



New Construction-Specific Exterior Roof Report (Builder Warranty Claim, Whilst Construction Is In Progress)

Inspection Date: 2 Aug 2020

Property Address: Country Area



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection details

Property Address:	Country Area
Date:	2 Aug 2020
Report Type:	New Home Construction

Client

Name:	Private
Email Address:	Private
Phone Number:	Private

Consultant

Name:	Les Camilleri
Email Address:	les@masterpropertyinspections.com.au
Licence / Registration Number:	A25361
Company Name:	Master Property Inspections
Company Address:	Victoria
Company Phone Number:	0411 807766

General description of property

Building Type:	Detached house
Number of Storeys:	Single storey
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	Not Applicable
Orientation of the property:	The facade of the building faces south Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Not applicable , Timber framed
Main building – roof construction:	Corrugated Sheet Roofing, Finished with sheet metal roofing, Flat roof, Timber framed
Other timber building elements:	NOT APPLICABLE
Other building elements:	Not Applicable

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

PAINT IN PARTICULAR WILL REQUIRE CAREFUL & DETAILED CHECKING & REPAIRS, FROM THE WALLS, TIMBER WINDOW TRIMS, SKIRTINGS, CEILINGS, ETC.

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Roof exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Metal sheets, flashing and box gutters

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a 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. (See definitions & information below the summary to help understand the report)

Evidence of safety hazards	Not Found
Evidence of non compliant works	Found
Evidence of substandard workmanship	Found
Evidence of incomplete works	Found

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Licensed Roof Plumber
- Registered / Licensed Builder
- Re-Inspection By Master Property Inspections.

Significant items

Safety Hazard

No evidence was found.

Non Compliant

Non Compliant 2.01

Location: Roof Exterior

Finding: Colourbond Coating & Powder coat finishes Scratched and Damaged
The entire roof area has Colourbond Coating & Powder coat finishes Scratches and Damages spread throughout the roof area

Where this is due to the builder's workmanship or damage occurring during construction it is considered a defect with respect to Standards and Tolerances - 18.02.

All items must be AS NEW WITHOUT COMPROMISE.

The colorbond / powder coat finish has had its prefinished painted coating scratched, exposing the base metal, which cannot be correctly repaired on site.

BlueScope Steel, the manufacturer of colorbond steel state on their web site that –'BlueScope steel does not recommend the use of touch up paints on Colorbond steel' and that 'Our recommendation is not to touch up. Minor scratching will not affect the life of the sheet and is rarely obvious to a casual observer. Should damage be substantial, replace the sheet.

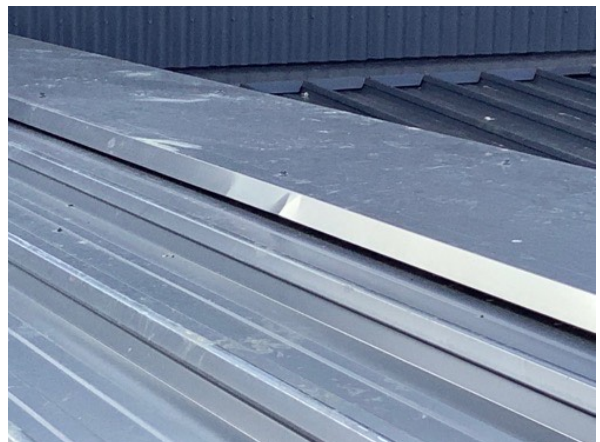
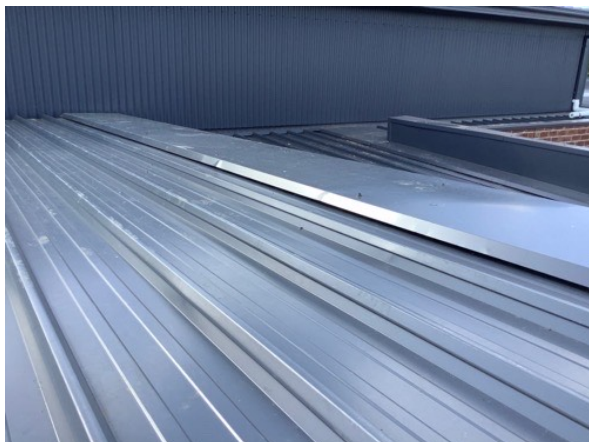
We particularly recommend against the use of spray cans, as these can result in overspraying of surrounding areas. The problem might not be immediately obvious, but since overspray paint weathers at a different rate to the oven dried paint on Colorbond steel you'll eventually be left with an unsightly blemish on the sheet'.

