



Pre-Plaster Report

Inspection Date: 6 Jul 2021

Property Address: 3 Madel Avenue Strathmore, VIC, Australia



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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: 3 Madel Avenue Strathmore, VIC, Australia

Date: 6 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:	Detached house
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Storeys:	Two storey
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Siting of the building:	Not Applicable
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Gradient:	The land is steep
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Site drainage:	The site appears to be poorly drained
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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.
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Weather conditions:	Wet & Continuous Rain
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Primary method of construction

Main building – floor construction:	Slab on ground
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Main building – wall construction:	Timber framed
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Main building – roof construction:	Timber framed
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Other timber building elements:	Not Applicable
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Other building elements:	Garage
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Special conditions or instructions

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

There are no special conditions or instructions

Accessibility

Areas Inspected

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

- Building interior
- Building exterior

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:

- Exterior covered

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

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

Not Found

Evidence of incomplete works

Found

Additional specialist inspections

The following inspections / reports are recommended

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

Significant Items

Safety Hazard

No evidence was found

Non Compliant

Non Compliant 2.01

Location: The Site

Finding: Concrete Flooring, During Build Process

Please note that this defect has been in all previous reports as well.

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.

INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

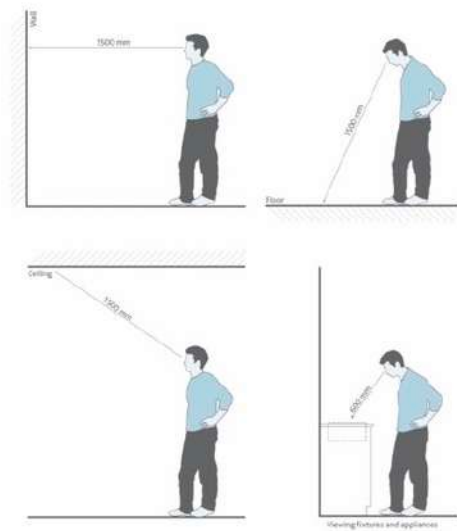
Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (800 mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'. Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

INSPECTING SURFACES FROM A NORMAL VIEWING POSITION

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DIAGRAM F NORMAL VIEWING POSITIONS

DIAGRAM F NORMAL VIEWING POSITIONS



Non Compliant 2.02

Location: All Areas

Finding: Vapour barrier - Defective (AS2870- 2011)

Once again this defect has been in all previous reports.

I HIGHLY RECOMMEND that the builders dig 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 (debris).

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 builder has not completed the vapour barrier system to the porch area and the alfresco area concrete perimeters.

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 these 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.

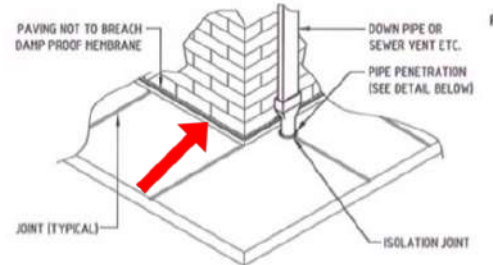
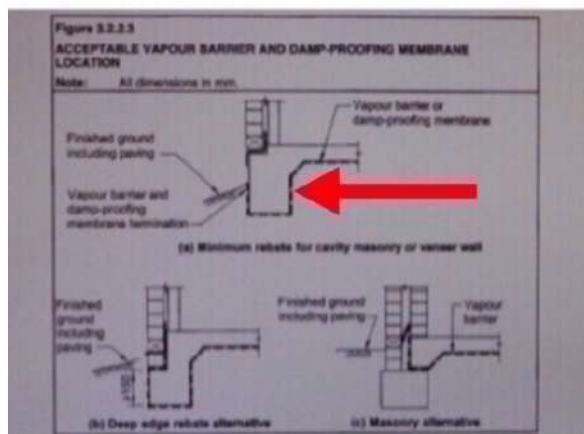
The functionality of the vapour barrier to the entire perimeter of the building including, between the buildings each side of the house is being compromised due to poor workmanship during the installation/construction process.

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 if 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.

