



# Final - Handover Report

Inspection Date: 7 Aug 2020

Property Address: Melbourne



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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

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Property Address: Melbourne

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Date: 7 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:	Two storey
Siting of the building:	Towards the middle of a medium block
Gradient:	The land is relatively steep
Site drainage:	The site appears to be poorly drained in areas as stated in the report.
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:	Overcast, no rain.

## Primary method of construction

Main building – floor construction:	Concrete Slab
Main building – wall construction:	Timber framed, Hebel, Internal gypsum plasterboard
Main building – roof construction:	Finished with roofing tiles, Timber framed, Pitched roof
Other timber building elements:	Not Applicable
Other building elements:	Garage, Alfresco

## 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.

- Building interior
- Building exterior
- The site
- Roof Space - ONLY Partial
- The Site
- Exterior roof- Partial

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:

- Duct work
- Earth abutting the building
- Above safe working height.
- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Soil Abutting The Slab
- Insulation

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

## Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Many areas of the roof space
- Exterior Roof - Second Level

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	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.

- Re-Inspection By Master Property Inspections.

# Significant items

## Safety Hazard

### Safety Hazard 1.01

Location: Switchboard In Garage

Finding: Electrical works - defective

It is suspected that electrical works may not comply with the relevant regulations or the project documentation. Commentary regarding compliance and workmanship regarding electrical systems is outside the scope of this report and the expertise of the Inspector.

The client should refer the areas of concern to their Building Surveyor and Builder for clarification.

The orientation of the power point as documented breaches AS 3000, clause 4.4.5. The points must be vertical. The builder must install a new power point with this defect rectified.

Further inspection by others is advised.





## Non Compliant

### Non Compliant 2.02

Location: Internal Perimeters

Finding: Architraves - Gaps (AS2047)

The gaps between the architraves and associated building elements is deemed to be too great in this area.

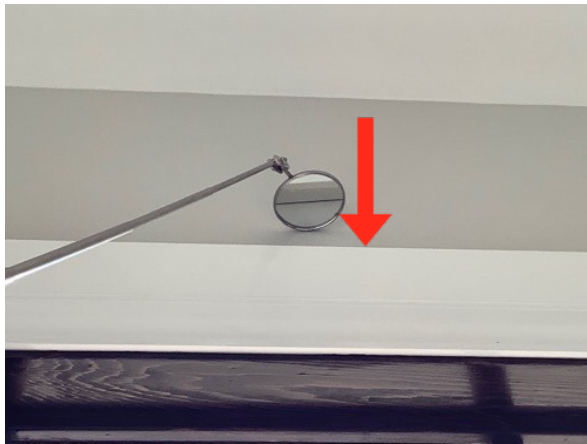
The gaps between the architrave and the plaster above and below all windows and above all door frames must be filled, in accordance with AS 2047 'Window ion and installation`.

The current gap is allowing a volume of air to enter the dwelling. BCA 3.12.3.3, in addition to relevant Australian Standards, also calls for all gaps around windows and doors to be sealed.

It is advised that these works be completed prior to final handover.

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.



## Non Compliant 2.03

Location: Sealant / Caulking - All Areas

Finding: Sealant / Caulking - Wet Areas & Junctions.

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.

Defective Caulking To Cabinetry, Bench Tops, Tile Junctions, Cabinetry/Plaster Junctions, Etc.

It was noted on inspection that sealant is missing, inadequate and/or not completed to a tradesmens like finish.

This may include floor edges, kitchen benches/splashbacks, vanities, cabinetry/plaster junctions, bath edges and shower floor/wall corners, etc.

Particular care should be considered to all wet area adjoining surface joints & junctions

This must be completed prior to handover.

### GUIDE TO STANDARDS AND TOLERANCES 2015

#### 10.09 Sealing around benches and items installed in benches

Where required, junctions between bench tops and adjoining surfaces are defective if they are not sealed with a suitable flexible sealant of matching or agreed colour.

Seals around items such as sinks, hand basins or the like are defective if the joint leaks or they are not installed in accordance with the manufacturer's installation requirements.

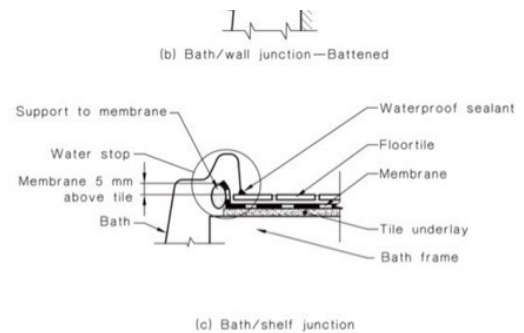
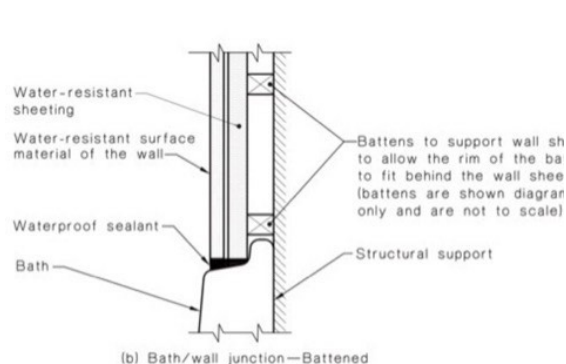
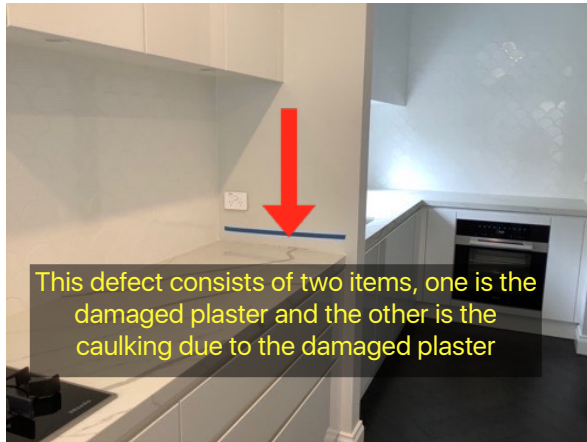


FIGURE 3.2 TYPICAL BATH JUNCTIONS





## Non Compliant 2.04

Location: Painting - All Areas

Finding: Painting - Defective (AS2311)

The paint defect photos in this report are just a generalisation and are not all the different types of defects to the paint on the walls, ceilings, architraves, skirtings, exterior timbers, exterior painted areas, garage and any other areas that require plaster & re-painting . These are just a small amount of the types of paint defects to this building and are NOT all the paint defects to all areas.

All AREAS to the entire property should be checked CAREFULLY to identify any further paint and plaster defects to the entire property, as these defects are in other areas of the property.