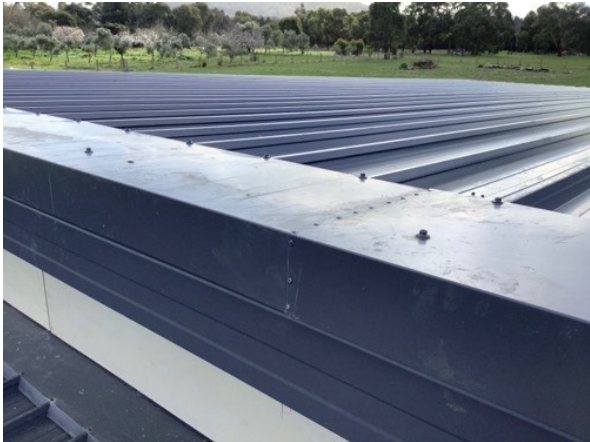
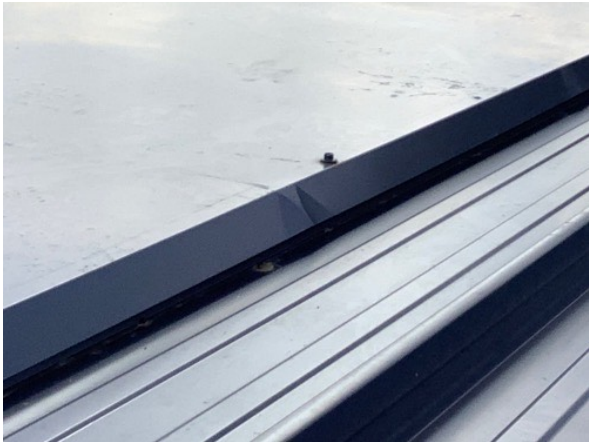
The affected damaged sections will need to be replaced.

All finished surfaces must be clean and free of defects at hand over to comply with the Standards and Tolerances guide.

The photos attached are just a guide to the type of repairs required and are NOT all the defects related to this topic on the property.

All areas to the entire property should be checked carefully to identify any further defects of the same type.

