



Frame Report

Inspection Date: 8 Apr 2020

Property Address:



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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:

Date:

8 Apr 2020

Report Type:

New Home Construction

Client

Name:

Email Address:

Phone Number:

Consultant

Name:

Les Camilleri Ph: 0411807766

Email Address:

les@masterpropertyinspections.com.au

Licence / Registration Number:

A25361

Company Name:

Master Property Inspections

Company Address:

Victoria

Company Phone Number:

0411 807766

General description of property

Building Type:	Detached house
Number of Storeys:	Two storey
Siting of the building:	Not Applicable
Gradient:	The land is relatively flat
Site drainage:	The site is inadequately drained, however at this stage of the build
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:	Slab on ground
Main building – wall construction:	Timber framed
Main building – roof construction:	Timber framed
Other timber building elements:	NOT APPLICABLE
Other building elements:	Garage

Special conditions or instructions

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

There are no special conditions or instructions

Accessibility

Areas Inspected

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

- Building 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:

- Not Applicable

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

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

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

Summary

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

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Not Applicable

Significant items

Safety Hazard

No evidence was found.

Non Compliant

Non Compliant 2.01

Location: Sample Only - Must Check & Repair Entire Building

Finding: Bottom plate - insufficient fixing to slab
Fixings must be placed at maximum 1200 centres and at the ends of wall plates.

It was identified that there are instances where the bottom plate is not sufficiently fixed to the slab. Depending on factors like the type of concrete nail / masonry anchor used the required pull out force and wind category the distance of the fixing from the edge of the slab must be between 50 to 70mm minimum for standard 20Mpa concrete. Taking into account these factors it is considered to not meet the AS1684 Residential Timber Framed Construction.

Taking into account these factors it is considered to not meet the AS1684 Residential Timber Framed Construction.

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



Non Compliant 2.02

Location: Sample Only - Must Check & Repair Entire Building

Finding: Joining of top plates /. Unsupported Top Plate Join On Double Plates.
It is a requirement of Australian Standard, A.S 1684 Residential Timber-Framed Construction, clause 2.4 Stud/Plate Lamination, that 'where joints occur in either top plate between studs, and where rafters or trusses bears onto top plates, additional blocking shall be provided (see Figure 2.9).'

The join in this top plate must be properly rectified in accordance with the above.

Top plate

The connection between the top plates and the connections of the ribbon plates do not conform to As 1684.4 section 9.2.8 outlining the correct fixings and the distance between the joint of the top plate and the joint ribbon plate

AS 1684.4, Section :

9.2.8 Joining of top plates

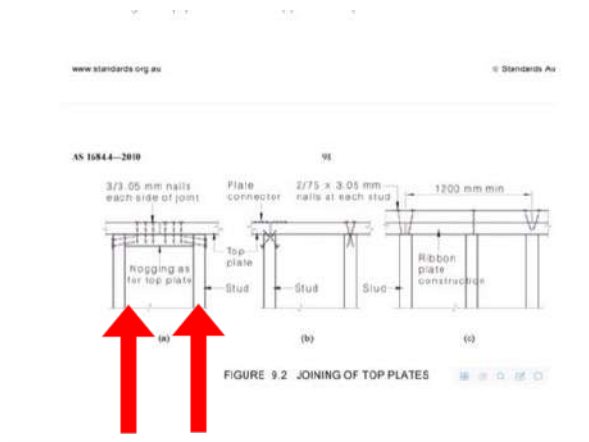
Top plates in walls shall be joined by one of the methods shown in Figure 9.2.

As 1684.2.

6.2.2.4 Joints in top plates

Top plates shall be joined using one of the methods given in Section 9 for the relevant wind classification.

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





Non Compliant 2.03

Location: Sample Only - Must Check & Repair Entire Building

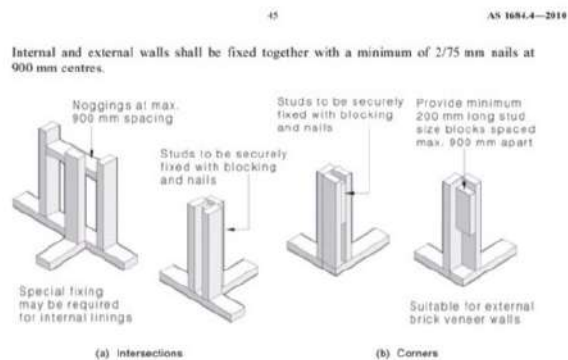
Finding: Blocking at intersecting walls - insufficient / undersized
 It was observed that the blocking of intersecting walls are insufficient in the nominated locations throughout the Structure.
 The AS1684.2 indicates that three blocks are required at intersecting walls (minimum length 200mm)
 At spacings not exceeding 900mm and each stud must be fixed to the block with 2/75mm nails.
 Where wall junctions are within a deemed wet area, blocks must be installed at a maximum of 600mm centres .