IT IS IMPORTANT TO NOTE THAT WE HAVE ONLY PLACED TEMPORARY SMALL PIECES OF TAPE TO ONLY SOME AREAS TO INDICATE THE TYPES OF REPAIRS.  
IT IS IMPORTANT TO NOTE THAT ALL AREAS TO THE ENTIRE BUILDING MUST BE INSPECTED AND REPAIRED BY THE APPROPRIATE TRADES APPLICABLE.

I HIGHLY RECOMMEND that the painter inspects ALL rooms and ALL areas of the building carefully to all the timber work including the skirting, architraves and doors.

I HIGHLY RECOMMEND that the painter inspects ALL rooms and ALL areas of the building carefully to all the walls and ceilings as the paint does not meet the Australian Standards and Standards and Tolerances.

All plaster work and plaster patching along with all the sanding and preparation to all the areas for repair to the plaster and timber work will require to be completed first and then the paint work.

The paint work is inconsistent with orange peel in some areas and smooth in others or chips, scratches, runs and or imperfections.

With out treating this home with a detailed overall inspection by the painter to the sanding, patching to the timber work and plaster work to the walls and ceilings in areas required to building , the paint job will not be a level 4 finish.

Areas were identified where the surface finish of the painting was found to be defective. This includes areas of minor blemishes, missing painting, over-painting, paint runs, sags , lack of paint and/or wrinkling of paint finish.

Paint irregularities will be apparent in different light conditions and are often hidden from view in low light conditions.

During New Construction Inspections, any irregularity in the paint finish surface is considered a detracton from the area's overall appearance, and is therefore considered to be a minor defect.

An allowance is made for critical light conditions for a Level 4 finish, which is the default level for plaster surfaces. Additional painting requirements have been marked up in ONLY some areas as a guide.

These finishes should be sanded back, filled, levelled and painted as applicable. The painting contractor should be appointed to perform the necessary works prior to final handover.

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Guide To Standards and Tolerances 2015.

#### 12.02 Surface finish of paintwork

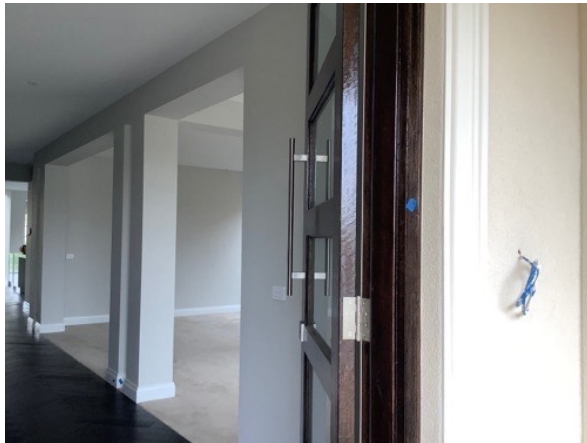
Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.

Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.

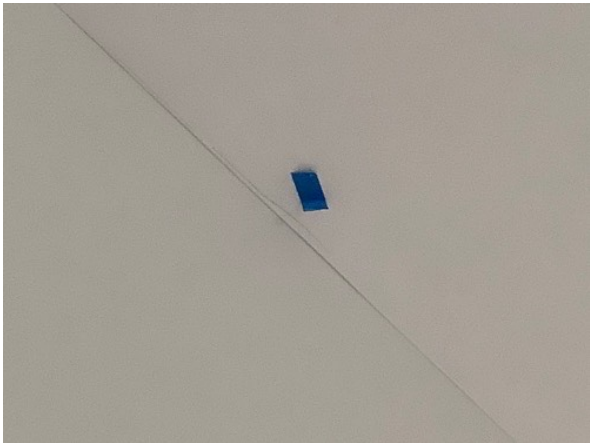
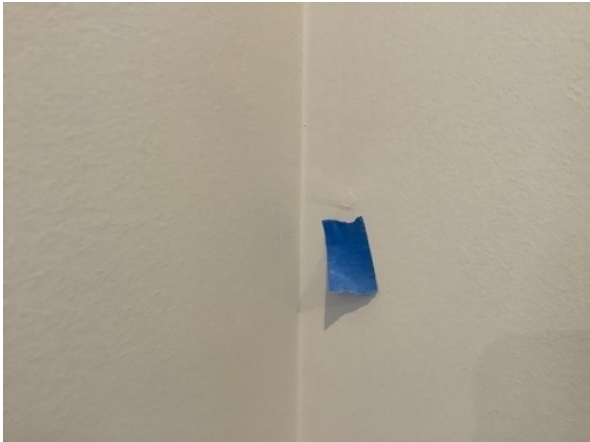
#### ----- 13 VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (600 mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'<sup>1</sup>. Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.















## Non Compliant 2.05

Location: Painting - All Areas

Finding: Paint Surface Finish - Incomplete/Starved/Defective.  
X = entire sand, repair and paint edges to edges

The paint defect photos in this report are just a generalisation and are not all the different types of defects to the paint on the walls, ceilings, architraves, skirtings, exterior timbers, exterior painted areas, garage and any other areas that require plaster & re-painting . These are just a small amount of the types of paint defects to this building and are NOT all the paint defects to all areas.

All AREAS to the entire property should be checked CAREFULLY to identify any further paint and plaster defects to the entire property, as these defects are in other areas of the property.

IT IS IMPORTANT TO NOTE THAT WE HAVE ONLY PLACED TEMPORARY SMALL PIECES OF TAPE TO ONLY SOME AREAS TO INDICATE THE TYPES OF REPAIRS.  
IT IS IMPORTANT TO NOTE THAT ALL AREAS TO THE ENTIRE BUILDING MUST BE INSPECTED AND REPAIRED BY THE APPROPRIATE TRADES APPLICABLE.

The paint finish in these areas was identified as being incomplete/starved/defective.

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.  
Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, levelled and painted as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

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13 VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (600 mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'<sup>1</sup> .Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

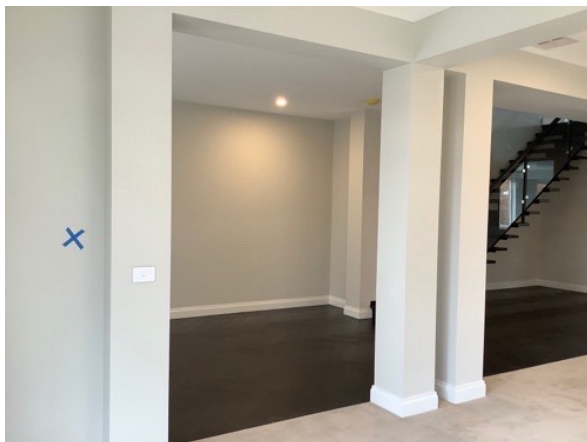
Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

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Guide To Standards and Tolerances 2015.

#### 12.02 Surface finish of paintwork

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.

Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.









