Report number - F8F9CDFB-E5AA-4D24-96D6-E88D84B054B8-1625893768

MASTER PROPERTY INSPECTIONS

Buy-Sell-Build | Hire The MASTER

Lock Up Report

Inspection Date: 29 Jun 2021

Property Address: Niddrie 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:	Niddrie Area
Date:	29 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:	Two storey
Siting of the building:	Not Applicable
Gradient:	The land is very steep
Site drainage:	The site appears to be poorly drained
Orientation of the property:	The facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Overcast & Mild Drizzle

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Timber framed, External light weight walling system, Brick, Partly Rendered
Main building – roof construction:	Not Applicable
Other timber building elements:	Retaining Walls
Other building elements:	Garage

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 exterior
- Building interior

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:

- Soil Abutting The Slab

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

Inaccessible Areas

The following areas were inaccessible:

- Exterior Roof

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	**Not Found**

Additional specialist inspections

The following inspections / reports are recommended

- Structural Engineer
- 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

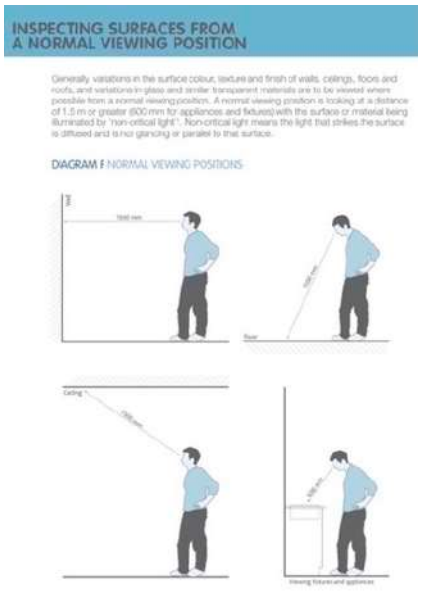
Location: For Your Information

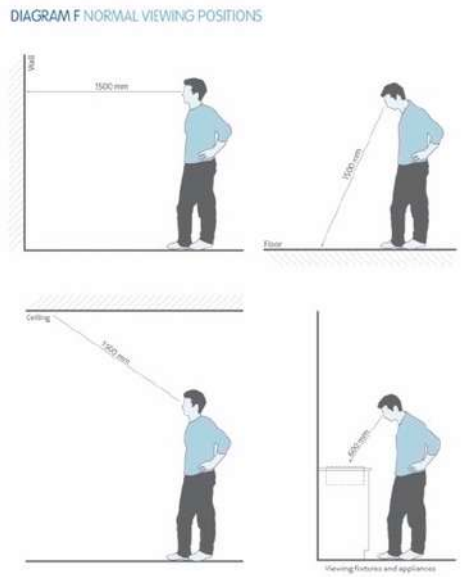
Finding: Concrete Flooring, Protection Required, During Build Process

It is very important that the builder take note that the concrete in the garage, front porch and the alfresco, ALL need to be handed to the client in as new condition. I highly recommend the builder take care with the concrete flooring in ALL these areas, by protecting/covering the concrete floor areas.

An acceptable finish consistent with AS 2870 Residential Slabs and Footing Construction requires the surface to be even and consistent in appearance.

The concrete flooring must be presented as new prior to handover.





Non Compliant 2.02

Location: Perimeter Of The Building - Exterior

Finding: Cavity's Require Cleaning - Defective

The cavities in various areas have not been cleaned properly or not at all and it is very important for all weep holes to work intended, However with block cavities this is not going to happen. The cavities MUST BE 100% CLEAN and this is not the case.
I highly recommend the builder spends the time required to clean all the cavities particularly to the lower bottom plates and/or top plates of the walls to both floors.

This defect is non-compliant.

Non Compliant 2.03

Location: Articulation Joints - Exterior Perimeter Of Building

Finding: ARTICULATION JOINTS - Missing

♦ Some builders will suggest that they will simply cut an articulation joint into the brickwork, however it's just not that simple as brick wall ties are nailed at 600 mm vertically apart, however at every articulation joint the brick wall ties are nailed at 300 mm vertically apart, so for the builder to suggest that they will just cut and articulation joint into the brickwork, will not comply, And a structural engineer will need to get involved and draw up the plans to determine the correct repair method as sometimes a certain amount of brick work will need to be pulled down in order to install brick wall ties so that they are at 300 mm vertically and also so that the builder can also install Masonry flexible anchors Which are brick ties that are installed horizontally.

Articulation joints locations depend on many factors such as the windows, doors, garage openings, sliding door openings, slab foundations and so on.

We rely on the stamped plans and alterations from the stamped plans as to the location of the articulation joints as the builders would aswell.

Articulation joints must be designed , drawn up and signed off by the architect and the structural engineer.

Not all the articulation joints are installed as per the plans supplied, In fact in this particular case the articulation joints are missing in most areas including junctions of walls and I cannot stress enough how important it is the builder identify how he's going to fix this problem and that my client is made well aware prior to these works beginning due to the severity of the defect.

