



# Post-Concrete Pour Slab Report - After Frame & Bricks Installed.

Inspection Date: 25 Aug 2020

Property Address: Craigieburn Area



# Contents

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Inspection details	<b>3</b>
General description of property	<b>4</b>
Accessibility	<b>6</b>
Summary	<b>7</b>
Significant items	<b>8</b>
Additional comments	<b>30</b>
Conclusion	<b>36</b>
Terms on which this report was prepared	<b>38</b>

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

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Property Address: Craigieburn Area

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Date: 25 Aug 2020

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Report Type: New Home Construction

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## Client

Name: Private

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Email Address: Private

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Phone Number: Private

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## Consultant

Name: Les Camilleri

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Email Address: les@masterpropertyinspections.com.au

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Licence / Registration Number: A25361

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Company Name: Master Property Inspections

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Company Address: Victoria

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Company Phone Number: 0411 807766

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## General description of property

Building Type:	Detached house
Number of Storeys:	Single storey
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	The site appears to be poorly drained
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
Main building – roof construction:	Not Applicable
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 -

There are no special conditions or instructions

# Accessibility

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## 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.

- The site
- Slab

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:

- Vapour barrier
- Soil Abutting The Slab

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

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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	Found
Evidence of non compliant works	Found
Evidence of substandard workmanship	Not Found
Evidence of incomplete works	Not 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.

- As identified in the summary and the defect statements in this report.

# Significant items

## Safety Hazard

### Safety Hazard 1.01

Location: All Areas

Finding: Safety hazard - Earth Rod Connection To Steel Mesh Appears Missing.  
The earthing facility installed to the dwellings slab steel as required in AS 3000 has not been connected and/or installed.  
I refer the builder to AS 3000, clause 5.6.2.5 that states "Any conductive reinforcing within a concrete floor or wall forming part of a shower or bathroom shall be bonded to the earthing system".

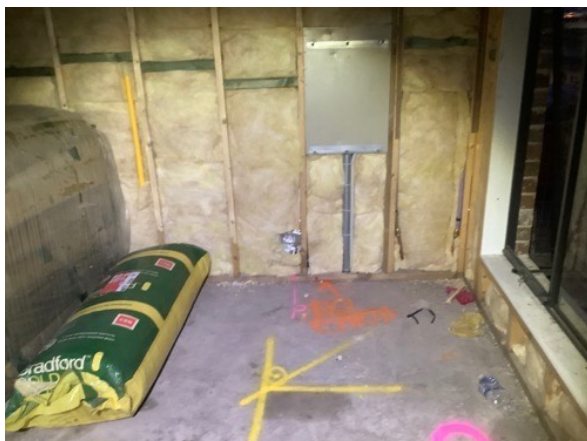
Any slabs with wet areas MUST Have an earth bar connected to the steel mesh before the concrete is installed as per AS3000.

The electrician is responsible for these works and he connects an earth wire as per the standards AS3000 to this steel bar connected to the steel mesh before the concrete.

Now this bar is not in the slab and is a major safety concern and again does not comply with AS3000.

I can not stress enough that this project does not continue over this defect item until I completed and approved paperwork from the structural engineer and electrical inspections Victoria inspect and provide paperwork.

I highly recommend that the builder and electrician determine the method of repairs, but now since the slab will be structurally compromised, the electrical inspector and the structural engineer will need to be involved and I MUST request documentation as to the repair methods from the electrical inspector and the design and repair method from the structural engineer for the concrete.





Non Compliant

## Non Compliant 2.02

Location: All Areas

Finding: Compaction Of The Slab.( Honeycomb Evident )  
At the time of the inspection it appears that the slab has not been mechanically compacted as per the requirements of AS 2870. I refer the builder to:

-/ The contract that states that the builder will build to all regulations.

### AS 3600, 9.5 VIBRATION OF SLABS

Vibration in slabs shall be considered and appropriate action taken, where necessary, to ensure that the vibrations induced by machinery, or vehicular or pedestrian traffic, will not adversely affect the serviceability of the structure.

