Page 1



# Lock Up Report

## Inspection Date: 11 Sep 2021 Property Address: Eastern Suburbs



## **Contents**

Inspection Details	3
General description of property	4
Accessibility	6
Summary	7
Significant Items	8
Additional comments	65
Conclusion	66
Terms on which this report was prepared	67

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:	Eastern Suburbs
Date:	11 Sep 2021
Client	
Name:	Private
Email Address:	Private
Phone Number:	Private
Consultant	
Name:	Les Camilleri
Email Address:	info@masterpropertyinspections.com.au
Licence / Registration Number:	A25361
Company Name:	Master Property Inspections
Company Address:	Essendon Victoria 3040
Company Phone Number:	03 93373884

# **General description of property**

Building Type:	Detached house
Storeys:	Single storey
Siting of the building:	Not Applicable
Gradient:	The land is gently sloping
Site drainage:	Not Applicable
Orientation of the property:	The facade of the building faces south Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

## Primary method of construction

Main building – floor construction:	Concrete Slab
Main building – wall construction:	Brick veneer, Timber framed, External cladding, External light weight walling system, External render finish, Internal gypsum plasterboard, Fibre-cement sheeting, Metal Sheeting, Various Building Materials
Main building – roof construction:	Timber framed, Pitched roof, Corrugated Sheet Roofing
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

## 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

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:

- Paved areas abutting the building
- 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:

- 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	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:

Finding:

Painting-excessive over painting-All Areas Paint finish excessive over painting - defective

Defect Standards & Description Below.

Guide To Standards and Tolerances 2015.

12.02 Surface finish of paintwork

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.

13 VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (600 mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'1 .Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.







Location:	Articulation Joints - All Area's
Finding:	ARTICULATION JOINTS - Not as per plans.

NOT AS PER PLANS: There are articulation joints installed that are not installed as per the DOCUMENTED PLANS.

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

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

ARTICULATION JOINTS ARE NOT INSTALLED AS PER THE PLANS.

It appears that the builder and/or bricklayer have made there own dicision as to the locations of the articulation joints to the entire building .

Now the bricklayer and also the builder are both NOT QUALIFIED to make the decisions as to where the articulation joints must go as only the architect and more importantly the engineer are qualified for such important decisions.

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

Not all the articulation joints are installed as per the plans supplied

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

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

A structural engineer must now be engaged to design and supply new plans for the rectification process.





Location: A

Finding:

Articulation Joints - All Area's

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 2.04

Location:

Finding:

Articulation Joints - All Area's

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.





Location:

Finding:

Concrete Slab - Perimeter To All Areas

Polyethylene (plastic) vapour barrier not installed as per ( NCC ) Volume Two: 3.2.2.6 Vapour Barriers - Non-Compliant / Defective

#### ♦ IMPORTANT:

All AREAS to the ENTIRE slab should be checked CAREFULLY to identify any further defects that are the same as this defect, our photos in this report are ONLY SMALL EXAMPLES.

#### MISSING VAPOUR BARRIER:

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

The vapour barrier must be placed beneath the slab so that the bottom surface of the concrete slab is completely protected and extends under the edge beams to finish at ground level and It must be further noted this is also required to class 10 buildings when the slab is continuous from a class 1 slab, so the vapour barrier has failed.

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 ZSLAB area including Porches, Alfresco's and any other areas to the main building must have the vapour barrier as well.

There is no distinction in any supporting evidence of building codes or australian standards to state otherwise.

#### Continued Repair Method.

THE ONLY TRUE REPAIR METHOD IS TO ENTIRELY DIG THE EXTERNAL PERIMETER OF THE BUILDING AT LEAST 300mm below the vapour barrier system Polyethylene (plastic) damaged areas, which will vary in areas and then overlap the existing plastic with the new plastic by a minimum of 200mm and to tape all the overlaps of the Polyethylene (plastic). 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 Polyethylene (plastic). Any over pour of concrete must be cut flush to the concrete rebate and include engineers report for alteration works and if steel mesh is visually seen, then the structural engineer must now also be notified to include the repair methods of the exposed steel mesh areas to determine the remedial works.