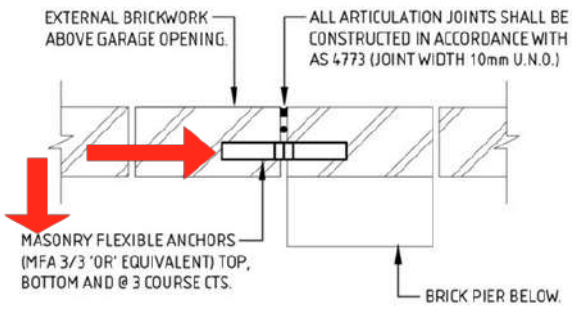
Masonry work is considered to be defective if articulation and movement control joints have not been provided for as required.

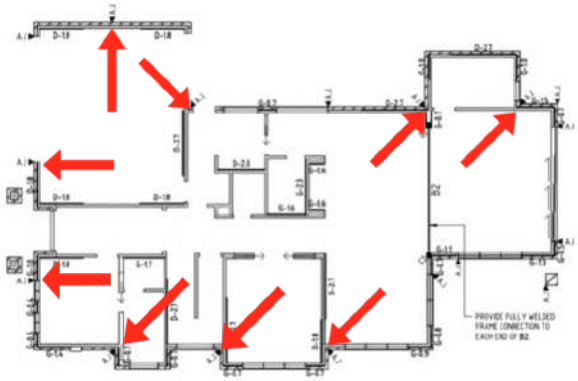
7.2 ARTICULATION JOINTS
Where appropriate, articulation joints shall be used in masonry walls to limit the potential cracking or distress that may be caused by footing movement.
Articulation joints shall be provided in unreinforced masonry walls longer than 5 m long.
This requirement does not apply to slabs and footings that have been designed in accordance with AS 2870 for non-articulated masonry.
Articulation joints are not required for Class A and Class S sites or for reinforced masonry designed in accordance with Section 12.
Articulation joints shall be vertical (not toothed), full-height of the masonry, and free of mortar.

Part 3.3.1.8 Vertical Articulation Joints, of the BCA requires that 'Vertical articulation joints with a width of not less than 10mm must be provided in straight, continuous un-reinforced masonry walls having no openings, at not more than 6 metre centres; and where openings more than 900 x 900mm occur, at not more than 5 metre centres.'

Where articulation joints are required in unreinforced masonry walls, they shall be provided at the following locations:
(a) In straight, continuous walls having no openings, at centres not more than the values given in Table 7.1.
(b) Where the height of the wall changes abruptly by more than 20% of its lesser height, at the position of change in height.
(c) Where openings more than 900 × 900 mm occur, at not more than 5000 mm centres.
(d) Where walls change thickness.
NOTE: Engaged piers are not considered to be a change of thickness. Chases that have less than 75% of the leaf thickness remaining are considered to be changes of thickness.
(e) At control or construction joints in footings or slabs.
(f) Within 4500 mm of all corners, but not closer than 470 mm for cavity walls or 230 mm for veneer walls.
Where articulation joints are required to be weatherproof or insect-proof, they shall be closed by incorporating—

incorporating—
(i) flexible sealant and backing rod (see Figure 7.3);
(ii) material that will both expand and contract (see Figure 7.3); or
(iii) a proprietary system designed for this application.





Non Compliant 2.04

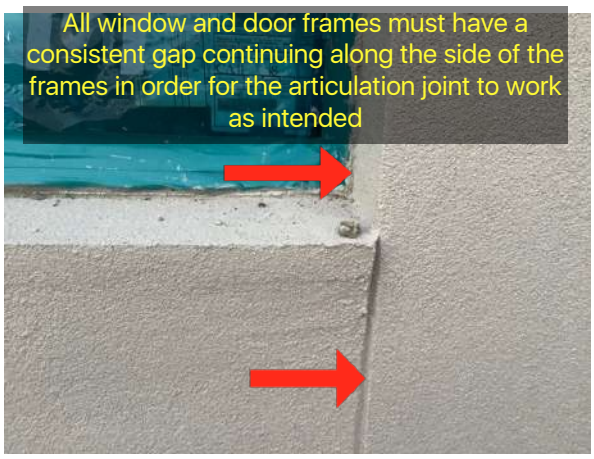
Location: Articulation Joints - Exterior Perimeter Of Building

Finding: Articulation joints - Width defective .(AS3700)

To comply with AS3700 all articulation joints must be a minimum gap of 10mm wide and a max gap of 15mm.

The Masonry Structures Code AS3700 limits the amount of movement to be accommodated at a vertical joint to 15mm, and requires that a gap of at least 5mm should remain after the movement has taken place. It limits the amount of movement to be accommodated at a horizontal joint to 10mm.

The joints also must be sealed to maintain the integrity of weatherproofness, acoustic and fire isolation.



Non Compliant 2.05

Location: Articulation Joints - Exterior Perimeter Of Building

Finding: ARTICULATION JOINTS - Not Free Of Mortar

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.