-/ AS 2870, part 6.4.7 and

Part C6.1 that calls for the vibration in the 4th paragraph of that clause.

Looking at the side of the slab, it appears evident that the slab has not been vibrated to all parts. The honeycomb effect that is made up of hundreds of air pockets is what should not be present.

Had this slab been vibrated to all parts, then this honeycomb effect would not be present and the concrete would have a smooth like finish.

The defect is that if it has not been done to the outer skin of the exposed areas, then the likely

hood is that the internal of the slab has the same honeycomb effects as well and if this is the case then the density of the concrete will be compromised.

It is highly recommended that you :

-/ Seek engineering advice.

-/ Seek a Compressive Strength Test to check the MPA strength after a certain period of cure time.

-/ Sample the slab via a core hole or several core holes that are taken by a NATA accredited testing agency. Note the NATA testing agency must take the samples to ensure a reliable chain of evidence.

-/ Share the results with my client and the engineer.

-/ Upon all the results a conclusion that meets the AS 2870.

All AREAS to the ENTIRE slab should be checked CAREFULLY to identify any further defects that are the same as this defect.















## Non Compliant 2.03

Location: All Areas

Finding: Slab Over Pour - Not Acceptable.  
The slab has been installed with what is known as over pour.  
The over pour will affect the home owner's ability to install paving and other landscaping.

It is important as well prior to just cutting the excess concrete off, that the bottom procedures take place :

The over pour will need to be removed. This will require:

- / Seek engineering process and design for rectification of this defect.
- / Document same.
- / Send the engineering to the site surveyor for approval.
- / Have the site surveyor witness the repair of the slab to ensure that the builder has carried out the works in accordance with the process's and rectification statements in the engineering documentation.
- / Supply a copy of all to my client as per section 26 of the Domestic building contracts Act 1995.
- / Satisfy the defect has not been hidden by placing soil over the edge beam of the over poured slab.

THIS WILL EFFECT THE VAPOUR BARRIER SYSTEM, WHICH IS EXTREMELY IMPORTANT AND MAY ALSO EFFECT THE APPEARANCE OF THE HOME, ONCE THE CONCRETE PAVING AND/OR GARDEN IS COMPLETE.

I HIGHLY RECOMMEND WITHOUT ANY COMPROMISE, THAT THE BUILDER RECTIFY THE DEFECTIVE CONCRETE SLAB PERIMETER WITHOUT COVERING WITH SOIL , CRUSH ROCK, BRICK LAYERS MORTAR DEBRI OR ANYTHING ELSE.











## Non Compliant 2.04

Location: All Areas

Finding: Builder Concrete Waste - Remaining

It was noted that there is excessive amount of concrete ( builder waste ) on the site in various areas. All builders waste must be removed as per the contract.

The builder must use all endeavours to ensure that the site is safe and left clean whilst in construction and a clean, builders waste free site prior to final handover as per the building act and contractual agreements.

All AREAS to the ENTIRE slab should be checked CAREFULLY to identify any further defects that are the same as this defect.

I HIGHLY RECOMMEND WITHOUT ANY COMPROMISE, THAT THE BUILDER RECTIFY THE DEFECTIVE CONCRETE SLAB PERIMETER WITHOUT COVERING WITH SOIL , CRUSH ROCK, BRICK LAYERS MORTAR DEBRI OR ANYTHING ELSE.











## Non Compliant 2.05

Location: All Areas

Finding: Excessive Concrete (Builders Waste/Debris)-Slab over pour or excessive builders concrete waste

Due to the excessive builders concrete waste/debris, it is unclear if some of it is builders concrete waste or if it is slab over pour and it is very important to rectify this before any covering up is performed around the perimeter of the concrete slab. THE POSSIBILITY OF ALL 3 DEFECTS IS ALSO VERY POSSIBLE.

This excessive concrete has also severely compromised the vapour barrier system as well.

I HIGHLY RECOMMEND WITHOUT ANY COMPROMISE, THAT THE BUILDER RECTIFY THE DEFECTIVE CONCRETE SLAB PERIMETER WITHOUT COVERING WITH SOIL, CRUSH ROCK, BRICK LAYERS MORTAR DEBRIS OR ANYTHING ELSE.