## Non Compliant 2.06

Location: Painting - All Areas

Finding: Paint finish excessive over painting - defective  
Areas were identified where the surface finish and junctions of the painting is defective. This includes areas of excessive over painting of fittings, trims, skirtings, architraves, windows, cornices, junctions of colour changes and / or other finished edges and junctions.

Any irregularity in the surface and junctions which is visible from a normal viewing position is considered a defect.

I HIGHLY RECOMMEND that the painter inspects ALL rooms and ALL areas of the building carefully to all the timber work, walls and ceilings as the paint junctions do not meet the Australian Standards and Standards and Tolerances.

With out treating this home with a detailed overall inspection by the painter to the timber work and plaster work to all junction in all areas to the building , the paint job will not be a level 4 finish.

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Guide To Standards and Tolerances 2015.

### 12.02 Surface finish of paintwork

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.

Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.

### ----- 13 VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (600 mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'<sup>1</sup>. Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.





## Non Compliant 2.07

Location: Kitchen  
 Finding: Plaster joins - Visible (AS2589)

It was noted the plaster joins in the ceiling and walls in these areas as per the photos attached are clearly visible. AS 2589 calls for a level 4 finish to all plaster joins, unless otherwise documented.

The plaster line joins are evidently not to that level at the time of inspection.

Please note that supplier gauges and tools may be presented by the installers in an effort to mitigate the defect, however in reference to Australian Standards, it is clear that the defect exist. Those tools and gauges have no standing that exceeds the allowances or provisions of the Australian Standards.

I highly recommend that the client and builder understand the condition of the plaster to the walls and ceilings as I HIGHLY RECOMMEND that the builder / plasterer inspect ALL rooms and ALL areas of the building carefully to all the walls and ceilings as the plaster does not meet the Australian Standards and Standards and Tolerances.

All plaster work and plaster patching along with all the sanding and preparation to all the areas for repair to the plaster will require to be completed first and then the paint work.

With out treating this home with a detailed overall inspection by the builder/plasterer to the sanding, patching to the timber plaster work to the walls and ceilings in areas required to the building , the plaster work will not be a level 4 finish.

Australian Standards AS2589

### 3.1.4 Level 4

Level 4 shall be the default level for gypsum lining, unless specified otherwise.

Flat or low sheen paints shall be used for this Level 4.

All joints and interior angles shall have tape embedded in jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing compound applied over all joints, angles, fastener heads and accessories. All jointing cement/jointing compound shall be finished evenly and be free of tool marks and ridges in preparation for decoration.

#### NOTES:

1 In critical lighting conditions, surface imperfections may still be apparent in a Level 4 surface finish.

2 Where gloss, semi-gloss and deep tone paints are used, surface imperfections will be more evident.

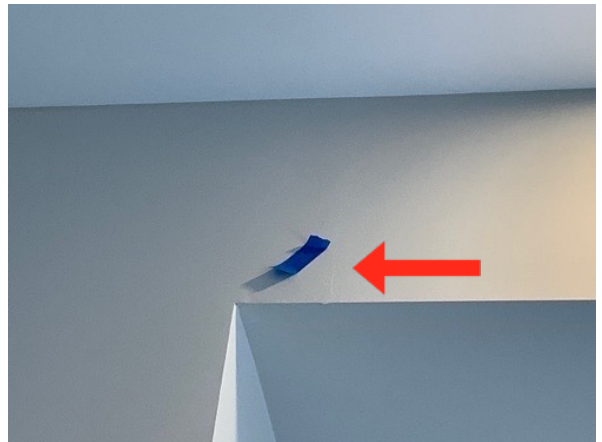
In Addition :

The Building Commissions, Guide to Standards and Tolerances clause 9.14 Level of Finish for Plasterboard, states- 'All joint compound will be finished smooth and be free of tool marks and ridges. Additionally, clause 9.19 Peaking or Jointing in Plasterboard states- 'Plaster peaking or jointing is a defect if it is visible from a normal viewing position.'

These joints will have to be properly rectified and repainted.

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 2.08

Location: Cabinet Doors - All Areas

Finding: Cabinet doors - misaligned //. Cabinet drawers - misaligned.  
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.

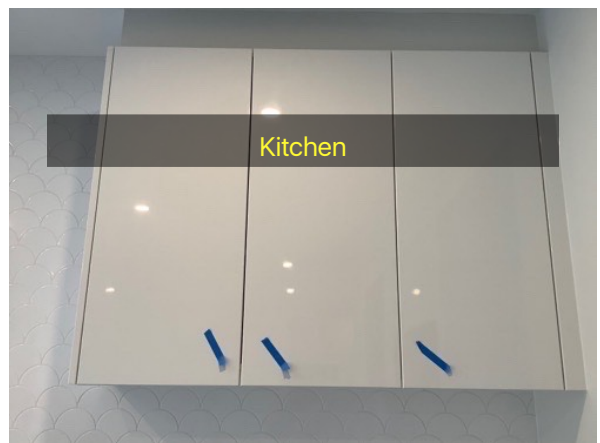
It is observed that some of the cabinet doors are not aligned and / or have inconsistent gaps between the doors.

It is observed that some of the cabinet drawers are not aligned and / or have inconsistent gaps between the drawers.

The gaps around the door vary in their finished widths.

The Building Commissions, Guide to Standards and Tolerances clause 8.04 Internal Door Clearances, states- 'The installation of doors is defective if within three months of completion, clearances between door leaves and frames and between adjacent door leaves are not uniform and within 1mm. A clearance between door leaves or between a door leaf and the frame is defective if it is less than 2mm or greater than 5mm in width'

The gaps around these doors must be adjusted to comply with this tolerance.





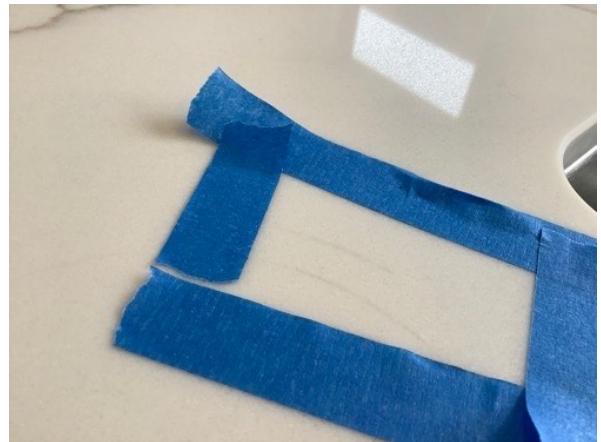
## Non Compliant 2.09

Location: Damages/ Faults - Internal

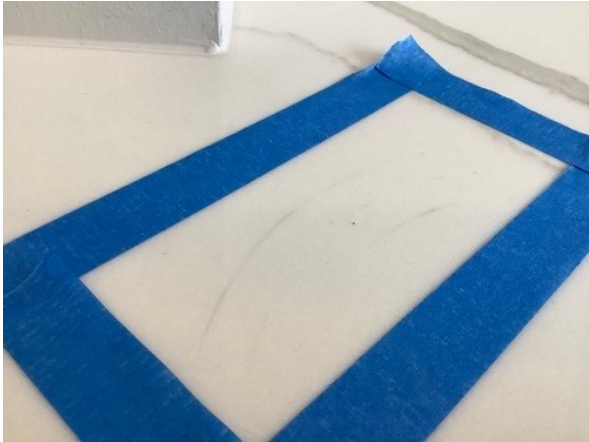
Finding: Damages/ Faults - Appliances / Fittings / Tiles, Etc  
All areas to the entire property should be checked carefully to identify any further defects of the same type.