In particular the standard notes that all walls must be installed with noggings at a spacing not exceeding 1350mm and wall intersections don't negate this requirement.

6.2.1.3 Wall junctions

Studs at wall junctions and intersections shall be in accordance with one of the details shown in Figure 6.2. Studs shall be not less in size than common studs. All junctions shall have sufficient studs, which shall be located so as to allow for adequate fixing of linings. Internal and external walls shall be fixed together with a minimum of 2/75 mm nails at 900 mm centres.

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





Non Compliant 2.04

Location: Sample Only - Must Check & Repair Entire Building

Finding: Blocking at intersecting walls - External as a minimum.

It appears none of the external walls on the dwelling have been nailed off. Section 9.5 and table 9.4 of AS1684.2. and section 6.2.1.3 of the same document states all connecting walls must be secured and nailed in accordance with both clauses.

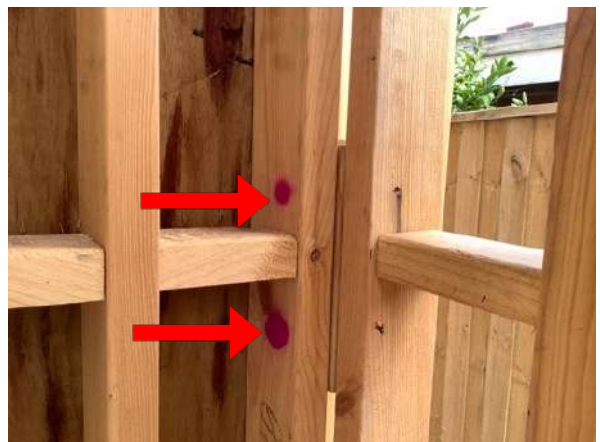
The frame pass should not have been approved without this element being installed.

The builder may claim that this will occur at lockup stage. However this procedure fails to take into account, what holds the dwelling up in the time between now and lockup stage completion?

As a minimum the builder must nail off the external walls to ensure that the dwelling can resist the racking forces that AS 1684.2 mandates.

The internal walls can then be finished off at lockup stage.

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





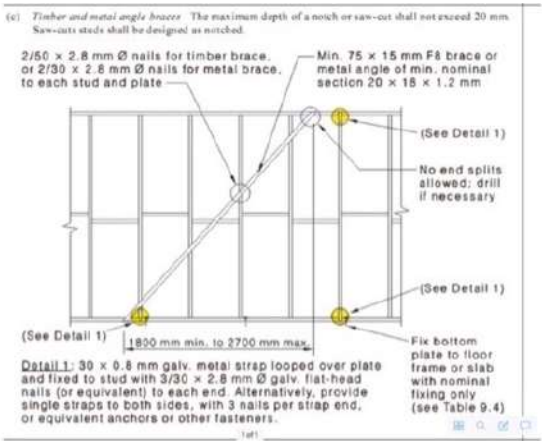
Non Compliant 2.05

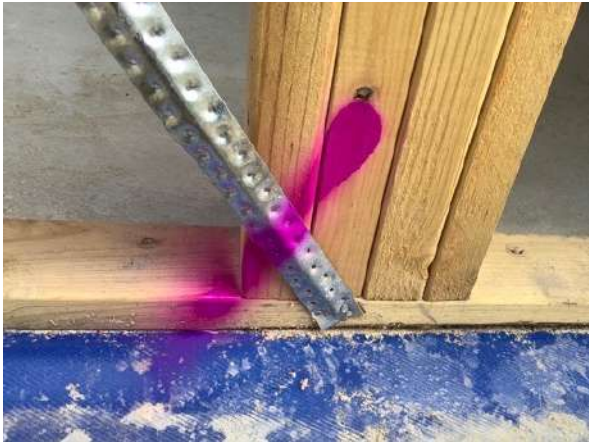
Location: Sample Only - Must Check & Repair Entire Building

Finding: Bracing straps - not secured
It was identified that some bracing straps have not been secured correctly. The bracing straps are required to be secured with two galvanised clouts (2 x 30mm) to each stud and plate.