Whilst this may now be a lot of work, there must not be any compromise in the quality finish as the slab is a structural component that must be protected as per the National Construction Code (NCC) Volume Two - Building Code of Australia (BCA) - 2019 - Page 113

#### IMPORTANT TO NOTE :

The builder must supply the vapour barrier system clean, visible and tight against the concrete perimeter slabs at handover, without compromise.

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

#1/ All over laps are to be 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 levels and must be extended with 200mm overlaps and taped to all joints in the the plastic.

#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.

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 the required repairs to this vapour barrier, this installation is non-compliant with the Australian Standards and is 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.

As per the National Construction Code (NCC) Volume Two - Building Code of Australia (BCA) - 2019 - Page 113

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.

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Figure 3.2.2.3 Acceptable vapour barrier and damp-providing mentionary location













Location: Finding: Concrete - Exterior

Concrete- No Isolation Joint material between walls, pipes, downpipes and fences.

Expansion between concrete and other hard surfaces of walls, pipes, downpipes and fences non compliant.

Paving has not been installed with expansion joints between the house, storm water pipes and fencing.

This has the potential to crack the underground stormwater pipes, brick wall and concrete paving.

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

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

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

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

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

Pressure from movement of the land property, building property can be transferred to my client's structure. This can result in "forced cracking"

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







Location:

Finding:

Concrete - Exterior

Concrete Paving - Defective Finish

Concrete paving finish is defective if it is not consistent in colour texture and general appearance. The degree of inconsistency is considered excessive and does not meet Standards and Tolerances.







Finding:

Location:	Drainage - Exterior

Paving Perimeter Paving - Insufficient Fall

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

potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

The paving DOES NOT HAVE THE MINIMUM FALL REQUIRED TO THE PAVING AREA.

Standards & Tolerances: 1.03 Surface drainage

The paving/landscaping should direct surface water away from the building. Surface water drainage is defective if it is not in accordance with the requirements of the Building Code of Australia









Location: Finding: Roof Exterior

Flashing Metal Transfer - Defective

The metal transfer flashing to the garage is showing fall backwards towards the wall frame. The plumbing requirements and supplier's installation guidelines clearly mandate that the transfer flashings must have fall away from the dwelling. Note attached detail from Stramit Technical manual.

The plumber will need to rework all of the non-compliant transfer flashings to provide fall away from the dwelling. Being that the fall of the flashing is governed by its fixing height at the wall frame, the builder may need to remove the lower sections of wall cladding and rework the fixing height of the flashings.



Rachings at wells should include a fail on horizental planes and be all sufficient size to ensure good drainage away from the cladding and to avoid potential build up of debris.





Location: Finding: Timbers - Exterior / Perimeter

Bottom Timber Cladding - To Close to the ground level.

The bottom timber is installed at ground level. As per the standards in (3.5.4.7 Clearance between cladding and ground), the minimum spacing from the cladding to the ground is 100mm.

The cladding will need to be re-worked.

3.5.4.7 Clearance between cladding and ground
(a) The minimum clearance from the bottom of the wall cladding to the adjoining finished ground level must be—
(i) 100 mm 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
3.1.3.3(a); or
(iii) 150 mm in any other case.

As per the National Construction Code ( NCC ) Volume Two - Building Code of Australia ( BCA ) - 2019, Page 216

3.5.4.7 Clearance between cladding and ground
(a) The minimum clearance from the bottom of the wall cladding to the adjoining finished ground level must be—
(i) 100 mm 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

3.1.3.3(a); or

(iii) 150 mm in any other case.

(b) Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor

framing.

Explanatory information:

The 3.5.4.7 clearances may also be subject to other requirements for drainage in Part 3.1.3, clearances for inspection

zones for termite management in Part 3.1.4 and screening and sealing of gap requirements for construction in bushfire

prone areas in Part 3.10.5, where appropriate.





nder marked - defective
nder, during the build process and/or at completion.

Marks caused by paint, carelessness, sub-standard workmanship, etc due to the composition of the materials and / or any other blemish or damage which is obvious from a normal viewing position is considered a defect with reference to Standards and Tolerances.

Where the walls in this case the rendered walls are not consistent with Standards and Tolerances as a building must be presented as new and all products and finishes must be presented as new.

