Report number - F8F9CDFB-E5AA-4D24-96D6-E88D84B054B8-1625903582

MASTER PROPERTY INSPECTIONS

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Final / Practical Completion Inspection (PCI) Report

Inspection Date: 9 Jun 2021

Property Address: Wallan Area

Contents

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

Inspection Details

Property Address:	Wallan Area
Date:	9 Jun 2021

Client

Name:	Private
Email Address:	private
Phone Number:	Private

Consultant

Name:	Les Camilleri
Email Address:	les@masterpropertyinspections.com.au
Licence / Registration Number:	A25361
Company Name:	Master Property Inspections
Company Address:	Essendon Victoria 3040
Company Phone Number:	03 93373884

General description of property

Building Type:	Detached house
Storeys:	Single storey
Siting of the building:	Not Applicable
Gradient:	The land is relatively flat
Site drainage:	The site appears to be adequately 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:	Concrete Slab
Main building – wall construction:	Timber framed, Brick veneer, Internal gypsum plasterboard, Partly Rendered
Main building – roof construction:	Timber framed, Pitched roof, Finished with sheet metal roofing
Other timber building elements:	Not Applicable , Architraves, Doors, Skirting, Fences
Other building elements:	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

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
- Roof Space - ONLY Partial
- Internal Wet Areas
- Specific To Areas Detailed In This Report ONLY.
- 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:

- Earth abutting the building
- Built up areas abutting the building
- Landscaping abutting the building

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

Inaccessible Areas

The following areas were inaccessible:

- Exterior Roof
- Areas of low roof pitch

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

Summary

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

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

Additional specialist inspections

The following inspections / reports are recommended

- Re-Inspection by Master Property Inspections
- at the client‘s discretion.

Significant Items

Safety Hazard

No evidence was found

Non Compliant

Non Compliant 2.01

Location: Unfinished/Defective Works

Finding: Unfinished/Defective Works

All these photos are added, to demonstrate DEFECTIVE / SUB STANDARD and/or INCOMPLETE WORKS and they are all required to be rectified as they are ALL not satisfactory for New construction specifications of finish required as per the DOMESTIC BUILDING CONTRACT ACT 1995 as stated in the contract :
(A) the builder warrants that the work will be carried out in a proper and workman like manner and in accordance with the plans and specifications set out in the contract.

The following items will need to be completed or repaired in accordance with the Domestic Building Contracts Act 1995.
We refer the builder to the implied warranties where the builder agreed to build the dwelling in a proper and workmanlike manner and with reasonable care and skill.

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

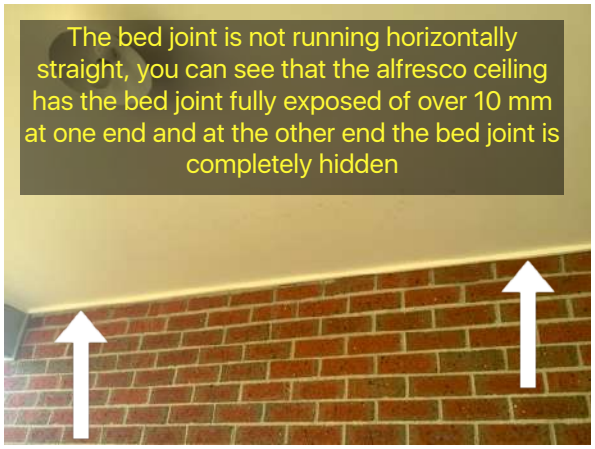
Part 2 - Provisions That Apply To All Domestic Building Contracts.

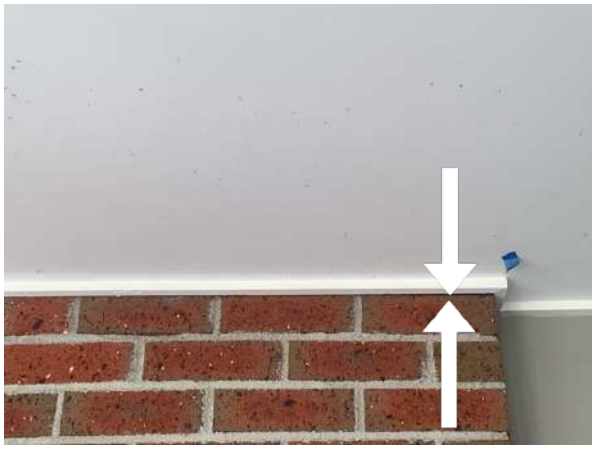
Division 1 - General warranties.
8. Implied warranties concerning all domestic building work.

The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract -
(A) the builder warrants that the work will be carried out in a proper and workman like manner and in accordance with the plans and specifications set out in the contract.

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


Excessive cornice junction in bathroom


The bed joint is not running horizontally straight, you can see that the alfresco ceiling has the bed joint fully exposed of over 10 mm at one end and at the other end the bed joint is completely hidden



Non Compliant 2.02

Location: Hallway

Finding: Walls / Frame / Posts- Vertical / Horizontal Defective (max variation is 4mm over 2 mtrs).

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the Vertical/Horizontal Defective Areas. All AREAS to the entire property MUST be checked and repaired.

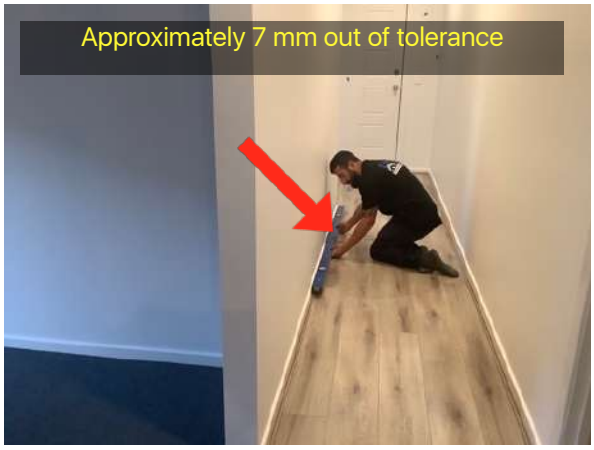
It is observed that the wall frame is defective as there is a deviation from a vertical or straight plumb line which exceeds 4mm within any 2m of height / length.

This is commonly referred to as a bow in the frame material and/or defective workman.
Any bow in excess of 4mm as identified exceeds the allowable Standards and Tolerances and is considered defective.

Any deviation in excess of 4mm exceeds the allowable Standards and Tolerances and is considered a defect.
A registered builder should be appointed to assess the defect and perform rectification works as necessary.

Standards And Tolerances.
4.02 Verticality or plumbness of steel and timber frames and exposed posts.
Posts and wall frames are defective if they deviate from vertical by more than 5 mm over a 1.8 m height. Refer to Diagram E.

Standards And Tolerances 2015.
4.03 Straightness of steel and timber frame surfaces
Frames are defective if they deviate from plane (horizontal or vertical bow) by more than 4 mm in any 2 m length of wall.



Non Compliant 2.03

Location: Sealant / Caulking - All Areas

Finding: Sealant / Caulking - Wet Areas & Junctions.

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the missing or defective caulking. All AREAS to the entire property MUST be checked and repaired.

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

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.

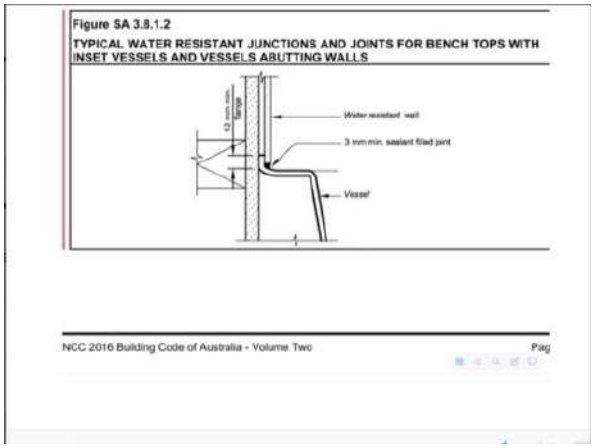


Figure SA 3.8.1.2
TYPICAL WATER RESISTANT JUNCTIONS AND JOINTS FOR BENCH TOPS WITH INSET VESSELS AND VESSELS ABUTTING WALLS
Water resistant wall
3 mm min. sealant filled joint
Vessel
NCC 2016 Building Code of Australia - Volume Two

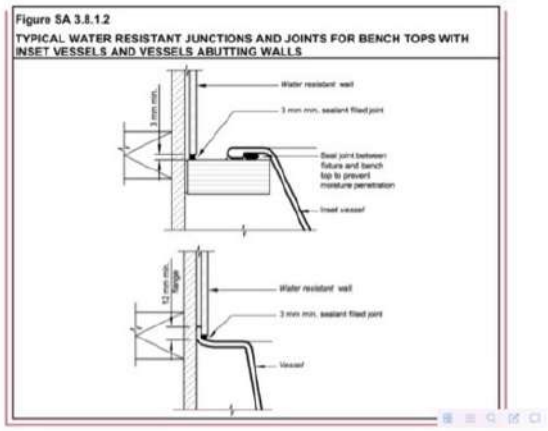
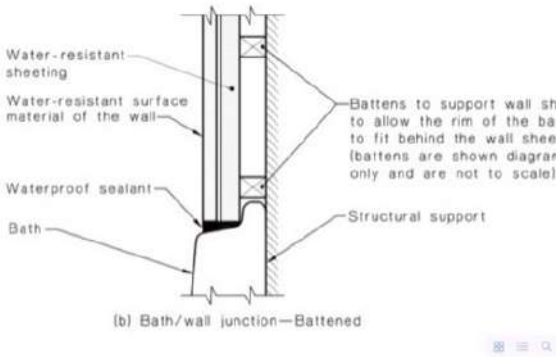
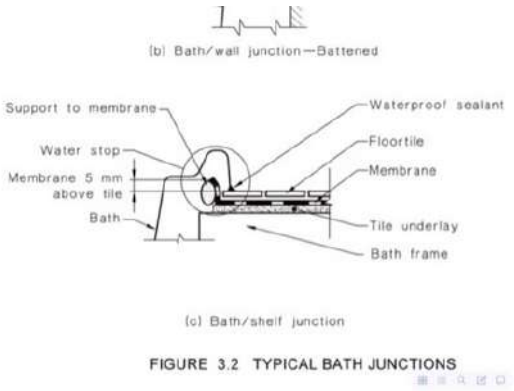