1. At the time of the inspection there were several bracing straps that were not secured correctly. AS 1684.2 clause 8.3.6.3 Structural wall bracing – see table 8.18 below

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





Non Compliant 2.06

Location: Sample Only - Must Check & Repair Entire Building

Finding: Bracing, 900mm or less, requires coach screws in each corner

1. As per the attached from the AS1684 standards the builder will need to install bolts or fasteners to all ply bracing that is less than 900 mm wide.

As per the AS1684 bracing guidelines any type 'D or E' short wall bracing below 900mm in width is required to be screw fixed at its outer most corners top and bottom with M10 x 50mm screws. Or alternatively two full lengths of M12 treaded vertical rods.

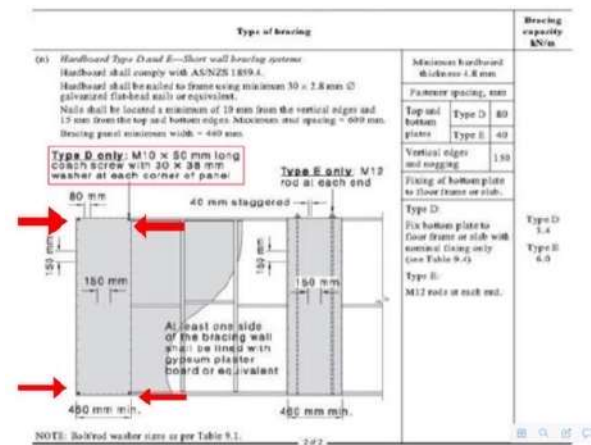
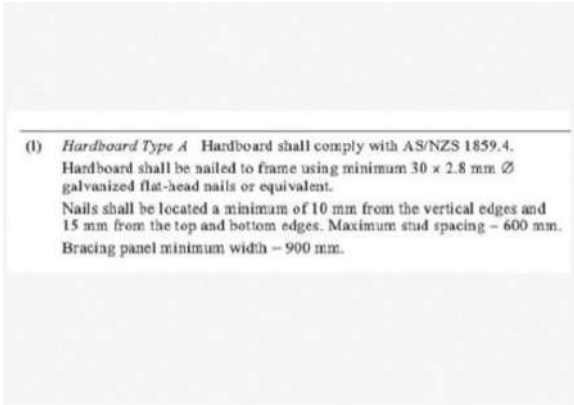
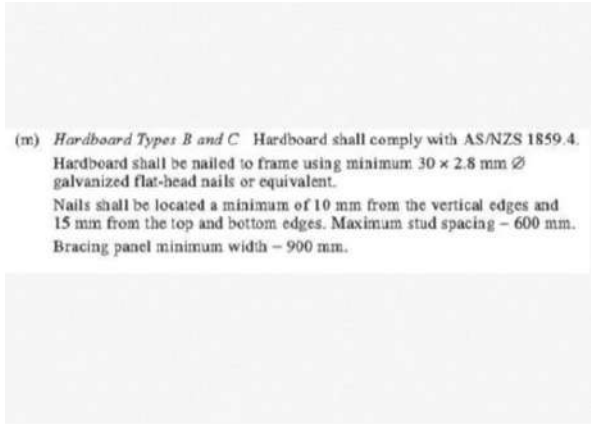
Type A, B or C bracing cannot be any less than 900mm in width, if the sheeting is less than 900mm then it is to be installed as type 'D & E' short wall bracing and has to be installed as per section (n) of table 8.18.

The fact that the engineering does not detail how to attach Type 'D or E' short wall bracing does not mean it can be fixed as other standard bracing Type A, B or C.

The builder will need to install the corner bolts (type D) or full length threaded rods (type E) as per the AS 1684 - (n) 8.18 requirements

If the braced walls are less than 460mm then technicality these standards do not apply. The builder should apply an alternative engineered solution to this wall bracing width.