It is identified that damage or faults affecting tiles, appliances and / or fittings supplied as part of the building contract have occurred. 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, prior to Handover.











## Non Compliant 2.10

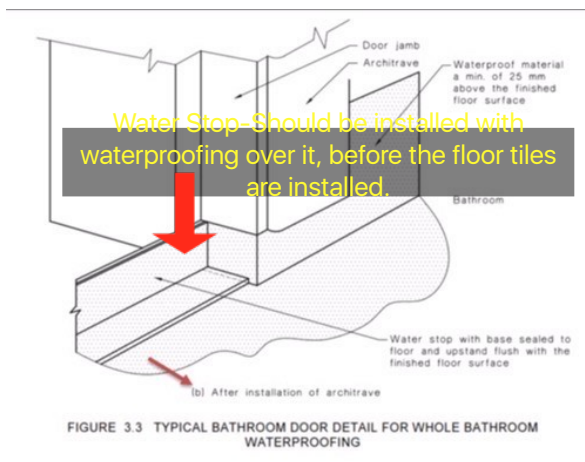
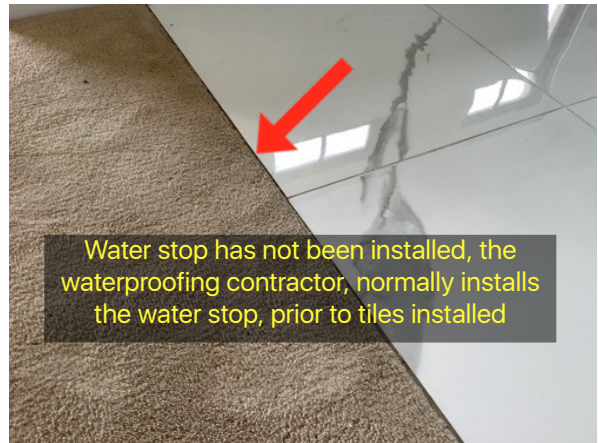
Location: All Ensuities & Bathrooms

Finding: Wet Areas - Flashing At Floor Level Required.  
Diagrams attached as per AS 3.9.1.2 Perimeter Flashing At Floor Level Openings.

Waterproofed areas must be sealed to all perimeters.

The end of the tiles appears not to have the water stop at the end of the tiles.

The builder must install this item and complete the waterproofing, prior to Handover, in order for the water proofing to comply with the Australian Standards AS 3.9.1.2 Perimeter Flashing At Floor Level Openings.



## Non Compliant 2.11

Location: Glass To All Areas

Finding: Glass - Scratched (AS2047).

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.

There are a number of window panels throughout the dwelling that have been scratched during the construction process.

Windows are required to be presented in an `as new` condition during the final handover. Therefore, where minor rectification works are not adequate, affected windows must be replaced.

The Building Commission's, Guide to Standards and Tolerances clause 18.04 Glazing, states- 'Scratches, fractures, chips or blemishes on glazing and mirrors are defects if they are caused by the builder and can be seen from a normal viewing position. Minor scratches, fractures, chips or other blemishes that are not more than 10mm long and where there are not more than three blemishes per pane, are not defects'.

This pane of glass will have to be replaced with a new one.





## Non Compliant 2.12

Location: Ensuite

Finding: Tile grout - inconsistent width.

This defect has come about due to misjudgement on the tile set up. Normally the tiler would calculate the tiles and the tile grout widths to determine the first tile installed on the wall or floor, meaning it to be a full tile or 3/4 tile or 1/2 tile in order not to allow this defect to happen.

The tiles will require to be reworked as the max gap must not exceed the tile grout mortar width of approximately 3mm to 5mm max.

Areas of grouting which are inconsistent in their width were identified. It is considered a defect with reference to AS3958.1 if grout lines are as far as practicable not consistent widths.

The relevant Australian Standard A.S. 3958.1 – 2007 Ceramic Tiles – Guide to the Installation of Ceramic Tiles, clause 5.4.6 Tile Finish and Joints also states that 'Joint widths should be consistent throughout the installation unless otherwise specified. The recommended joint widths for floors with dust-pressed tiles are 3mm, measured at the tile face' and clause 5.4.3 – Fitting, states that 'Keep all joint lines, including mitres, straight and of even width'. These tiles and the grout joint widths must be properly rectified or replaced.

Grouting is defective if it is not carried out in accordance with the requirements of Clause 5.7 of AS 3958.1.

Joints are defective if they are not, as far as is practicable, of consistent width and can be seen from a normal viewing position.

Finished grout is defective if it is not uniform in colour, smooth, without voids, pinholes or low spots.

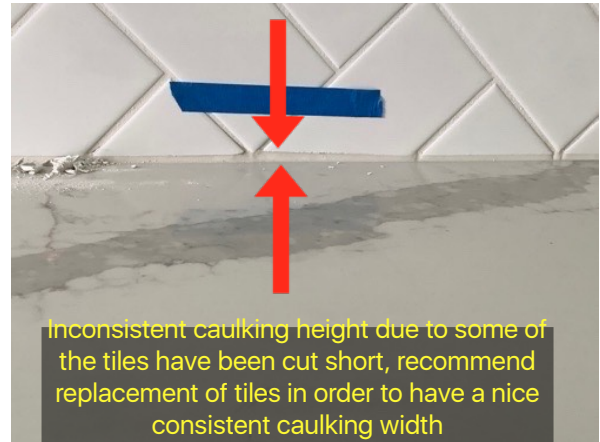
a) The top surface of the grout may be tooled to provide a contoured depression of no deeper than 1 mm for up to 6 mm wide joint and up to 2 mm for a 6-10 mm wide joint (clause 5.7(e) of AS 3958.1).

b) Joint widths for floor tiles should not exceed 3 mm for pressed tiles and 6 mm for extruded tiles (clause 4.6(c)(i) of AS 3958.1).

c) Joint widths for wall tiles should not exceed 1.5 mm for pressed tiles and 6 mm for extruded tiles (clause 5.4.6(c)(ii) of AS 3958.1).

d) Joint alignment should be consistent throughout the installation within a tolerance of 4 mm in 2 m8 (clause 5.4.6(d) of AS 3958.1).