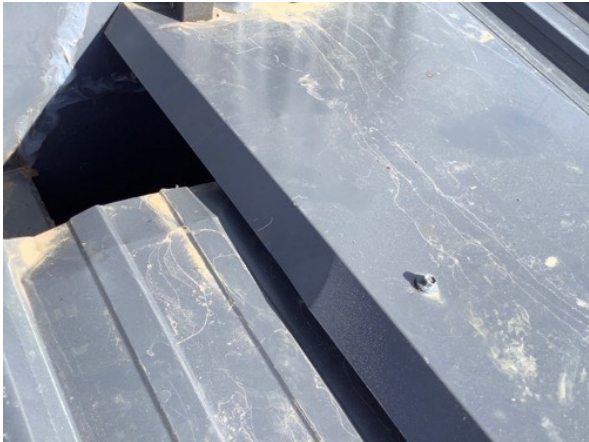




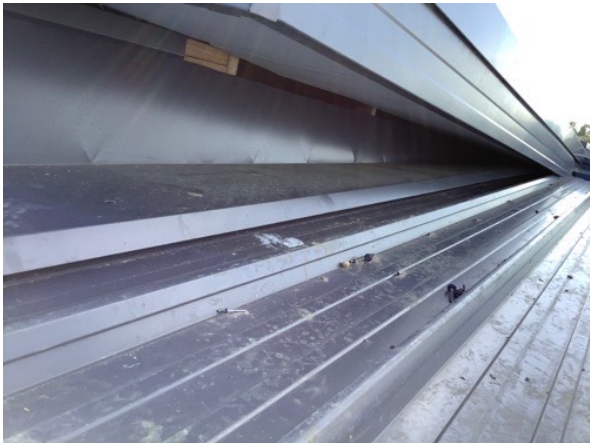












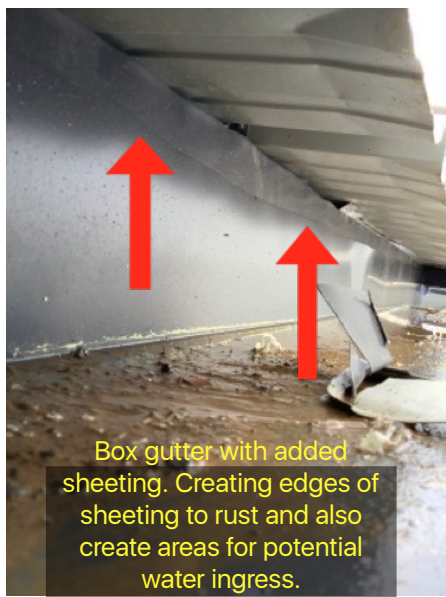
Non Compliant 2.02

Location: Roof Exterior

Finding: Box gutter flashing - Defective

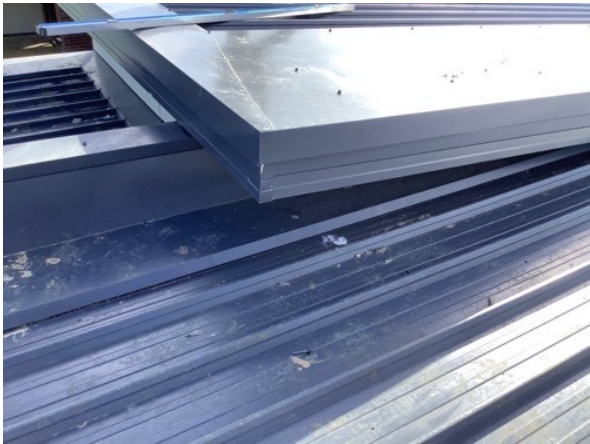
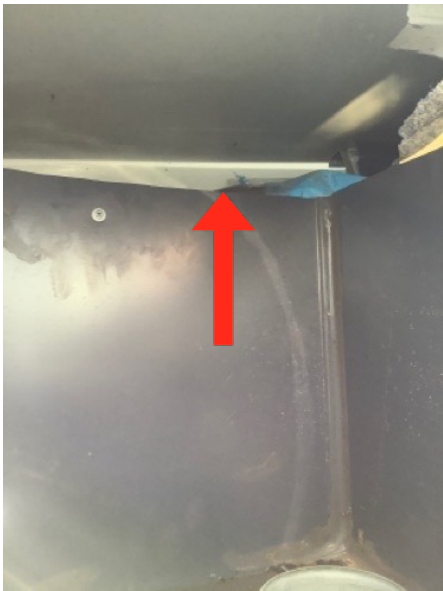
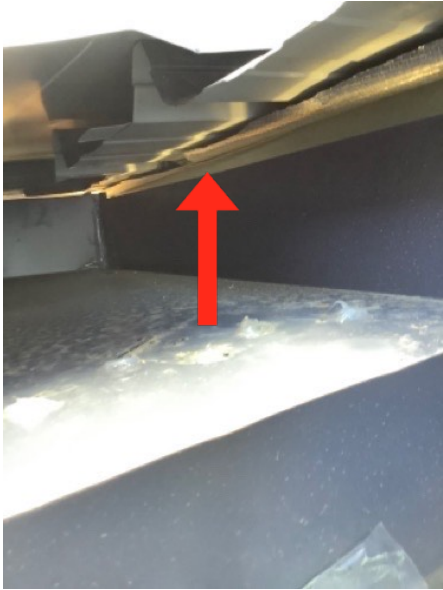
The box gutter vertical returns have been cut short and an additional piece has been installed to make up the shortfall in some areas and other areas are just short. By installing the box gutters to the incorrect height, this is leaving high potential for pest ingress, water ingress and energy star rating to be severely compromised.