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





Non Compliant 2.07

Location: Sample Only - Must Check & Repair Entire Building

Finding: Vapour barrier - Defective (AS2870- 2011)

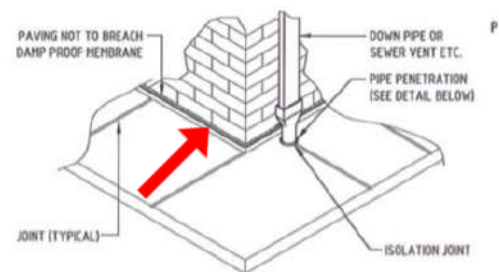
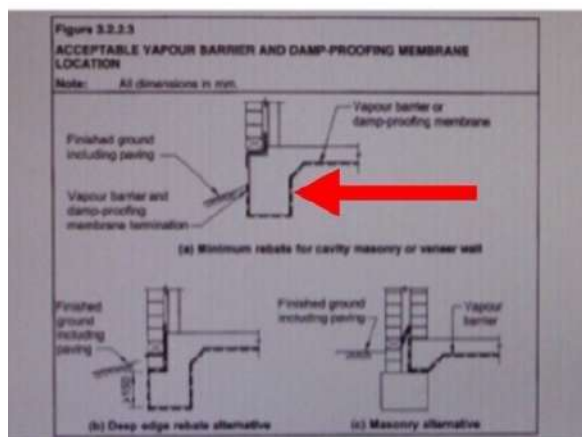
The functionality of the vapour barrier to the entire perimeter of the building including, between the the buildings each side of the house is being compromised due to poor workmanship during the installation/construction process.

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above pavement adjacent footing. The vapour barrier is defective if building materials and fill has been left on top of the membrane, as this prevents it from being pulled up against the slab when installing perimeter paving as it is intended to be.

This must be remedied immediately to prevent slab edge dampness.

It is a requirement of AS 2870-2011 5.3.3.4 that vapour barriers are turned up and terminated at ground level above paving adjacent footing. The vapour barrier is defective is building material and fill has been left on top of the membrane as this prevents it from being pulled up against the slab when doing perimeter paving as it is intended to be.

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





Substandard Workmanship

No evidence was found.

Incomplete

Incomplete 4.08

Location: Sample Only - Must Check & Repair Entire Building

Finding: Windows - Not Installed
NOTE : The windows and/or not all the windows were not installed at the time of the inspection, so many defects related to window installations could not be inspected. A complete inspection was not achieved due to the above statement.





Additional comments

There are no additional comments

Noted Items

For Your Information

For Your Information 5.09

Location: The Site

Finding: Site Photos
Additional photos are provided for your general reference.



For Your Information 5.10

Location: The Site

Finding: 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.

