

# **Handover Report**

## Inspection Date: 10 Jul 2021 Property Address: Elwood, Vic - Area



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

# **Inspection Details**

Property Address:	Elwood, Vic - Area
Date:	10 Jul 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:	Townhouse
Storeys:	Two storey
Siting of the building:	Not Applicable
Gradient:	The land is sloping
Site drainage:	The site appears to be poorly drained
Orientation of the property:	The facade of the building faces south Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

## Primary method of construction

Main building – floor construction:	Concrete Slab
Main building – wall construction:	Timber framed, Brick veneer, External cladding, External light weight walling system, Internal gypsum plasterboard, Partly Rendered
Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements:	Not Applicable
Other building elements:	Garage, Decking

# Special conditions or instructions

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

# 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
- The site
- Roof Space ONLY Partial
- 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
- Landscaping abutting the building
- Above safe working height.
- Appliances and equipment
- Cupboard areas, such as sink areas, bathroom cupboards and similar
- Soil Abutting The Slab
- Insulation In Roof Space
- Water Tank

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

## Inaccessible Areas

The following areas were inaccessible:

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

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

# **Summary**

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

Evidence of safety hazards	Found
Evidence of non compliant works	Found
Evidence of substandard workmanship	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.

# Safety Hazard

### Safety Hazard 1.01

Location: Finding: Roof Space

Insulation - Covering Downlights

There should be a sign in the roof space right next to man hole, that is required by law to have installed, that clearly supports my concerns and of what the law requires.

Sections or all of the insulation in the roof void have been poorly installed and covering the downlights and / or moved from their original position and are covering down light fittings. The presence of this insulation creates a potential fire hazard and is non-compliant.

Any insulation within the vicinity of down light fixtures is to be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required.

The builder may argue that LED lights can take 50° heat and it's okay to cover the downlights with insulation, However this is not the case and as an example if it is a 30 degree day or night, which is quite common, this would mean that the roof space would be 45 degrees to 75 degrees and when you also add if the light has been on for awhile as LEDs still can get quite warm, the temperature then climbs much higher, so it is very clear that the downlights must NOT be covered with insulation.

Further on this matter it is important that when the builder clears the insulation around the downlights, the builder only takes away a maximum of 200 mm around each downlight as any more than that will compromise the energy star rating on this property.





### Safety Hazard 1.02

Location:

Finding:

Perimeter Of The Building - Exterior

Gas Pipework - Non-compliant materials (AS3559)

The pipework in this area is exposed to the external environment, and is not constructed of a material that is compliant with Australian Standards.

As per AS 3559, all gas pipes on the dwelling that are exposed to the external must be metal. However, the pipes in this area were found to be plastic, despite being exposed.

It is likely that this will lead to accelerated deterioration of the pipework. Works to rectify this defect are required as a matter of urgency to ensure compliance.

The yellow I-Pelex gas line has been installed to the exterior of the building where is exposed to the weather elements.

This composite material is not ultraviolet protected and the manufacturer installation guidelines state that it must be protected where ever it is exposed to UV Radiation.

For all locations where the yellow gas line is exposed to the elements, it must be wrapped or provided with protection against direct sunlight. Additional information can be located on the manufacturers website.

The builder can suggest, make comment, make excuses, propose opinion, however the standard is the rule that must be accepted and applied. The defect must be addressed. The installing plumber must remain current with all new regulations and cannot certify an installation that does not comply with the Australian Standards.







### Safety Hazard 1.03

Location:

Finding:

Roof Space

Roof Void Light batten - Minimum height 1.8 mtrs requires covered light. The light batten holder in the ceiling space have been installed below 1.8 Metres. As such it needs to be covered with a protective shroud as per AS 3000 section 4.5.1.1.



## Non Compliant

Finding:

Location: Internal Perimeters

Doors (external) - Gaps and/or seals defective.

It was identified that external door/s are not fully sealed to all edges.

This requirement is inclusive of all perimeter internal doors, including the garage door leading into the house.

