



Pre-Plaster Report.

Inspection Date: 5 Feb 2020

Property Address: Pre-Plaster Report



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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.

Terms on which this report was prepared

Special conditions or instructions

There are no special conditions or instructions

The parties

Pre inspection agreement supplied: No

Name of Client:

Principal Name:

Property Address: Pre-Plaster Report

Client's Email Address:

Client's Phone Number:

Consultant: Les Camilleri Ph: 0411807766
Email: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

Section A - Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with 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.

Evidence of safety hazards	Not Found
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Evidence of non compliant works	Found
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Evidence of substandard workmanship	Not Found
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Evidence of incomplete works	Not Found
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Additional specialist inspections

Not Applicable

Section B - General

General description of the property

Building Type:	Detached house
Number of Storeys:	Single storey
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	The site is inadequately drained, however at this stage of the build
Orientation of the property:	The facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Timber framed
Main building – roof construction:	Timber framed, Pitched roof
Other timber building elements:	NOT APPLICABLE
Other building elements:	Garage

Section C - 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.

Section D - Significant items

Safety Hazard

No evidence was found.

Non Compliant

2.01

Location: Sample Only - Must Check & Repair Entire Building

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

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



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.

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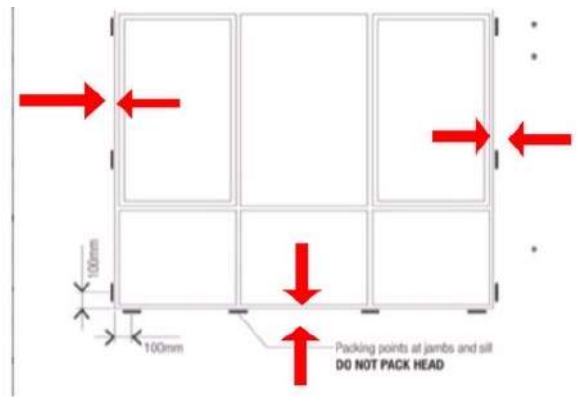
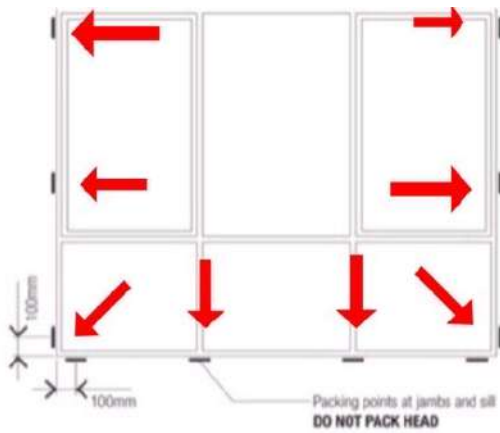
The gap shall be sealed with suitable flexible mouldings or flexible caulking to resist water penetration, or other weatherproofing methods shall be used.

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.





2.02

Location: Sample Only - Must Check & Repair Entire Building

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.

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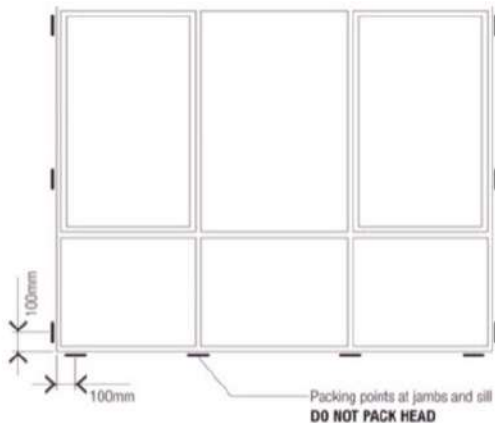
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All AREAS to the entire property should be checked CAREFULLY to identify any further defects that are the same as this defect.



AS 2047—1999
(Incorporating Amendment Nos 1 and 2)

Australian Standard™

Windows in buildings—
Selection and installation

Building Code of Australia
primary referenced Standard

1 of 99



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

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



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.

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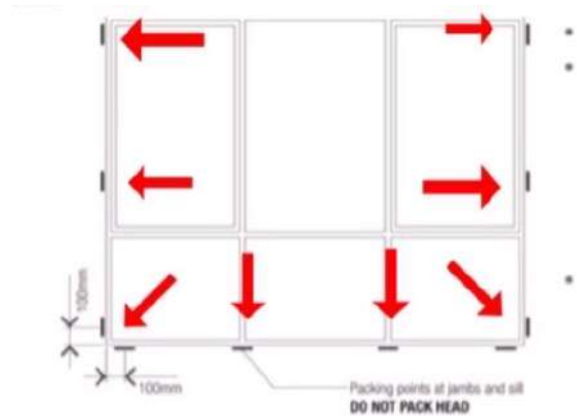
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NOTE: Refer to Appendix F, for guidelines on on-site care.