Grout is defective if it becomes loose within 24 months of handover.



## Non Compliant 2.13

Location: Roof Space

Finding: Insulation - Moved & Missing (AS4859)

Although the insulation batts appear to have been installed correctly, it appears as though several of the batts have been moved by other tradespeople and replaced incorrectly post-works.

As a general rule, a 5% gap in the insulation creates potential for a 50% decrease in the energy efficiency of the property.

All insulation batts should be reinstated prior to final handover to comply with standards and to ensure maximal energy efficiency within the property. Failure to do so results in non-compliance with AS4859.1 Materials for Thermal Insulation of Buildings.

I highly recommend that the builder check the entire roof and fix up all the areas of insulation and only have a minimum of 200 mm around each down light

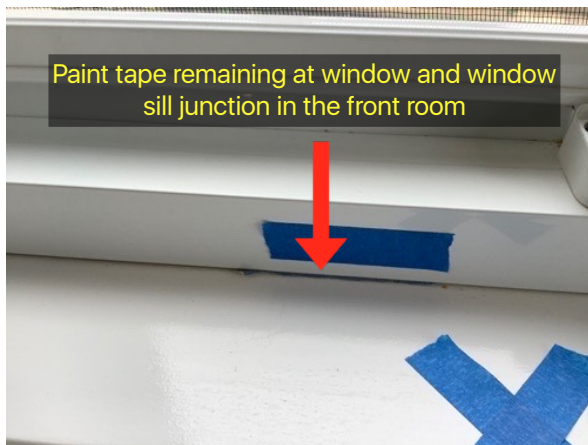
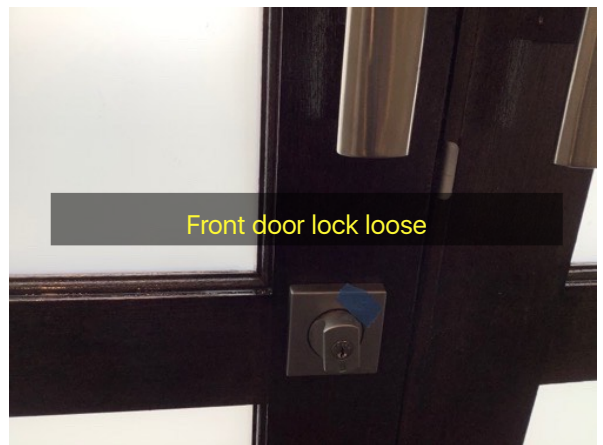


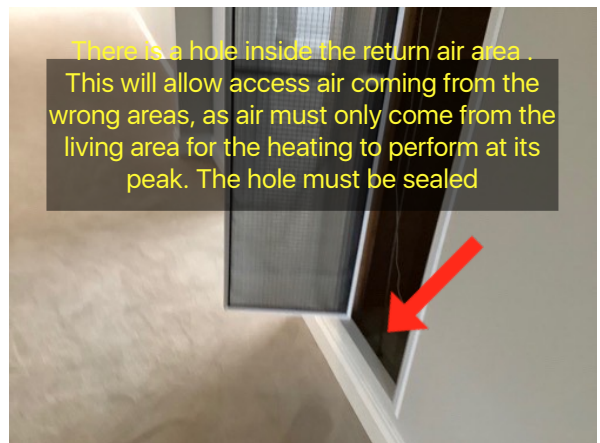
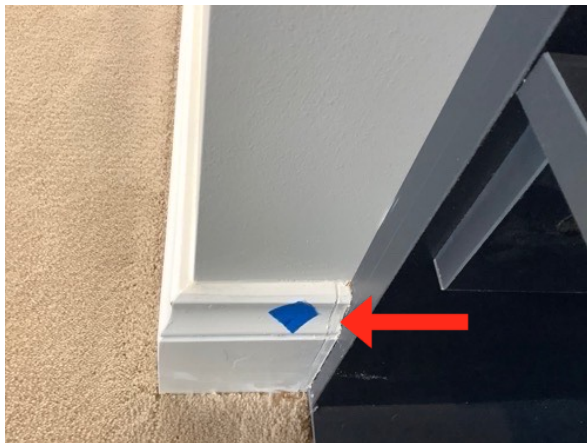
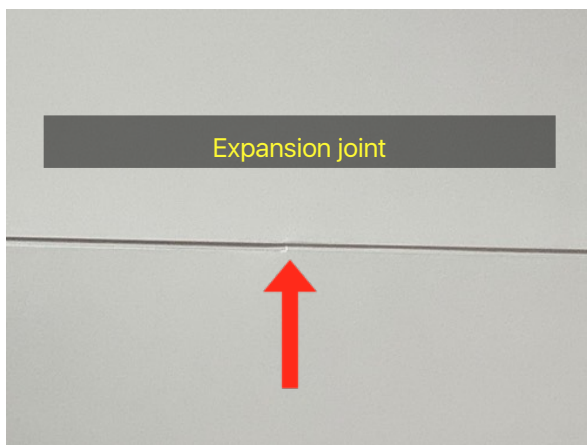
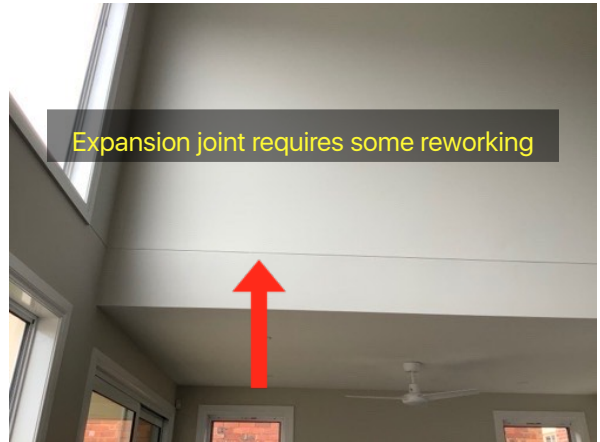