Figure SA 3.8.1.2
TYPICAL WATER RESISTANT JUNCTIONS AND JOINTS FOR BENCH TOPS WITH INSET VESSELS AND VESSELS ABUTTING WALLS
Water resistant wall
3 mm min. sealant filled joint
Seal joint between fixture and bench top to prevent moisture penetration
Inset vessel
Water resistant wall
3 mm min. sealant filled joint
Vessel


Water-resistant sheeting
Water-resistant surface material of the wall
Waterproof sealant
Bath
Battens to support wall sh
to allow the rim of the ba
to fit behind the wall shee
(battens are shown diagrar
only and are not to scale)
Structural support
(b) Bath/wall junction—Battened


(b) Bath/wall junction—Battened
Support to membrane
Water stop
Membrane 5 mm above tile
Bath
Waterproof sealant
Floortile
Membrane
Tile underlay
Bath frame
(c) Bath/shelf junction
FIGURE 3.2 TYPICAL BATH JUNCTIONS


Ensuite


Kitchen

Non Compliant 2.04

Location: Painting - All Areas

Finding: Painting - Defective (AS2311)

♦IMPORTANT ;
THE BUILDER MUST NOT USE THIS REPORT AS A CHECKLIST FOR ALL THE PAINT REPAIRS AS THERE ARE MANY AREAS OF PAINT DEFECTS IN WHICH ALL ROOMS MUST BE CHECKED CAREFULLY.
Further more, I cannot stress enough how important it is that the builder use our photos only as a GUIDE, as Master Property Inspections, is not a supervisor for the builder.
It is up to the builder and painter to inspect and repair the paint work to ALL AREAS, TO ALL ROOMS methodically and carefully, to the plaster, timber doors, timber skirting and architraves, but limited to, so that the finishes are consistent throughout.

♦We have temporarily marked the paint, plaster and timber work with blue tape to identify the types of areas of the paint defects in ONLY SOME AREAS, AS EXAMPLES FOR THE BUILDERS GUIDANCE.

♦The paint work overall is to a REASONABLY GOOD QUALITY, WHICH REQUIRES AREAS OF RE-PAIR & COMPLETION

The workmanship to the paintwork requires patching to the plaster and timber work to various areas and sanding to the plaster and timber work, to some areas.
We have added some photos to show the quality of the paint work, however they are certainly only an indication and the builder is responsible to patch, sand and paint all areas of plaster, paint and timber work to an appropriate level 4 finish to all areas.

♦Master Property Inspections, HIGHLY RECOMMENDS a reinspection once the builder brings the workmanship up to an acceptable level.

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♦Defect Standards & Description Below.

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 , paint chips, scratches and general paint imperfections.

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

An allowance is made for critical light conditions for a Level 4 finish, which is the default level for plaster surfaces.

Master Property Inspections makes our proffesional opinions on the paint work, by following the standards for new construction work, references are the Guide To Standards and Tolerances 2015 and the Guide to the painting of buildings AS/NZS 2311:2000.

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.

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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’1 .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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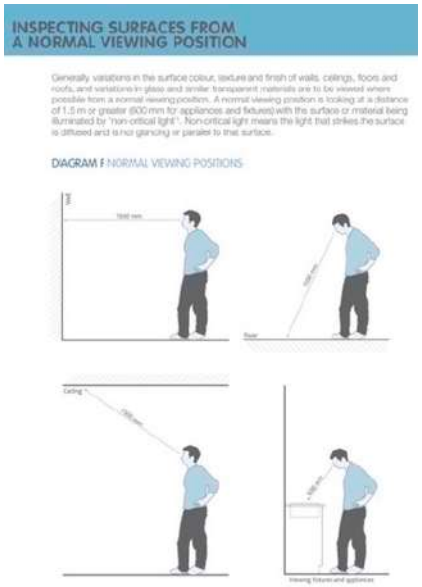

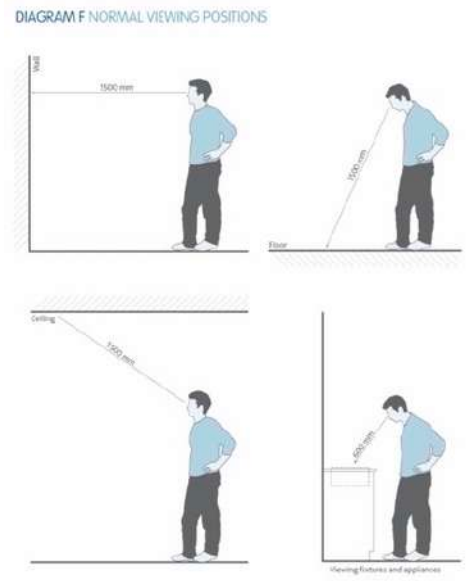

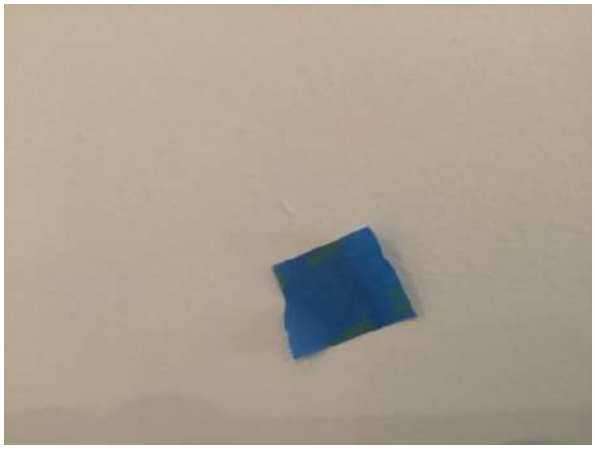

Non Compliant 2.05

Location: Painting-Under Painted / Defective-All Areas

Finding: Paint Surface Finishes - Incomplete / Under Painted / Defective.

X in relation to the tape markings = entire sand, repair and paint edges to edges, where the X of the tape areas are.
Not all areas that require sand, repair and paint have been marked X, with tape.

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.

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♦ Defect Standards & Description Below.

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

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Guide To Standards and Tolerances 2015.

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

INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

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"[1]. 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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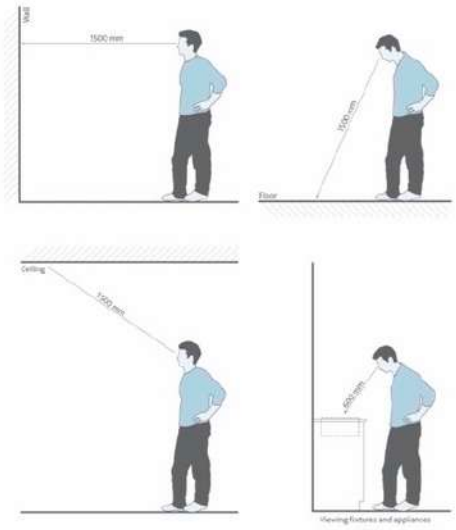
DIAGRAM F NORMAL VIEWING POSITIONS



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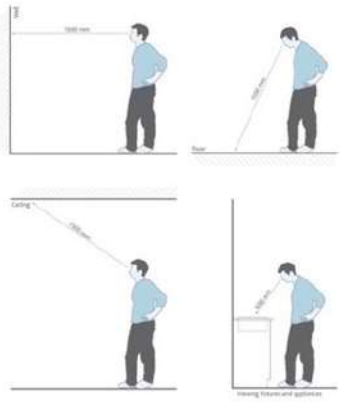

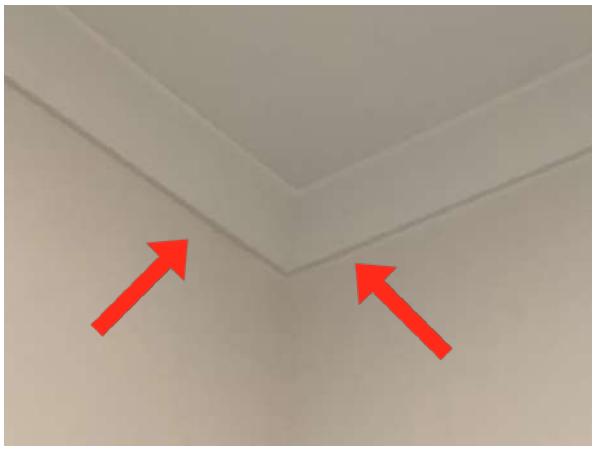

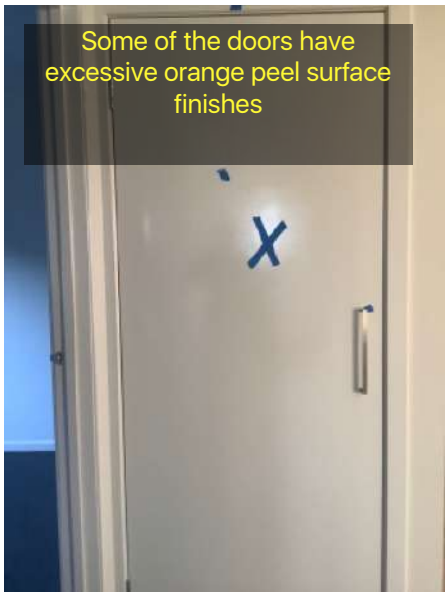
Some of the doors have excessive orange peel surface finishes

Non Compliant 2.06

Location: Painting-excessive over painting-All Areas

Finding: Paint finish excessive over painting - defective

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the paint defects. All AREAS to the entire property MUST be checked and repaired.

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.

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♦️Defect Standards & Description Below.

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.