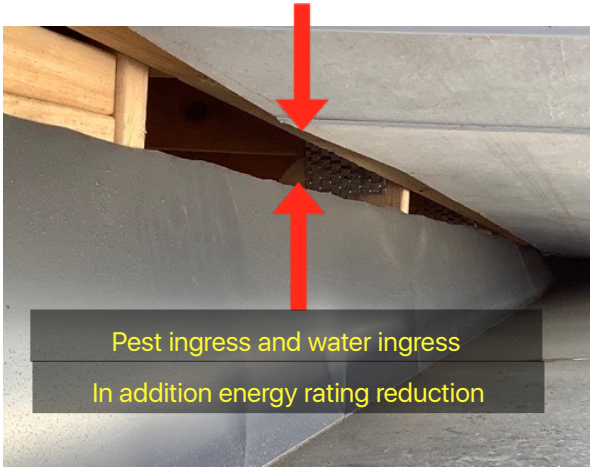
No silicon no rivets



Box gutter with added sheeting. Creating edges of sheeting to rust and also create areas for potential water ingress.





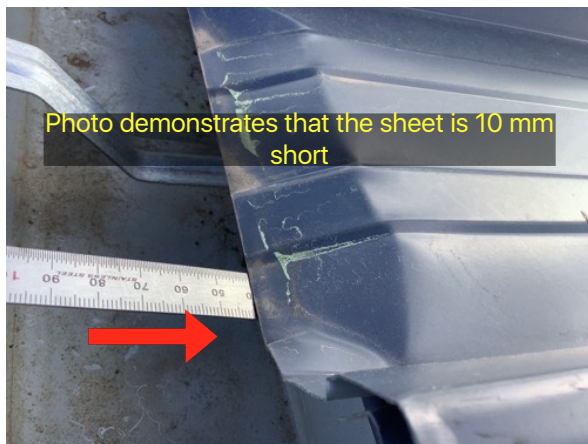


Non Compliant 2.03

Location: Roof Exterior

Finding: Overhang of sheet roofing - less than allowed
It is observed that there is or are many instance/s of sheet roofing which is overhanging the inside face of the guttering by less than 50mm. This is considered a defect with reference to Standards and Tolerances.

Extension of roof sheeting is not an option.



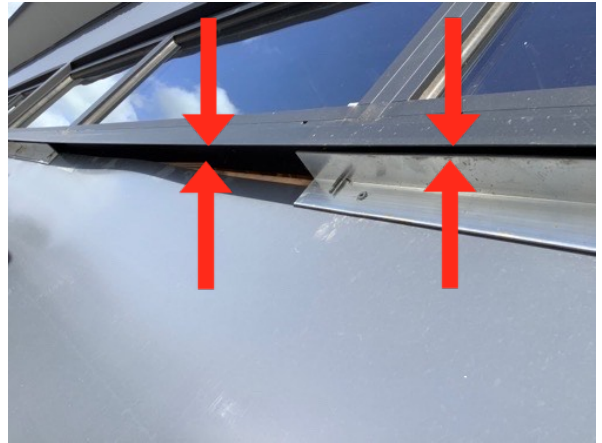
Non Compliant 2.04

Location: Roof Exterior

Finding: Flashing fall short under windows

When the flashing falls short under the windows, various defects are created and are also stated in other defect statements in this report.

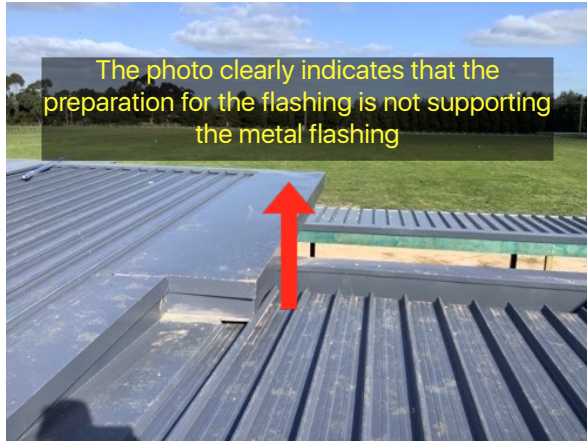
Pest ingress, Water Ingress and Water rot are the typical large problems that will occur over time creating secondary building defects to the property.