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



Non Compliant 2.03

Location: All Areas

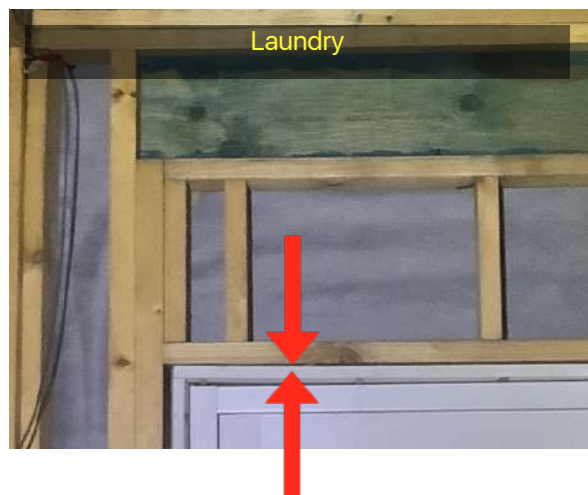
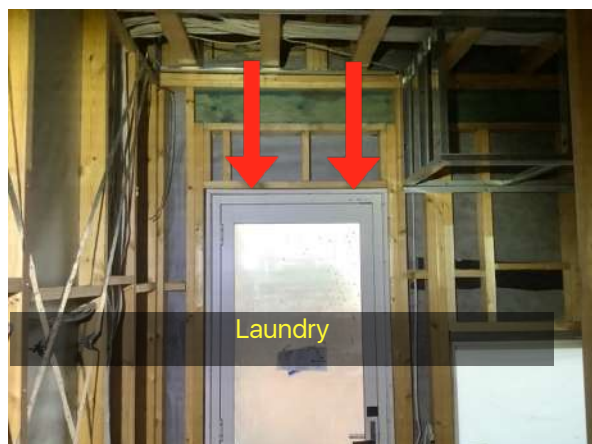
Finding: Top Of Window - Undersized Gap.

There are areas where the top of the windows are currently tight or well under 15mm to the underside of the timber lintels.

It is a requirement of Australian Standard, A.S 1684 Residential Timber-Framed Construction, clause 6.2.3 Openings, that 'A minimum clearance of 15mm shall be provided between the underside of the lintel or lintel trimmer and the top of the window frame'.

This opening and/or ALL openings that are under 15mm must all be modified in compliance with the above.

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Non Compliant 2.04

Location: All Areas

Finding: Bracing Structurally Comprised - Cut Out or Damaged.

A noggin to the top and bottom of the hole with 2 galvanised nails through the studs into the edge noggins and 3 nails through the bracing into the noggins as well will bring the bracing back to its original structural integrity and strength.

At the time of the inspection it was found that bracing has been cut out and structurally compromised.

Bracing boards are a critical structural element and should not be damaged in any way that may impede there long term performance.

Whilst trades need to cut out required holes, it is clear the hole cut out is oversized.

The structual integrity of the bracing sheets has now been compromised, whilst we understand that the client would like electrical outlets or the like in this location, a preferred workman like manner would be to cut the bracing sheet the same size as the electrical braket opening and fix or secure the electrical item to the bracing sheet or cut out 5mm in addition to the electrical bracket size.

Repair of the bracing sheets is required by the builder in accordance with AS1684.2 before the plaster is installed, perhaps one of the repair methods would be to install a noggin top and bottom of cut out.

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Non Compliant 2.05

Location: All Areas
 Finding: Frame / Posts - Not Square / Level Vertically (Max variation is 4mm over 2 mtrs).

◆ Whilst we have identified this important defect item, it is the BUILDERS RESPONSIBILITY to identify any post/s and walls that are non-compliant to ALL AREAS of the frame, without compromise & complete rectification works before the plaster is installed, As I have found various locations which require further packing or straightening of walls.

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

Any deviation in excess of 4mm exceeds the allowable Standards and Tolerances and is considered a defect, in which the builder must attend to prior to the plaster installation.

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

Standards And Tolerances.

