



# Pre-Paint (Plaster & Waterproofing ) Report

Inspection Date: 9 Jul 2021

Property Address: North Melbourne area



# Contents

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Inspection Details	3
General description of property	4
Accessibility	5
Summary	6
Significant Items	7
Additional comments	22
Conclusion	31
Terms on which this report was prepared	31

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

# Inspection Details

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Property Address: North Melbourne area

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Date: 9 Jul 2021

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## Client

Name: Private

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Email Address: private

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Phone Number: Private

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## Consultant

Name: Les Camilleri

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Email Address: les@masterpropertyinspections.com.au

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Licence / Registration Number: A25361

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Company Name: Master Property Inspections

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Company Address: Essendon Victoria 3040

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Company Phone Number: 03 93373884

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# General description of property

Building Type:	Commercial Property
Storeys:	Two storey
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	Not Applicable
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, no rain.

## Primary method of construction

Main building – floor construction:	Not applicable
Main building – wall construction:	Timber framed, Finished with plaster, Solid Brick
Main building – roof construction:	Not Applicable
Other timber building elements:	NOT APPLICABLE
Other building elements:	Not Applicable

## Special conditions or instructions

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

There are no special conditions or instructions

# Accessibility

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## Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- As stated in this report.

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:

- Not Applicable

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

## Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

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

# Summary

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

Evidence of safety hazards

**Not Found**

Evidence of non compliant works

**Found**

Evidence of substandard workmanship

**Found**

Evidence of incomplete works

**Found**

## Additional specialist inspections

The following inspections / reports are recommended

- Re-Inspection By Master Property Inspections.

# Significant Items

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## Safety Hazard

No evidence was found

## Non Compliant

## Non Compliant 2.01

Location: Frame & Plaster - All Areas

Finding: Plaster Walls / Frame - Vertical And/Or Horizontal Defective

There are many Locations that have been determined, that do not comply, and require frame and/or plaster work.

A Maximum Variation Of 4mm Over 2 metres Is Only Acceptable.

Procedure for checking the walls, cornices and timber fixing was performed.

A deviation ( large bow ) exceeding 4mm measured across a 2 mtr straight edge was identified in all the areas as per the photos attached & any gaps larger then 4mm is considered a defect and requires considerable re-working of the plaster and possible timber framing ( pending on how out of tolerance the frame is ) in all the areas to rectify the defects.

It is observed that plaster walls / frames are defective as there is a deviation from a vertical or straight plumb line in any direction which exceeds 4mm within any 2m of height / length. This is a technical defect and may result in subsequent structural defects if left unmanaged.

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

Any deviation in excess of 4mm exceeds the allowable Standards and Tolerances and is considered a defect.

A registered builder should be appointed to assess the defect and perform rectification works as necessary.

-/ Standards And Tolerances.

4.02 Verticality or plumbness of steel and timber frames and exposed posts.

Posts and wall frames are defective if they deviate from vertical by more than 5 mm over a 1.8 m height. Refer to Diagram E.

-/ Standards And Tolerances 2015.

4.03 Straightness of steel and timber frame surfaces

Frames are defective if they deviate from plane (horizontal or vertical bow) by more than 4 mm in any 2 m length of wall.

This deviation from the verticality / horizontal or plumbness of the wall is a defect with reference to Standards and Tolerances 9.10.

-/ We refer the builder to AS 2589, clause 4.2.2.

4.2.2 Finished framing deviations and tolerances

The deviation in the position of the bearing surface of the finished framing immediately prior to installation of lining from a 2 mtr straight edge shall not exceed the values given in Table 4.2.2 when measured over a 2 m span at any point (see Figure 4.2.2(A)).