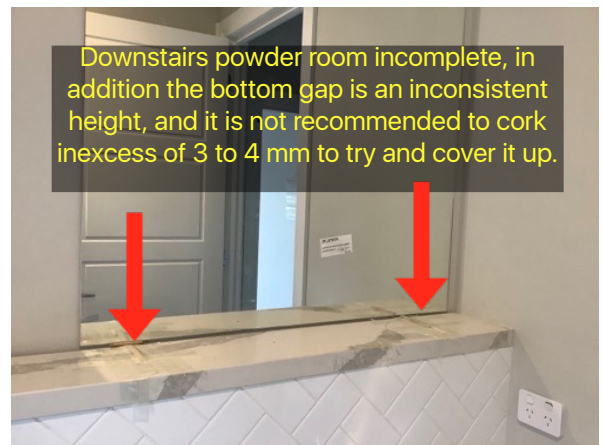
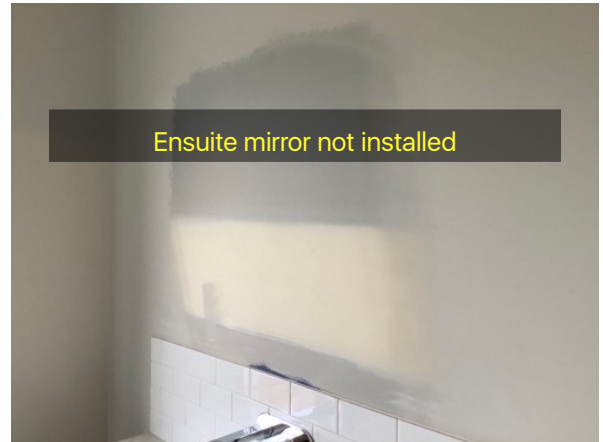
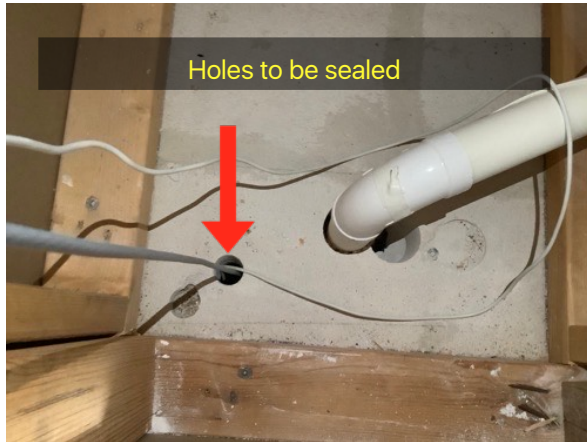
## Non Compliant 2.14

Location:	Internal-Unfinished/Defective Works
Finding:	<p>Internal - Unfinished/Defective Works - Additional Photos</p> <p>The following items will need to be completed or repaired in accordance with the Domestic Building Contracts Act 1995.</p> <p>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.</p> <p>DOMESTIC BUILDING CONTRACTS ACT 1995, Act No. 91/1995, Part 2 - Provisions that apply to all Domestic Building Contracts.</p> <p>Part 2 - Provisions That Apply To All Domestic Building Contracts.</p> <p>Division 1 - General warranties.</p> <p>8. Implied warranties concerning all domestic building work.</p> <p>The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract -</p> <p>(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.</p> <p>(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.</p> <p>ALSO</p> <p>Additional photos are provided for your general reference.</p> <p>Arrows have been included to highlight areas of importance.</p> <p>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.</p>











## Non Compliant 2.15

Location: Render - Exterior

Finding: Render marked - defective  
Marks caused by paint, etc due to the composition of the materials and / or any other blemish or damage which is obvious from a normal viewing position is considered a defect with reference to Standards and Tolerances.

Where the walls in this case the rendered walls are not consistent with Standards and Tolerances as a building must be presented as new and all products and finishes must be presented as new.

In this case whether its paint or any other products's to the render if the builder can not get the walls cleaned as new, the the walls will require re-painting or render to the totals areas so that no patch work will be noticeable.

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (600 mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'<sup>1</sup>. Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

DIAGRAM F NORMAL VIEWING POSITIONS 1500 mm ( Diagram Attached )

Floor Ceiling Walls - Slight variations in the colour and finish of materials do not always constitute a defect.

<sup>1</sup> Non-critical light is defined in appendix.B3 and D7 Australian Standard AS/NZS 2589.

Refer also to CSIRO TR 90/1, Report No. L8 – 1992.

Viewing fixtures and appliances





## Non Compliant 2.16

Location: Windows-All Areas

Finding: Window rubbers - Inadequate (AS2047)

There are a number of window rubbers that been installed short or have fallen back behind the brickwork.

AS 2047 calls for all rubbers to be installed in a manner that restricts water ingress, ensuring the longevity of the window and associated building elements.

It is recommended that some reworking will need to take place. If the builder intends on using a silicone to bridge small gaps, the silicone must be neatly applied and be UV rated.

And/or

The mortar may fall short of the rubber so just extending the mortar all the way up past the rubber may also be the alternative repair option.

And/or

The bricks in places may require to be replaced if the gaps are to large. It is important that the mortar is colour matched correctly.

It is important to note that running a line of caulking under the rubber seals is not satisfactory and will not be completed as the manufacturer has intended the window installation to be installed, re-working of the window sills may be required and it is important to note that the fall of the window sills must be incorporated in the re-working of the brick sills.

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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.





## Non Compliant 2.17

Location: Stormwater Depth - Exterior

Finding: Storm water min depth in soil .

The storm water pipes on the dwelling have been installed in a manner that has the top of the pipe at finished ground level. As per AS 3500.3 table 7.1 the minimum coverage is 100 mm below FGL.

(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.

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## Non Compliant 2.18

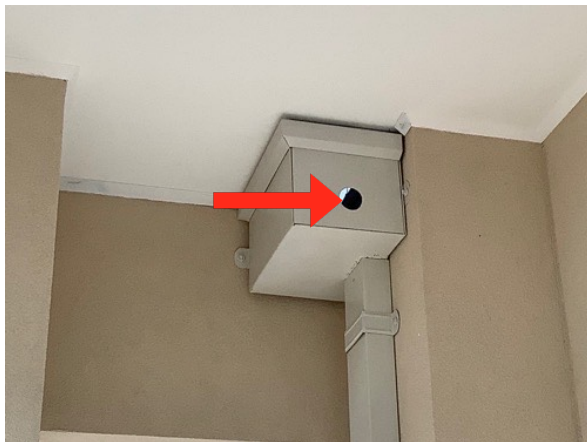
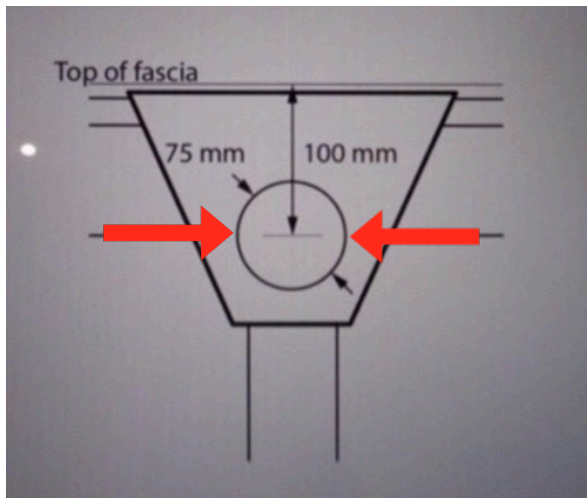
Location: Roof Exterior

Finding: Gutter Rainhead Overflow Hole Undersized or Non Existing.  
The Rainhead overflow hole is undersized or non existent.  
The minimum size hole is 75mm and the centre line of the 75mm hole location needs to be 100mm down from the top of the fascia as per the BCA 2016, Vol two.