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

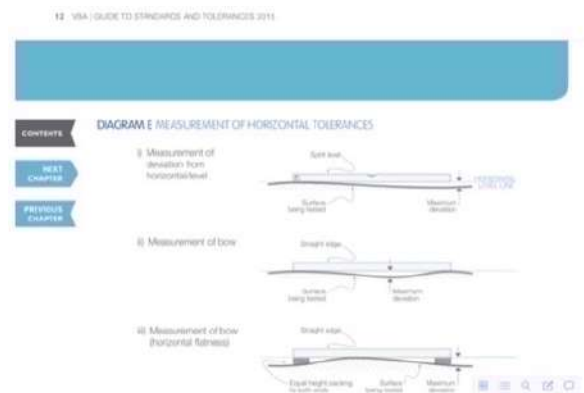
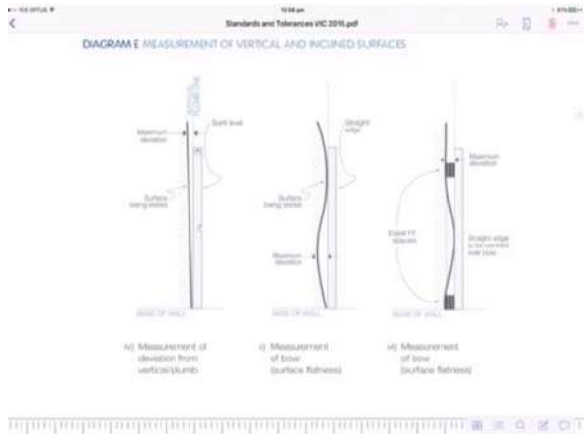
Posts and wall frames are defective if they deviate from vertical by more than 5 mm over a 1.8 m height. Refer to Diagram E.

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.

any 2 m length of wall.



DEVIATION IN THE POSITION OF THE BEARING SURFACE OF THE FINISHED FRAMING

Substrate type	Levels 3 and 4		Level 5	
	Deviation of 90% of area	Deviation of remaining area	Deviation of 90% of area	Deviation of remaining area
Steel and timber framing, and reinforced masonry	mm	mm	mm	mm
	4	5	3	4

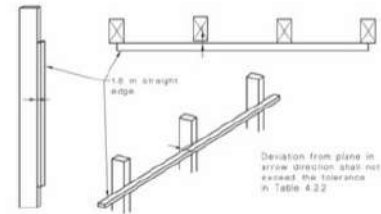


FIGURE 4.2.2(a) ASSESSING FRAMING TOLERANCE

Non Compliant 2.06

Location: All Areas

Finding: Services holes and penetrations - over sized

It was observed during inspection that the diameter/size of holes and penetrations exceeded the maximum size allowable as defined in AS1684.

AS1684 states that service penetrations to studs and plates shall not exceed 25mm and shall be placed central to the breadth or width of the member.

Generally with holes that exceed 25 mm in diameter a recommendation is just to install a noggin with two nails to each end into the studs and three nails into the top plate.

However where there are top plates, studs or timber beam structures that have been severely compromised Consultation with the building surveyor or certifier is recommended to establish the correct course of action to overcome the existing installation of services to comply with AS1684.

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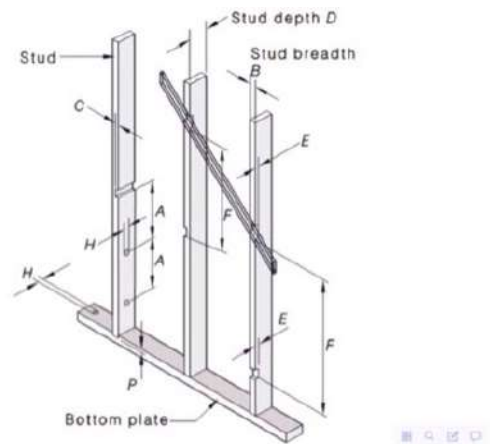
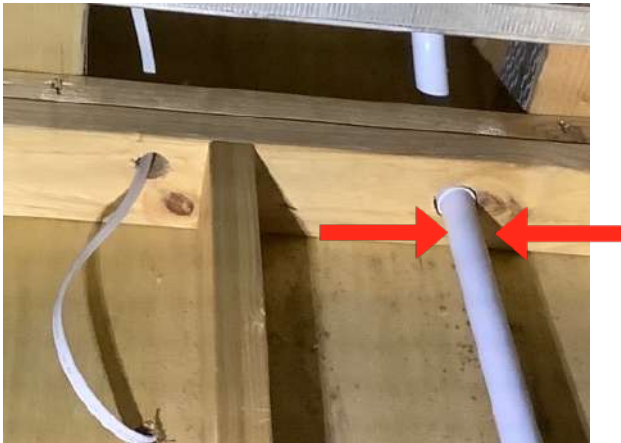
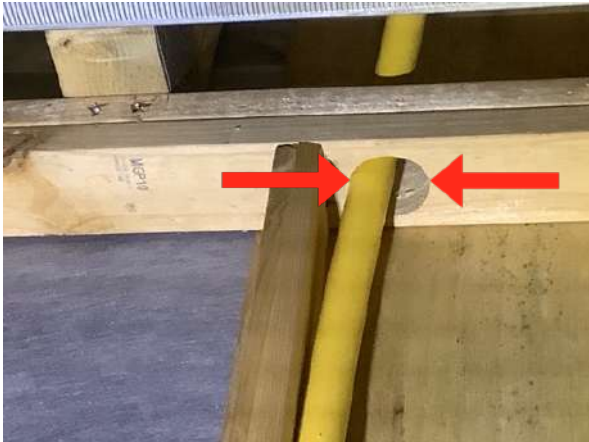