All areas must have full seals fitted to comply with the BCA part 3.12.3.3.

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

The areas with photos attached and arrows pointing to the areas required are non-compliant and require urgent completion.

Garage Door, Class 1 to Class 10 Door - Defective

The cavity sliding door from the living area which is class 1 to the garage which is class 10 does not appear to be appropriate and I highly recommend you take further action with the surveyor on this important non-compliant item.

As required you need to seal the door for your energy star rating and a cavity sliding door cannot be sealed as per the regulations, as the requirement is inclusive of all perimeter internal doors, including the garage door leading into the house.







Location: Internal Perimeters

Finding:

Architraves - Gaps (AS2047)

IMPORTANT *C*ONLY SAMPLE PHOTO'S of this defect. All AREAS to the entire property MUST be checked and repaired.

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

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

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



Finding:

Location: All Tops & Bottoms To All Doors

Doors Paint to the Tops & Bottoms, Not sealed (AS2688)

All doors must be painted to the tops and bottoms, including interior doors as well.

IMPORTANT *C*ONLY SAMPLE PHOTO'S of this defect. All AREAS to the entire property MUST be checked and repaired.

It was found at the time of inspection that the doors have not been adequately sealed.

Tops and bottoms of all external and internal doors must be sealed to uphold manufacturer warranty conditions and to comply with Section 8.06 of the Guide to Standards and Tolerances, 2015.

The door warranty is dependent on the builder ensuring that this basic task is carried out. Adequate sealing of affected doors must be completed.

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8.06 Sealing of door edges

GUIDE TO STANDARDS AND TOLERANCES 2015

Door leaves are defective if they do not have all sides, top and bottom edges sealed/painted in accordance with the manufacturer's specifications.





Finding:

Location: Sealant / Caulking - All Areas

Sealant / Caulking - Wet Areas & Junctions.

IMPORTANT *C*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.





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Figure SA 3.8.1.2 TYPICAL WATER RESISTANT JUNCTIONS AND JOINTS FOR BENCH TOPS WITH INSET VESSELS AND VESSELS ABUTTING WALLS

Mater resident well











(c) Bath/shelf junction





























Location: Finding: Painting - All Areas

Painting - Defective (AS2311)

 $\diamond$  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 an AVERAGE FINISH ( at best ) & REQUIRES MANY AREAS OF COMPLETION

The workmanship to the plaster and paintwork requires patching to the plaster and timber work to many areas and sanding to the plaster and timber work, to many 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, As unfortunately this inspection has only proven to show that the builder has a lot of work to do to the plaster and paint work.

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.

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Guide To Standards and Tolerances 2015.

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#### 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.

Defect Standards & Description Below.

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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#### **DIAGRAM F NORMAL VIEWING POSITIONS**



#### INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

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Finding:

Location: Painting-Under Painted / Defective-All Areas

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.

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.

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

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Guide To Standards and Tolerances 2015.

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#### DIAGRAM F. NORMAL VIEWING POSITIONS



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#### DIAGRAM F NORMAL VIEWING POSITIONS







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Finding:

Location: Painting-excessive over painting-All Areas

Paint finish excessive over painting - defective

IMPORTANT *C*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.

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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#### DIAGRAM F NORMAL VIEWING POSITIONS







#### INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

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#### DIAGRAM F NORMAL VIEWING POSITIONS











Location: Finding: Staircase area in particular

Plaster Work & Plaster Joints - Visible (AS2589)

It was noted the plaster work / joints to the walls in these areas as per the photos attached are clearly visible.

AS 2589 calls for a level 4 finish to all plaster work / joints, unless otherwise documented. The plaster line joins or plaster work are evidently not to that level at the time of inspection.

Reworking of the plaster will need to take place and painting re-done to the areas within this report, but certainly not limited. It is the builders responsibility to make good all defective plaster work / joints within this property.