## Non Compliant 2.06

Location: All Areas

Finding: Polyethylene vapour barrier not installed as per BCA - Part 3.2.2.6  
The vapour barrier system has NOT been completed and installed in accordance with AS2870 and BCA Part 3.2.2.6. ALL areas of non compliance are required to be repaired.

The builder has not completed the vapour barrier system to the porch area and the alfresco area concrete perimeter. These areas require the exact same requirements for a vapour barrier system without compromise as the slab of the main building area.  
Some builders argue that these areas of porches, alfresco's and the like do not require the same vapour barrier system, however this is not an accurate statement and under Australian Standards the entire slab area including porches, Alfresco's and any other added areas to the main building must have the vapour barrier as well.  
There is no distinction in any supporting evidence of building code or Australian standards to state otherwise.

It is obvious that the concrete contractors have added additional plastic on the day of the concrete pour, however this added plastic is just sitting there.  
The photos are very clear examples of the plastic doing nothing or minimal as the plastic MUST BE TAPED AT ALL PLASTIC JOINS at a minimum of 200mm overlap and taped with an appropriate tape and it clearly isn't the case on this job.

The vapour barrier repair methods were agreed upon with the concrete contractors to overlap and tape ALL PLASTIC JOINS at the time of the pre-pour concrete inspection as detailed in the Pre-Pour Concrete Slab Report.

### Repair Method :

To entirely dig the external perimeter of the building at least 300mm below the vapour barrier system (black plastic) damaged areas, which will vary in areas and then overlap the existing plastic with the new plastic by a minimum of 200mm and taped.

The overall height of the plastic must be above the top of the slab rebate surface for now at construction stage.

The plastic must be hard against the concrete with no soil, rocks and/or builders debris in between the slab and the plastic.

Any over pour of concrete must be cut flush and include engineers report for alteration works and if steel is visually seen must now also be notified to the structural engineer to determine the remedial works.

Whilst this may now be a lot of work, there must not be any compromise in the quality finish as the slab is a structural component that must be protected as per the Australian Standards without any compromise as per AS2870.

### IMPORTANT TO NOTE :

The builder must supply the vapour barrier system clean, visible and tight against the concrete perimeter slabs at handover, without compromise.

1/ All over laps are not taped as described below.



- 2/ All the ripps and/or damaged area needs to be taped.
- 3/ ALL areas are not up to future ground and/or finished paving or concrete heights and must be extended with 200mm overlay and taped.
- 4/ Some areas whilst listed above are Damaged / Ripped / Not Consistent And Sealed with 200mm Overlay And Taped / Not High Enough / Non Existent must ALL be repaired.

The polyethylene vapour barrier from beneath the concrete floor slab must be turned up the external side faces of its edge beams. Failing to install the vapour barrier correctly will allow moisture ingress via slab edge dampness into the internal timber wall skins and/or the floor coverings if not done.

The polyethylene vapour barrier must properly extended up the external side faces of the edge beams to at least 600mm above the height of the slab for now and then at future finished ground level of the solid, concrete , etc.

Without a vapour barrier installed, these areas are non-compliant with Australian Standards and are susceptible to excessive moisture, which may create major secondary defects as the building ages. Rectification works are necessary as soon as possible to ensure all standards are met.

NCC 2016 Building Code of Australia - Volume Two

#### 3.2.2.6 Vapour barriers

A vapour barrier must be installed under slab-on-ground construction for all Class 1 buildings and for Class 10 buildings where the slab is continuous with the slab of a Class 1 building as follows—

##### (a) Materials

A vapour barrier must be—

- (i) 0.2 mm nominal thickness polyethylene film; and
- (ii) medium impact resistant, determined in accordance with criteria specified in clause 5.3.3.3 of AS 2870; and
- (iii) be branded continuously “AS 2870 Concrete underlay, 0.2 mm Medium impact resistance”.