In this case whether its paint or any other differences to the render, if the builder can not get the walls cleaned or repaired AS NEW, then the walls will require re-render to the total areas or face of the wall so that no patch render work will be noticeable.

Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (600 mm for appliances and fixtures) with the surface or material being illuminated by 'non-critical light'1. Non-critical light means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

DIAGRAM F NORMAL VIEWING POSITIONS 1500 mm (Diagram Attached) Floor Ceiling Walls - Slight variations in the colour and finish of materials do not always constitute a defect.

1 Non-critical light is defined in appendix.B3 and D7 Australian Standard AS/NZS 2589. Refer also to CSIRO TR 90/1, Report No. L8 – 1992. Viewing fixtures and appliances

#### And

9.03 Matching and repairing existing rendered surfaces

The builder must try to match existing work.

In some instances this may not be possible as the original finish may have significantly aged or the material composition may be impossible to determine without expensive research. When matching an existing finish, a practical approach must be adopted, and where possible a physical joint, door, window, downpipe or other similar separator should be incorporated to lessen the visual impact of the new work. Where this is not possible, the whole of that wall from corner to corner should be re-finished.

Where appropriate, defective work such as cracking should be monitored for 12 months or any other agreed period before determining what, if any, remedial work is required.





Location: Finding: Windows-All Areas

Gap Under Windows Required ( gap required under window and above brick sill - 5mm gap minimum )

There is no gap between under the window frame and the top of the brick sill.

The Minimum gap allowance is 5 mm, this 5 mm gap allowance is to allow for timber shrinkage and is very important.

The builder may try and argue that the timber frame is seasoned timber. In order for there to be no gap under the window the entire timber frame must be seasoned timber, including the frame (bearers, joists and wall frame) And this is simply not the case.

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

A 5mm gap between the window and the brick sill is required at 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.

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.

And

Standards & Tolerances - Page 46
 8.01 Installation of external windows and doors
 Unless documented otherwise, external windows and doors are defective if they are not installed and flashed in accordance with the manufacturer's installation instructions.

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.



Minimum cleanarices apply below Windows and doors where shrinkage will course settlement of the frame on to sill bricke and thresholds - refer to Table 3.19



Minimum cleanarices apply below windows and doors whore shrinkage will cause settlement of the frame on to sill bricks and timesholds – refer to Table 3, 19



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Finding:

Windows - No flashing over a window / opening (timber/ cladded)

I am concerned as to the flashing over the windows. Manufacturers have there own specifications on the installation of there windows, doors, etc.

Flashings must be provided to tops of the timber window frames.

I HIGHLY RECOMMEND that the builder supplies my client ALL THE MANUFACTURERS SPECIFICATIONS to all the windows and doors to all locations without compromise. If the builder has not followed the specifications then the warranty to these items will become void and my client can be left in a very bad situation with no warranty and also structural damage caused by water ingress.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

As per the National Construction Code (NCC) Volume Two - Building Code of Australia (BCA) - 2019, Page 215.

♦ 3.5.4.6 Flashings to wall openings Openings in external wall cladding exposed to the weather must be flashed with materials complying with AS/NZS 2904 and in accordance with the following:

(a) Flashings must be provided to bottom, tops and sides of openings, except as permitted by (d), and must be installed

so that the flashing-

Windows-All Areas

(i) extends not less than 110 mm beyond the reveals on each side of the opening where practicable; and

(ii) is attached to the window and wall framing; and

(iii) at the top and bottom of the opening, drains to the outside face of the wall or cladding.(b) Joins in the flashing must—

(i) overlap by not less than 75 mm in the direction of flow; and

(ii) be securely fastened at intervals of not more than 40 mm; and

(iii) have sealant installed between laps.

(c) The method of flashing must be suitable for the framing and cladding used and any reveal for the window or door

system or any architrave or finishing trims that may be installed.

(d) The top of an opening need not be flashed where it is adequately protected by an eave of a width more than 3 times

the height of the cladding above the opening (See Figure 3.5.4.5).

(e) Flashings must be securely fixed at least 25 mm under the cladding and extend over the ends and edges of the

framing of the opening.

