below benchtop



31 - Meals/Family - Tiler

Rectify marks on floor tiles. Clean floor and check for other marks



37 - Meals/Family - Glazier

Left sliding window frame is damaged at base



38 - Meals/Family - Glazier

Sliding door binds on bottom track when opening



39 - Meals/Family - Tiler

Rectify marks on tiles adjacent sliding door



56 - Powder room - Silicone Installer

Complete silicone around wall tiles to bed 5



57 - Powder room - Carpenter

Secure toilet roll holder firmly to wall



58 - Powder room - Carpenter

Remove missed nails above window



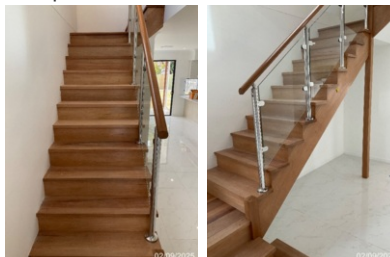
60 - Powder room - Tiler

Point pinhole in tile grout above towel rail



36 - Stairs - Painter

Complete final seal on stairs



65 - WIR - Carpenter

Fit bump stop to door



66 - WIR - Carpenter

Rectify burrs at base of door