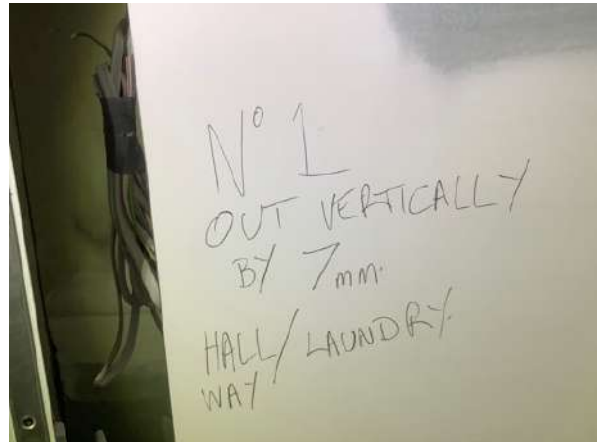
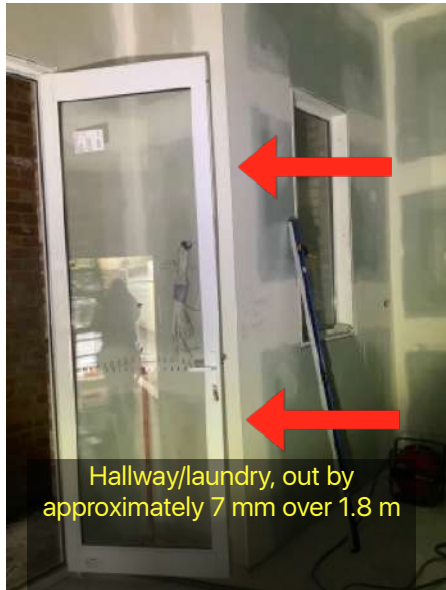
Where the dimensional tolerances of the fixing surface plane fall outside these tolerances, a suitable levelling system shall be used (see Figure 4.2.2(B)).

For wall and ceiling framing that meets the dimensional tolerances of this Clause, gypsum linings may be fixed directly to the framing with an appropriate fastening system in accordance with Clause 4.4.3.

IMPORTANT:

DO NOT RELY ON THIS REPORT FOR ALL FRAME AND PLASTER REPAIRS, AS THIS REPORT IS ONLY A GUIDE AND IT IS THE BUILDERS RESPONSIBILITY TO INVESTIGATE, CHECK AND REPAIR THE ENTIRE FRAME AND PLASTER TO ALL ROOMS & AREAS, WITH OUT COMPROMISE.