Non Compliant 2.05

Location: Roof Exterior

Finding: Flashing will water pool
The flashings are not supported and secured accurately in all areas, leaving potential for water pooling, noisy flashings and secondary building defects.



Non Compliant 2.06

Location: Roof Exterior

Finding: Spreaders - Defective
The spreaders are incomplete and non compliant.





Non Compliant 2.07

Location: Roof Exterior

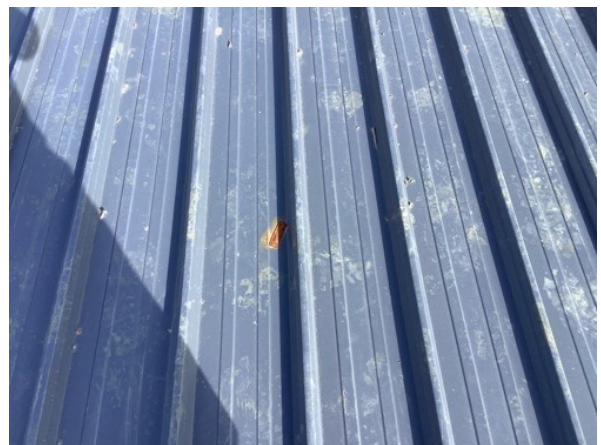
Finding: Rust / Corrosion

Already at this very early stage of the build, meaning the home does not even have plaster as yet, rust is occurring due to the builders debris on the roof space.

Over time this will increase.

The builder is to hand the building to the client in as new condition.

Repairs to the roof is not acceptable.





Non Compliant 2.08

Location: Roof Exterior

Finding: Pest and vermin

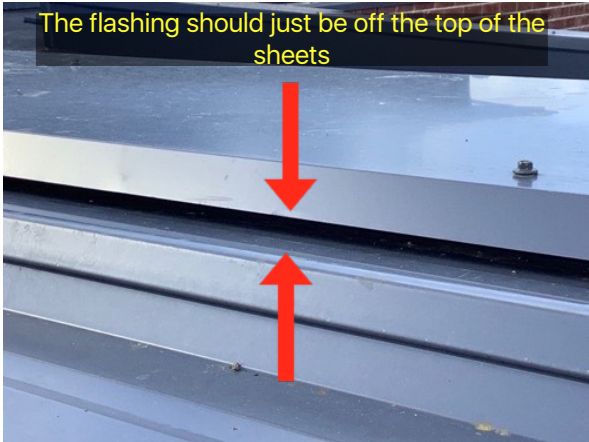
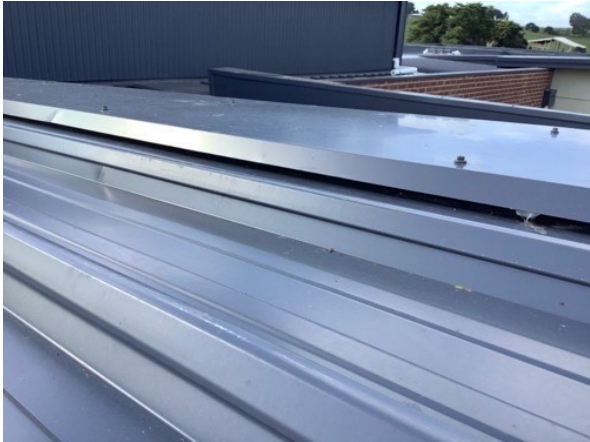
It's very important to seal and block any areas where, rats, possums, cats, birds and any other type of animal or rodent can get into the roof space areas or wall spaces. Any holes large enough to allow bird, rodent or other pest ingress creating the potential for nesting or infestation of live animals.