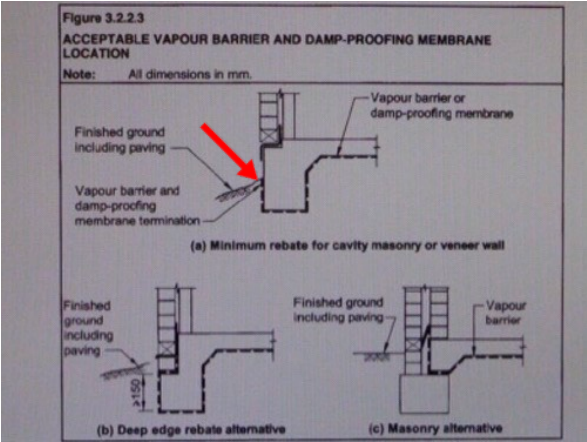
##### (b) Installation

A vapour barrier must be installed as follows—

- (i) lap not less than 200 mm at all joints; and
  - (ii) tape or seal with a close fitting sleeve around all service penetrations; and
  - (iii) fully seal where punctured (unless for service penetrations) with additional polyethylene film and tape.
- (c) The vapour barrier must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and extends under edge beams to finish at ground level in accordance with Figure 3.2.2.3.

All AREAS to the ENTIRE slab should be checked CAREFULLY to identify any further defects that are the same as this defect.

I HIGHLY RECOMMEND WITHOUT ANY COMPROMISE, THAT THE BUILDER RECTIFY THE DEFECTIVE CONCRETE SLAB PERIMETER WITHOUT COVERING WITH SOIL , CRUSH ROCK, BRICK LAYERS MORTAR DEBRI OR ANYTHING ELSE, PRIOR TO A RE-INSPECTION BY Master Property Inspections.







## Non Compliant 2.07

Location: All Areas

Finding: Stormwater Min depth in Soil  
(c) Cover to stormwater drains:  
the cover to 90 mm Class 6 UPVC stormwater drains installed underground must be not less than—  
(i) under soil — 100 mm; or  
(ii) under paved or concrete areas — 50 mm; or  
(iii) under areas subject to light vehicle traffic—  
(A) reinforced concrete — 75 mm; or  
(B) paved — 100 mm.

BCA Vol 2 - 2016.

All AREAS to the ENTIRE slab should be checked CAREFULLY to identify any further defects that are the same as this defect.





## Non Compliant 2.08

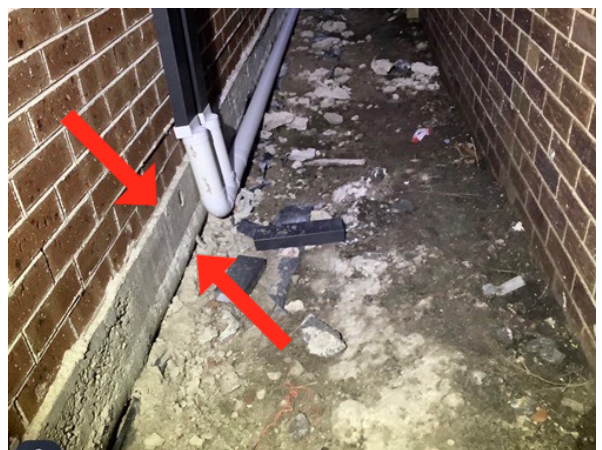
Location: All Areas

Finding: Concrete slab – rebate height, appears to high.  
The rebate for the brickwork to sit on to the concrete slab perimeter appears too high. This will not be covered and visually will be very displeasing to the eye. This is not normal practice to have a brick rebate so high.

I highly recommend that the plans get reassessed by the engineer to determine the correct brick rebate height.

The rebate for the brickwork to sit on to the concrete slab perimeter appears excessively too high. This will not be covered and visually will be very displeasing to the eye. This is not normal practice to have a brick rebate so high, with such a large amount of the concrete slab exposed.

I highly recommend that the plans get reassessed by the engineer and the surveyor to determine the correct brick rebate height and how this can be rectified.



# Substandard Workmanship

No evidence was found.

# Incomplete

No evidence was found.