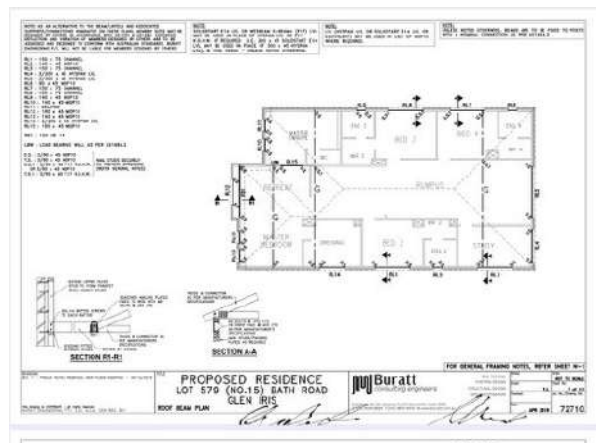
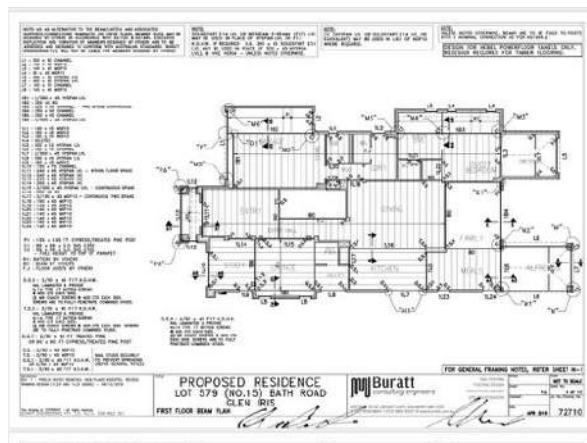
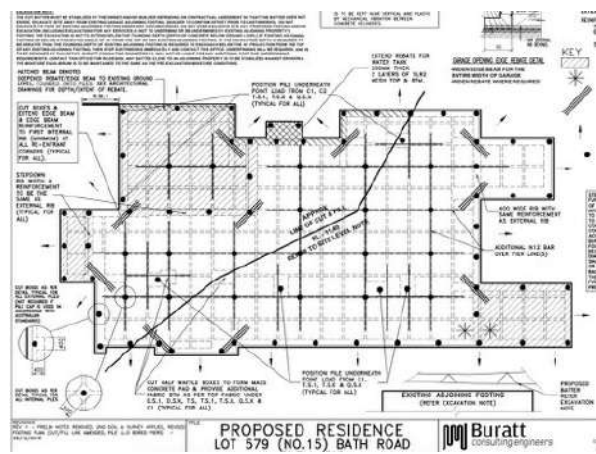
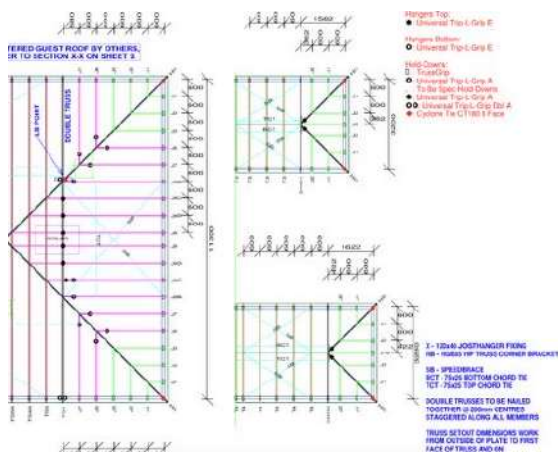
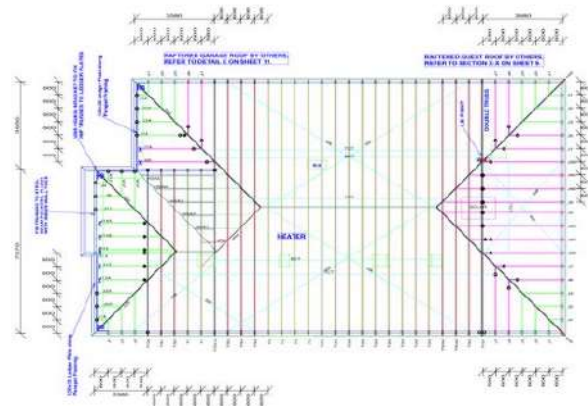
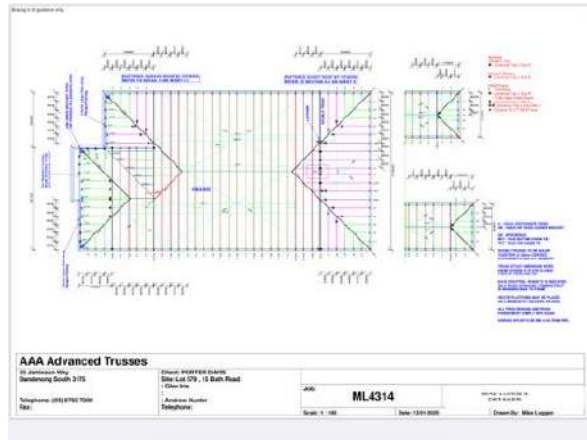
1. Purpose