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13 VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

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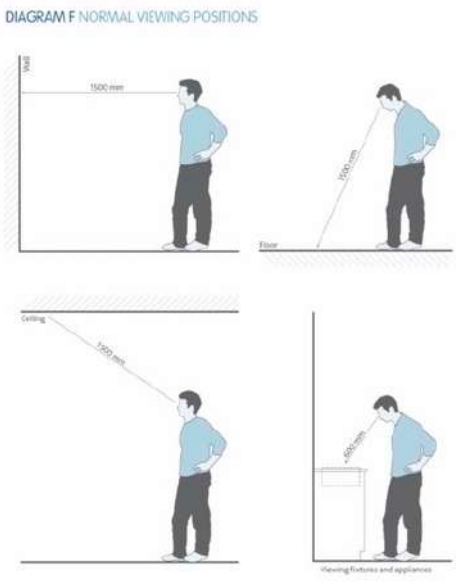
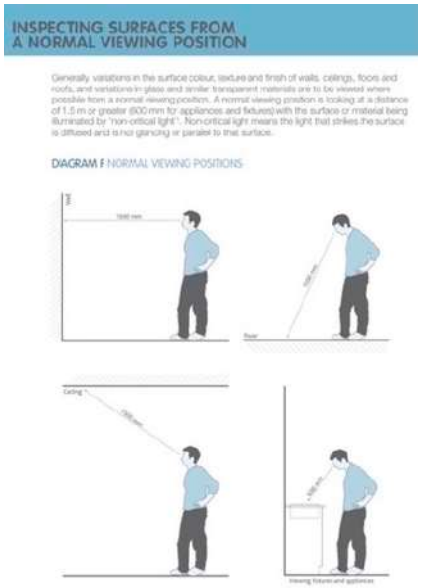




Non Compliant 2.07

Location: Painted-Tile Edges

Finding: Tiled Painted Edges - Incomplete & Under Painted.

Note the paint to the edge of the tiles to most of the area's, such as the;
♦ Skirting tiles at the floor junctions, in the bathrooms, toilets, laundry, etc.

Require an additional coat of paint at a minimum in order for the paint to be consistent in its colour.

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the paint defects. All AREAS to the entire property MUST be checked and repaired.

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 2.08

Location: Plaster Work

Finding: Plaster joins - Visible (AS2589)

Australian Standards AS2589

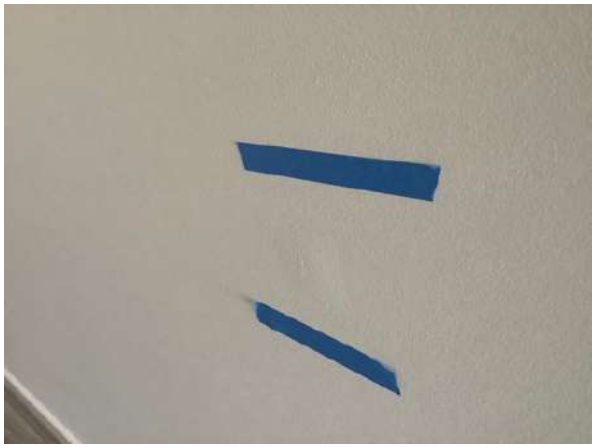
3.1.4 Level 4
Level 4 shall be the default level for gypsum lining, unless specified otherwise.
Flat or low sheen paints shall be used for this Level 4.
All joints and interior angles shall have tape embedded in jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing 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.

IMPORTANT 👉 ONLY SAMPLE PHOTO’S of the plaster defects. All AREAS to the entire property MUST be checked and repaired.



Non Compliant 2.09

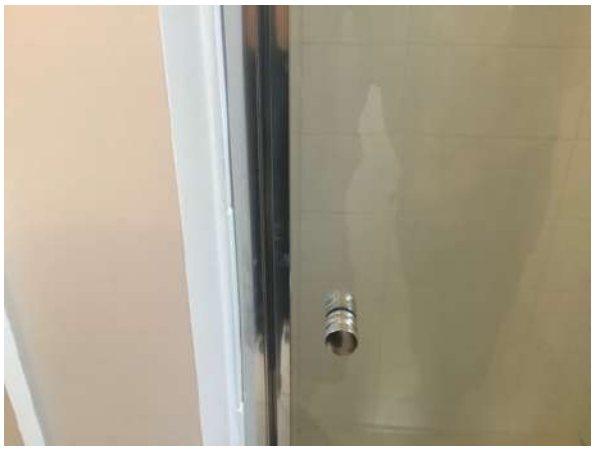
Location: Cleaning - All Areas

Finding: Cleaning Defective - Floors, Tiles, Glass, Paint, Concrete, Bench Tops, Bathroom fittings and fixtures, Etc.

It was identified that the cleanliness and degree of finish for fixtures and fittings is quite good with some areas to clean

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.



Non Compliant 2.10

Location: Cabinet Doors - All Areas

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

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the misaligned cabinets / drawers . All AREAS to the entire property MUST be checked and repaired.

♦ 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.

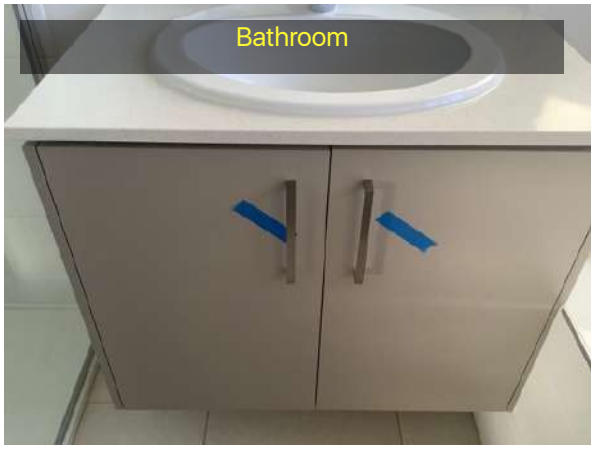
The Building Commissions, Guide to Standards and Tolerances clause 8.04 Internal Door Clearances, states- 'The installation of doors is defective if within three months of completion, clearances between door leaves and frames and between adjacent door leaves are not uniform and within 1mm. A clearance 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.


Kitchen


Kitchen


Kitchen


Bathroom

Non Compliant 2.11

Location: Concrete Floor Areas

Finding: Garage, Porch & Alfresco - 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, excessive concrete, paint, scrapes 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.

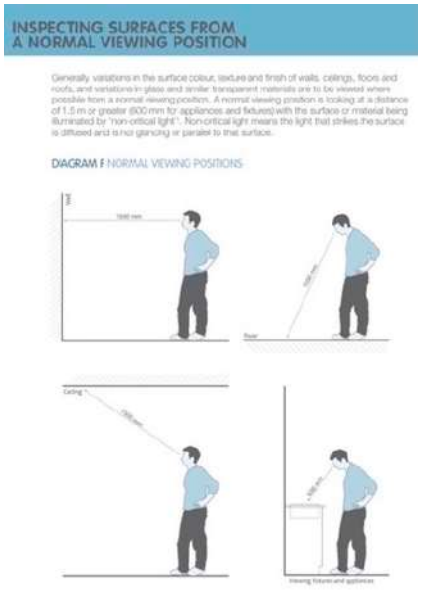
Recommended Repair Methods

The concrete is well compromised and must be in as new condition. It would appear that there are two options.

Option one ;
To sand the concrete. Upon sanding the concrete, it must have a clear sealer as you can't leave it sanded without the clear sealer.

Option two ;
To acid clean the concrete and apply a high grade proffesional epoxy paint. However an epoxy paint must be of the highest quality level with a warranty and installed by a professional.

The concrete flooring must be presented as new prior, generally before handover.



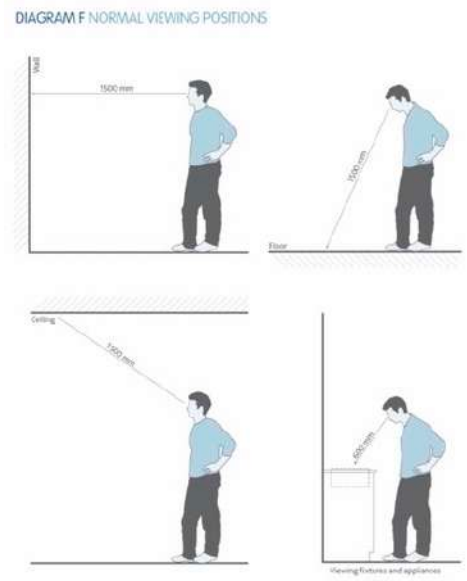


DIAGRAM F NORMAL VIEWING POSITIONS
Wall
1500 mm
1500 mm
Floor
Ceiling
1500 mm
600 mm
Viewing fixtures and appliances

Non Compliant 2.12

Location: Door Defects - All Areas

Finding: Door Clearances Defective.

The gaps around the doors vary in their finished widths.

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

The Building Commissions, Guide to Standards and Tolerances clause 8.04 Internal Door Clearances, states:

8.04 Internal door clearances

GUIDE TO STANDARDS AND TOLERANCES 2015

Unless documented otherwise, the installation of doors is defective if, within three months of completion:
a) clearances between door leaves and frames, and between adjacent door leaves are not uniform and within 1mm.

b) clearances between door leaves, or between a door leaf and the frame, is less than 2 mm or greater than 5 mm in width and/or the clearances between door leaves and frames and between adjacent door leaves are not uniform and within 1mm.

Unless additional clearance is required for removable toilet doors or air ventilation, a clearance between the door and the floor finish is defective if it is greater than 20 mm after installation of the floor covering.

Note: Clearances under doors will generally be determined by the nominated floor coverings.