Explanatory information:

3.5.4.6(a)(i) applies 'where practicable' because it is often impractical to extend the flashing 110 mm beyond the reveal;

for example, where openings are positioned adjacent to a corner or where two windows are within 110 mm of each

other. In such cases consideration should be given to ensure the flashing prevents the penetration of water into the

external wall.

#### And

🔷 Standards & Tolerances - Page 46

8.01 Installation of external windows and doors

Unless documented otherwise, external windows and doors are defective if they are not installed and flashed in accordance with the manufacturer's installation instructions.

Unless documented otherwise, external windows and doors are defective if they are not installed and flashed in accordance with the manufacturer's installation instructions.

#### And

8.02 Weather-tightness of windows, doors, and window and door frames. Window frame and door frame installations are defective if, due to the builder's workmanship, they leak or cause unhealthy or dangerous conditions, loss of amenity for occupants, undue dampness or deterioration of building elements.

Windows and doors are defective if, when closed, they allow the entry of water.

Water entry through doors is not defective if they are not intended to prevent water entry. For example, vehicle access doors.

Windows and doors are defective if they are not sealed in accordance with the requirements of the Building Code of Australia, where required.





Figure 3.5.4.5 Weather protection of openings















Location:
Findina:

Brick Work - All Area's

Brickwork - Excessive mortar (AS4455)

♦ I would like to make note that the builder may argue that the brickwork is a rough face and in addition the brick mortar is a flush finish to the brickwork, so it is not possible to get the excessive brick mortar off the edges of the brickwork. I would like to make note that this is not the case as there are many areas that are acceptable and the builder needs to follow through on that quality to the entire home. However in addition to the excessive brick mortar is severely compromised brick mortar from excessive brick cleaning acid and pressure. So there is much to consider in relation to the brickwork on this property.

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

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

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

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

In Addition the builder warrants to complete the WORKS in a proper and workman like manner, which is not the case in theses area's .

As per DOMESTIC BUILDING CONTRACTS ACT 1995, Act No. 91/1995, 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.

THE BUILDER HAS FAILED THE ABOVE.





























Finding:

Brickwork - Holes and Voids

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

There are 2 Defects. One defect is brick mortar "holes and voids" and the other defect is "brick cleaning acid and pressure damage to the brick mortar.

I would like to make note that there are two major defects to this brickwork, one is the brick holes and brick voids in various locations to the brick mortar and the other is the damaged brick mortar due to excessive acid and pressure from the brick cleaner as the brick mortar is severely damaged in many areas.

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

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

There are really ONLY 3 CHOICES AVAILABLE .

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

2/ Demolish the brick work.

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

HOWEVER : There are other defects that co-exist with the deteriorated mortar, which are Brick Perp Ends, Variations Excessive & Bed Joints, Variations Excessive. So between the EXCESSIVE deteriorated brick mortar, Brick Perp Ends, Variations Excessive, Bed Joints, Variations Excessive, it does appear to be IMPOSSIBLE to repair the bricks to all areas, without demolishing the bricks.

-------

There are various locations with brickwork holes and voids to the brick mortar. The brick mortar must have a consistent smooth textured finish throughout the brick mortar surface areas. There are inconsistencies with holes and voids spread throughout the property.

Is very important that the builder repair all locations with a brick mortar match that is not noticeable, otherwise the defect will remain non-compliant.

As per Standards & Tolerances.

3.09 Voids and holes in mortar

Voids and holes in mortar in masonry walls, with the exception of weepholes and vents, are defective if they are visible from a normal viewing position.

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

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

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

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

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

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

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

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



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Finding:

Location:	Brick Work - All Area's
Looddon	

Brick Wall Mortar - Severely Damaged By The Cleaning Of The Brick Work.

There are 2 Defects. One defect is brick mortar "holes and voids" and the other defect is "brick cleaning acid and pressure damage to the brick mortar.

I would like to make note that there are two major defects to this brickwork, one is the brick holes and brick voids in various locations to the brick mortar and the other is the damaged brick mortar due to excessive acid and pressure from the brick cleaner as the brick mortar is severely damaged in many areas.

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

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

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

The mortar to the brickwork in many areas around the perimeter of the building is inconsistent in brick mortar finishes.