—— 7.2 ARTICULATION JOINTS

Where appropriate, articulation joints shall be used in masonry walls to limit the potential cracking or distress that may be caused by footing movement.
Articulation joints shall be provided in unreinforced masonry walls longer than 5 m long.
Articulation joints are not required for Class A and Class S sites or for reinforced masonry designed in accordance with Section 12.
Articulation joints shall be vertical (not toothed), full-height of the masonry, and free of mortar.

It was observed at the time of inspection that many of the articulation joints (AJ's) were obstructed by incompressiblematerial (mortar)
At the time of inspection, this area does not meet the requirements of Australian Standards AS 4455 masonry for small structures or the BCA contractual requirements regarding acceptable finishes.
All AJ's need to be cleaned out and continuous for the full length of the wall.
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.

Non Compliant 2.06

Location: Articulation Joints - Exterior Perimeter Of Building

Finding: Articulation Joint - Render Covering Joint - Defective

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

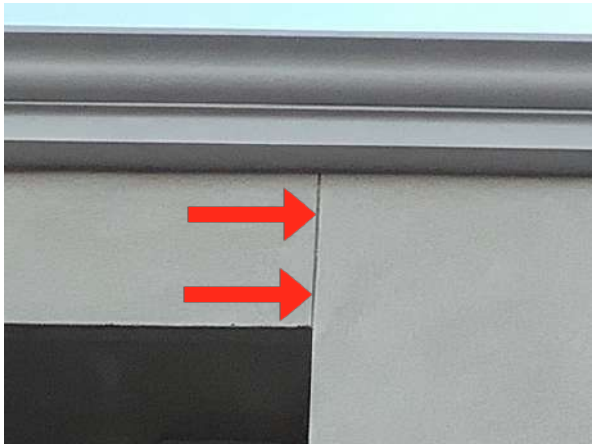
——

It was observed that render or other similar applied finishes are covering articulation and control joints this is considered a defect with reference to Standards and Tolerances.

All render must be taken out of the control joints and must be caulked with a suitable exterior

sealant that is UV rated.

NO paint or render is to go over the sealant to the articulation joints.

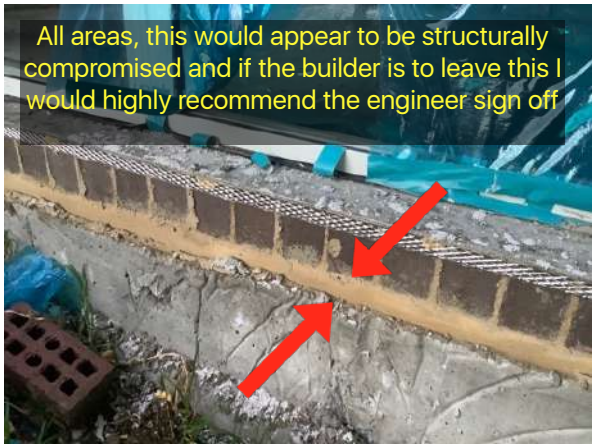


Non Compliant 2.07

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick Base bed joints (concealed) - defective

It was observed that the concealed base bed joint is defective. Concealed base bed joints in masonry walls are considered to be defective if they exceed 40mm in thickness which is the allowable Standards and Tolerances.



Non Compliant 2.08

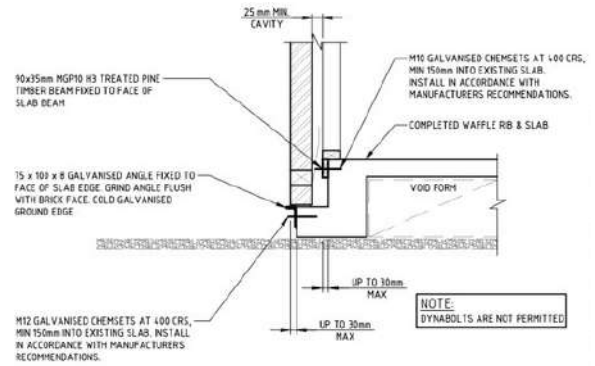
Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick/Wall Overhang On Slab.

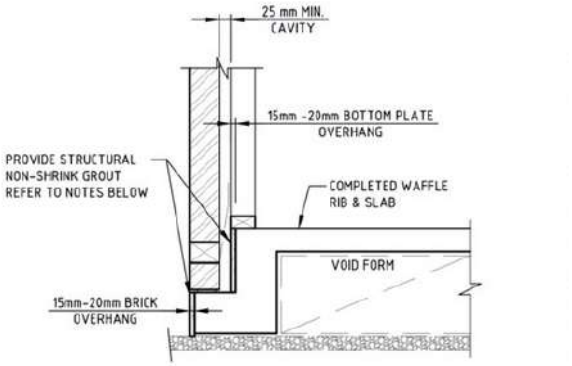
I have ONLY taken LIMITED photos of this defect and attached are LIMITED photos of this defect in SOME AREAS ONLY.
All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same, as this defect is in other areas of the property.