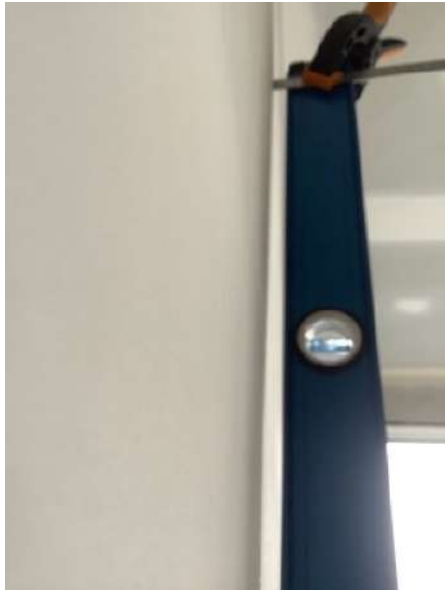




TV area, out by 12 mm over 1.8 m, vertically



Nº 2  
OUT VERTICALLY  
BY 12 mm  
TV AREA



Upstairs hallway, out vertically by 10 mm over 1.8 m



Nº 3  
UPSTAIRS HALL WAY  
OUT VERTICALLY  
BY 10 mm

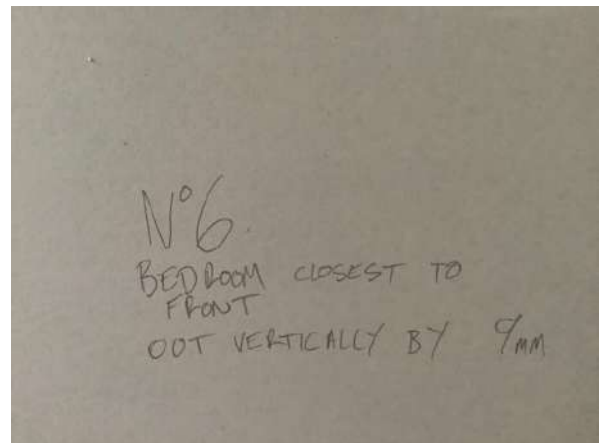
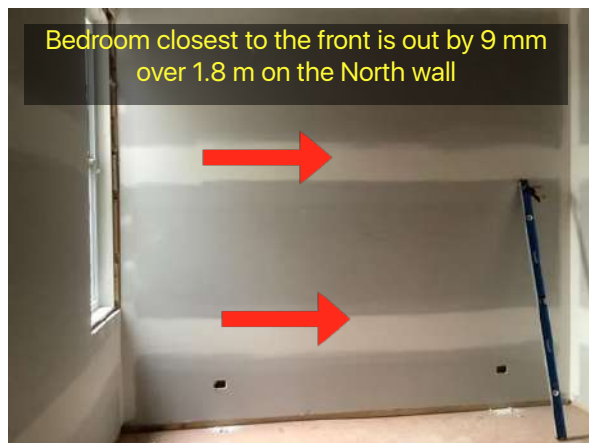
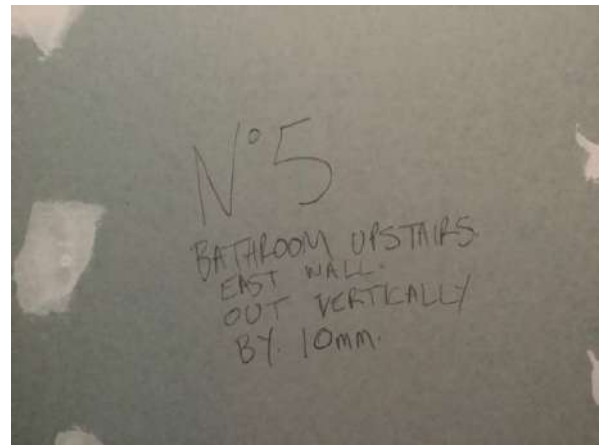


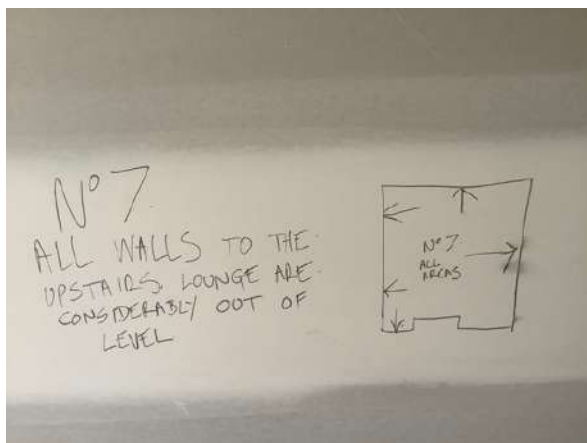
Upstairs middle bedroom on the east wall. The wall is out 12 mm over 1.8 m



N<sup>o</sup> 4  
OUT VERTICALLY  
BY 12mm  
UPSTAIRS MIDDLE S/ROOM  
EAST WALL









## Non Compliant 2.02

Location: Waterproofing - All Areas

Finding: Water Proofing - Inadequate / Defective - Non Compliant

The photos are examples of the non-compliant and defective works. It is very difficult to inspect some areas of the waterproofing due to the lack of care to the waterproofing.

It appears that water proofing to the wet area/s has non-compliant areas and does not comply with Australian Standards and that the incorrect application of water proofing techniques has occurred in areas.

Incorrect application of waterproofing materials and poor or substandard application of water proofing methods are common minor defects, but can have serious implications if left unattended.

Where inappropriate techniques have been used this is a defect with reference to Standards and Tolerances.

It is important to ensure that excess water is prevented from penetrating areas behind fittings and linings, into concealed spaces and into direct contact with non-water resistant buildings materials. Failure to prevent excessive moisture in these areas is likely to lead to the development of water damage and other secondary defects to associated building elements.