These defects are visible from a normal viewing position.

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

There are really ONLY 3 CHOICES AVAILABLE.

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

2/ Demolish the brick work.

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

HOWEVER : There are other defects that co-exist with the deteriorated mortar, which are Brick Perp Ends, Variations Excessive & Bed Joints, Variations Excessive. So between the EXCESSIVE deteriorated brick mortar, Brick Perp Ends, Variations Excessive, Bed Joints, Variations Excessive, it does appear to be IMPOSSIBLE to repair the bricks to all areas, without demolishing the bricks.

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.

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In Addition the builder warrants to complete the WORKS in a proper and workman like manner, which is not the case in theses area's .

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

THE BUILDER HAS FAILED THE ABOVE.













Location: Finding: Brick Work - All Area's

Bricks - Overhanging On Slab.

It was observed that there are areas where the brick work is overhanging the concrete slab edge by more than the tolerable allowance with reference to the NCC and Standards and Tolerances.

A maximum overhang of 15mm is acceptable, However any brick work overhang up to 15mm must have shrink grout installed.

BRICKWORK OVERHANGING CONCRETE SLAB - OVER 15mm ;

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

Over 15 mm is deemed defective, and the builder must engage with an engineer to supply drawings and additional supports under the brickwork. Generally a galvanised plate at right angles must be installed with appropriate fixings. Any galvanised plates must not protrude pass the brickwork.

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

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



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

#### DIAGRAM 4.08 BOTTOM PLATES THAT OVERHAND CONCRETE SLARS







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

DIAGRAM 4-08 DOTTION IN ATES THA? OVER-WARD CONCRETE SLABS.





Finding:

Brick Work - All Area's

Brickwork / Mortar - Cracking Noticeable.

As per VBA | GUIDE TO STANDARDS AND TOLERANCES 2015 - 3.02 Damage to masonry walls, these items in this report are defective, even if not structural and must be repaired.

Brick work / Mortar cracks are evident. Repairs required to external brickwork. Always monitor these cracks and contact a building inspector should cracks widen, lengthen, or become more numerous.

#### NOTE;

Sometimes it is best just to monitor the brickwork, as per the VBA | GUIDE TO STANDARDS AND TOLERANCES 2015-3.02 Damage to masonry walls, below. OR the builder may choose to complete the repairs prior to the recommended waiting time for the building to settle. If the cracking is quite minor the builder again may just wan t to get the repair completed.

Cracked brickwork over 1mm, requires replacement.

Whilst some masonry units have intended surface cracking or crazing as a result of the manufacturing process these are not defects unless they may result in the fracture of the whole masonry unit.

ALL REPAIRS MUST NOT BE NOTICEABLE WITHIN 1500 mm.

VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

#### 3.02 Damage to masonry walls

Refer to Table 3.02 for descriptions of categories of damage.

Category 3 or greater damage to walls is defective and requires investigation, stabilisation, monitoring and rectification work, which may include breaking out and replacing sections of the wall.

Category 2 cracks to walls are to be monitored for a period of 12 months. At the end of the monitoring period, a crack rated at Category 2 or above is defective and requires rectification. Category 2 damage is defective and requires minor repair work such as repointing.

VBA | GUIDE TO STANDARDS AND TOLERANCES 2015

#### 3.10 Cracked masonry unit

It is characteristic of some masonry units to have surface cracks or crazing as part of the manufacturing process. These are not defective unless they result in the complete fracture of the unit.

Masonry units that are damaged, cracked or otherwise visually inconsistent with the overall characteristics of the masonry units are defective.

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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.





Finding:

Brick wall - Perpend vertical alignment defective

There are areas where the alignment of the brick perpends are defective as the are not vertically straight within 20mm over a 2 metre length.

#### Standards & Tolerances:

It is observed that a line of masonry perpends are defective as they exceed the maximum allowable deviation of 20mm per 2m height of wall. This measured from the centre to centre of perpend joints. This deviation exceeds the allowable Standards and Tolerances.

In Addition the builder warrants to complete the WORKS in a proper and workman like manner, which is not the case in theses area's .