TABLE 6.1
HOLES AND NOTCHES IN STUDS AND PLATES

Symbol	Description	Limits	
		Notched	Not notched
A	Distance between holes and/or notches in stud breadth	Min. 3D	Min. 3D
H	Hole diameter (studs and plates)	Max. 25 mm (wide face only)	Max. 25 mm (wide face only)
C	Notch into stud breadth	Max. 10 mm	Max. 10 mm
E	Notch into stud depth	Max. 20 mm (for diagonal cut in bracing only) (see Notes 1 and 2)	Not permitted (see Note 1)
F	Distance between notches in stud depth	Min. 12D	N/A
P	Trenches in plates	3 mm max.	



Non Compliant 2.07

Location: All Areas

Finding: Holes and notching - insufficient distance.

It was observed during inspection that the minimum distance between holes for services (electrical and / or plumbing) and notching has not been maintained. The AS1684.2 2010, Page 60 and 61 requires a minimum distance between holes and notching in a 90mm stud and top plates is 270mm apart.

The standard (table 6.1) states that the distance between holes and other holes or holes to notches in studs can be no closer than $3 \times D$. This is calculated as $3 \times$ the depth of the material used. In this case $3 \times D$ is $3 \times 90\text{mm}$ or 270mm minimum distance apart.

However where there are top plates, studs or timber beam structures that have been severely compromised Consultation with the building surveyor or certifier is recommended to establish the correct course of action to overcome the existing installation of services to comply with AS1684.

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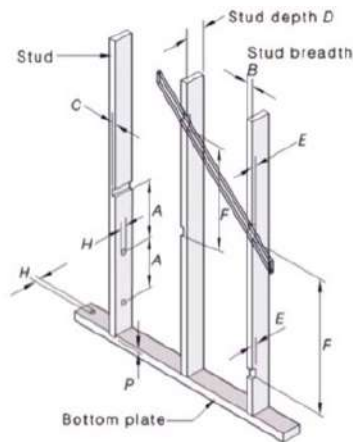
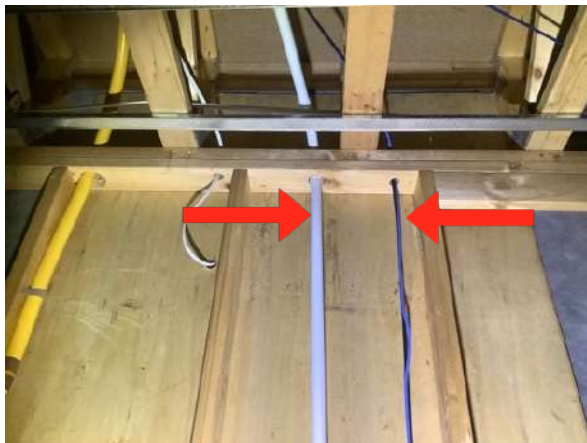


TABLE 6.1
HOLES AND NOTCHES IN STUDS AND PLATES

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C	Notch into stud breadth	Max. 10 mm	Max. 10 mm
E	Notch into stud depth	Max. 20 mm (for diagonal cut in bracing only) (see Notes 1 and 2)	Not permitted (see Note 1)
F	Distance between notches in stud depth	Min. $12D$	N/A
P	Trenches in plates	3 mm max.	





Non Compliant 2.08

Location: Upstairs & Downstairs

Finding: Noggins - Defective Installation - Missing - Taken Out For Tradespersons Requirements.

We refer the builder to AS 1684.2, clause 6.2.1.5 which calls for all noggings to be installed to comply with the Australian Standards. That is into all stud openings, staggered no greater than 150 mm with no opening exceeding 1350 mm in total.

All walls must be installed with noggings no greater than 1350 mm spacing. The intersecting wall connection does not negate this requirement.