2.03

Location: Sample Only - Must Check & Repair Entire Building

Finding: Frame / Walls - Not Square-Vertical Or Horizontal (max variation is 4mm over 2 mtrs)
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.

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.

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

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

Standards And Tolerances.

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

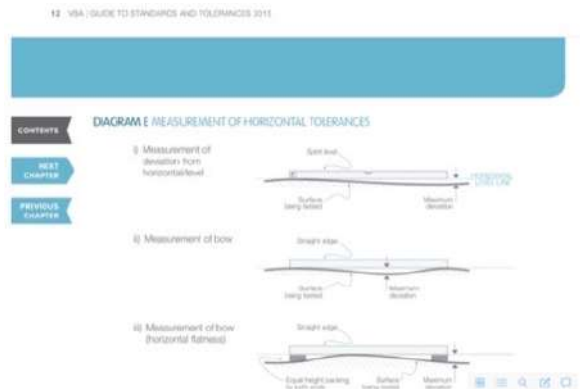
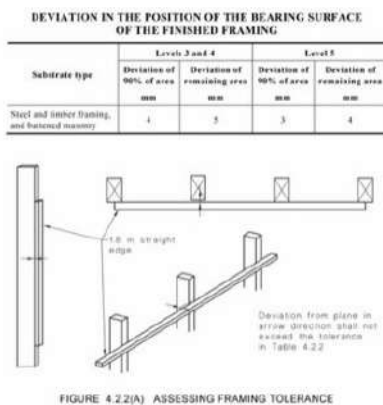
Posts and wall frames are defective if they deviate from vertical by more than 5 mm over a 1.8 m height. Refer to Diagram E.

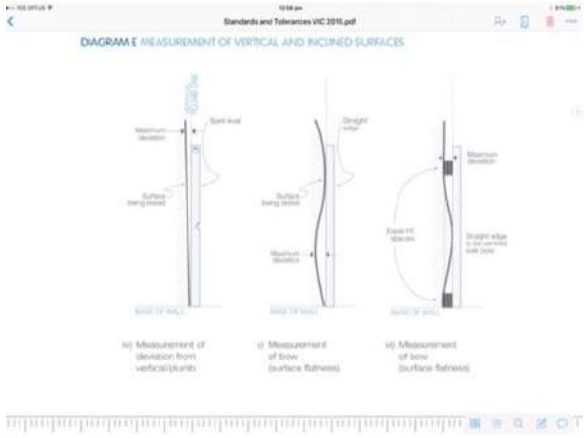
Standards And Tolerances 2015.

4.03 Straightness of steel and timber frame surfaces

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

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





2.04

Location: Sample Only - Must Check & Repair Entire Building

Finding: Noggings - 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 that 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 noggling level. I refer the builder to clause 6.2.1.5.

AS 1684.2.

6.2.1.5 Noggling

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 noggling size shall be the depth of the stud minus 25 mm by 25mm thick, or a noggling 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.

47 AS 1684.2—2018

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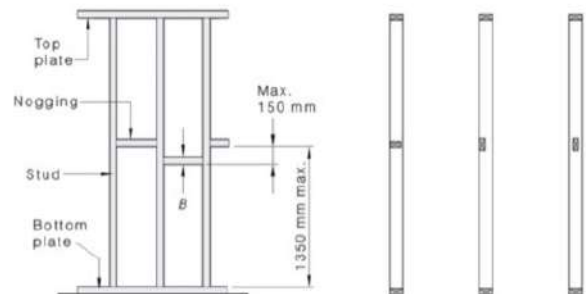


FIGURE 6.6 NOGGING

6.2.1.3 *Wall junctions*

Studs at wall junctions and intersections shall be in accordance with one of the details shown in Figure 6.3. Studs shall be not less in size than common studs. All junctions shall have sufficient studs, which shall be located so as to allow adequate fixing of linings.

All intersecting walls shall be fixed at their junction with blocks or noggings fixed to each wall with 2/5 mm nails. Blocks or noggings shall be installed at 900 mm max. centres.