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 *C*ONLY SAMPLE PHOTO'S of the plaster defects. All AREAS to the entire property MUST be checked and repaired.





Location: Finding: Cabinet Doors - All Areas

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.





Location:

Finding:

Garage concrete floor area

Garage - 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.

#### INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and rocts, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is locking at a distance of 1.5 m or greater (800 mm for appliance and fibures) 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 giancing or parallel to that surface.





DIAGRAM F NORMAL VIEWING POSITIONS











Location	
Finding:	

Flooring Upstairs

Floors - Bouncy / Squeaking (AS1684)

The flooring in this upstairs area was deemed to be noticeably bouncy / squeaky and unreasonably noisy when walked across. Floors that squeak in trafficable areas in the first 24 months post-handover are considered

defective Floors that bounce in a way that can be detected by a person walking normally across the area are defective unless the substructure has been constructed in accordance with AS.1684 -

Residential timber-framed construction.

Bouncy flooring may also be the result of gaps between flooring or joist structures, which require packing and/or addition adhesive.

Unfortunately for a new property this house has excessive squeaking, spread throughout upstairs, However some areas are much worse than others and it is important to mention that the noises will be better or worse pending on temperature changes as well



BA WETORIAN BUILDING AUTHORITY

#### 14.06 Squeaking floors

Floors that consistently squeak by a person walking normally in a trafficable area within the first 24 months from handover are detective.

#### 14.07 Springy floors

Roors that bounce in a way that can be detected by a person walking normally in a trafficable area are detective if the substructure rais not been constructed in accordance with the Building Code of Australia and AS 1684.



Location:

Finding:

Metal Finishes-Damaged

Colourbond Coating & Powder coat finish Scratched and/or Damaged.

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

BlueScope Steel, the manufacturer of colorbond steel state on their web site that -'BlueScope steel does not recommend the use of touch up paints on Colorbond steel' and that 'Our recommendation is not to touch up. Minor scratching will not affect the life of the sheet and is rarely obvious to a casual observer. Should damage be substantial, replace the sheet. We particularly recommend against the use of spray cans, as these can result in overspraying of surrounding areas. The problem might not be immediately obvious, but since overspray paint weathers at a different rate to the oven dried paint on Colorbond steel you'll eventually be left with an unsightly blemish on the sheet'.

The affected damaged sections will need to be replaced.

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

IMPORTANT *C*ONLY SAMPLE PHOTO'S of the scratched and damaged surfaces. All AREAS to the entire property MUST be checked and repaired.





Location: Pipe penetrations (cabinetry) - All Cupboards

Finding: Pipe penetrations (cabinetry) - defective

Examples of pipe penetrations or plumbing holes which are penetrating inside cupboards or cabinetry being defective were identified. Generally this means that the penetrations have not been fitted through neat minimum size penetrations or fitted with tight fitting cover plates or collars and kept to the smallest practicable size.





### Non Compliant 2.14

Location: Finding: Brick Work - Exterior Perimeter Of Building

Brickwork - Excessive mortar (AS4455)

IMPORTANT *C*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 recleaned to remove all traces of the mortar residue from across them.













Location: Finding:	Brick Work - Exterior Perimeter Of Building 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.
	There are various locations with brickwork holes and voids to the brick mortar. The brick mortar must have a consistent smooth textured finish throughout the brick mortar surface areas. There are inconsistencies with holes and voids spread throughout the property.
	Is very important that the builder repair all locations with a brick mortar match that is not noticeable, otherwise the defect will remain non-compliant.
	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.





Location: Finding: Brick Work - Exterior Perimeter Of Building Brick Pipe penetrations (walls) - defective

Examples of pipe penetrations or plumbing holes which are penetrating external walls being defective were identified. Generally this means that the penetrations have not been finished neatly grouted as appropriate or kept to the smallest practicable size.