As such the continuation of noggings through the intersecting wall area must be installed. This means that one block has to be set at the nogg level. I refer the builder to clause 6.2.1.5.

AS 1684.2.

6.2.1.5 Noggings

Where required, wall studs shall have continuous rows of noggings, located on flat or on edge, at 1350 mm maximum centres (see Figure 6.6).

Noggings are not required to be stress-graded.

Unless otherwise specified, the minimum nogg size shall be the depth of the stud minus 25 mm by 25mm thick, or the nogg shall have a minimum cross-section of 50 mm × 38 mm for unseasoned timber and 42 mm × 35 mm for seasoned timber, and shall be suitable, where required, for the proper fixing of cladding, linings, and bracing.

Where required to provide fixing or support to cladding or lining or for joining bracing sheets at horizontal joints, noggings shall be installed flush with one face of the stud.

Where required to permit joining bracing sheets at horizontal joints, noggings shall be the same size as the top or bottom plate required for that bracing wall.

In other cases, noggings may be installed anywhere in the depth of the stud. Stagger in the row of noggings shall be not greater than 150 mm. We refer the builder to AS 1684.2, clause 6.2.1.5 which calls for all noggings to be installed

to comply with the Australian Standards. That is into all stud openings, staggered no greater than 150 mm with no opening exceeding 1350 mm in total.

All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.

6.2.1.5 Nogging

Where required, wall studs shall have continuous rows of noggings, located on flat or on edge, at 1350 mm maximum centres (see Figure 6.5).

Noggings are not required to be stress graded.

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Where required to permit joining bracing sheets at horizontal joints, noggings shall be the same size as the top or bottom plate required for that bracing wall.

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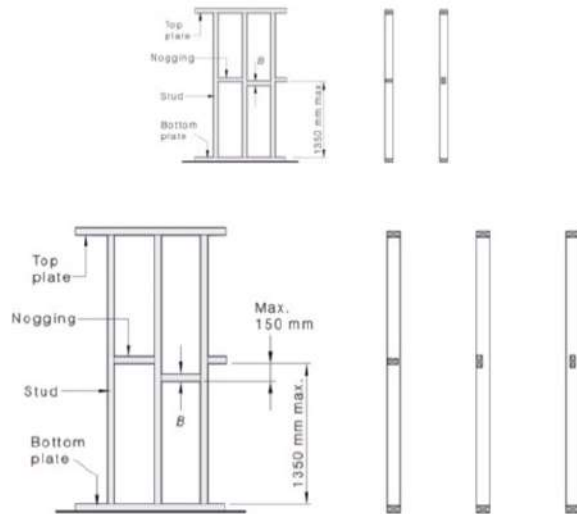
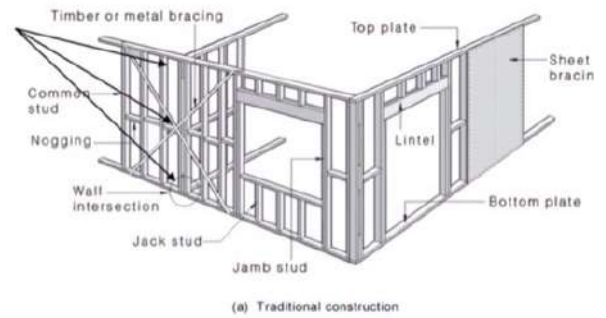


FIGURE 6.6 NOGGING



(a) Traditional construction





Non Compliant 2.09

Location: Upstairs & Downstairs

Finding: Sisalation - not installed correctly, deterioration and damage.

It was observed that sisalation has not installed correctly, deterioration and damage. during construction. Poor or substandard installation combined with damage may result in secondary defects developing affecting weather tightness and environmental efficiency rating for the construction.

All damaged or removed sections must be repaired prior to works continuing especially if a construction is a "reverse build".

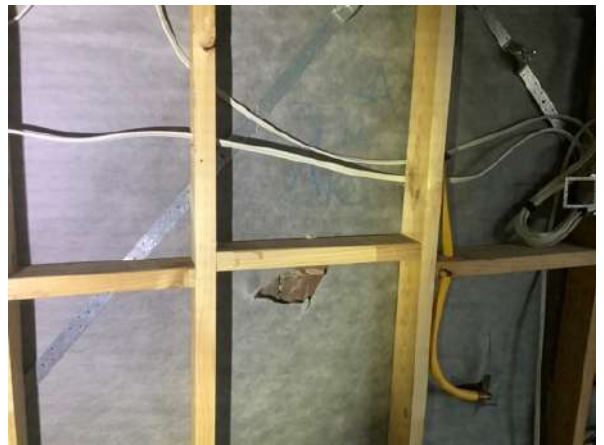
Additionally it was observed that the sisalation has not been installed as per the manufacturers specification and the AS which states that lapping of sheets must be 150mm.