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.


CONTENTS
NEXT CHAPTER
PREVIOUS CHAPTER
4.08 Bottom plates that overhang concrete slabs
FRAMING
DIAGRAM 4.08 BOTTOM PLATES THAT OVERHANG CONCRETE SLABS


Approximately 30 mm brick overhang

Non Compliant 2.09

Location: Brick Work - Exterior Perimeter Of Building

Finding: Bricks Base - Overhang Of Slab.

It was observed that there are MANY areas where the edge of the slab protrudes past the document finished dimension of the slab.

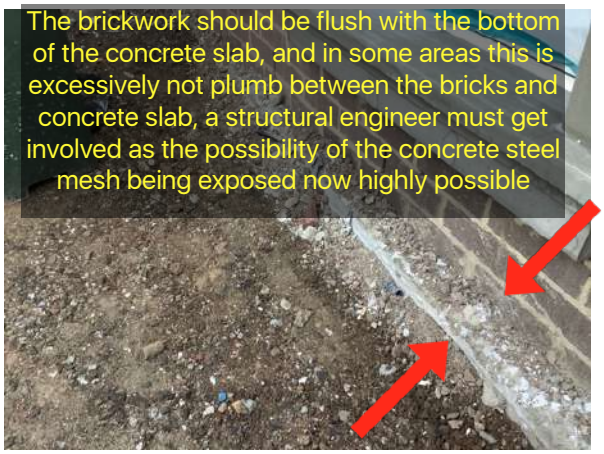
The edges of the slab needs to be trimmed back in line with the brickwork face edge.
It appears the boxing on the slab may have bulged out which occurs when insufficient pegging and bracing is provided prior to the concrete pour and/or simply just mis measurements of the timber boxing.
The current overhang will affect any concrete pavement of hard material landscaping such as pavers and as such the overhang needs to be cut back.

It is very important that if cutting the concrete slab back, which appears to be the method that will have to be taken, the vapour barrier will more then likely be damaged and compromised .
The builder must repair all the vapour barrier if it gets compromised in any way.
Once the builder cuts all the excessive slab around the perimeter of the building , The vapour barrier more than likely will get damaged. So in order for the vapour barrier to comply and provide the job that it is intended to do, 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.

In accordance with AS2870 and BCA Part 3.2.2.6.

1/ All over laps are to be taped as described below.
2/ All the ripps and/or damaged area needs to be taped.
3/ All areas of vapour barrier are to be up to the future ground and/or finished paving or concrete heights and must be extended with 200mm overlay and taped.



Non Compliant 2.10

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick Bed Joint - Deviation of bed joint thickness

I do understand that the builder may argue that the home is going to be rendered, so why does this defect matter, this defect matters due to the very minimal brick mortar between the bricks in areas as this has the potential to compromise the brickwork and create further cracking in the brickwork that's not intended.

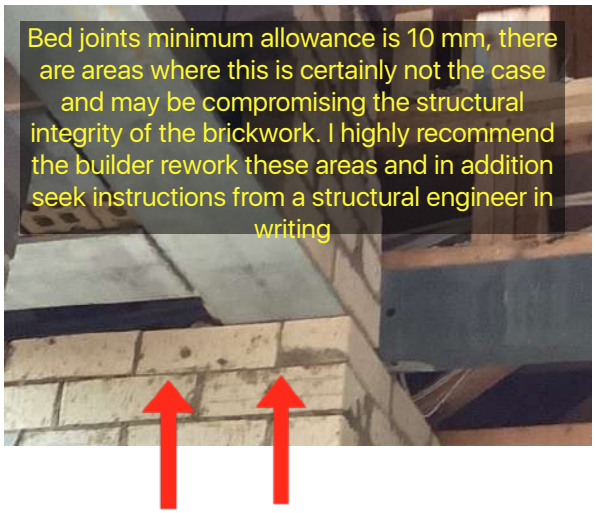
IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the Brick Bed Joint defects. All AREAS to the entire property MUST be checked and repaired.

It is observed that there is an excessive deviation from the documented thickness of the bed joint.

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.

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



Non Compliant 2.11

Location: Windows-All Areas

Finding: 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.

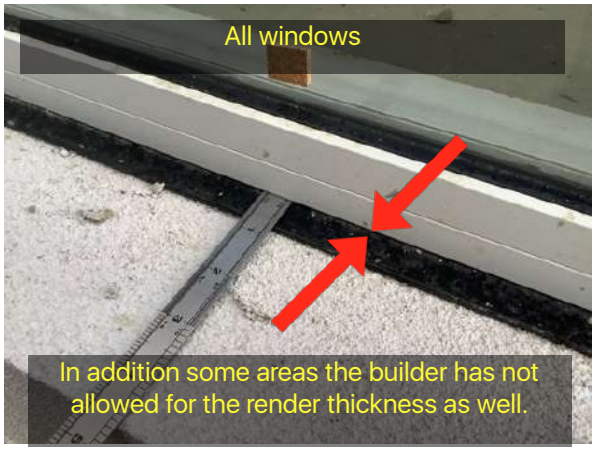
The windows should all be re-worked that do not have the gap.

