



# PROMPT

## BUILDING INSPECTIONS

Prompt Building Inspections WA is a division of Luxe Homes WA Pty Ltd

### Practical Completion Inspection Report

Address:		Inspector: Jonathon Graham
Suburb:		Builder's Reg no: 12734
Builder:		Hia membership: 993443
Client:		Mobile: 0420 846 356
ph:	Sample only	Date:

The following inspection report is designed as a statement of the condition of said property at the time of inspection. Reference to the Building code of Australia and the Australian Standards will be included where necessary where structural issues are concerned.

This report will also include comments relating to superficial quality standards that are to be expected from a builder in Western Australia at this time.

Additional minor cosmetic items that are not included on this list should be discussed directly with the builder during the PCI.

The inspector is not obligated or qualified to give legal advice to any client as a part of this inspection.

It will be the client's obligation to discuss these issues with the builder directly to determine remedies and expectations.

#### Basic Checklist

**R** *requires attention*  
**OK** *acceptable standard*

Roof tile final maintenance sticker signed and placed in meter box	OK
Termite treatment sticker signed and placed in meter box	OK
Electricity livened up, no danger or circuit isolation tags in meter box	OK
Water in wet areas falling towards floor wastes	OK
Water pressure acceptable and equal in all taps	OK
Water draining out of bath at sufficient rate	OK
Hot water unit connected and functioning properly	R
Insulation installed in ceiling with canisters on LV down lights	OK
Roof constructed in accordance with Australian Standards AS 1684	OK
Exhaust fan ducting connected up to flume vents	OK
All door frames 'in wind' and 'plumb'.	OK
Check doors for warpage + or - 4mm	OK
Check plastered walls: smooth, even, level finish	R
clean v joint present around window frames	OK
window reveals plumb, square and level.	OK
Check ceiling joins for poor sanding/ flushing	OK
Check cornice for clean bottom edge, neat mitre joints, straightness	R
Check all painting quality	R

## **List of Items to be Addressed**

- 1 The plastering generally requires patching. The top region of most of the walls has not been sufficiently trowelled off. Several trowel scores and uneven patches are present beneath the cornices namely in the main living, WCs, the pantry, linen, above the door frames in the computer zone etc. This is more easily identified using a torch across the face of the wall.
- 2 Sand down the top edges of the door frames generally to remove excess plaster debris.
- 3 Generally fill cuts in the doors where hinge cut outs are cut further than required and touch up the paintwork. This is very noticeable on most doors, mainly the bedrooms.
- 4 Generally detail the doors and frames frames and patch small dents and chips, also coverage is poor on most of the doors.
- 5 Plaster patch the window sill in the office.
- 6 Repair minor cornice cracking in the office.
- 7 Patch the plaster around the opening in the computer zone where the steel beading is exposed.
- 8 Touch up/ repaint the manhole cover.
- 9 Touch up paint runs on the top edge of the door frame to bed 2.
- 10 Touch up the marks on the ceiling near the doorway in bed 4.
- 11 Touch up the top edge of the laundry door.
- 12 Fill the gap behind the laundry tap flange with grout.
- 13 Fill the door edge to the bed 1 door.
- 14 Tidy up the plaster behind the bed 1 door and neaten the plaster to the top left side of the frame.
- 15 Fill the gap between the entry door frame and the eaves.
- 16 Repaint the render generally where picture framing is present and where patching has been done.
- 17 Touch up the eaves generally where excess fascia paint is visible through the white eaves paint.
- 18 Gloss the meter box.
- 19 Tidy up the sill above the front planter.
- 20 Pressure clean mortar and cement off the retaining walls externally.
- 21 Touch up the shopper door frame where coverage is poor.
- 22 Generally adjust and remove tape from the striker plates.
- 23 Adequately remedy the gap beneath the wet area cabinets between the cabinet and the tiled hob where a gap is present. This gap has been filled with expandable filler which is not an acceptable final product.

- 24 Patch the laminex in the kitchen where the electrician has damaged the surface in the microwave recess and again beneath the sink.
- 25 Patch holes in ensuite cabinet where penetrations have been cut in the wrong place.
- 26 Fix down flange to gas pipe in cupboard beneath hotplate.

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**Note;** *The home has reached the stage of PCI.*

**Abbreviations;**

LV	low voltage
RHS	right hand side
LHS	left hand side
WC	water closet (toilet)
HWU	hot water unit
GPO	general power outlet
NE	north east
NW	north west
SE	south east
SW	south west
GF	ground floor
FF	first floor
shr	shower
WIR	walk in robe
cnr	corner

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