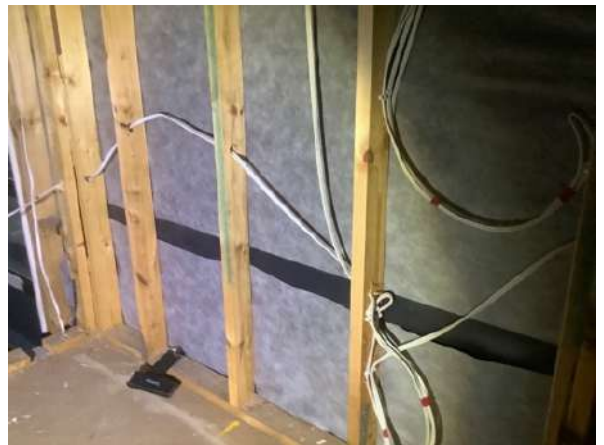
Based if it is a reverse build project and energy rating taping of all joints is required which includes taping over and around all penetrations such as Windows and doors.

Where sisalation is damaged and cannot be made as new. The damaged sections will need to be replaced with new prior to proceeding with the build. I refer the builder to the section of the contract on this topic.

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









Non Compliant 2.10

Location: Upstairs & Downstairs

Finding: Windows - No Packing, As Per The Manufactures Specifications. (Or Packing Not Satisfactory)

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.

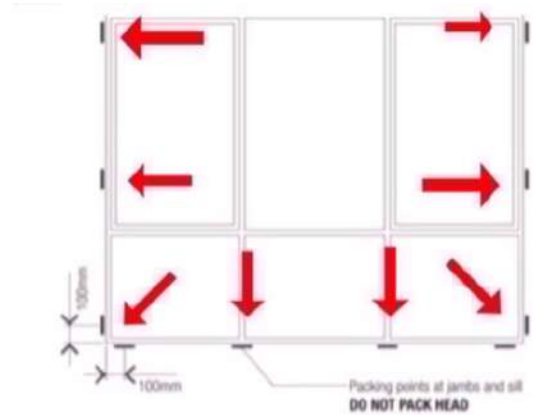
The gap shall be sealed with suitable flexible mouldings or flexible caulking to resist water penetration, or other weatherproofing methods shall be used.

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This Australian Standard was prepared by Committee BD/21, Windows. It was approved on behalf of the Council of Standards Australia on 30 April 1999 and published on 5 June 1999.

Building Code of Australia
primary referenced Standard



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

7.3.2 Thermal movement The frame and its members shall be free to move in response to thermal change. In no circumstances shall provision for expansion be made by locating slotted fixing holes in anchor brackets to allow sliding movement between the anchor brackets and the structure. Where used, such slotted holes shall be located to allow sliding movement between the frame and anchor brackets.

7.3.3 Structural movement At the time of installation, allowance shall be made for differential movement of the structure of the window, such as creep and compression of the structure.

7.4 ON-SITE CARE

NOTE: Refer to Appendix F, for guidelines on on-site care.

SECTION 7 INSTALLATION

7.1 WINDOW SELECTION A window assembly shall suit the design wind speed or pressure of the site and the building in which it is to be installed. A window assembly shall have a window rating or design wind pressure not less than the wind classification of the site or location on the building in which it is to be installed.

A suitably competent and experienced person shall nominate the window rating appropriate to the site or the building.

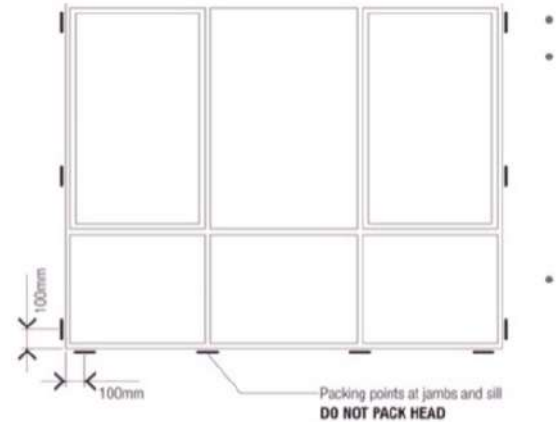
7.2 INSTALLATION Openings in buildings into which windows are to be installed shall be of sufficient size to allow the window frame to be installed level and plumb.