NCC 2016 Building Code of Australia - Volume Two...3.5.2.5

Rainhead with—

- (a) a 75 mm diameter hole in the outward face of the rainhead;
- and
- (b) the centreline of the hole positioned 100 mm below the top of the fascia.



## Non Compliant 2.19

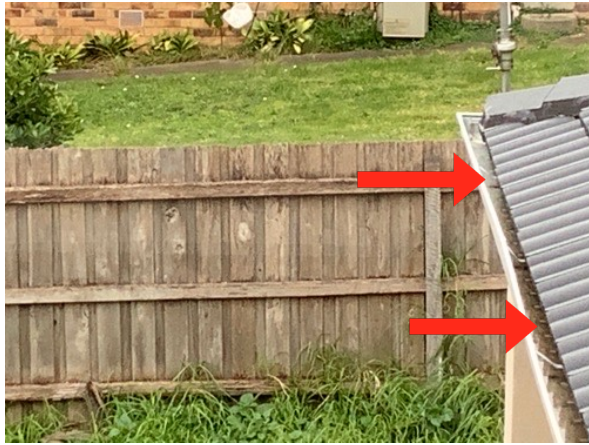
Location: Roof Exterior

Finding: Gutters Water Pooling

Water was found to be pooling in sections of the roof guttering. Such blockages or defective gutter falls and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages / defective gutter levels and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

All gutters should be checked and repaired prior to handover.



## Non Compliant 2.20

Location: Garage Door

Finding: Doors (external) - Gaps and / or seals defective  
It was identified that external door/s are not fully sealed to all edges.

This requirement is inclusive of the garage to house entry door which must have full weather seals fitted to comply with the BCA part 3.12.3.3.

Seals required to the 3 sides of the door frame and a bottom seal to the door as well.





## Non Compliant 2.21

Location: Butlers Pantry

Finding: Wet Area's Requires - Splash Back / Tile Backing / Water Resistant Backing.  
At the time of the inspection it was found that the wet area's DO NOT have water resistant backing.

BCA-Volume 2, Table 3.8.1.1 states that you require as a minimum 150mm of water resistant backing ( example tiles, granite etc ) above the vessel ( basin, trough , etc ).

Also

Behind washing machines of a minimum of 75mm to each side and 75mm above the height of the washing machine.

Building elements in wet areas within a building must—

- (a) be waterproof or water resistant in accordance with Table 3.8.1.1, except that—
- (i) in any room containing a washing machine, the wall area from finished floor level to a minimum of 75 mm above and 75 mm each side of the washing machine tap outlets must be water resistant; and
- (ii) where a vessel is inset into a bench top in a kitchen, bar area, kitchenette or domestic food and beverage preparation area—
  - (A) wall junctions and joints within 150 mm above the vessel must be water resistant for the extent of the vessel; and
  - (B) the perimeter edges of the vessel must be water resistant for the extent of the vessel (see Figure SA 3.8.1.2); and
- (iii) penetrations in horizontal surfaces for tap and spout outlets in kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas, must be waterproof; and
- (b) comply with AS 3740; and
- (c) have floor wastes provided in accordance with SA 3.2.2.

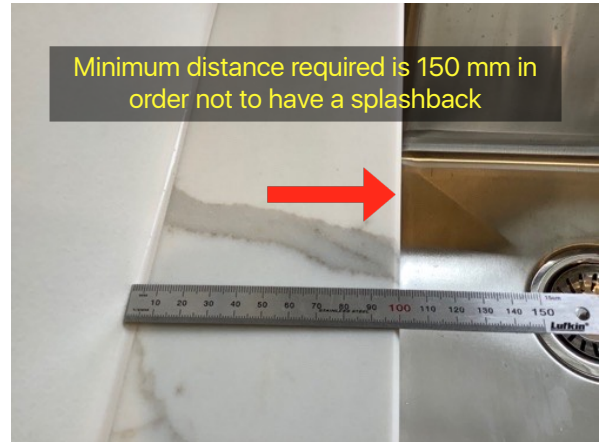
Table 3.8.1.1 WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
<b>Shower area (enclosed and unenclosed)</b>					
With hob	Waterproof floor in shower area (including any hob or step-down)	(a) Waterproof all walls in shower area to a height the greater of— (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level; and	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.
With step-down		(b) Water resistant walls in shower area to not less than 1800 mm above finished floor level of the shower.			
Without hob or step-down					
With preformed shower base	N/A	Water resistant walls in shower area to not less than 1800 mm above finished floor level of the shower.	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.

HEALTH AND AMENITY

SA Table 3.8.1.1 WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS—continued

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
<b>Note: N/A means not applicable.</b>					
<b>In South Australia delete 3.8.1.2 and insert SA 3.8.1.2 as follows:</b>					
Building elements in wet areas within a building must—					
(a) be <b>waterproof or water resistant</b> in accordance with Table 3.8.1.1, except that—					
(i) in any room containing a washing machine, the wall area from finished floor level to a minimum of 75 mm above and 75 mm each side of the washing machine tap outlets must be <b>water resistant</b> ; and					
(ii) where a <b>vessel</b> is inset into a bench top in a kitchen, bar area, kitchenette or domestic food and beverage preparation area—					
(A) wall junctions and joints within 150 mm above the <b>vessel</b> must be <b>water resistant</b> for the extent of the <b>vessel</b> ; and					
(B) the perimeter edges of the <b>vessel</b> must be <b>water resistant</b> for the extent of the <b>vessel</b> (see Figure SA 3.8.1.2); and					
(iii) penetrations in horizontal surfaces for tap and spout outlets in kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas, must be <b>waterproof</b> ; and					
(b) comply with AS 3740; and					
(c) have floor wastes provided in accordance with SA 3.2.2.					