The damage caused by the ingress of rats, possums, cats, birds and any other type of animal or rodent has the potential to cost the home owners large amounts of money, to plaster, heating and cooling ducts, electrical, plumbing, etc damages.

Particularly as this homes design is a flat roof, access to initiate repairs may entail invasive repairs that may require damage to plaster and/or more expensive ceilings.

Also whilst animal ingress is of a great concern, water ingress to this property is another major concern due to the level of unfinished areas, such as where the metal sheeting falls short as detailed in other defect statements in this report. The client has stated that the roof is leaking in many areas when it rains.

In order for the repairs of excess holes, metal sheeting falling short all the repairs must be completed to a tradesmens like finish and not patches and silicon in various areas as the client has engaged the builder to install the roof and complete the roof to a professional standard.



Non Compliant 2.09

Location: Roof Exterior

Finding: Spreader required

The volume of water from the down pipes into box gutter areas must not be concentrated into one small area. Normally a spreader or another design is installed to allow the volume of water to spread out on the box gutter area.



Non Compliant 2.10

Location: Roof Exterior

Finding: Water pooling in areas of gutters

Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters or defective falls in the gutters, however in this case I would be confident to say that the water pooling is due to defective or inefficient falls in the gutters.

Such water pooling is likely to lead to rust and water damage to associated structures if not repaired.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Non Compliant 2.11

Location: Roof Exterior

Finding: Not complete to a tradesman is like level
The following items will need to be completed or repaired in accordance with the Domestic Building Contracts Act 1995.
We refer the builder to the implied warranties where the builder agreed to build the dwelling in a proper and workmanlike manner and with reasonable care and skill.

DOMESTIC BUILDING CONTRACTS ACT 1995, Act No. 91/1995, Part 2 - Provisions that apply to all Domestic Building Contracts.

Part 2 - Provisions That Apply To All Domestic Building Contracts.

Division 1 - General warranties.

8. Implied warranties concerning all domestic building work.

The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract -

(A) the builder warrants that the work will be carried out in a proper and workman like manner and in accordance with the plans and specifications set out in the contract.

(D) the builder warrants that the work will be carried out with reasonable care and skill and will be completed by the date (or within the period) specified by the contract.

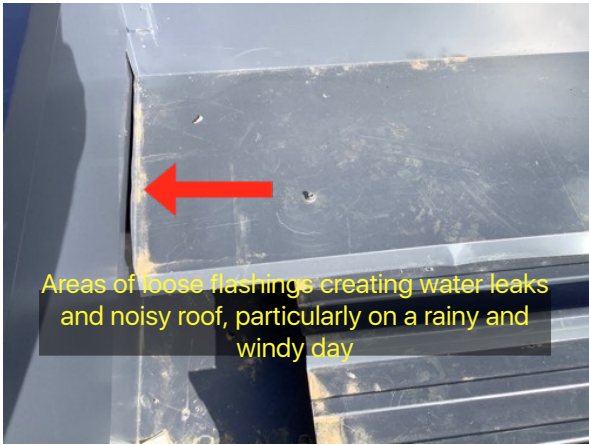
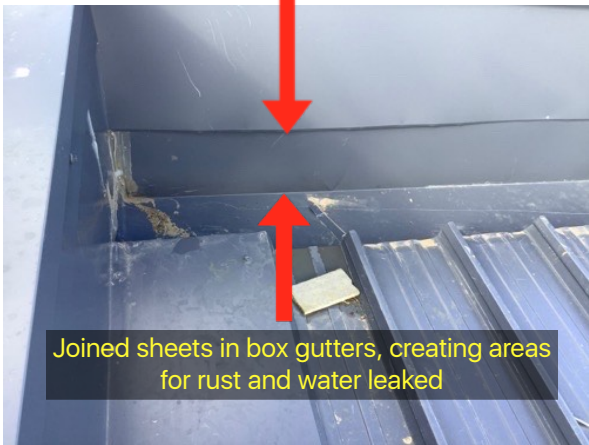
ALSO

Additional photos are provided for your general reference.

Arrows have been included to highlight areas of importance.