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

THE BUILDER HAS FAILED THE ABOVE.

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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.









Location:

Finding:

Brick Work - All Area's

Bricks - White Staining & Rust/Debri Staining.

There are many areas around the walls of this house that are displaying White Staining & Rust/ Debri Staining on the faces of the bricks.

There are a number of causes of this problem, the most common from when too much acid and not enough water is used in the initial clean, which causes the by-products of the reaction between the acid and the mortar to be absorbed into the brick faces instead of being washed clear of the wall.

These walls will have to be re-cleaned with a product approved by the brick manufacturer to remove this staining.

#### IMPORTANT.

As there are so many brick defects, such as severely damaged brick mortar, the builder must take them all into consideration, before cleaning bricks again.









Location:	Brick Work - All Area's
Finding:	Brick Perp Ends - Variation Widths Excessive
	BRICK PERP ENDS - Non-Compliant (Defective)

NCC states that 'Unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm'.

It is observed that there is an excessive deviation from the documented thickness of the BRICK PERP ENDS.

The builder may argue that the brick heights and widths are varied in their sizes, so it is impossible for the builder to keep the perp ends tolerances within the Australian standards and standards and tolerances, however the brick work variation is only up to 1mm. We have only taken the defective photos in areas where the brickwork measurements are consistent and there is no variation in the height or length whatsoever. So this workmanship comes down to defective workmanship.

The Deviation of brick perp ends thickness is spread throughout the ENTIRE property from the front of the property to the sides of the property to the rear of the property. This is a consistent problem spread throughout and the photos attached are only a guide and well below acceptable tradesman's like finishes.

All brick repairs must NOT BE NOTICEABLE from 1500mm distance, otherwise the repaired areas, will remain non-compliant and be classed as defective.

The perp ends in these areas documented as EXAMPLES ONLY are non-compliant.

(Non-structural tolerance) - Deviation from documented thickness of perpend - 10mm maximum, there are areas with Deviation from documented thickness of perpend of 23mm, THIS IS NON-COMPLIANT.

 (Non-structural tolerance) - Maximum difference in perpend thickness in any one wall -8mm, there are areas with Maximum difference in perpend thickness in any one wall of 13mm, THIS IS NON-COMPLIANT.

As per - Standards and Tolerances, TABLE 3.04 TOLERANCES IN MASONRY CONSTRUCTION:

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

Column 2 (Non-structural tolerance) - Minimum perpend thickness is 5mm

Column 2 (Non-structural tolerance) - Deviation from documented thickness of perpend - 10mm maximum

Column 2 (Non-structural tolerance) -Maximum difference in perpend thickness in any one wall - 8mm

It is observed that there is an excessive deviation from the documented thickness of the brick perp ends to much to many areas.

SPECIAL CONSIDERATION:

In addition to the Defective Brick Perp Ends, there are other serious non-compliant items: #Defective Bed Joints.

# Deteriorated mortar.

# EXCESSIVE deteriorated brick mortar, caused by the brick cleaner.

# Overall sub-standards brick work, that is not completed to a trades like level.

#Defective Bed Joints. # Deteriorated mortar.

# EXCESSIVE deteriorated brick mortar, caused by the brick cleaner.

# Overall sub-standards brick work, that is not completed to a trades like level.

So in stating the above non-compliant and sub-standard brick works, it does appear to be IMPOSSIBLE to repair the bricks to an ACCEPTABLE QUALITY FINISH, without demolishing the bricks in part or full and/or render the home in part or full.

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

#### AUSTRALIAN STANDARDS:

The relevant Australian Standard, A.S.3700-2001 Masonry Structures, states that 'the maximum deviation from a specified thickness of a perpend joints for non-structural face brickwork is +/- 5mm on average' as well as that 'the maximum difference in perpend thickness in any non-structural face brick wall is 8mm' and also that 'the minimum perpend thickness for non-structural face brick wall is 5mm'.

#### OVERALL SUMMARY:

Unfortunately, due to the above non-compliant and sub-standard workmanship, the remedial works are demolishment of brick work and/or at the clients consent possibly render the home, however a rendered home will very much change the appearance, so it is important to seek professional design advice as to whether a rendered home will be suitable. Also if the builder does render the home, all the Australian Standards, in relation to window installations, gaps to windows and/or various other building items, as the installation was not originally designed as a rendered home.