Location:

Brick Work - Exterior Perimeter Of Building

Finding: Brick Work Requires Minor Cleaning - To Brick Face In Areas

Minor Brickcleaning required of excessive builder debri remaining on the face of the brickwork. Any minor areas of builders paint, plaster, minor areas of cement, brick mortar, render and the like on the brick surfaces is a defect and the builder must hand the house to the client in as new condition at handover time.

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 recleaned to remove all traces of the mortar residue from across them.





### Non Compliant 2.18

Location:

Findina:

Render - Exterior

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

#### DIAGRAM F NORMAL VIEWING POSITIONS





#### INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

#### DIAGRAM & NORMAL VIEWING POSITIONS







#### INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roots, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is locking at a distance of 1.5 m or greater (600 mm for applainees and fotures) with the surface or material being illuminated by 'non-critical light'. Non-critical light maans the light that strikes the surface is diffused and is not giancing or parallel to that surface.





Location: Finding:

Window rubbers - Inadequate (AS2047)

Windows-All Areas

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

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

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

#### And/or

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

#### And/or

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

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

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





Finding:

Location: Windows-All Areas

Insufficient-Gap between window and brick sill.

No minimum gap under the windows. Description of this is in the Defect statement below.

This defect is of great importance and repair and re-working of the brick work, brick sills and/or window installation may be required.

A 5mm to 8 mm gap (pending on situation) between the window and the brick sill is required as a minimum as

without the gap the glass can break under pressure and the window can bow and/or jam not allowing the window to open at all.

The windows should all be re-worked that do not have the gap.

The base of the window frame must be reworked to allow a gap for shrinkage. I refer the builder to the BCA, part 3.3.1.10,

VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

3.19 Brick sills, sill tiles and shrinkage allowance for timber framingWindow frames, sill tiles and sill bricks are defective if they are distorted or dislodged.Eaves where the soffit and the masonry meet are defective if they are not installed with the minimum clearances set out in Table 3.19.Brick sills are defective if they are not laid with a consistent slope to each elevation and adequate slope to provide drainage away from the opening.Refer also to Diagram 3.19.

IMPORTANT *C*ONLY SAMPLE PHOTO'S of the Insufficient-Gap between window and brick sill defects. All AREAS to the entire property MUST be checked and repaired.





Finding:

Location: Concrete - Exterior

Concrete- No Isolation Joint material between house, cross over, footpaths and new concrete paving drive way & perimeter to the house.

Expansion between concrete and other hard surfaces of walls, pipes, downpipes, footpaths, etc are non compliant.

Paving has not been installed with expansion joints between the overpass, driveway, pipes, footpaths around the home.

I refer the builder to AS 3727, section 8.4.2, under the heading of Isolation joints. Isolation joints should have been installed to these areas.

It is recommended that a 10mm wide cut is run all the way through the concrete, thus creating an expansion and contraction line, which is then added with the isolation joint material and caulking.

There has not been any 'Ableflex' isolation joint material or the like installed between the overpass, driveway, pipes, footpaths around the home.

Australian Standard A.S. 3727 – 1993 Guide to Residential Pavements – Clause 8.4.2 Isolation Joints, states that 'An isolation joint should be provided where pavement adjoins a building or rigid structure. Isolation joints should allow freedom of movement between the pavement and the structure'.

The current paving installation is incorrect and must now be properly rectified or replaced.

Pressure from movement of the land property, building property and/or the road can be transferred to my client's structure. This can result in "forced cracking" not only to the garage wall but to the main building.

Hydraulic pressure can have the potential to create serious movement and the builders structural warranty is likely to be void as a result of poor concrete paving by an outside contractor that the builder did not engage, if this is applicable to you.