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 framing
Window 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 👉 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.


All windows
In addition some areas the builder has not allowed for the render thickness as well.

Non Compliant 2.12

Location: Concrete Slab - Perimeter To All Areas

Finding: Vapour barrier - Defective (AS2870- 2011)

It is my duty of care to keep bringing up this defect as I have in all reports, particularly since I strongly feel the importance of the vapour barrier system to this property is more than many homes, due to the severity of the steepness of the land.

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.

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.

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.

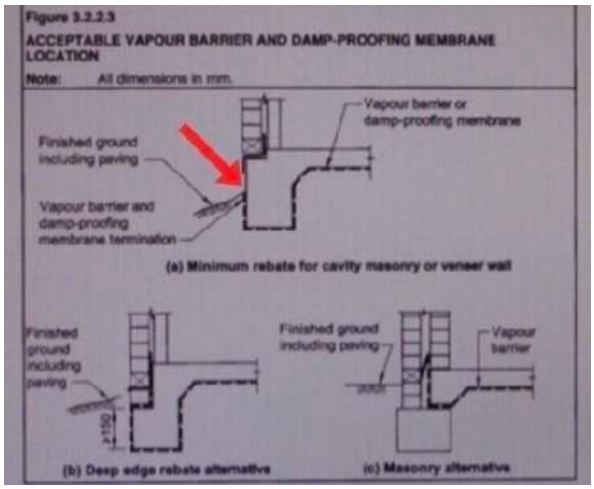


Figure 3.2.2.3
ACCEPTABLE VAPOUR BARRIER AND DAMP-PROOFING MEMBRANE LOCATION
Note: All dimensions in mm.
Vapour barrier or damp-proofing membrane
Finished ground including paving
Vapour barrier and damp-proofing membrane termination
(a) Minimum rebate for cavity masonry or veneer wall
Finished ground including paving
≥150
(b) Deep edge rebate alternative
Finished ground including paving
Vapour barrier
(c) Masonry alternative


The vapour barrier has been of great concern from the start of the inspection process

Non Compliant 2.13

Location: Drainage - Exterior

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

I find the drainage to 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.
Even if the builder is not providing the garden the builder is responsible to make sure that the Home does not have water pooling, even through the build process, however it seems that the builder is exacerbating the problem by not having the downpipes temporarily connected to the stormwater as well which is non-compliant defective works

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.

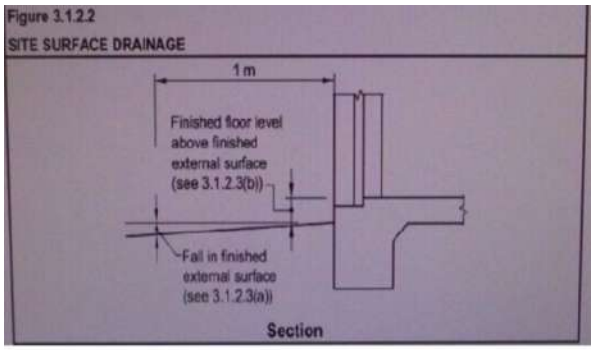
The soil levels around several footings need to be adjusted to ensure that footings and foundations are protected from excessive moisture.

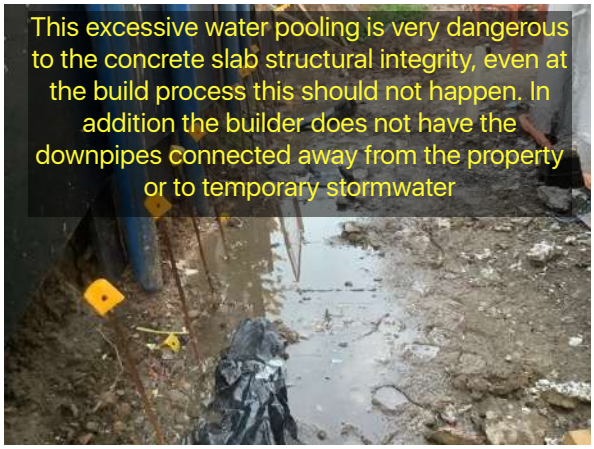
To be compliant, finished ground levels (FGLs) must fall away from slab and footing construction by a minimum 50mm over the first 1 metre. This fall is designed to promote site drainage away from foundations to minimise susceptibility to erosion.

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 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.