In Addition the builder warrants to complete the WORKS in a proper and workman like manner, which is not the case in theses area's .

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Location:	Brick Work - All Area's
Finding:	Brick Bed Joints - Variation Widths Excessive
	BRICK BED JOINTS - Non-Compliant (Defective)

NCC states that 'Unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm'.

It is observed that there is an excessive deviation from the documented thickness of the BED JOINTS.

The Deviation of bed joint thickness is spread throughout the ENTIRE property from the front of the property to the sides of the property to the rear of the property. This is a consistent problem spread throughout and the photos attached are only a guide and well below acceptable tradesman's like finishes.

All brick repairs must NOT BE NOTICEABLE from 1500mm distance, otherwise the repaired areas, will remain non-compliant and be classed as defective.

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The brick bed joints in these areas documented as EXAMPLES ONLY are non-compliant.

(Non-structural tolerance) - Deviation from documented thickness of bed joint is 3mm maximum, there are areas with Deviation from documented thickness of bed joint of 10mm,THIS IS NON-COMPLIANT.

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

Column 2 (Non-structural tolerance) - Deviation from documented thickness of bed joint - 3mm maximum.

It is observed that there is an excessive deviation from the documented thickness of the brick bed joints to much too many areas.

SPECIAL CONSIDERATION:

In addition to the Defective Bed Joints, there are other serious non-compliant items: #Defective Brick Perp Ends

# Deteriorated mortar.

# EXCESSIVE deteriorated brick mortar, caused by the b rick cleaner.

# Overall sub-standards brick work, that is not completed to a trades like level.

So in stating the above non-compliant and sub-standard brick works, it does appear to be IMPOSSIBLE to repair the bricks to an ACCEPTABLE QUALITY FINISH, without demolishing the bricks in part or full and/or render the home in part or full.

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Location:

Finding:

Brick Work - All Area's

Base Bed Joint - Sub Standard / Defective Finish

The bottom base bed joint is Sub Standard / Defective Finish and requires completion and cleaning up.

There are inconsistencies in the base bed joint, where the mortar has holes and voids, excessive mortar and/or mortar that is not smooth and consistent.

Overall the bottom bed joint in many areas need much REPAIR, RE-WORK, GRIND and CLEAN, or a mix to get the finish to an acceptable level.

In Addition the builder warrants to complete the WORKS in a proper and workman like manner, which is not the case in theses area's .

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

THE BUILDER HAS FAILED THE ABOVE.





Location: Finding: External-Unfinished/Defective Works

External - Unfinished/Defective Works

All these photos are added in to demonstrate DEFECTIVE / SUB STANDARD and/or INCOMPLETE WORKS and they are all required to be rectified as they are ALL not satisfactory for Handover 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.

In Addition the builder warrants to complete the WORKS in a proper and workman like manner, which is not the case in theses area's .

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THE BUILDER HAS FAILED THE ABOVE.





The bottom cladding has a different height variation at the both ends. Whether this is because the roof has not been installed horizontally level or whether it's another defective item. This is unacceptable.







The end timbers must be painted prior to installation as it is now impossible to fully seal underneath the timbers. This is the golden rule with all situations with exterior exposed timbers









Post Supports

Location: Finding:

Post Bracket Clearance - Post to finished ground level, Minimum Height Required

The Bracket supporting the timber posts, must have a 75mm clearance at a minimum exposed between the bottom of the bracket and the finished ground level. ( as per figure b )

Whilst the finished ground level has not been determined it is very obvious that the post bracket will not end up with 75mm clearance and be very visible from typical standing location.

There are various important reasons for the bottom of the post, particularly 75mm of the post bracket needs to be exposed and some of the Australian Standard reasons are :

# It is common for termites to make access into the post, and if the steel post is visually seen, then we can sight the termite mud track into the post.

# The closer the post is to the ground, there more moisture content will be in the post, therefore making the environment very conducive (attractive) for termites, allowing for excessive wood fungi, better known as Wood Rot to the post.