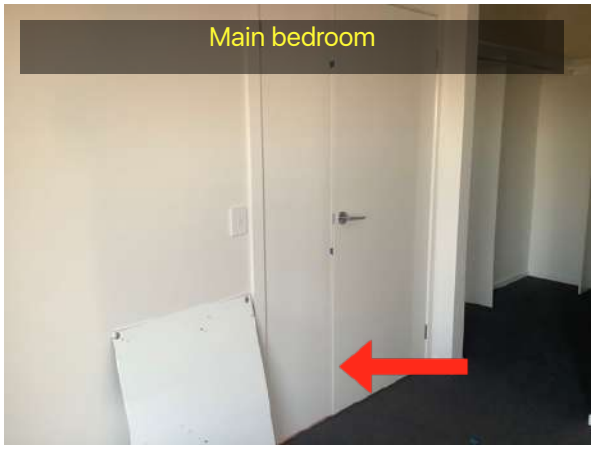
IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the door defects. All AREAS to the entire property MUST be checked and repaired.

Non Compliant 2.13

Location: Door Defects - All Areas

Finding: Doors - Double doors misalignment on closing

It was observed that the surface or face of the doors are misaligned which means that the at the meeting edges of double swing or French doors there is a variation when doors are fully closed.



Non Compliant 2.14

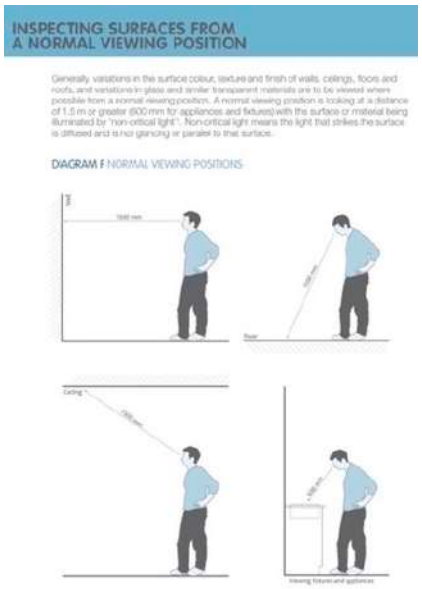
Location: Damages/ Faults - Building Materials

Finding: Damages/ Faults - Appliances / Fittings / Tiles, Building Materials, Etc

It is identified that damage or faults affecting tiles, appliances and / or fittings and/or Building Materials 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.

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


INSPECTING SURFACES FROM A NORMAL VIEWING POSITION
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". 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

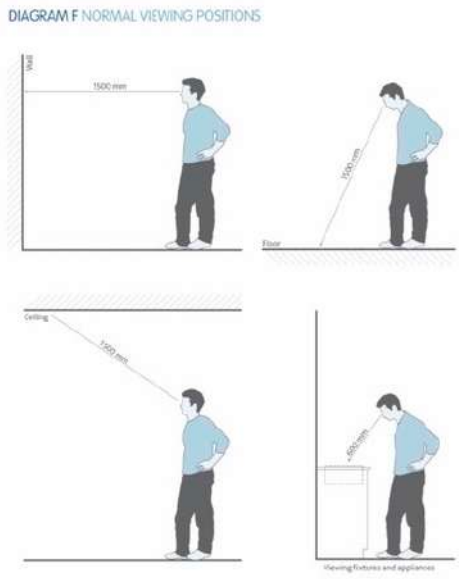
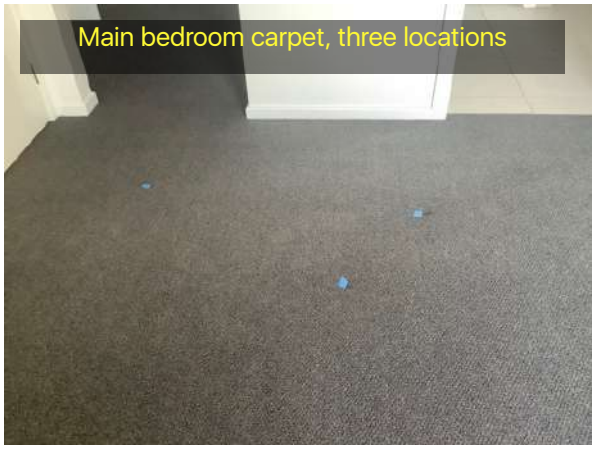
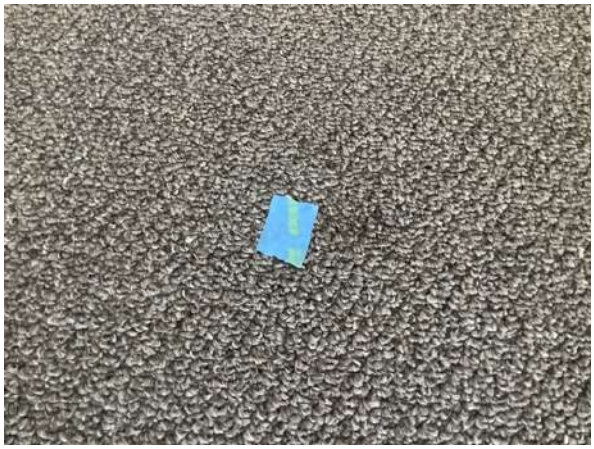


DIAGRAM F NORMAL VIEWING POSITIONS
1500 mm
Floor
Ceiling
1500 mm
Viewing fixtures and appliances


INSPECTING SURFACES FROM A NORMAL VIEWING POSITION
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"1. Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.


Main bedroom carpet, three locations



Non Compliant 2.15

Location: Tiled Areas

Finding: Tile Grout Widths - Excessive - Standards & Tolerances, 2015 & Australian Standard® Ceramic tiles AS 3958.1—2007. Part 1: Guide to the installation of ceramic tiles.

Excessive tile grout widths to the tiled walls and the tiled floors - This is certainly considered defective.

As Per - Standards & Tolerances, 2015
As Per - Australian Standard® Ceramic tiles AS 3958.1—2007. Part 1: Guide to the installation of ceramic tiles .

IMPORTANT ;
Maximum Tiled Wall Widths, Should Be - 1.5mm
This job has Tiled Wall Widths of up to 4mm

IMPORTANT ;
Maximum Tiled Floor Widths, Should Be - 3mm
This job has Tiled Floor Widths of up to 4mm

Walls ;
The tile grout widths on the walls are non-compliant, as they are excessively wide. The maximum tile grout width for walls is 1.5 mm and there are various tile grout widths on the walls of approximately 4 mm, which far exceeds the Standards & Tolerances, 2015 & Australian Standard® Ceramic tiles AS 3958.1—2007. Part 1: Guide to the installation of ceramic tiles .

Floors ;
The tile grout widths on the floors are non-compliant, as they are excessively wide. The maximum tile grout width for floors is 3 mm and there are various tile grout widths on the floors of approximately 4 mm, which far exceeds the Standards & Tolerances, 2015 & Australian Standard® Ceramic tiles AS 3958.1—2007. Part 1: Guide to the installation of ceramic tiles .

Replacement & total strip out of the tiled floors and the tiled walls is required and/or is up to the discretion of the client.

Is important to note that once the builder takes any tiles out, the waterproofing must be reinspected as damage to the waterproofing, substrate, plaster and/or cement sheet is a HIGH possibility and all waterproofing must comply with the Australian standards, prior to the new tiles being installed.

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Standards & Tolerances, 2015 ;

11.06 Grouting and joints
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

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

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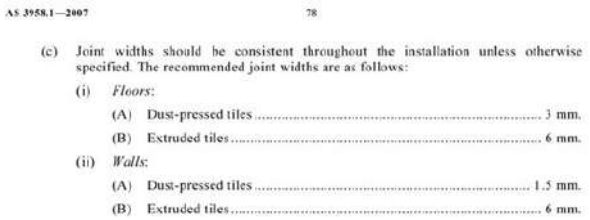
Australian Standard® Ceramic tiles AS 3958.1—2007 78
Part 1: Guide to the installation of ceramic tiles

Australian Standards
AS 3958.1—2007 78

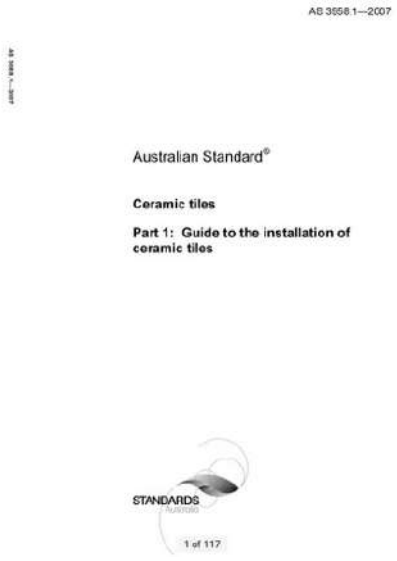
(c) Joint widths should be consistent throughout the installation unless otherwise specified. The recommended joint widths are as follows:
(i) Floors:
(A) Dust-pressed tiles ..... 3 mm.
(B) Extruded tiles ..... 6 mm.
(ii) Walls:
(A) Dust-pressed tiles ..... 1.5 mm.
(B) Extruded tiles ..... 6 mm.
Wider joints may be required to accommodate larger tiles, dimensional irregularities in the tiles, to maintain modular discipline, or to provide a decorative effect. Where larger format tiles are laid using narrower grout joints, movement joints should be placed at closer centres.
Joint widths are normally measured at the tile face.
When spacer lug and universal edge tiles are used, the tiles automatically provide suitable spacing, approximately 1 mm to 2 mm for walls and 3 mm to 6 mm for floors.
(d) Joint alignment should be consistent throughout the installation unless otherwise specified. The final alignment should be within a tolerance of ±4 mm in 2 m from the specified joint alignment. Provision should, however, be made for variation in the type, size and quality of the tile.
(e) When tiles without spacer lugs are used, the correct spacing should be obtained by using spacing inserts of suitable thickness between the tiles as fixing proceeds. Tiles without spacer lugs should never be fixed with butt joints, as an adequate width of joint is necessary for the relief of any local stress.


AS 3958.1—2007 78

(c) Joint widths should be consistent throughout the installation unless otherwise specified. The recommended joint widths are as follows:

(i) *Floors*:
(A) Dust-pressed tiles ..... 3 mm.
(B) Extruded tiles ..... 6 mm.