Location:	Concrete Slab - Perimeter To All Areas
Finding:	Vapour barrier - Defective (AS2870- 2011)
	IMPORTANT I IMPORTANT IN 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 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.
	Repair Method : The repair method for the vapour barrier is quite complex and difficult, because the slab over pour is very severe and the builders excessive concrete waste is very severe. A structural engineer will need to be involved in this repair process with instructions for the repairs due to the severe defective workmanship of this concrete slab perimeter
	To entirely dig the external perimeter of the building at least 300mm below the vapour barrier system (black plastic) damaged areas, which will vary in areas and then overlap the existing plastic with the new plastic by a minimum of 200mm and taped. The overall height of the plastic must be above the top of the slab rebate surface for now at construction stage.
	The plastic must be hard against the concrete with no soil, rocks and/or builders debri in between the slab and the plastic. Any over pour of concrete must be cut flush and include engineers report for alteration works and if steel is visually seen must now also be notified to the structural engineer to determine the remedial works.
	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.

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.

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.









Location
Findina:

Drainage - Exterior

Drainage - Fall Ground Perimeter Building - Inadequate Fall (AS2870)

• It appears that the Builder has installed and completed the garden and the finished drainage solutions, which appear to be very questionable.

Generally when a builder provides a complete garden, The client would assume that the garden installed by the builder would comply with all current building codes to protect the building from future building damages caused by drainage concerns and the client would also assume that they have a finished product, Unless the builder has specifically instructed the client that the garden is incomplete and subjected to potential building movement caused by bad drainage.

I find that the drainage may potentially be of very serious concern.

Please note that I have not reviewed the contract between the client and the builder and I have not been engaged to make comment on the contract as a contract review is not in the scope of our works, however I would like to make comment that it appears that the builder has installed the garden and the surrounding surface finishes around the building with no concrete or similar material installed, so I would assume that the client is accepting the garden as a finished product and that the client will not be doing further works to the drainage around the surrounding area of the building.

So in saying the above, the building appears to be open for very serious concern and I have experienced many times, concrete slabs and properties that have serious movement in them due to bad drainage of this type, caused by excessive water dampness to the perimeter of the home and to the foundations under the home.

There is no concrete around the perimeter of the building with the appropriate fall as per the Australian standards and this is only the minimum requirements, so where does all the water around the perimeter of this building go.

I highly recommend a geotechnical engineer and possibly a structural engineer be engaged to instruct the builder and/or client on remedial works as a matter of urgency as there does appear to be structural building movement and the potential of serious drainage problems, which may have been caused or partly caused due to the bad drainage problems.

♦ IMPORTANT INFORMATION - The soil levels around several footings need to be adjusted to ensure that footings and foundations are protected from excessive moisture. It is critical that good site drainage is maintained at all times around the building. At no time should water be allowed to pond on the surface near or against the footings or flow towards the perimeter of the building. As a minimum these works should comply with Clauses 5.2.1 and 5.6.3 of AS 2870-2011. Generally, the surrounding ground surface must be permanently graded away from the footing and building works with a slope of at least 50 mm over the first 1.0 metre. All runoff water should be collected via a drain in the ground level and/or run away from the building, not allowing the run off water to remain near the building or neighbouring buildings as well. It is preferably that the grading is achieved by excavation rather than top soil type filling. If soil filling is to be used to grade the ground surface away, granular filling must be avoided and the area back filled with clean well compacted clay filling placed at the appropriate moisture content.

Water pooling near foundations and footings is a serious concern with the potential to adversely impact on the longevity of the dwelling. The Building Code of Australia (BCA) outlines that the soil must be graded away from the dwelling at a minimum of 50mm over 1m (1:50 fall). Other options are falls into drainage or the similar set up.

At the time of inspection, it was noted that drainage in these areas is poor, and likely to result in the pooling of water around footings and foundations. Slab and footing movement is often caused by a failure to design and construct in accordance with Australian Standards. Such movement is likely to cause major secondary defects in the long-term.

It should be noted that any significant changes to plumbing services and/or site drainage, even necessary changes can lead to moisture variations in the reactive soil. While these variations

It should be noted that any significant changes to plumbing services and/or site drainage, even necessary changes can lead to moisture variations in the reactive soil. While these variations have the potential to lead to some further movements and distress, it is generally considered to be more appropriate to rectify plumbing and drainage insufficiencies and accept some short term recovery type movements in order to improve the long term performance of the foundation footing system.