All these photos are added in to demonstrate DEFECTIVE / SUB STANDARD and/or INCOMPLETE WORKS and they are all required to be rectified as they are ALL not satisfactory for Handover as per the DOMESTIC BUILDING CONTRACT ACT 1995 as stated above.





Non Compliant 2.12

Location: Roof Exterior

Finding: Inconsistency in flashing levels
The flashings have inconsistent levels , this may be due to defective timber framing and/or defective flashing installation.poor installation such as this may also have effect on the appearance of the home.



Non Compliant 2.13

Location: Roof Exterior

Finding: Pest and water ingress

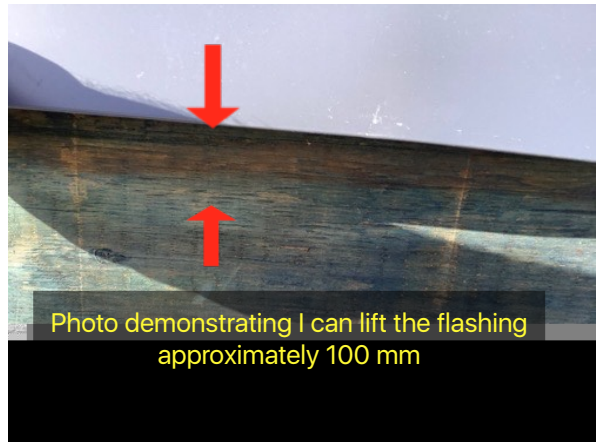
The corrugated sheeting falls short and as many areas to the roof, this area and areas like this create, pest ingress, water ingress creating wood rot and further secondary building defects.



Non Compliant 2.14

Location: Roof Exterior

Finding: Flashings not secured / loose in various areas spread throughout the roof exterior
Flashing not completed and secured down. This may be due to not enough fixings and/or not enough framing built for the fixings to securely hold the flashings





Substandard Workmanship

Substandard Workmanship 3.15

Location: Roof Exterior

Finding: Flashing falls short
The flashings are falling very short to many areas, creating pest ingress, water ingress and secondary building damages such as wood rot



Substandard Workmanship 3.16

Location: Roof Exterior

Finding: Builders debris spread throughout the entire roof area & gutters.
It was identified that the exterior roof is left in a very disrespectful state.

There is metal off cuts, pop rivots and various other builders debri spread through out the entire metal roofing, gutters and box gutters. Builders debri adds to further damage to the colour bond products, however the colour bond to entire metal roofing, gutters and box gutters is already damaged and scratched.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will cause rust and decay of the associated building materials.

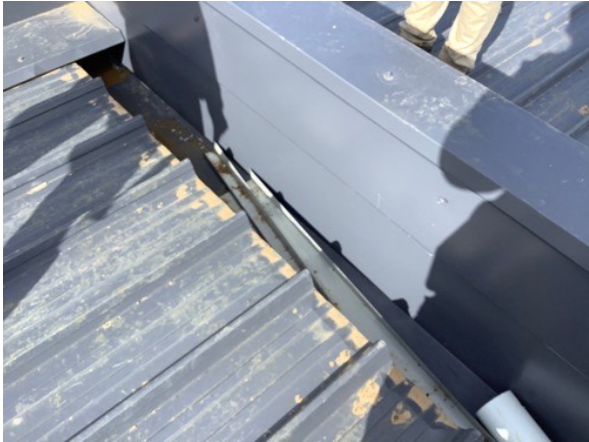
There must not be any of the builders debri and associated building materials left on the roof after each day of work, to reduce or stop damages occurring as this roof has experienced.

I have ONLY taken LIMITED photos of this defect and attached are LIMITED photos of this defect in SOME AREAS ONLY.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same, as this defect is in other areas of the property.









Substandard Workmanship 3.17

Location: Roof Exterior

Finding: Finishing on the windows not as per plan.
Corrugated sheeting is to continue under all the windows.



Substandard Workmanship 3.18

Location: Roof Exterior

Finding: Excessive silicon.
Excessive silicon, not complete to a tradesman's like level. It would appear that the Excessive caulking is due to the flashing falling short



Incomplete

Incomplete 4.19

Location: Roof Exterior

Finding: Matrix Sheeting falls short
The Matrix Sheeting falls short and as many areas to the roof, this area and areas like this create, pest ingress, water ingress creating wood rot and further secondary building defects.