(ii) *Walls*:
(A) Dust-pressed tiles ..... 1.5 mm.
(B) Extruded tiles ..... 6 mm.


AS 3958.1—2007

Australian Standard®

Ceramic tiles

Part 1: Guide to the installation of ceramic tiles

11.06 Grouting and joints

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 m^6 (clause 5.4.6(d) of AS 3958.1).

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

(c) Joint widths should be consistent throughout the installation unless otherwise specified. The recommended joint widths are as follows:

(i) *Floors*:

(A) Dust-pressed tiles ..... 3 mm.

(B) Extruded tiles ..... 6 mm.

(ii) *Walls*:

(A) Dust-pressed tiles ..... 1.5 mm.

(B) Extruded tiles ..... 6 mm.

Wider joints may be required to accommodate larger tiles, dimensional irregularities in the tiles, to maintain modular discipline, or to provide a decorative effect. Where larger format tiles are laid using narrower grout joints, movement joints should be placed at closer centres.

Joint widths are normally measured at the tile face.

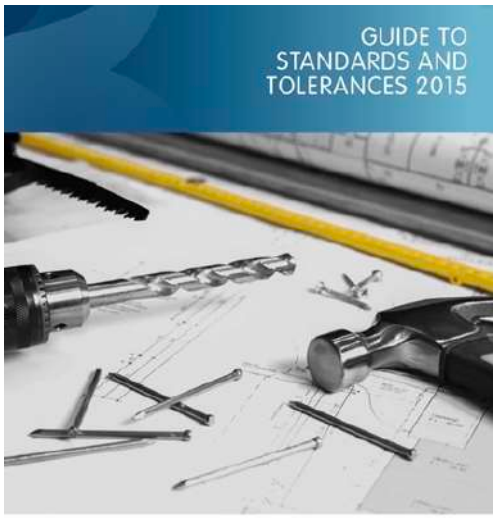
When spacer lug and universal edge tiles are used, the tiles automatically provide suitable spacing, approximately 1 mm to 2 mm for walls and 3 mm to 6 mm for floors.

(d) Joint alignment should be consistent throughout the installation unless otherwise specified. The final aligament should be within a tolerance of ±4 mm in 2 m from the specified joint alignment. Provision should, however, be made for variation in the type, size and quality of the tile.

(e) When tiles without spacer lugs are used, the correct spacing should be obtained by using spacing inserts of suitable thickness between the tiles as fixing proceeds. Tiles without spacer lugs should never be fixed with butt joints, as an adequate width of joint is necessary for the relief of any local stress.

Spacing inserts should be removed in conjunction with the preparation for grouting.

NOTE: This is particularly important in large areas of tiling, in high-rise structures and in wide-span post-tensioned concrete floor systems. Rigid spacing inserts left in place may negate the contribution of grouted joints to the relief of irreversible differential movements.

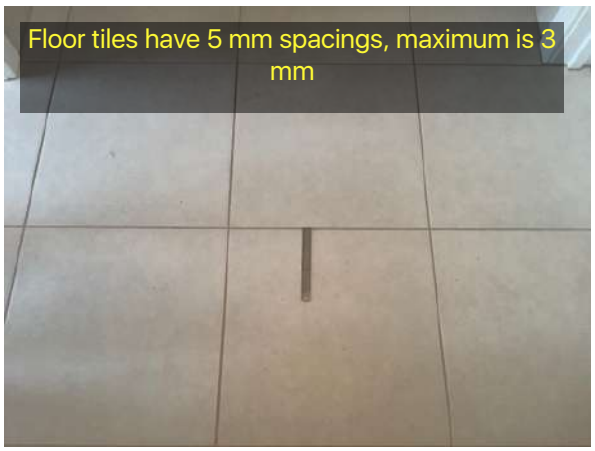


VBA VICTORIAN BUILDING AUTHORITY

11.08 Uneven tiling

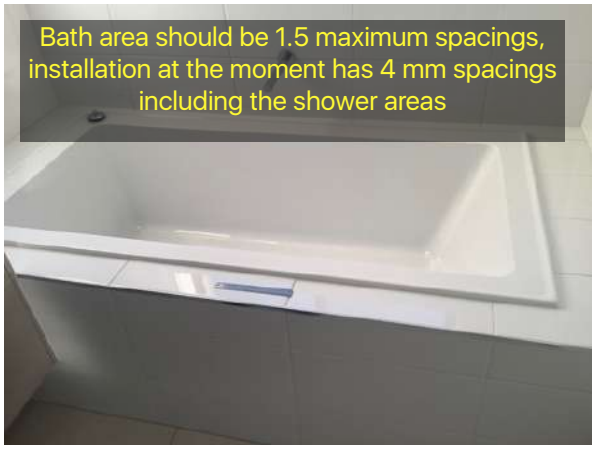
Except where tiles have distortions inherent in the manufacture, tiling is defective if it has joints that are not uniform, of even width, aligned or in the same plane.

Large tiles could present problems when required to fall and drain to a floor outlet.




Wall tiles have a 4mm spacing, maximum is 1.5 mm


Kitchen splashback, maximum spacing should be 1.5 mm


Bath area should be 1.5 maximum spacings, installation at the moment has 4 mm spacings including the shower areas

Non Compliant 2.16

Location: Tiled Areas

Finding: Tile grout (AS3958)Various //. Poorly applied //. Tile grout - not flush // Tile Grout - Unfinished

Areas of grouting were identified in this area which are not applied or installed to the requirements of AS3958.1.

Where grouting is missing or incomplete, the area is not sealed against water penetration, increasing the likelihood of water damage to flooring and other associated building elements.
Also
Areas where the tile grout does not finish to the cushion on cushion edge tiles and / or flush with square edge tiles (except for tooling) is considered a defect with reference to AS3958.1.

Adequate repair to grouting for all the above defects and must be applied to the affected area prior to final handover.

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.

5.7 GROUTING

5.7.1 General

Grouting of the joints may be carried out at any time to suit the convenience of the work but should preferably be left for at least 12 h after fixing of tiles, unless otherwise specified. Sufficient time should elapse to ensure adequate setting, and to preclude disturbance of the finish during the grouting operation. It is not advisable to delay the grouting unduly as the open joints may collect general building dust and deleterious material.

Where proprietary coloured grouts or cement grouts containing coloured oxides are used, a sample tile or small inconspicuous area should be tested to determine if staining will occur. The application of a grout release or penetrating sealer may facilitate the use of such grout without staining the tile. This may be particularly relevant when using porous or polished tiles.

Where a sand/cement grout is required a suitable mix is 1 part Portland cement to 2–4 parts fine sand mixed to a paste consistency with the minimum of water (too wet a mix may result in the joint-filling cracking on drying out). If a proprietary grouting material is specified, it should be mixed and applied strictly in accordance with the manufacturer's recommendations. For optimum strength and resistance to wear and cleaning agents, the grouting mix should be fresh and with a higher proportion of cement (within the specified range). It should, however, be pointed out that higher strength grout mixes may not take up

(e) Finish grout to the depth of the cushion on cushion-edge tiles. All joints of square-edge tiles should be flush with the surface of the tiles. Tool the top surface of the grout to provide a contoured depression no deeper than 1 mm for up to a 6 mm wide joint, and 2 mm for a 6 to 10 mm wide joint.

NOTE: The selection of the materials and methods to be adopted in filling and finishing the joints will depend on the joint widths and the functional requirements, for example, in heavily trafficked areas the joint should be as near flush as possible.

11.08 Uneven tiling

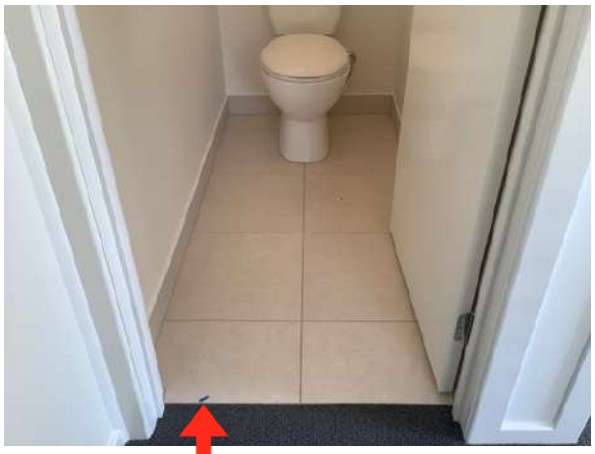
Except where tiles have distortions inherent in the manufacture, tiling is defective if it has joints that are not uniform, of even width, aligned or in the same plane.

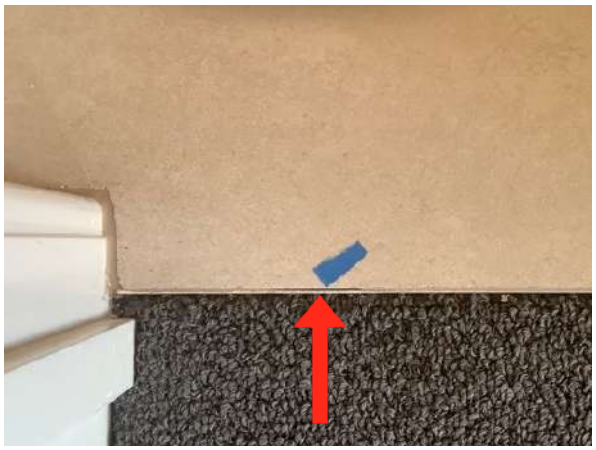
Large tiles could present problems when required to fall and drain to a floor outlet.

Australian Standard®

Ceramic tiles

Part 1: Guide to the installation of ceramic tiles





Non Compliant 2.17

Location: Roof Space

Finding: Insulation - Moved (AS4859)

Although the insulation batts appear to have been installed, it does appear as though some or many of the batts have been moved by other tradespeople and replaced incorrectly or not replaced at all.

The insulation bats must be cut neatly around the downlights so that insulation does not cover the downlights and you do not compromise your energy star rating.

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 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.