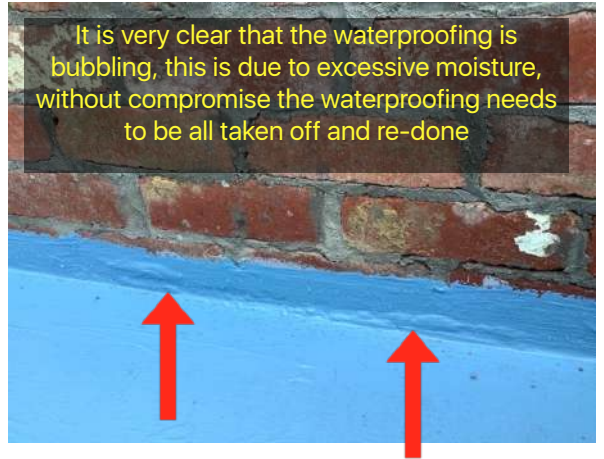
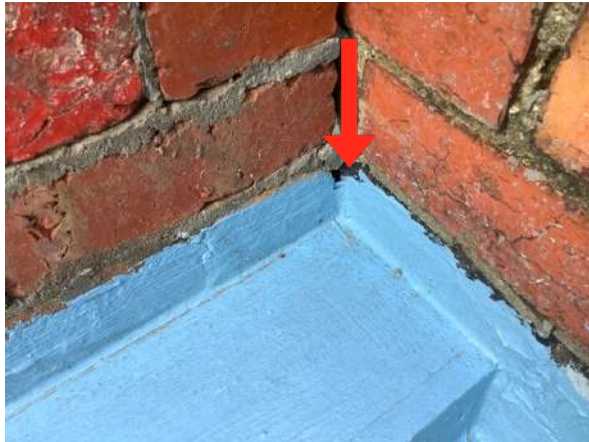
It is highly advised that adequate waterproofing materials be installed to all wet areas to comply with Australian Standards and protect all areas against water damage.

All repairs must be completed prior to the installation of the tiling and/or any other products used .

Upon Handover, the builder MUST PROVIDE a certificate of compliance for the waterproofing in all areas of the property.









## Non Compliant 2.03

Location: Waterproofing - All Areas

Finding: Wet Areas - Flashing At Floor Level Required.

Diagrams attached as per AS 3.9.1.2 Perimeter Flashing At Floor Level Openings.

Waterproofed areas must be sealed to all perimeters.

The end of the tiles does not have the water stop at the end of the where the tiles will finish.

The builder must install this item and complete the waterproofing, before the tiles are installed.

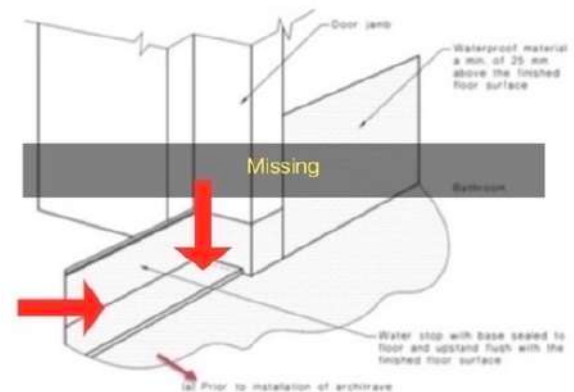
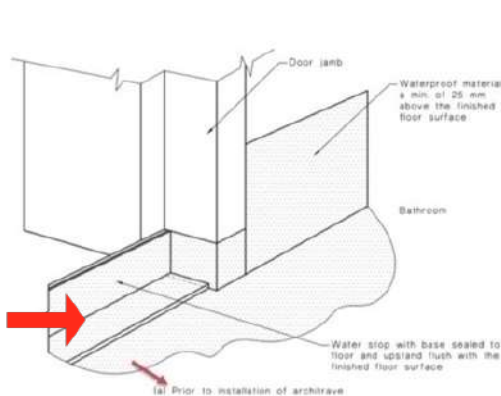
The builder may argue that the tiling contractor will install the water stop, however it is the responsibility of the waterproofing contractor to install the water stop and waterproof over the water stop at the same time as the completion of the waterproofing to that room as the waterproofing contractor is providing a warranty for the completion of the waterproofing, so it is impossible for the waterproofing contractor to supply a warranty if the waterproofing is incomplete.

The builder may argue and suggest that the tiler will install the water stop at the time of tiling as it becomes a neater job, this is not an acceptable reason why the tiler needs to install the water stop. If the tiler measures the tiles before cutting and starting he will get actual accurate tile measurements. The builder may also argue that the tiler will install the waterstop so that it doesn't get damaged, there are many areas of a home that get damaged during construction build and its up to the builder to educate the contractors or protect the waterstop or any other areas of the build construction home.

In addition if the tiler installs the waterproof stop he must provide a separate waterproofing certificate as the waterproofer will have no responsibility or liability if secondary water damages occur.