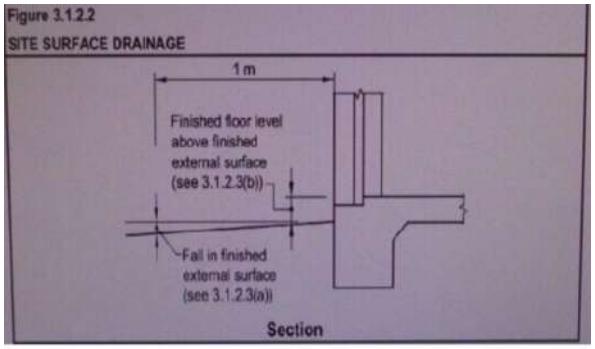


Non Compliant 2.14

Location: Drainage - Exterior

Finding: Site Drainage / Ground Levels High - Owners Responability ? Or the builder ?

Whilst I am unaware of the level of works that will be performed prior to handover in relation to drainage, I would like to bring to your attention the slab height is low in relation to the existing land levels and high ground levels is potentially a VERY HIGH RISK CONCERN to a concrete slab and it is absolutely imperative that on completion of the home, the client be very aware of who is responsible for the drainage around the entire perimeter of the concrete slab, is it the builder ? if the builder has provided the garden or perimeter concrete or is it the client ?
It is also important to note that just a concrete perimeter of approximately 1 m around the slab even if the concrete has the correct falls is not always enough drainage to protect a concrete slab gaining excessive moisture and/or water ingress.
The builder in normal circumstances has this all explained in the contractual agreements between the builder and the client. This is absolutely a very important item that must be addressed as concrete slab sinking, concrete slab heaving is a very common problem that the client and builder dispute in time, when a home shows movement in the brickwork, the frame, the plaster work and other building materials, so prevention is absolutely imperative and for both parties to know who is responsible in the end for correct drainage to entire perimeter of the building.



The drainage has been of great concern from the very start pre-slab inspection on this job and I have made it very clear from day one. It does appear that there is excessive water pooling around the property and this is of great concern, because with excessive water over a long period of time, creates the soil to contract which can very much compromise the structural integrity of the concrete slab and brickwork. Drainage should've been been determined by now. Regardless of who is going to be handling the drainage, it is the builders responsibility through the build process to not allow such excessive water pooling.

Non Compliant 2.15

Location: Plumbing

Finding: Plumbing work - Appears Defective.

There appears to be concern of the stormwater pipes not being 100 mm as intended. I request the builder look into this matter and possibly with an independent camera detecting agency , To determine how severe the underside stormwater pipes are.

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 2.16

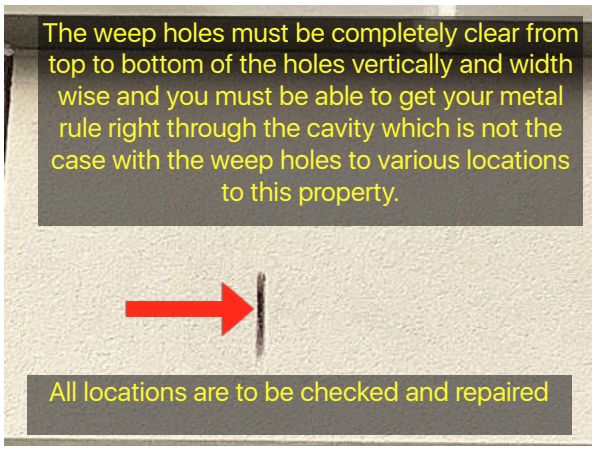
Location: Weep Holes-Perimeter Of Building

Finding: Weep holes blocked - Brickwork

The weep holes to the brickwork are particularly blocked. Weep holes are designed to allow water to escape the cavity from leaks or seepages in brickwork before the water enters in or damages the wall cavity and in particular to windows and doorways. Weep holes should be kept clean and free of debris or blockages.
It does appear that the renderers have used excessive render internally of the weep holes.

IMPORTANT 👉 ONLY SAMPLE PHOTO'S of the Weep holes blocked defects. All AREAS to

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



Substandard Workmanship

Substandard Workmanship 3.01

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.

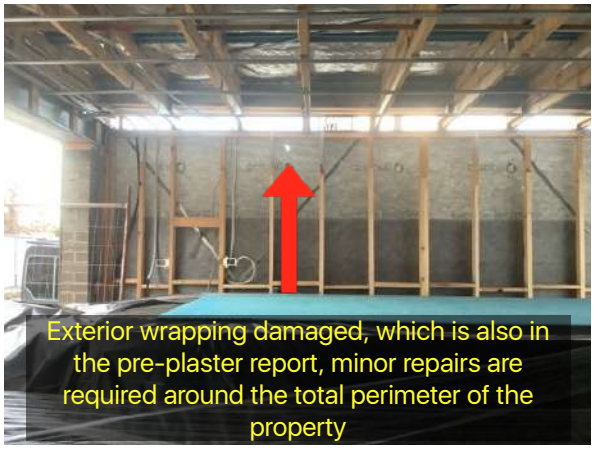
DOMESTIC BUILDING CONTRACTS ACT 1995, Act No. 91/1995, Part 2 - Provisions that apply to all Domestic Building Contracts.