Non Compliant 2.18

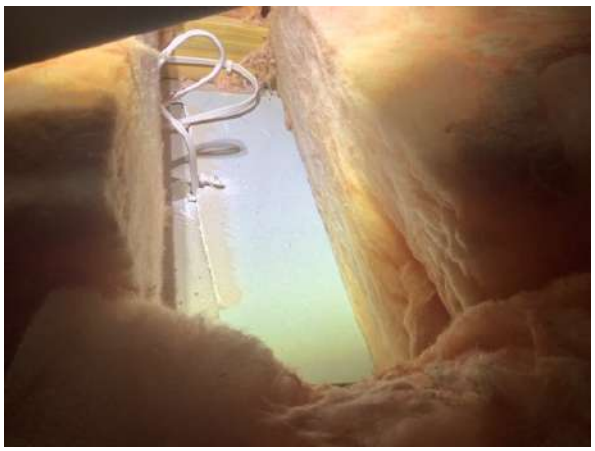
Location: Roof Space

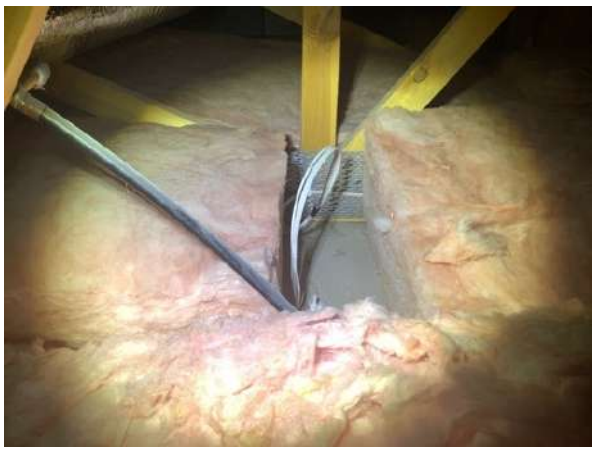
Finding: Insulation - missing (AS4859)

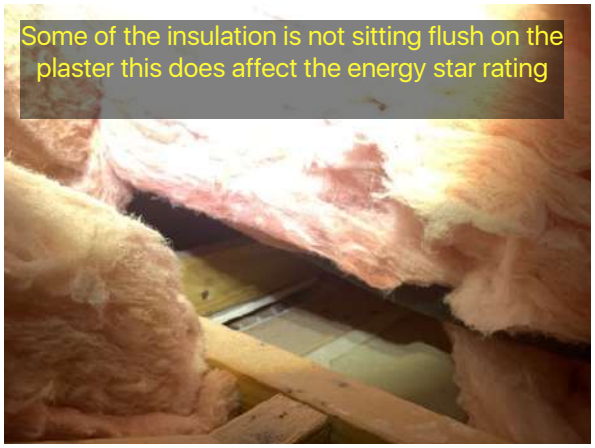
Upon inspection of the roof void it was noted that no ceiling insulation has been installed.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Installation of adequate insulation is required according to Australian Standards and should be conducted as soon as possible.







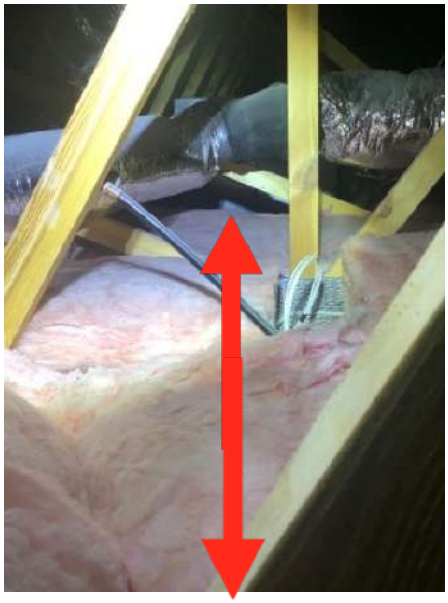
Non Compliant 2.19

Location: Roof Space

Finding: Walk Way To Appliance In Roof Space - Incomplete

There must be platform / walkway in the roof space from the manhole all the way to the unit at a minimum of 600 mm wide from the access point or man hole to the appliance.
In addition the platform is required around the appliance, at least 750 mm and be permanently fixed to the building and capable of supporting the weight of a person.

5.3.11 Appliance in a roof space
Where an appliance is to be located in a roof space the following, as appropriate, shall apply:
(a) The roof section in which the appliance is to be installed shall be capable of supporting the additional load.
(b) The appliance is to be supported and placed so that the weight of the appliance will not cause deformation of any part of the building structure.
(c) The location of the appliance is to allow access for lighting and servicing. Permanent fixed means of access is required where the appliance location is beyond the extent of normal steps or ladder.
(d) A walkway is to be provided from the access point to the appliance and shall extend around the appliance to the point where access may be required for lighting or servicing.
The walkway is to be—
(i) at least 600 mm wide from the access point to the appliance;
(ii) where required around the appliance, at least 750 mm;
(iii) permanently fixed to the building; and
(iv) capable of supporting the weight of a person.



Non Compliant 2.20

Location: Perimeter Of The Building - Exterior

Finding: Corrosion Building Element - Rusted or corroded

This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings..
As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

The builder should replace or repair any building elements that have been severely affected by rust or water damage.

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.

Non Compliant 2.21

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brickwork - Holes and Voids

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the Brick Holes and Voids defects. All AREAS to the entire property MUST be checked and repaired.

The brick work mortar is well below acceptable standards and the DOMESTIC BUILDING CONTRACTS ACT 1995 states that all works must completed as stated in (A) and (D) paragraph below.

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

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

Division 1 - General warranties.
8. Implied warranties concerning all domestic building work.

The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract -
(A) the builder warrants that the work will be carried out in a proper and workman like manner and in accordance with the plans and specifications set out in the contract.

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

The entire building will require much more works then patching the mortar as the defect is spread throughout, re-pointing by a qualified company is highly recommended.

Blending or matching of masonry mortar in repair work must be of a similar colour to blend in. Generally where alteration and or repairs are carried out which affect the mortar a close as practicable match should be employed.

A perfect colour match may not be possible and differences should diminish over time.

Non Compliant 2.22

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick/Masonary Wall Mortar - Severely Damaged By The Cleaning Of The Brick Work.

Defects affecting the masonry surfaces/mortar as a consequence of cleaning the brickwork has been identified & constitutes a defect.

There are many areas, in fact most areas of the brick mortar that has deteriorated, more then likely caused by excessive acid and/or pressure by the brick cleaner.
All areas of the building must be consistent in finish and all areas of repairs must be consistent in finish and mortar colour.

These may also include roughness in the brick mortar and inconsistencies in the depth of the brick mortar due to the excessive acid or pressure from the brick cleaner or other damages caused by cleaning.

The mortar to the brickwork in many areas around the perimeter of the building is inconsistent in brick mortar finishes.
These defects are visible from a normal viewing position.

The builder must repair all areas of the damaged brick mortar and make sure that the damaged areas are not noticeable.

♦There are really ONLY 3 CHOICES AVAILABLE .

1/ ♦Where the brick mortar damage is excessive such as areas to this building, the builder may be required to engage a professional company that specialises in re-pointing the brick mortar which consists of grinding the brick mortar vertically and horizontally and re-install new brick mortar. Generally there is a minimum thickness of brick mortar that must be installed.

2/♦ Demolish the brick work.

3/♦Render the defective brickwork installation, which will obviously change the complete appearance of the home.

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

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

Division 1 - General warranties.
8. Implied warranties concerning all domestic building work.

The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract -
(A) the builder warrants that the work will be carried out in a proper and workman like manner and in accordance with the plans and specifications set out in the contract.

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

Non Compliant 2.23

Location: Brick Work - Exterior Perimeter Of Building

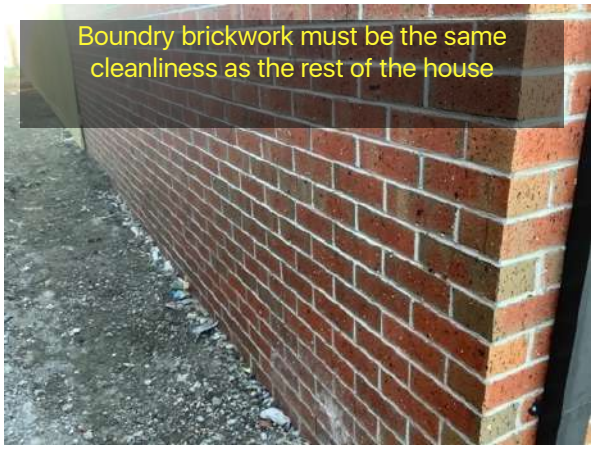
Finding: Brickwork - Excessive mortar (AS4455)

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the Brick Excessive mortar defects. All AREAS to the entire property MUST be checked and repaired.

It was observed at the time of inspection that several bricks in this area of brickwork require cleaning to remove excessive mortar. While not likely to cause secondary defects, excessive mortar detracts from the overall appearance of the area and should therefore be removed.

At the time of inspection, this area does not meet contractual requirements regarding acceptable finishes. The responsible contractor should be appointed to complete these works in order to comply with standards and regulations. Such works should be completed prior to final handover.

The Building Commission's Guide to Standards and Tolerances clause 3.07, MasonryFacing states that:- 'Masonry faces are defective if they are not cleaned and free of excess mortar' and clause 3.11, Cleaning, Mortar Smears & Stains states that:- 'Stains, mortar smears and damage caused by cleaning are defects if they are visible from a normal viewing positioning.' The faces and edges of the bricks within the wall around this home will have to be properly re-cleaned to remove all traces of the mortar residue from across them.