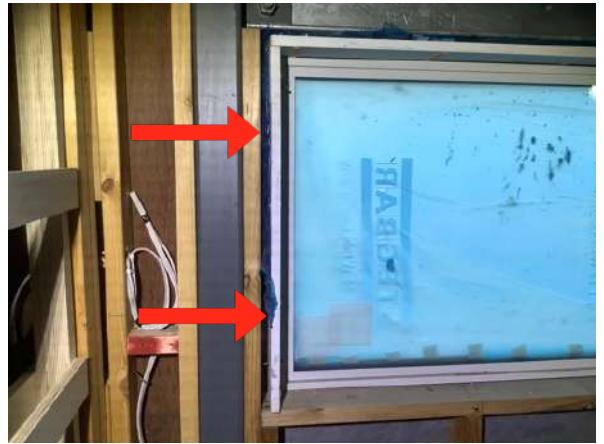
Windows shall only be installed in locations for which they are designed in accordance with this Standard.

Window assemblies shall be fixed into the building using recognized building practices. Fixing shall not deform the window assembly. Non-load-bearing window assemblies shall not carry building loads.

Installed windows assemblies shall prevent water penetration and excessive air infiltration.

NOTE: Window manufacturers' installation procedures may need to be followed for particular installations.





Non Compliant 2.11

Location: Upstairs & Downstairs

Finding: Window Installation - Gaps To Perimeter Of Windows Defective.

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.

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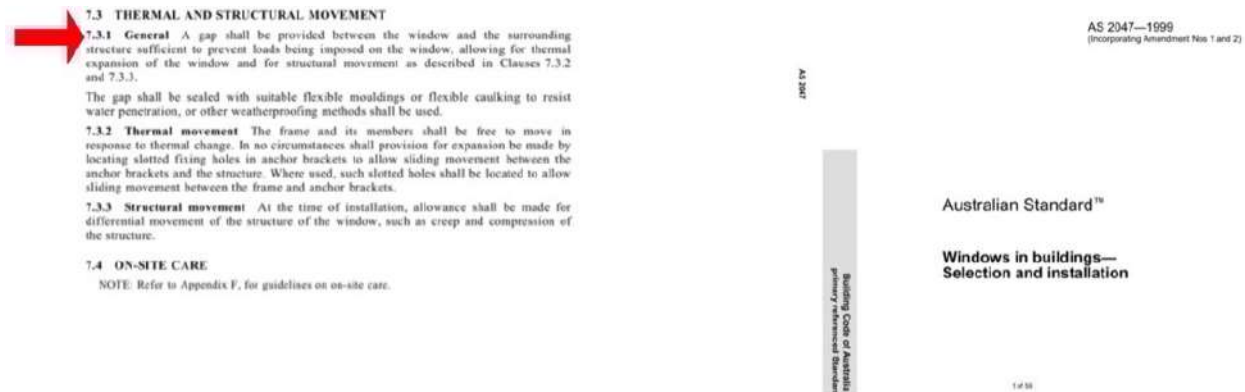
The packers must be as the manufacturers specifications.

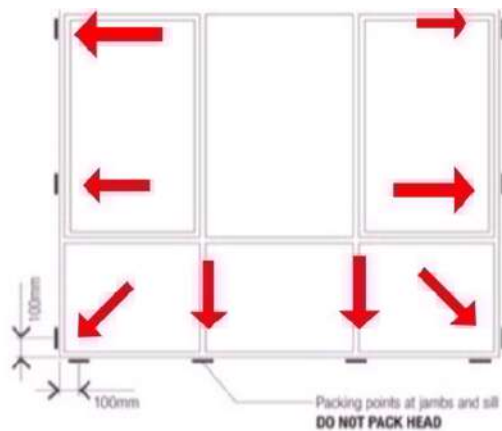
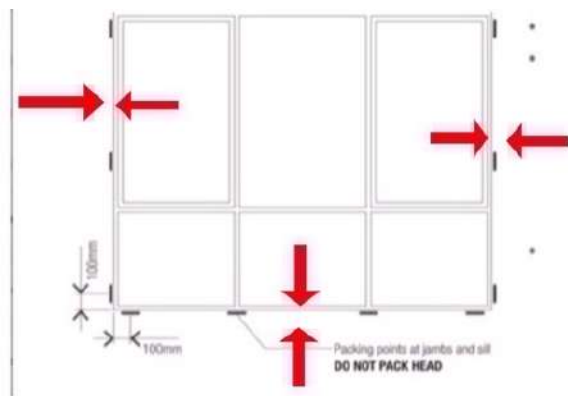
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7.3.1 General A gap shall be provided between the window and the surrounding structure sufficient to prevent loads being imposed on the window, allowing for thermal expansion of the window and for structural movement as described in Clauses 7.3.2 and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