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

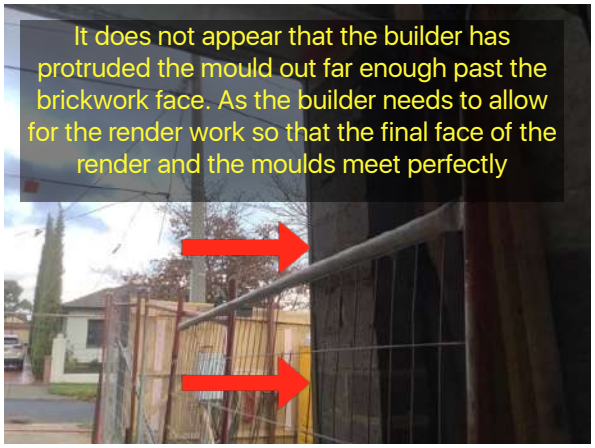
Division 1 - General warranties.
8. Implied warranties concerning all domestic building work.

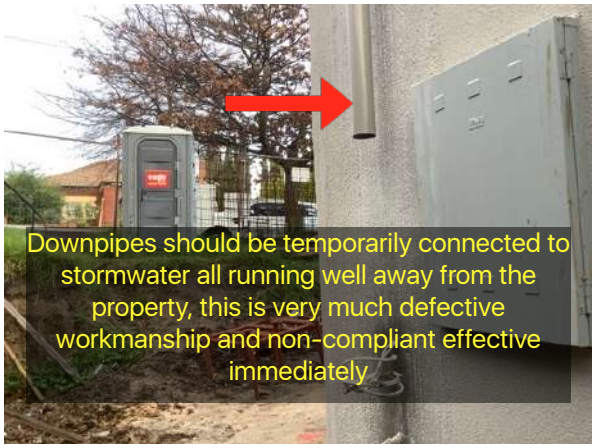
The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract -
(A) the builder warrants that the work will be carried out in a proper and workman like manner and in accordance with the plans and specifications set out in the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

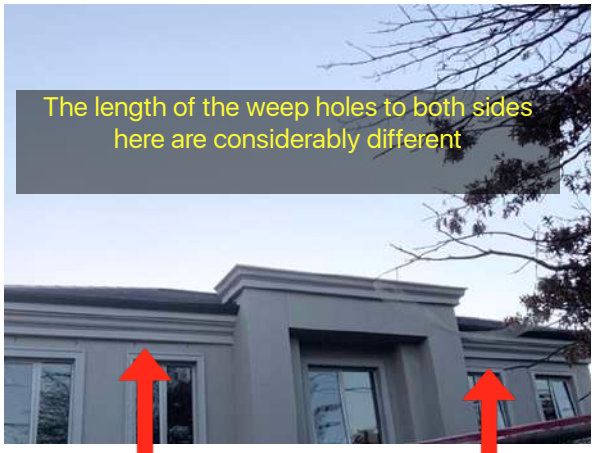
(D) the builder warrants that the work will be carried out with reasonable care and skill and will be completed by the date (or within the period) specified by the contract.

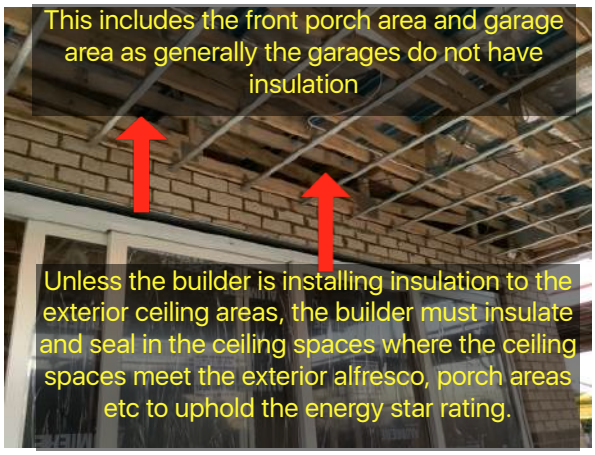


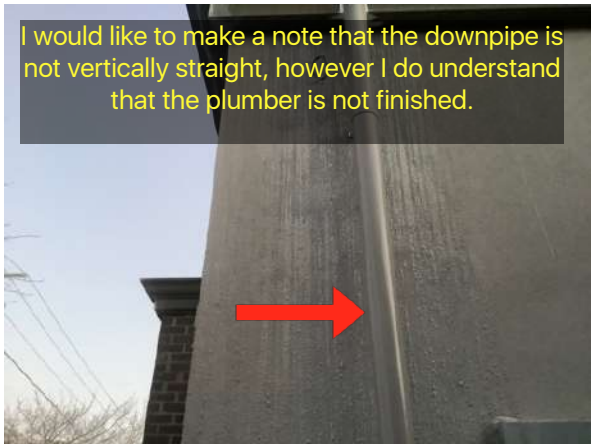
Exterior wrapping damaged, which is also in the pre-plaster report, minor repairs are required around the total perimeter of the property


It does not appear that the builder has protruded the mould out far enough past the brickwork face. As the builder needs to allow for the render work so that the final face of the render and the moulds meet perfectly


Downpipes should be temporarily connected to stormwater all running well away from the property, this is very much defective workmanship and non-compliant effective immediately


The length of the weep holes to both sides here are considerably different


This includes the front porch area and garage area as generally the garages do not have insulation
Unless the builder is installing insulation to the exterior ceiling areas, the builder must insulate and seal in the ceiling spaces where the ceiling spaces meet the exterior alfresco, porch areas etc to uphold the energy star rating.