To be compliant, finished ground levels (FGLs) must fall away from slab and footing construction by a minimum 50mm over the first 1 metre. This fall is designed to promote site drainage away from foundations to minimise susceptibility to erosion.

3.1.2.3 Surface water drainage

Surface water must be diverted away from Class 1 buildings as follows:

(a) Slab-on-ground — finished ground level adjacent to buildings:

the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (see Figure 3.1.2.2) – (i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces

(i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable ( such as concrete or clay paving ) or

(ii) 50 mm over the first 1 m from the building in any other case.

(b) Slab-on-ground — finished slab heights:

the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.1.2.2)—

(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or

(ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or

(iii) 150 mm in any other case.

#### 3.1.2.4 Subsoil drainage

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must—

(a) be graded with a uniform fall of not less than 1:300; and

(b) discharge into an external silt pit or sump with-

(i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet (see Figure 3.1.2.4); and

(ii) provision for cleaning and maintenance.











Finding:

Location:	Drainage - Exterior
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Paving Perimeter Paving - Insufficient Fall

Well there is very minor fall to the front porch area it is almost Insignificant.

The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating

potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the

house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which

creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

♦ IMPORTANT INFORMATION - The soil levels around several footings need to be adjusted to ensure that footings and foundations are protected from excessive moisture. It is critical that good site drainage is maintained at all times around the building. At no time should water be allowed to pond on the surface near or against the footings or flow towards the perimeter of the building. As a minimum these works should comply with Clauses 5.2.1 and 5.6.3 of AS 2870-2011. Generally, the surrounding ground surface must be permanently graded away from the footing and building works with a slope of at least 50 mm over the first 1.0 metre. All runoff water should be collected via a drain in the ground level and/or run away from the building, not allowing the run off water to remain near the building or neighbouring buildings as well. It is preferably that the grading is achieved by excavation rather than top soil type filling. If soil filling is to be used to grade the ground surface away, granular filling must be avoided and the area back filled with clean well compacted clay filling placed at the appropriate moisture content.

It should be noted that any significant changes to plumbing services and/or site drainage, even necessary changes can lead to moisture variations in the reactive soil. While these variations have the potential to lead to some further movements and distress, it is generally considered to be more appropriate to rectify plumbing and drainage insufficiencies and accept some short term recovery type movements in order to improve the long term performance of the foundation footing system.





Location: Plumbing Finding: Plumbing

Plumbing work - Appears Defective.

An instance of potentially defective plumbing work was identified. Whilst we are not licensed plumbers it appears that work which is not compliant with the relevant plumbing regulations and or the contract documents has occurred. The area of suspected non-compliance or poor workmanship should be referred to the builder and or the Building Surveyor or Certifier. The builder is required to provide a Certificate of Compliance when required by the relevant regulations.



### Non Compliant 2.26

Location:

Finding:

PVC - Exterior

PVC pipework - Unprotected (AS2032)

The PVC pipework in this area is not UV rated and therefore not adequately protected from direct sunlight.

In accordance with Australian Standards, PVC pipes and fittings, where exposed to direct sunlight, must have resistance to UV radiation or be alternatively protected.

At the current time, the pipework is non-compliant. Works to rectify this must be completed prior to final handover.





Location:

Finding:

Weep Holes-Perimeter Of Building

Weep Holes Height not compliant with AS requirement

It was observed that there are areas where the required Finished Ground Level (FGL) clearance to the bottom of the weepholes has not been established or maintained in accordance with AS 3700. The actual DPC position depends on the location and the requirements for this are: 150mm above the adjacent finished ground level or 100mm above sandy well drained areas or 75mm above finished paved or concrete areas or 50mm above finished paved or concrete areas which are protected from the weather such as carports or veranda's.