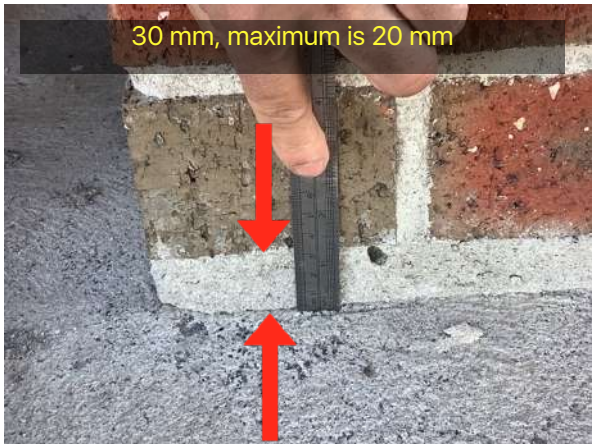


Non Compliant 2.24

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick Base bed joints (exposed)- defective

It was observed that the exposed base bed joints is defective. Exposed base bed joints in masonry walls which are above the finished ground level or exposed are considered to be defective if they exceed 20mm in thickness which is the allowable Standards and Tolerances.


30 mm, maximum is 20 mm

Non Compliant 2.25

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick Perp Ends - Variations Excessive

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the Brick Perp Ends & Bed Joint defects. All AREAS to the entire property MUST be checked and repaired.

It is observed that there is an excessive deviation from the documented thickness of the brick per ends.

There are variations in excess of 10mmm which is excessively highly then the acceptable levels of workmanship regardless if it is the bricklayers defective workmanship and/or defective sizing or seconds brick supplied by the builder.

The maximum non-structural framework tolerance is 3mm. This identified defect exceeds the maximum allowable tolerance and is therefore considered a defect.

There are inconsistencies throughout the brickwork to the perimeter of the building and the photos attached are only a few as a guide.

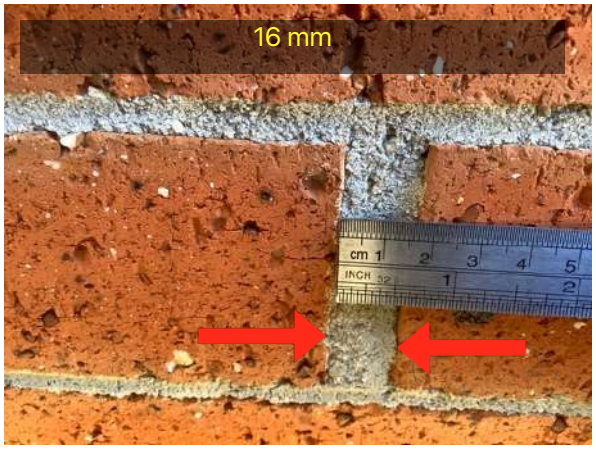
Min perpend is 5mm, Max perp end is 8mm.
The nominal size of mortar joints is to be 10 mm unless specified otherwise. Max variation in a bed joint is 3mm.

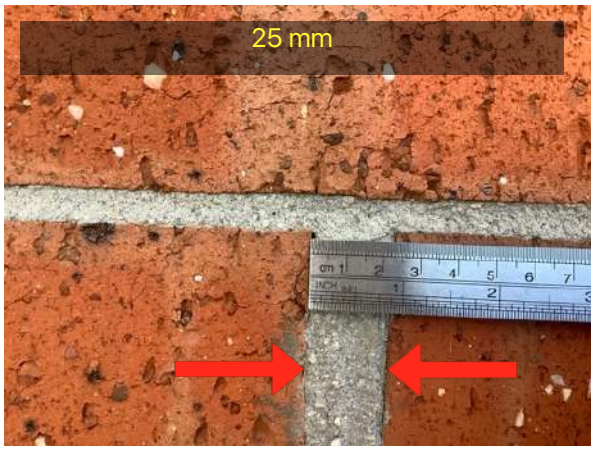
3.04 Masonry construction
Masonry is defective if it exceeds the tolerances set out in Table 3.04.

Notes to Table 3.04
1. Items H, I, J and K are not applicable to thin-bed mortar joints.
2. Items I and J tolerances are not applicable when perpend joints are not filled with mortar as is the case with some horizontally cored masonry that is not required to resist horizontal bending.
3. Items E, F and I only apply to the true, fair or finish face of single skin masonry.
4. For structural tolerances in masonry refer to the Building Code of Australia.
5. The tolerances within the table apply to each separate masonry panel face.
6. The nominal size of mortar joints is to be 10 mm unless specified otherwise.

Part 3.3.1.7 of the BCA's states that 'Unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm'.
The relevant Australian Standard, A.S.3700-2001 Masonry Structures, states that 'the maximum deviation from a specified thickness of a perpend joints for non-structural face brickwork is +/- 5mm on average' as well as that 'the maximum difference in perpend thickness in any non-structural face brick wall is 8mm' and also that 'the minimum perpend thickness for non-structural face brick wall is 5mm'.

Generally the remedial works are demolishment of brick work and/or at the clients consent render.





Non Compliant 2.26

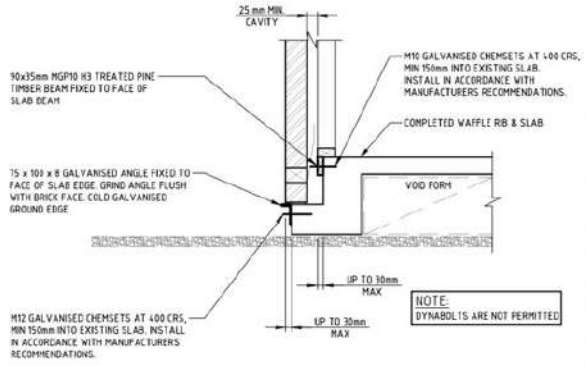
Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick/Wall Overhang On Slab.

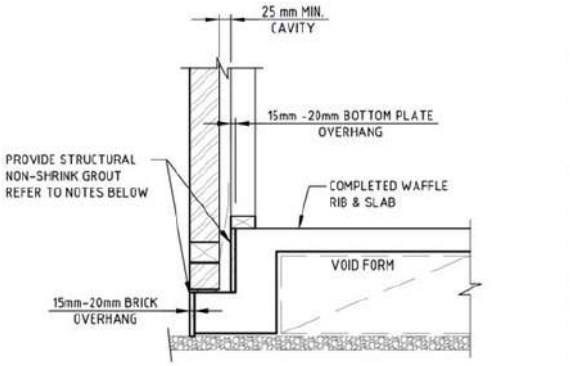
I have ONLY taken LIMITED photos of this defect and attached are LIMITED photos of this defect in SOME AREAS ONLY.
All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same, as this defect is in other areas of the property.

At the time of the inspection it was found that the brickwork is overhanging the slab by more then 15 mm.

Standards and Tolerances 2015 - Diagram 4.08 states that the maximum overhang of the brick work is 15 mm.



PROVISIONAL ALTERNATIVE EDGE RIB DETAIL FOR BRICK & FRAME OVERHANG (MAX O/H 30mm)



PROVISIONAL ALTERNATIVE EDGE RIB DETAIL FOR BRICK & FRAME OVERHANG (11mm TO 20mm)
N.T.S.

Non Compliant 2.27

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'1. 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.
1 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

INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

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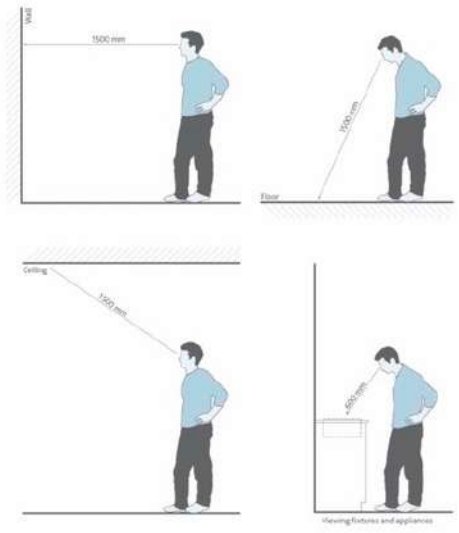
DIAGRAM F NORMAL VIEWING POSITIONS



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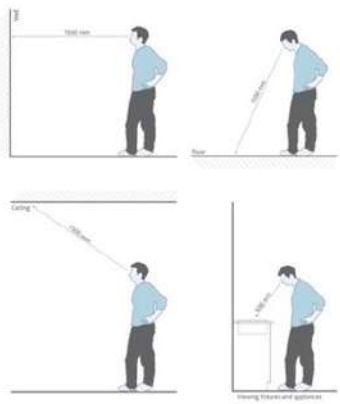


Non Compliant 2.28

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 installled, 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.

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the Window rubber defects. All AREAS to the entire property MUST be checked and repaired.

Non Compliant 2.29

Location: Concrete Slab - Perimeter To All Areas

Finding: Vapour barrier - Defective (AS2870- 2011)

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the vapour barrier defects. All AREAS to the entire property MUST be checked and 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 theses 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.

I HIGHLY RECOMMEND that the builders digs the perimeter carefully,, sometimes the entire perimeter, pending of the severity of the vapour barrier (plastic) damage, pending on slab over pour, pending on excessive builders concrete (debri).
It is important to dig along the slab perimeter without damaging the plastic and to extend the vapour barrier plastic higher then the slab rebate as would have been in the post slab report if we performed one.
All over laps must be a minimum of 200mm and the correct tape must be used to seal the plastic.

The functionality of the vapour barrier to the entire perimeter of the building including, between the the buildings each side of the house is being compromised due to poor workmanship during the installation/construction process.

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above pavement adjacent footing. The vapour barrier is defective if building materials and fill has been left on top of the membrane, as this prevents it from being pulled up against the slab when installing perimeter paving as it is intended to be.

This must be remedied immediately to prevent slab edge dampness.
——

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above paving adjacent footing. The vapour barrier is defective is building material and fill has been left on top of the membrane as this prevents it from being pulled up against the slab when doing perimeter paving as it is intended to be.

Defective Vapour Barrier Installation - Damaged/Punctured and/or overlapping Defective.

It was noted at the time of inspection that a vapour barrier had not be installed in accordance with AS2870 and BCA Part 3.2.2.6.