Substandard Workmanship 3.02

Location: Articulation Joints - Exterior Perimeter Of Building

Finding: Articulation joints & Mouldings Defective (AS3700)

Mouldings and inflexible covering strips are defective if they are installed across articulation or control joints and are fixed or restrained on both sides.

Where required, articulation/control joints are defective if they are not sealed in accordance with AS 3700.

Unless documented otherwise, flexible mastic or sealant is defective if it does not match as close as practicable the colour of the adjacent surface and has not been used in accordance with the manufacturerÃ¢â¬â¢s installation instructions.

Replacement of these mouldings may be required to meet associated standards.

Incomplete

No evidence was found

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.

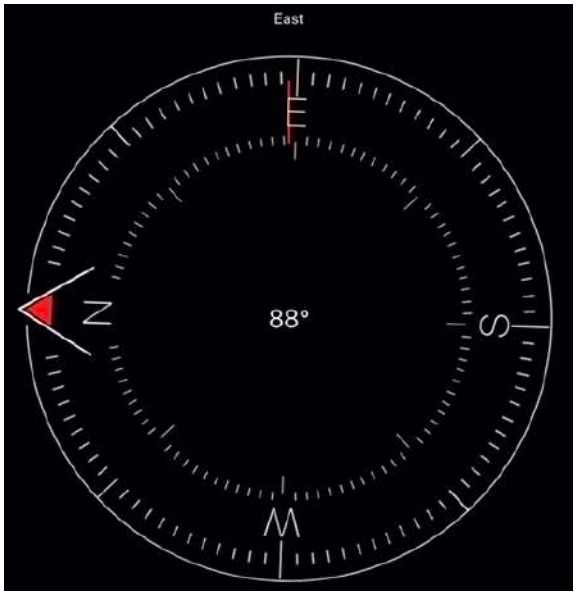
For Your Information

For Your Information 5.01

Location: Site Photos & Areas Of Interest.

Finding: Site Photos.

Additional photos are provided for your general reference.



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.

Cavity's Require Cleaning

The cavities in various areas have not been cleaned properly or not at all and it is very important for all weep holes to work intended, However with block cavities this is not going to happen.
The cavities MUST BE 100% CLEAN and this is not the case.
I highly recommend the builder spends the time required to clean all the cavities particularly to the lower bottom plates and/or top plates of the walls to both floors.

Site Drainage / Ground Levels High - Owners Responability ? Or the builder ?

I have made comments about the drainage, right throughout the build process, as I do understand how serious the drainage concerns are on this property and in addition the builder has NOT CONNECTED THE DOWNPIPES, which is only exacerbating the problem and in addition the builder is compromising the structural integrity of the concrete slab, this is a very serious non-compliant defect that should be taken very seriously and I cannot stress how important is the builder sort out this problem to eliminate water pooling around the property.
The builder may argue that he will connect the stormwater up when it is time, however the building must temporarily connect up the stormwater downpipes NOW.

Whilst I am unaware of the level of works that will be performed prior to handover in relation to drainage, I would like to bring to your attention the slab height is low in relation to the existing land levels and high ground levels is potentially a VERY HIGH RISK CONCERN to a concrete slab and it is absolutely imperative that on completion of the home, the client be very aware of who is responsible for the drainage around the entire perimeter of the concrete slab, is it the builder ? if the builder has provided the garden or perimeter concrete or is it the client ?
It is also important to note that just a concrete perimeter of approximately 1 m around the slab even if the concrete has the correct falls is not always enough drainage to protect a concrete slab gaining excessive moisture and/or water ingress.
The builder in normal circumstances has this all explained in the contractual agreements between the builder and the client. This is absolutely a very important item that must be addressed as concrete slab sinking, concrete slab heaving is a very common problem that the client and builder dispute in time, when a home shows movement in the brickwork, the frame, the plaster work and other building materials, so prevention is absolutely imperative and for both parties to know who is responsible in the end for correct drainage to entire perimeter of the building.

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:

11. This Report does not consider or deal with the following:
(a) any individual Minor Defect;
(b) solving or providing costs for any rectification or repair work;
(c) the structural design or adequacy of any element of construction;
(d) detection of wood destroying insects such as termites and wood borers;
(e) the operation of fireplaces and chimneys;
(f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(g) lighting or energy efficiency;
(h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
(j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(k) a review of environmental or health or biological risks such as toxic mould;
(l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
(n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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

Workplace Safety

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

Acceptance Criteria

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

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

Acknowledgments

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

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

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

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

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

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

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.