Location:

Finding:

Garage To Family Area

Garage Door, Class 1 to Class 10 Door - Defective

The cavity sliding door from the living area which is class 1 to the garage which is class 10 does not appear to be appropriate and I highly recommend you take further action with the surveyor on this important non-compliant item.

As required you need to seal the door for your energy star rating and a cavity sliding door cannot be sealed as per the regulations, as the requirement is inclusive of all perimeter internal doors, including the garage door leading into the house.





## Substandard Workmanship

### Substandard Workmanship 3.01

Location:	Upstairs Separate Toilet
Finding:	Toilet pan - Loose
	The toilet pan was found to be loose and relatively unstable at the time of inspection. It is suspected that this defect has developed due to general ageing of the toilet pan and associated materials. However, the loose fixing may also be a result of impact damage.

If left unmanaged, the toilet pan could deteriorate further, leading to greater destabilisation and the potential for water leaks to surrounding building elements.

It is recommended that the pan be refixed to the floor with concrete or silicone by a licensed plumbing contractor.



### Substandard Workmanship 3.02

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.









The return airbox needs to be secured in order for the airflow only to come from the living area





The return air grill and thermostat are usually on the same side of the wall and the thermostat is generally to the side or above the return air grill in order for maximum efficiency









### Substandard Workmanship 3.03

Location: Finding: Ensuite

Tap - Loose

The tap in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting prior to handover.



Incomplete

### **Incomplete 4.01**

Finding:

Location: Cleaning - All Areas

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.



### **Incomplete 4.02**

Location:

Finding:

Door Defects - All Areas

Door Stop - Missing.

The is no door stop to the opening door, leaving the door to swing and hit the wall, or cupboard which will damage the area the door hits and the handle. An appropriate door stop is required prior to handover .

IMPORTANT *C*ONLY SAMPLE PHOTO'S of the missing door stops. All AREAS to the entire property MUST be checked and repaired.



# **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:

or Your Information

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.

- 1. Trees planted too close to house (Refer to CSIRO document BTF18 Foundation Maintenance and Footing Performance).
- Biocked gutlers, eaves, valley and box gutlers to house, enclosed roofs and decks.
- 3. Air-conditioner overflows: root and ground.
- Faulty, unmaintained or poorly placed sprinkler systems.
- Garden beds and large shrubs placed too close to house.
- Ground level above damp-proof courses, weepholes and subfloor vents.

#### DIAGRAMS 18.09 MAINTENANCE

Consideration of the items listed in Dagram 18.09 should all be a normal part of a homeowner's maintenance plan.

7. Surface drainage pits, silt pits and

 Dripping water heater relief valves.
 Paving, landscaping or ground surfaces slope towards building.

13. Water runoff from higher adjoining

 Resealing of wet area junctions: shower screens and bath hobs.

8. Damaged or unconnected

10. Dripping external taps.

properties.

stormwater downpipes. 9. Overflowing water tanks.

underground stormwater drainage

system not regularly cleaned out.

Homeowner's should refer to the CSIRO publications listed in Part M and the Explanatory Note in Section 2 of this Guide for additional information.



#### 18.09 Maintenance in relation to the performance of building foundations/footings

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#### For Your Information 5.03

Location:	Perimeter Of The Building - Exterior
Finding:	Garden Tree's / Yakka Trees - Close To Buildings
	PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT; H = the height of the tree at its full potential height, not its height today. D = the distance from the tree to the building at the trees full potential height

 $\nu$  = the distance from the tree to the building at the trees full potential height.

D = varies pending on one tree to 4 trees or more.

Trees and other vegetation can have a significant local effect on drying of soils. Over a number of years, especially during drought conditions, adjacent trees and vegetation may draw excessive moisture from the soils. The opposite may also occur, where swelling of the soil results when the trees decline or are removed.

As the cumulative moisture deficient is reversed, the surface level around the tree (and adjoining subfloor or concrete slab) will rise and expand laterally. This is often damaging to buildings unless the foundations have been strengthened or designed to cope with the effect.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause. Consultation with a geotechnical engineer may also be necessary.