1/ All over laps are not taped as described below.
2/ All the ripps and/or damaged area needs to be taped.
3/ Some areas are not up to future ground and/or finished paving or concrete heights and must be extended with 200mm overlay and taped.
4/ Somes 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.

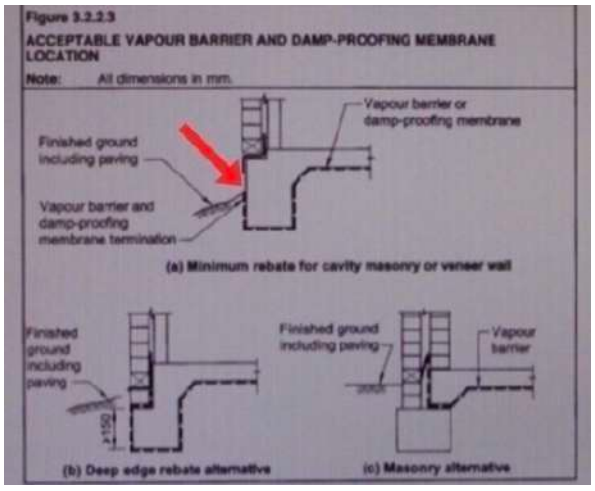
The polyethylene vapour barrier from beneath the concrete floor slab must be turned up the external side faces of its edge beams. Failing to install the vapour barrier correctly will allow moisture ingress via slab edge dampness into the internal timber wall skins and/or the floor coverings if not done.

coverings if not done.

The polyethylene vapour barrier must properly extended up the external side faces of the edge beams to at least the height of future finished ground level or paving i.e. 75mm below the damp-proof course and bottoms of the weepholes, after which any termite barriers that are in place, if required, will also need to be properly instated.

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.



Non Compliant 2.30

Location: Concrete Slab - Perimeter To All Areas

Finding: Concrete Slab Over Pour

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.

Substandard Workmanship

Substandard Workmanship 3.01

Location: Skirting/Wall Tiles - Edges Defective Finishes

Finding: Tile grout on top of tile skirtings / tile trims – Defective

The tile grout on top of the tiled skirtings and/or tile trims in various areas is not neat and completed to a tradesman‘s like finish.

These type of areas will require re-working of the tile mortar, excessive paint, excessive mortar and re-working the tile grout and repainting where required in order to get the tile edges to a finish that is consistent to all areas, including the internal and external 90 degree edges, which appear to be the most inconsistent areas.

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

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8. Implied warranties concerning all domestic building work.

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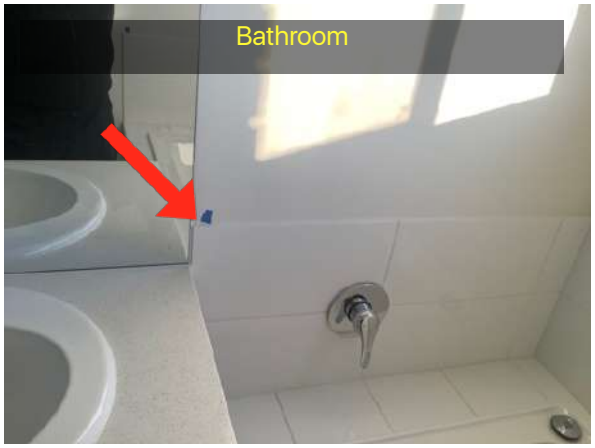


Substandard Workmanship 3.02

Location: Toilet Or Toilets

Finding: Toilet Cistern - Loose Not Secured

The toilet cistern was found to be loose and relatively unstable at the time of inspection. It is suspected that this defect has developed due to defective Installation or sometimes it is just the design of the toilet, where the cistern just sits on top of the toilet pan.

If left unmanaged, the toilet cistern could deteriorate further and cause leaks and/or secondary damages.

It is recommended that the cistern be secured to the wall and if this is not possible we recommend just a couple of dobs of silicon behind the cistern and this will stabilise the cistern.

Incomplete

Incomplete 4.01

Location: Cleaning - All Areas

Finding: Cleaning - Builders debri, on site at the inspection process.

It was observed that builder`s debris was present on site.
Builders debri remaining, such as building materials, rocks, pieces of bricks and any other materials on the property or around the property is deemed defective and incomplete as the builder is to present the home with clean dirt only and clean areas internally as well, unless there is a variation in the contract.

This is a defect with reference to Standards and Tolerances.

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

♦ 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.

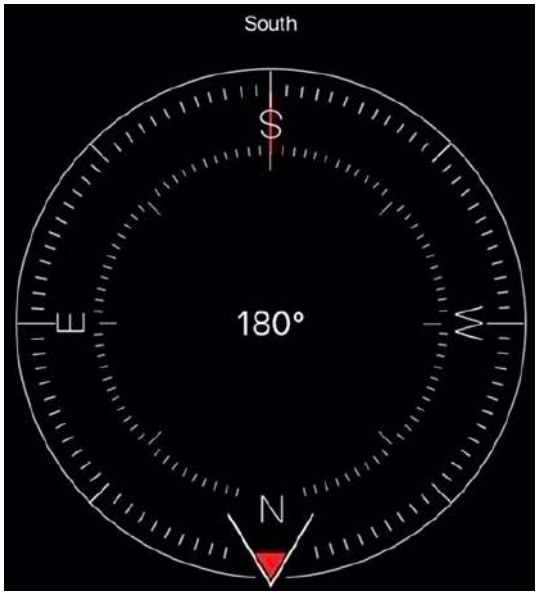
For Your Information

For Your Information 5.01

Location: Site Photos & Areas Of Interest.

Finding: Site Photos.

Additional photos are provided for your general reference.



For Your Information 5.02

Location: For Your Information

Finding: The Owner's Responsibility - IMPORTANT

Maintenance, once the builder has handed the house to the new owner is absolutely imperative by the new owner.
Many times properties can have serious issues and the owners contact the builder, however the owners have not been aware of their responsibilities and if the owners have not been taken care of the property, the possibility that the builder is not responsible can sometimes be quite devastating to the owner.

18.09 Maintenance in relation to the performance of building foundations/footings Proper ongoing maintenance of the building is a normal part of homeownership and the homeowner is responsible for all maintenance after handover.
An important part of building maintenance is maintaining a consistent moisture level in the foundation soils around the building. This is important in order to prevent excessive wetting (expansion) or drying (shrinking) of the foundation soils and subsequent building movement.
Many things can adversely alter the moisture level in the foundation soils around the building, but most of them are preventable with careful ongoing maintenance. Diagram 18.09 lists common causes of excessive wetting and drying that are likely to alter moisture level in foundation soils around the building if not managed effectively

1. Trees planted too close to house Refer to CSIRO document BTF18 Foundation Maintenance and Footing Performance).
2. Blocked gutters, eaves, valley and box gutters to house, enclosed roofs and decks.
3. Air-conditioner overflows: roof and ground.
4. Faulty, unmaintained or poorly placed sprinkler systems.
5. Garden beds and large shrubs placed too close to house.
6. Ground level above damp-proof courses, weepholes and subfloor vents.
7. Surface drainage pits, silt pits and underground stormwater drainage system not regularly cleaned out.
8. Damaged or unconnected stormwater downpipes.
9. Overflowing water tanks.
10. Dripping external taps.
11. Dripping water heater relief valves.
12. Paving, landscaping or ground surfaces slope towards building.
13. Water runoff from higher adjoining properties.
14. Resealing of wet area junctions: shower screens and bath hobs.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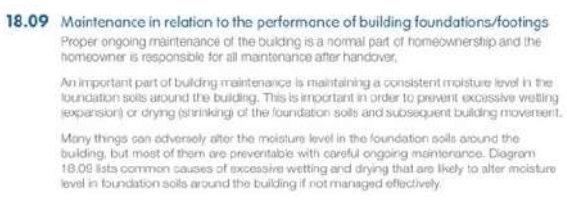
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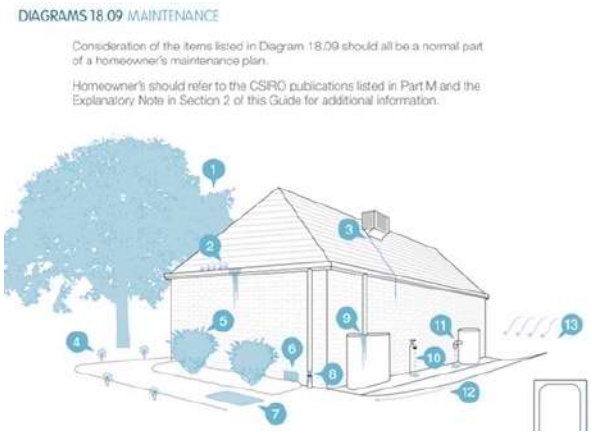

Conclusion

Building consultant's summary

Report Overall View.

Master Property Inspections, whilst engaged by the client, is not an advocate for the client and all statements and information in this report are completely of an unbiased professional opinion on all matters in this report.

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

Paintwork / Plaster / Timber - Non compliant

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

Overall Quality Of Property (EXCLUDING PAINT & PLASTER)

The quality of the finishes to the new home, overall in relation to the workmanship, appear to be in good quality and finishes, excluding the brickwork mortar damage, with repairs in order to get the home to the finishes that meet the Australian Standards as detailed in this report.

Deteriorated Brick Mortar - Extensive Repairs Required

FINALLY: I would like to make note and as detailed in this report, the brick mortar has been compromised which would appear to be from excessive acid and/or excessive pressure when the brick cleaner had cleaned the bricks.
This is now a defect, with VERY DIFFICULT repairs required in order to make the brick mortar all comply with Australian Standards and Standards & Tolerances.

Deteriorated Brick Mortar - Possible Demolition Of Brickwork Required

It may actually be impossible to get the exterior brickwork to an acceptable level of finish without rendering the property which is certainly outside the original contract agreed-upon by all parties and/or demolishment of brickwork, as repair work or excessive repair work of this level is possibly very risky for the builder to take a chance on.

Terms on which this report was prepared

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.

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.