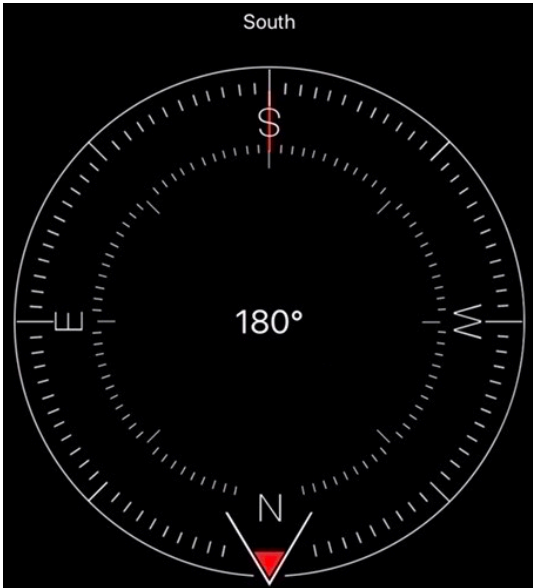
# Additional comments

There are no additional comments

# For Your Information

## For Your Information 5.09

Location: General Site Photos.  
Finding: Site Photos  
General site photos are provided for your general reference.



## For Your Information 5.10

Location: For Your Information

Finding: Special Notes.

Particulars of Our Inspection and Report

Our Inspection is a visual inspection of the overall finishes and the quality of those finishes presented by the Builder. This Report is a list of items that in our judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner, in relation to the Building Code of Australia, (BCA's) the Building Regulations, any relevant Australian Standards and the acceptable standards and tolerances as set down by the Building Commission.

### 1. Purpose

The purpose of our inspection is to identify any defects in the finishes and the quality of those finishes presented by the builder at the stage of works nominated on the front of this report. This report contains a schedule of building defects that in the writer's judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner relative to the Building Code of Australia, the relevant Australian Standards or the acceptable standards and tolerances as set down by the Building Control Commission.

### 2. Scope

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Building Act, of 1993. We therefore have not checked and make no comment on the structural integrity of the building, nor have we checked the title boundaries, location of any easements, boundary setbacks, room dimensions, height limitations and or datum's, glazing, alpine and bush-fire code compliance, or any other requirements that is the responsibility of the Relevant Building Surveyor, unless otherwise specifically noted within this report.

## For Your Information 5.11

Location:	For Your Information
Finding:	<p>Advice Summary.</p> <p>This inspection was performed in accordance with current "Australian Standards" &amp; in accordance with current "Standards &amp; Tolerances" as outlined by the Victorian Building Commission.</p> <p>The inspection is a visual inspection of the property as presented by the builder.</p> <p>This inspection performed does not in any way attempt to verify site dimensions, finished dimensions of the completed sections or parts of the building, levels, wall alignments, floor alignments, or ceiling alignments.</p> <p>The inspection performed does not in any way attempt to verify contractual conditions.</p> <p>This report contains a list of a number of defects that in our judgement require rectification.</p>

## For Your Information 5.12

Location:	For Your Information
Finding:	<p>Re-Inspection - Recommended</p> <p>We highly recommend that a Re-Inspection to inspect the rectified defects are performed prior to further works commencing.</p>



## For Your Information 5.13

Location: All Areas  
Finding: Finished Concrete Floor Levels - Acceptable  
DIGITAL ELECTRONIC FLOOR LEVELLING

NOTE :

THE PHOTOS WITH THE BLUE ARROWS INDICATE THE REFERENCE POINTS, WHICH DETERMINES IN MILLIMETRES IF THE OTHER LOCATIONS ARE HIGHER OR LOWER THEN THE REFERENCE POINTS WITH THE BLUE ARROWS.

THIS PROPERTY INDICATES THAT THE FLOORING IS WITHIN TOLERANCES & IS WITHIN THE ACCEPTABLE AUSTRALIAN STANDARDS .

Whilst Master Property Inspections level measurements are accurate, they remain only a guide for the builder.