When a building appears with structural concerns, it is important to engage a registered builder specialising in re-stumping and/or foundations and in addition to work in conjunction with normally a geotechnical engineer and following a structural engineer.

♦ LOCATION OF TREES, WHEN CLOSE TO A PROPERTY. (Below is added information as a guide )

Trees and large shrubs should not be planted or allowed to exist closer to the building than 1.0 times their mature height for single trees, 1.5 times the mature height for groups of trees and 2.0 times the mature height for more than 4 trees in a group or line.

On reactive clay sites it is essential that the drying action of trees and large shrubs is considered in the ongoing performance of the footing system and building works.

The distance over which trees and large shrubs can have a drying influence on the surrounding soil is very difficult to determine accurately as it is a function of a combination of numerous interacting factors. Some of these factors include: the amount of transpiration (water take up) of the tree which is usually proportional to tree height and canopy size but also varies species to species. The local climate zone is also an important factor that affects the interaction between trees and buildings. Surrounding site conditions such as pavements, service trenches, hard soils and plumbing leaks can also affect the potential drying influence of trees. This is by no means an exhaustive list as there are many other factors that can affect the drying influence of trees and large shrubs, some of which are beyond our current understanding.

Due to the complexity involved in assessing the distance over which trees are likely to have a drying influence on the surrounding soils AS 2870-2011 has provided a simplified method of assessing the likely drying distance of trees. This method simply relates the drying distance as a proportion of the mature height of the tree. This Standard and this report recognizes that this is a simplistic approach and acknowledges that there are other factors that affect the distance, however the mature height method has been used successfully in the past around different areas of Australia.

Foundation
Most send and rock sites with little or no ground movement fears molecure changes
Slightly ractive daysites with only slight ground morement from moisture charges
Moderately mactive day or slit sites, which can experience moderate ground movement from moleture charges
Highly eacher day sites, which can experience high ground increasent firm maisture changes
Extremely machine sites, which can experience extreme ground movement from mobiliare changes.
Filled stars
Sites which include soft soits, such as soft clay or silt or loose sands landsige, mine subsidence collapsing softs soits subject to abnormal incluture conditions or sites which cannot be classified ultervise.

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# Conclusion

Wall cracking due to uneven footing settlement

## 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.

Drainage Concerns - It Appears That The Builder Is Responsible For The Garden

The drainage concerns are detailed within this report. However as we firmly consider the building to be threatened by the drainage to the perimeter of this building, we have added additional important information into this summary statement.

It appears that the Builder has installed and completed the garden and the finished drainage solutions, which appear to be very questionable.

Generally when a builder provides a complete garden, The client would assume that the garden installed by the builder would comply with all current building codes to protect the building from future building damages caused by drainage concerns and the client would also assume that they have a finished product, Unless the builder has specifically instructed the client that the garden is incomplete and subjected to potential building movement caused by bad drainage.

I find that the drainage may potentially be of very serious concern.

Please note that I have not reviewed the contract between the client and the builder and I have not been engaged to make comment on the contract as a contract review is not in the scope of our works, however I would like to make comment that it appears that the builder has installed the garden and the surrounding surface finishes around the building with no concrete or similar material installed, so I would assume that the client is accepting the garden as a finished product and that the client will not be doing further works to the drainage around the surrounding area of the building.

So in saying the above, the building appears to be open for very serious concern and I have experienced many times, concrete slabs and properties that have serious movement in them due to bad drainage of this type, caused by excessive water dampness to the perimeter of the home and to the foundations under the home. There is no concrete around the perimeter of the building with the appropriate fall as per the Australian standards and this is only the minimum requirements, so where does all the water around the perimeter of this building go.

# 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;

lead based paints;

(k) a review of environmental or health or biological risks such as toxic mould;

(I) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;

(m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and

(n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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

#### Workplace Safety

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

#### Acceptance Criteria

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

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

#### Acknowledgments

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

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

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

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

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

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

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

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