It is common practice for the waterproofer to install the water stop and waterproof the water stop at the same time of doing the waterproofing and the waterproofer will supply a waterproofing certificate to the builder, which must be passed on to the client before handover.

As stated above, the builder must install the water stop and complete the waterproofing, before the tiles are installed.





## Non Compliant 2.04

Location: Surrounding Door & Window

Finding: Missing Insulation

Please note that this was in the pre-plaster report, and it is obvious that it has not been completed. ALL surrounding windows and doors must be completed.

Windows must be packed at the mullions as specified by the window manufacturers specifications.

ALSO

As per AS-2047-1999 and the defect clause is below.

All windows must have sufficient gap around them with a minimum of 15mm at the top of the window to the underside of the timber frame.

In this case the defect in discussion is the sides of the window and the bottom of the window DO NOT have a sufficient gap if any to allow for movement and compression of the frame.

ALL WINDOWS with no or insufficient gaps, also as per manufacturers standards is packing to the sides and bottom of the windows as well, must be reworked to allow a recommended of at least 15mm to 20mm of packing.

The packers must be as the manufacturers specifications.

### 7.3 THERMAL AND STRUCTURAL MOVEMENT

7.3.1 General A gap shall be provided between the window and the surrounding structure sufficient to prevent loads being imposed on the window, allowing for thermal expansion of the window and for structural movement as described in Clauses 7.3.2 and 7.3.3.

The gap shall be sealed with suitable flexible mouldings or flexible caulking to resist water penetration, or other weatherproofing methods shall be used.

IMPORTANT 📌 ONLY SAMPLE PHOTO'S of this frame defect. All AREAS to the frame MUST be checked and repaired.



## Non Compliant 2.05

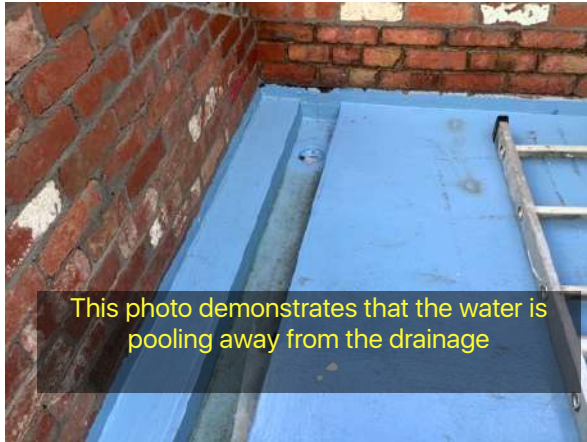
Location: Balcony Drainage

Finding: Balcony drainage – water pooling

The balcony drainage system is holding water, this is called water pooling and is classed as defective workmanship.

I do not see how this can be repaired other than to rework the drainage system and redo the waterproofing.





## Substandard Workmanship

### Substandard Workmanship 3.01

Location: Waterproofing - All Areas

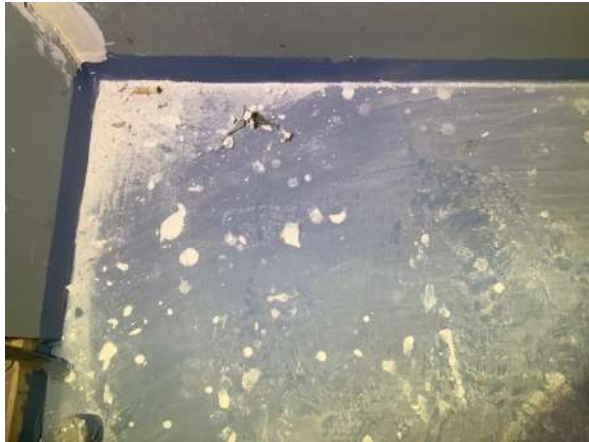
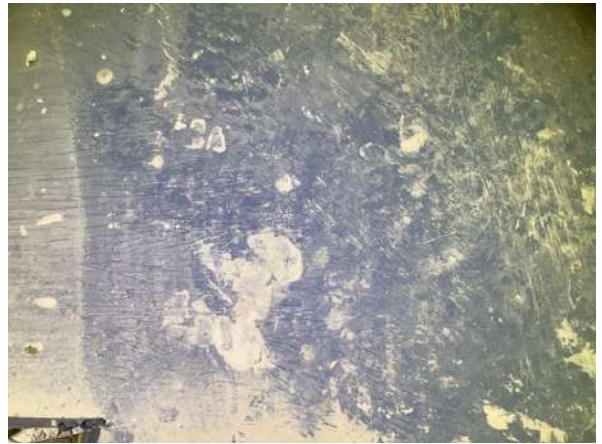
Finding: Water Proofing - Covered With Builders Debris

At the time of the inspection the waterproofing was not covered and protected. This has created excessive builders debris such as plaster, dust, etc onto the waterproofing. It is impossible to perform an inspection with the lack of respect to the waterproofing.