## Non Compliant 2.22

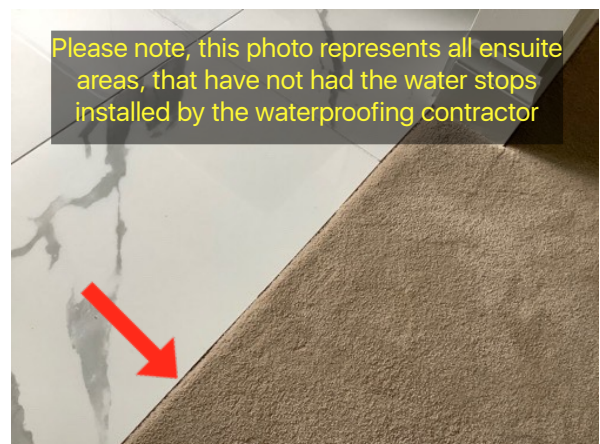
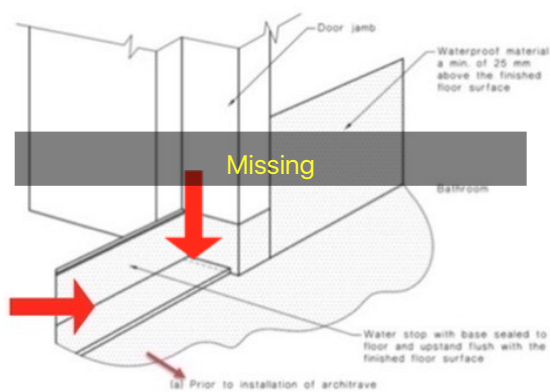
Location: All Ensuites

Finding: Wet Areas - Flashing At Floor Level Required.  
Diagrams attached as per AS 3.9.1.2 Perimeter Flashing At Floor Level Openings.

Waterproofed areas must be sealed to all perimeters.

The end of the tiles appears not to have the water stop at the end of the tiles.

The builder must install this item and complete the waterproofing.



## Non Compliant 2.23

Location: Concrete Floors – Garage And Alfresco

Finding: Concrete Floor Damaged / Chipped / Marked / Paint, Etc - Non Compliant  
Areas where the concrete floor has been damaged were identified. The damage consists of deep gouges chips and scrape and associated marks.  
An acceptable finish consistent with AS 2870 Residential Slabs and Footing Construction requires the surface to be even and consistent in appearance.  
The concrete floors must be presented as new prior to handover.





## Substandard Workmanship

No evidence was found.

## Incomplete

### Incomplete 4.24

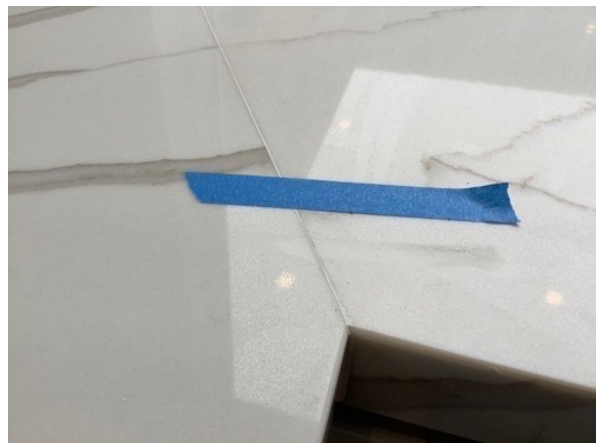
Location: Cleaning - All Areas

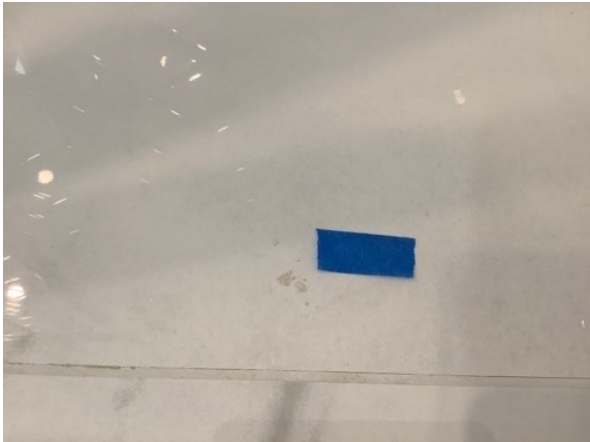
Finding: Cleaning Defective - Floors, Tiles, Glass, Bathroom fittings and fixtures, Etc  
I have ONLY taken LIMITED photos of this defect and attached are LIMITED photos of this defect in SOME AREAS ONLY.  
All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same, as this defect is in other areas of the property.

It was identified that the cleanliness and degree of finish for fixtures and fittings is substandard. Fittings and fixtures including sinks and bathtubs are required to be as new prior to handover. Evidence of damage marks scuffs and dirt need to be removed where present.

The Building Commission's, Guide to Standards and Tolerances clause 18.09 Cleaning, states- 'Owners are entitled to expect that the building site and works are clean and tidy on completion. Building works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, troughs, baths, etc. are not cleaned and shelving, drawers and cupboards ready for use.'

Once the cleaners have properly completed all of this work, all of the glazing, mirrors, cupboards, baths, shower bases, shower screens, floor coverings, walls, stairs, garage floor, fixtures and fitting etc, should all be thoroughly checked again for any scratches and damage which may have occurred, prior to handover proceeding.











# Additional comments

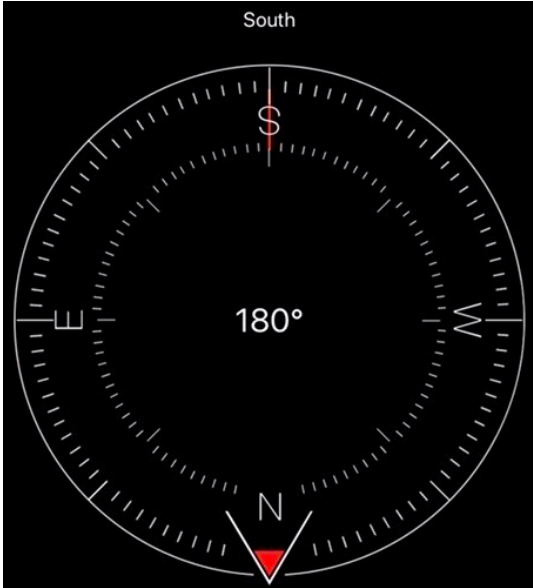
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There are no additional comments

## For Your Information

### For Your Information 5.25

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







## For Your Information 5.26

Location: Windows Looking Into Neighbours Yards

Finding: Frosted glass – recommended  
Please note, This report does not cover councils requirements and or building codes.  
However I would like to mention that normally upstairs windows that look into neighbours yard normally require frosted glass or limited view of some type.

I highly recommend you further investigate this matter with your builder.



## For Your Information 5.27

Location: Exterior Areas

Finding: Window / Doors installation - not weather tight  
It was observed that the Window / Doors installation is defective because it was allowing water to penetrate rooms under normal weather conditions.  
It is important to colour match the silicon to the window frame, but normally if there is silicon required to the bottom window and/or window rubber then black silicon is normally used.

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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.



## Conclusion

### Building consultant's summary

**There are a number of defects listed in this report which will require attention to rectify and comply with Australian Standards.**

**The quality of the finishes to the new home appear to be in HIGH quality and finishes, with minor repairs in order to get the home to the finishes that meet the Australian Standards as detailed in this report.**

**Whilst the home overall is of a high standard, there are defects of importance in this report.**

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



# Terms on which this report was prepared

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**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.