Incomplete 4.20

Location: Roof Exterior

Finding: Incomplete works
Further incomplete works exposed to the weather creating further secondary building damages.



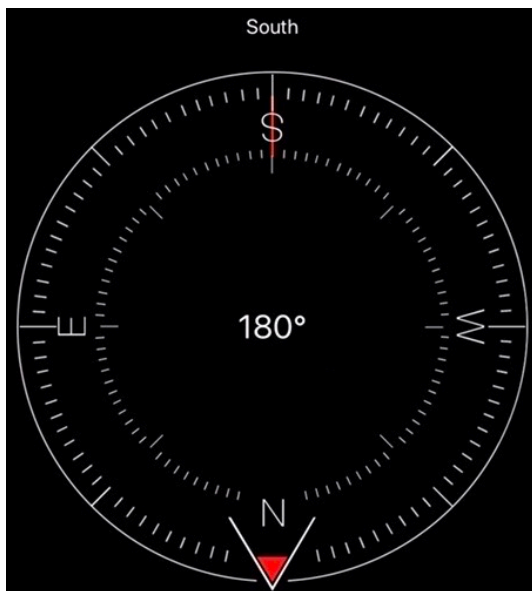
Additional comments

There are no additional comments

For Your Information

For Your Information 5.21

Location: Site Photos & Areas Of Interest.
Finding: Site Photos.
Additional photos are provided for your general reference.



Conclusion

Building consultant's summary

Please note, this inspection and report is specifically and only related to the exterior metal roofing, flashing, box gutters, gutters and partial exterior walls which are above the exterior roof lines.

**Overall the exterior roof has major defects and non compliant defects spread throughout the entire roof areas, so therefore the roof does not comply with the Australian standards and requires extensive repairs if not replacement to many areas and possibly all areas.
The roof as it is, is not completed to a tradesman like finish and the workmanship to be at a tradesman's like standard.**

I would also like to mention that the exterior metal roofing to the flashings and the sheets are extensively damaged, scratched in many areas and once again my client engaged a registered builder to build him a new house and all materials must be in as new condition without compromise. The manufacturers for the colour bond roofing, box gutters, etc do not allow patching of paint as this will void the warranty, So in saying this the only way to make this exterior roofing comply is replacement to the compromised areas

All the various defects are as stated in this report.

Further to the above, my client has stated that there are various roof leaks throughout various areas, which is no surprise.

I do not recommend that the plaster be installed until the roof replacement in part or full, including all defects in this report (but not limited to) are completed.

The following items will need to be completed or repaired in accordance with the Domestic Building Contracts Act 1995.

We refer the builder to the implied warranties where the builder agreed to build the dwelling in a proper and workmanlike manner and with reasonable care and skill.

In Addition :

This below information from the DOMESTIC BUILDING CONTRACTS ACT 1995, demonstrates that the builder must comply with certain quality of works and due to the excessive defects and repairs required to the exterior roof, the possibility of a new installation is highly possible.

DOMESTIC BUILDING CONTRACTS ACT 1995, Act No. 91/1995, Part 2 - Provisions that apply to all Domestic Building Contracts.

Part 2 - Provisions That Apply To All Domestic Building Contracts.

Division 1 - General warranties.

8. Implied warranties concerning all domestic building work.

The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract -

(A) the builder warrants that the work will be carried out in a proper and workman like manner and in accordance with the plans and specifications set out in the contract.

(D) the builder warrants that the work will be carried out with reasonable care and skill and will be completed by the date (or within the period) specified by the contract.

Final Note :

I struggle to see how the exterior roof can be completed and repaired to the Australian Standards and in addition also be completed to a proper and workman like manner and in accordance with the plans and specifications set out in the contract, as patch repairs will not be acceptable to an exterior roof of such complex design and money spent by my client, who has paid a builder the moneys required for such an extensive design and large roof.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.