I highly recommend the builder provide to the client clean waterproofing services in order for us to perform an accurate inspection.

All areas of the property must be handed to a client in as new condition, this product is certainly not in as new condition regardless of if it is going to be covered or not.





## Substandard Workmanship 3.02

Location: Builders Debris  
Finding: Excessive Builders Debris

All areas should be cleaned from excessive builders debris regardless if the areas can be seen or not.



## Incomplete

### Incomplete 4.01

Location: Incomplete Areas

Finding: Plumbing – incomplete

At the time of the inspection the drainage for the balcony was not complete, this would be part of the reason the plaster would not be installed as yet.



## 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

## 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.

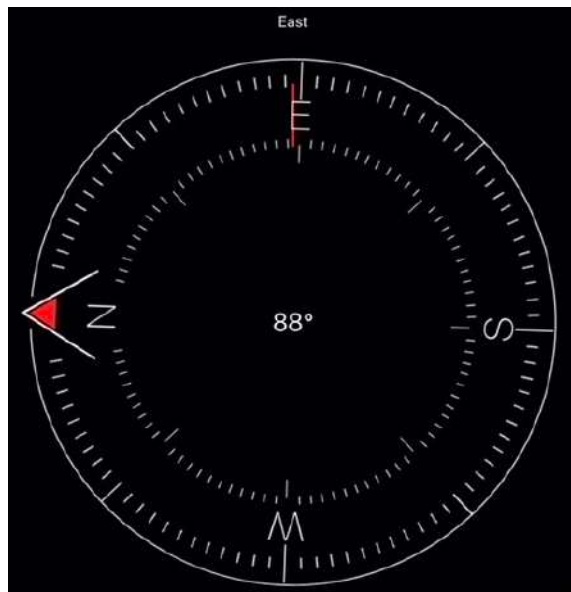
# For Your Information

## For Your Information 5.01

Location: Site Photos

Finding: General Site Photos

Additional photos are provided for your general reference.



## For Your Information 5.02

Location: Internal Site Photos

Finding: Waterproofing Site Photos - Internal Areas

Additional Internal Waterproofing Site Photos - Provided for your general reference.