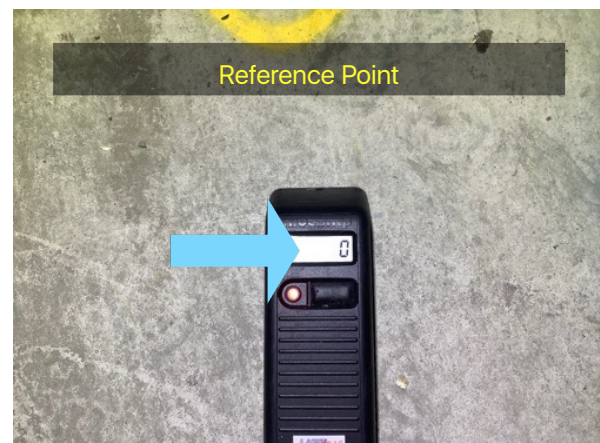
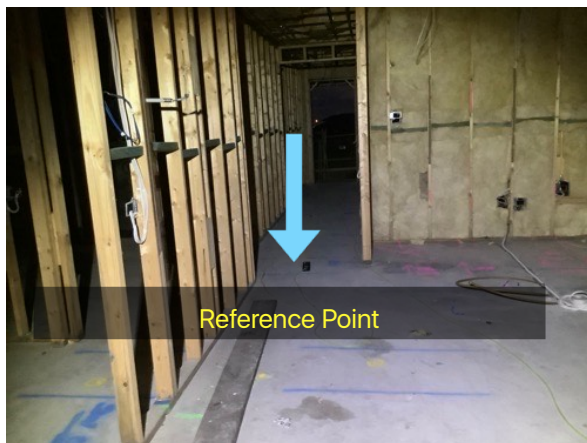
The photos will demonstrate that the floor levels are within Guide To Standards And Tolerances 2015, Footings, Slabs And Setting Out, 2.08 and Australian Standards ( AS 1684 )

The overall deviation of floor level ( concrete slab ) to the entire building footprint shall not exceed 20 mm, as per the `Guide to Standards and Tolerances` Section 2.08 and AS 1684.

### GUIDE TO STANDARDS AND TOLERANCES 2015

#### 2.08 Levelness of concrete floors

Except where documented otherwise, new floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint shall not exceed 20 mm. Refer to Item I of this Guide where the new floor is to abut an existing floor.











## Conclusion

### Building consultant's summary

Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

Where a building element is installed in such a way that it fails to achieve the required minimum standard or level of finish at the time of the inspection, the builder needs to rectify the defect as soon as possible and complete works to the required standard prior to continuing with the stage of construction.

Evidence is identified generally that works have been completed in a manner which is not in accordance with the plans and specifications set out in the contract.

Each state based domestic building contracts legislation contains implied warranties concerning all domestic building work.

These include that the builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract. This is not the case that all care and quality tradesmens like finishes have applied to this site.

All known defects need to be rectified prior to advancement of construction.

**I HIGHLY RECOMMEND WITHOUT ANY COMPROMISE, THAT THE BUILDER RECTIFY THE DEFECTIVE CONCRETE SLAB PERIMETER WITHOUT COVERING WITH SOIL , CRUSH ROCK, BRICK LAYERS MORTAR DEBRI OR ANYTHING ELSE.**

In Addition :

The rebate for the brickwork to sit on to the concrete slab perimeter appears excessively too high. This will not be covered and visually will be very displeasing to the eye. This is not normal practice to have a brick rebate so high, with such a large amount of the concrete slab exposed.

I highly recommend that the plans get reassessed by the engineer and the surveyor to determine the correct brick rebate height and how this can be rectified.

**In addition to the Excessively high exposed concrete to the perimeter of the home, the concrete slab has various very serious defects for your consideration, such as the vapour barrier, the slab over pour and most importantly the honeycomb affect which requires further testing as detailed in this report.**

# Terms on which this report was prepared

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## Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the inspection and no other party can rely on the Report nor is the Report intended for any other party.

## Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
  - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
  - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
  - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

## Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.
10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
  - (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;
  - (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; and
  - (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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.

#### Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) 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
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

#### Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

#### Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

#### Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.