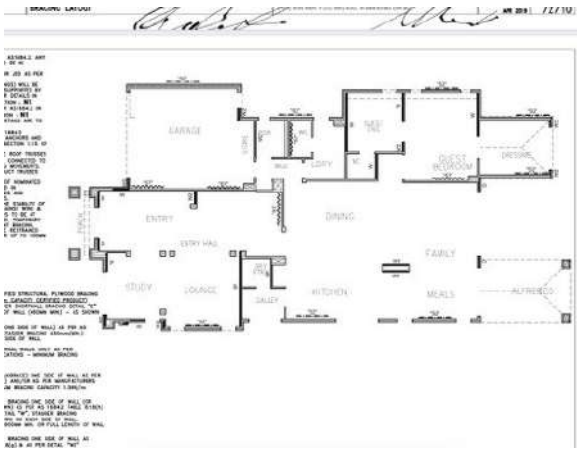
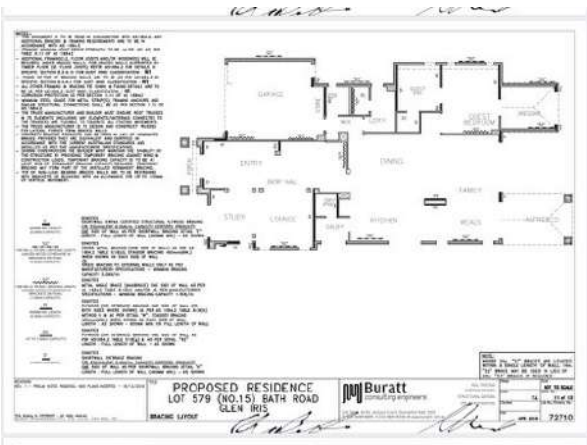
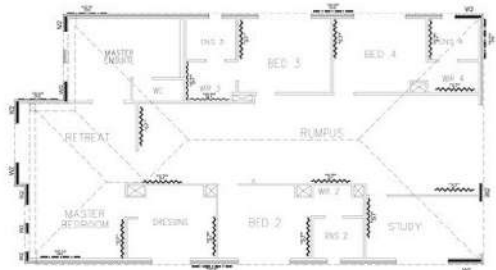
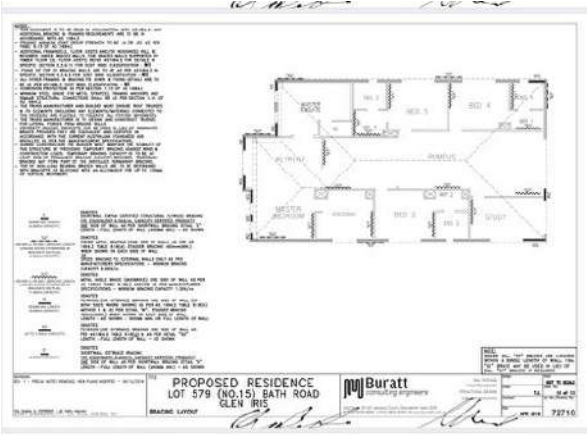
The purpose of our inspection is to identify any defects in the finishes and the quality of those finishes presented by the builder at the stage of works nominated on the front of this report. This report contains a schedule of building defects that in the writer's judgement do not reach an acceptable 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 5.13

Location: Sample Only - Must Check & Repair Entire Building

Finding: Shower Stud Width Acceptable
Additional photos are provided for your general reference.

Upon inspection of the shower areas, it appears that the stud width installation is at 300mm centres which is suspected to be adequate for shower areas as per BCA and the framing standard.

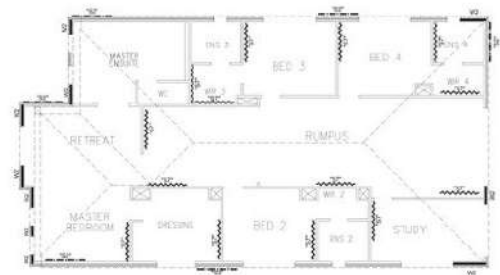
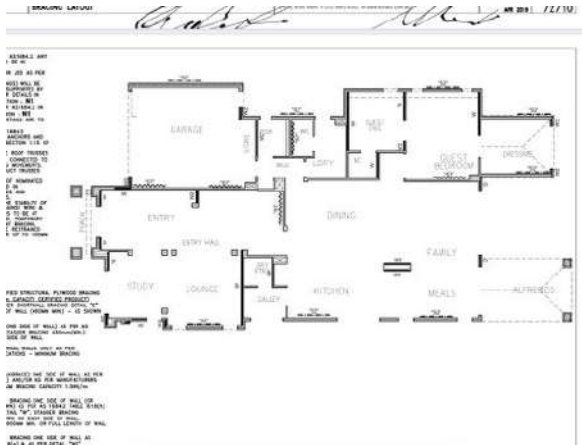
All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.



For Your Information 5.14

Location: All areas

Finding: Bracing Sheets - Locations.
The bracing sheets are located as per plans supplied.



Conclusion

Building consultant's summary

IMPORTANT PLEASE READ:

I have ONLY taken limited photos of the defects in this inspection and attached are photos of some areas ONLY.

All areas to the entire property should be checked carefully to identify any further defects that are the same in other locations.

THE BUILDER IS RESPONSIBLE TO CHECK AND REPAIR ALL ROOMS WITH THE SAME DEFECT.

In summary the building, (in particular the frame) compared to others of similar age and construction is built to a good standard.

However there are areas of non completed works identified in which repairs are required as per AS 1684 and Standards & Tolerances.

Please notify us once ALL repairs are completed as our client as requested a re-inspection as soon as all defect items are repaired and completed, so that the frame is compliant with all the Australian Standards and Standards & Tolerances.

Please DO NOT cover any defects before we have performed our re-inspection and report.

Terms on which this report was prepared