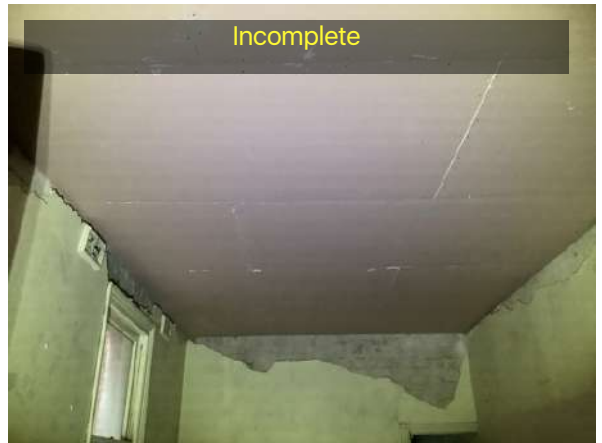


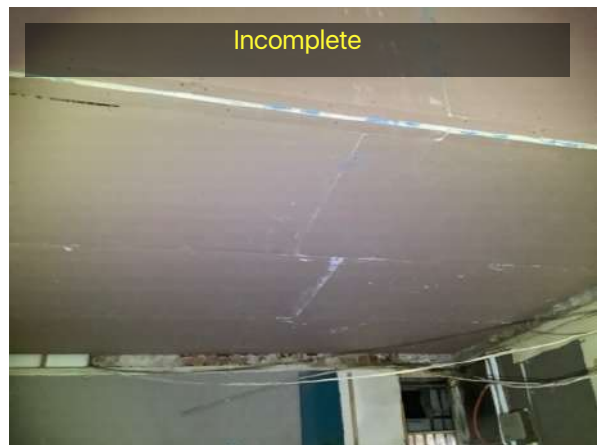
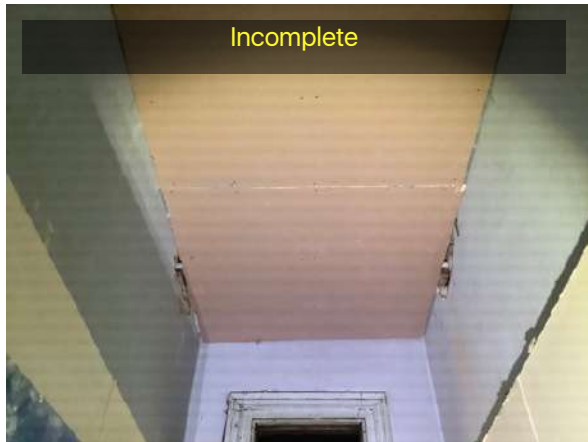
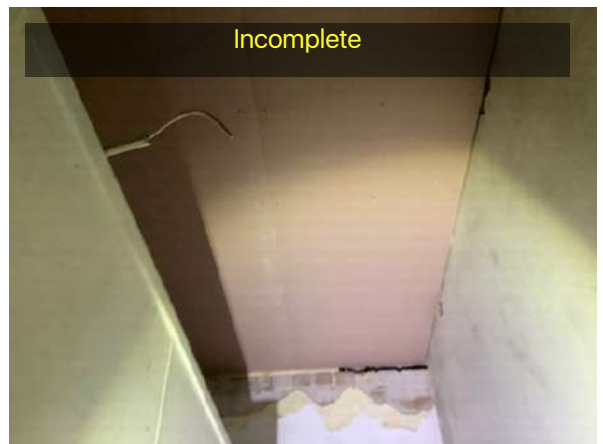
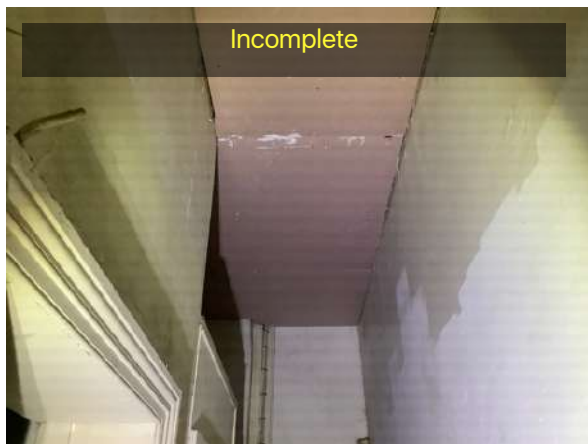


### For Your Information 5.03

Location: Internal Site Photos  
Finding: Plaster Site Photos - Internal Areas  
Additional Internal Plaster Site Photos - Provided for your general reference.













## For Your Information 5.04

Location: Timber Work - All Areas

Finding: Skirting & Architrave Installations - Not Installed

At the time of the inspection the timber work, such as the timber skirting and architraves have not been installed as yet.



## For Your Information 5.05

Location: Incomplete Areas  
 Finding: Electrical – Wiring Concerns

Whilst this may not be a defect, I feel it's important to raise my concerns. The builder is in the process of sorting out the supply mains for the residential area and the commercial area. However my assumption is that the sub mains from the new meter position at the rear of the property, to the downstairs commercial shop area and the upstairs residential area both require the mains to be installed. The sub mains wiring does not appear to be installed, I was of the assumption that the wiring of the sub mains would be installed prior to the plasterwork installation.



## For Your Information 5.06

Location: Incomplete Areas  
 Finding: Areas Around Windows

It is important that the builder complete around the windows to a satisfactory level.



## Conclusion

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### Building consultant's summary

♦ 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.

This is a Pre-Paint Plaster Report for the framing, plaster and waterproofing - ONLY

There are many areas of substandard workmanship and major repairs to perform

All areas must be rectified prior to painting, tiling and continuation of the internal areas.

♦ A re-inspection is HIGHLY RECOMMENDED once all repairs are completed.

## Terms on which this report was prepared

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