Whilst it may be costly and a lot of work, I HIGHLY RECOMMEND the builder supply and install new post brackets with more then the minimum exposed steel post. I would suggest at-least 150mm to 250mm exposed steel post to protect the timber post long term.

This problem is further exacerbated when the posts are surrounded by garden as well. And it does appear that this area will be garden, so this will further intensify the problem.

I can not stress, how important it is to engage a structural engineer for this important noncompliant repair.

A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE AND SUPPLY PLANS FOR THE REPAIRS, AS THE CONCRETE FOOTINGS, INCLUDING THE POST BRACKETS MAY NEED REPLACEMENT.

As per Figures ( b )

As per A 1684.2 pages 226 & 227.





![](_page_61_Picture_3.jpeg)

![](_page_61_Figure_4.jpeg)

(b) Above-ground posts (isolation from moisture and termites)

![](_page_61_Figure_6.jpeg)

(b) Above-ground posts (isolation from moisture and termites)

Location: Finding: Perimeter Of The Building - Exterior

No Space Between timber rafters & Brickwork (Minimum Of 8mm Required)

The brickwork had been installed hard up to the side of the timber rafters and a Minimum of 8mm spacing is Required.

This does not allow for twists and distortion of the timber beams and particularly the timber rafters are not seasoned, so this will only exasperate the situation.

MPORTANT - There are various defects related to the brickwork around the timber rafters.

#### # DEFECT 1

There is no space between the rafters and the brick work.

#### # DEFECT 2

The workmanship of the brick work around the rafters is well below an acceptable level as there is excessive brick mortar around the rafters.

#### # DEFECT 3

There must not only be an 8mm spacing around the rafters, the gaps must be perfectly consistent, otherwise the finish will be well below standards and if the builder is to re-do the brickwork, then caulking will be out of the questions, as 8mm caulking will be to thick, so an option would be quadding around the rafters.

#### # DEFECT 4

Overall the workmanship is generally sub-standard.

NOTE :

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.

In Addition the builder warrants to complete the WORKS in a proper and workman like manner, which is not the case in theses area's .

As per DOMESTIC BUILDING CONTRACTS ACT 1995, Act No. 91/1995, 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.

THE BUILDER HAS FAILED THE ABOVE.

Part 3.3.1.10 Shrinkage Allowance for Timber Framing of the NCC requires that 'In masonry veneer walls a gap must be left between the timber frame and the the masonry wall, to allow for settlement of the timber framing caused by timber shrinkage.

These clearances must be not less than 5mm at sills of lower and single storey windows; and 8mm at roof overhangs of single storey buildings'.

![](_page_63_Picture_1.jpeg)

![](_page_63_Picture_2.jpeg)

![](_page_63_Picture_3.jpeg)

## Substandard Workmanship

## Substandard Workmanship 3.01

Location: For Your Information

Finding: Sub-Standard Defects

IMPORTANT:

Whilst we have not identified SUB-STANDARD DEFECTS in this report, We certainly have identified SUB-STANDARD, however they have been placed in non-compliant and/or sub-standard as a severity rating.

We can ONLY choose one severity rating, so we have placed our defects in the most important severity rating, but many defects fall under multiple severity ratings.

## Incomplete

### **Incomplete 4.01**

Location: For Your Information

Finding:

Incomplete Defects

Whilst we have not identified INCOMPLETE DEFECTS in this report, We certainly have identified INCOMPLETE DEFECTS, however they have been placed in non-compliant and/or substandard as a severity rating.

We can ONLY choose one severity rating, so we have placed our defects in the most important severity rating, but many defects fall under multiple severity ratings.

# **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.

![](_page_65_Picture_1.jpeg)

![](_page_65_Picture_2.jpeg)

# 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.

Deteriorated Brick Mortar - Extensive Repairs Required

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

Deteriorated Brick Mortar - Possible Demolition Of Brickwork Required

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

# Terms on which this report was prepared

#### Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

#### Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:(a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;

(b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and

(c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

#### Inspection Limitations

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

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

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

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and

(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

#### Exclusions

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

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;

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

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

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

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

#### Workplace Safety

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

#### Acceptance Criteria

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

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

#### Acknowledgments

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

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

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

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

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

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

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.