25 AS 2047—1999

SECTION 7 INSTALLATION

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NOTE: Window manufacturers' installation procedures may need to be followed for particular installations.

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(c) *Timber and metal angle braces* The maximum depth of a notch or saw-cut shall not exceed 20 mm. Saw-cuts studs shall be designed as notched.

2/50 x 2.8 mm Ø nails for timber brace, or 2/30 x 2.8 mm Ø nails for metal brace, to each stud and plate.

Min. 75 x 15 mm F8 brace or metal angle of min. nominal section 20 x 18 x 1.2 mm

(See Detail 1)

No end splits allowed; drill if necessary

(See Detail 1)

(See Detail 1) 1800 mm min. to 2700 mm max.

Detail 1: 30 x 0.8 mm galv. metal strap looped over plate and fixed to stud with 3/30 x 2.8 mm Ø galv. flat-head nails (or equivalent) to each end. Alternatively, provide single straps to both sides, with 3 nails per strap end, or equivalent anchors or other fasteners.

Fix bottom plate to floor frame or slab with nominal fixing only (see Table 9.4)



Substandard Workmanship

No evidence was found

Incomplete

Incomplete 4.01

Location: All Areas

Finding: Insulation not installed

At the time of the pre-plaster inspection the insulation to the roof upstairs and the walls upstairs was not installed and in addition the insulation to downstairs all areas was not installed. In addition any other areas as required in the contract.

Normally for a pre-plaster inspection and report as mentioned above these items are normally 100% complete ready for the clients private building consultant to inspect as that is part of the pre-plaster report.





Additional comments

It is important that the builder not continue to cover up any defects.

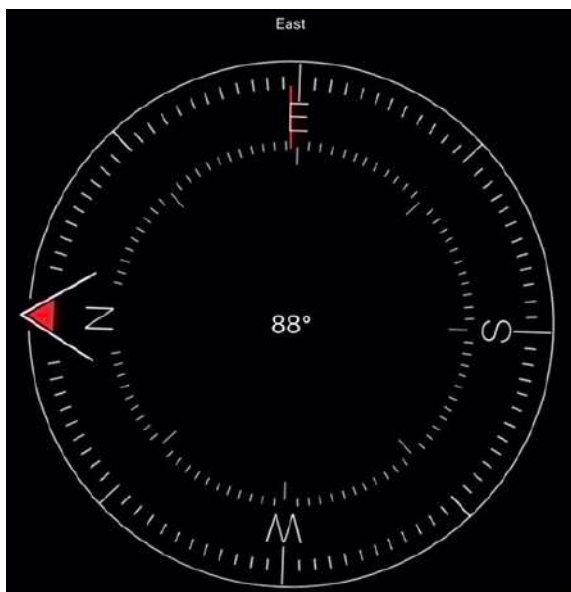
For Your Information

For Your Information 5.01

Location: The Site

Finding: Site Photos

Additional photos are provided for your general reference.



Conclusion

Building consultant's summary

IMPORTANT PLEASE READ:

THE BUILDER IS RESPONSIBLE TO CHECK AND REPAIR THE DEFECTS NOTED IN THE REPORT TO ALL AREAS OF THE FRAME, WITHOUT COMPROMISE, our photos are just examples of each defect item ONLY.

We do not take many photos of each defect as it just complicates the report and once again the builder must check and inspect the entire frame for each defect.

◆ **In addition to this pre-plaster report it is important to note that the reinspection frame report dated the 2/2/2021 has remaining defect items as well. The re-inspection of the frame report was sent to the client the same day as this pre-plaster report.**

Terms on which this report was prepared

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
 - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
 - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
 - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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

Workplace Safety

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

Acceptance Criteria

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

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

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.

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.