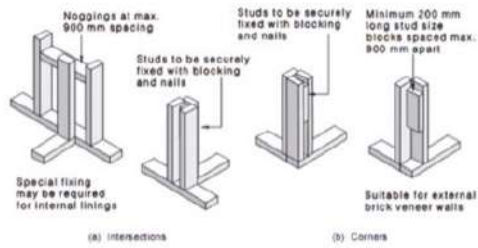
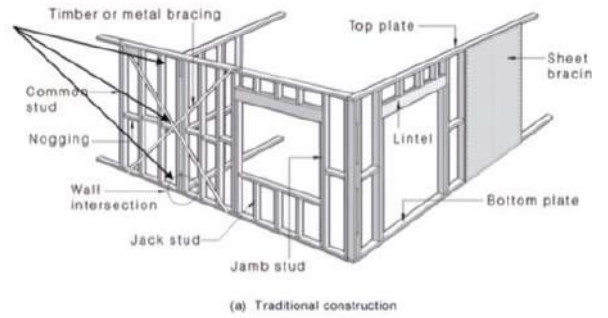


FIGURE 6.3 TYPICAL WALL JUNCTIONS



(a) Traditional construction





2.05

Location: Sample Only - Must Check & Repair Entire Building

Finding: Holes and notching - insufficient distance and oversized holes.
 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 x D. This is calculated as 3 x the depth of the material used. In this case 3 x D is 3 x 90mm or 270mm minimum distance apart.

Two Options.

Option One:

Install a noggin on edge hard up against the top plate..Install two nails to each side of the studs and nail two nails into the top plate and into the noggin on edge.

Option Two:

The timber must be replaced and the rough in reinstalled at 270mm separation or the area beside the rough in cleated to add additional support to the stud.

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.

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

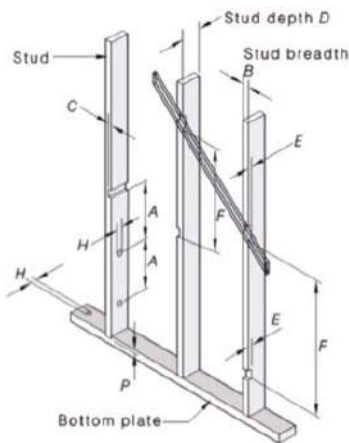


TABLE 6.1
HOLES AND NOTCHES IN STUDS AND PLATES

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.	



2.06

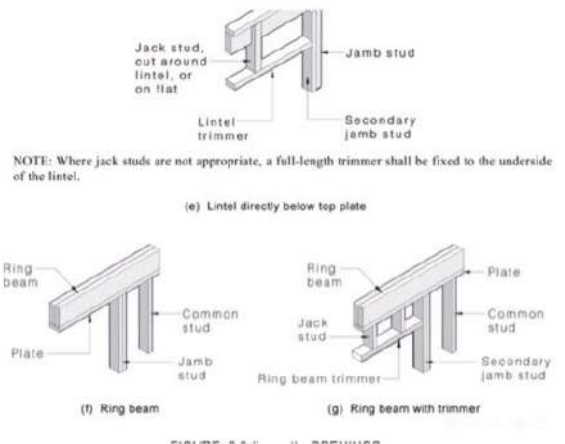
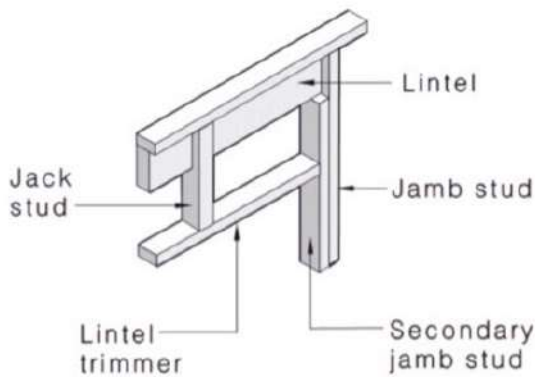
Location: Sample Only - Must Check & Repair Entire Building

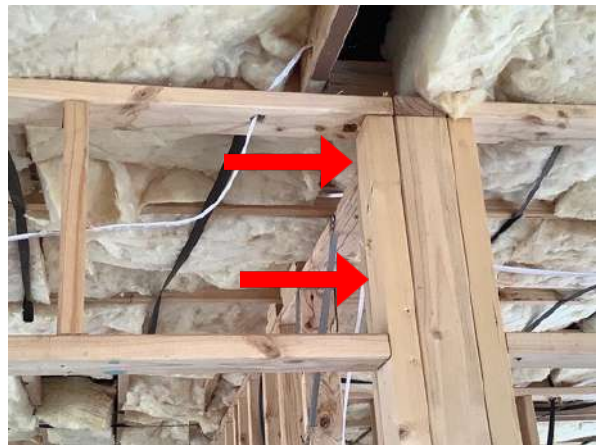
Finding: Door heads Defective (Jamb Studs Defective)
 The door openings have not been constructed in accordance with 1684.4 section 6.2.3 detailing the framing method for openings.
 These areas should be replaced to conform with the above section

6.2.3 Openings

Openings shall be framed with jamb studs and lintels (heads) as shown in Figure 6.8. Where required, jack studs shall be the same size, spacing, and orientation as the common studs, as shown in Figure 6.9 but may be made up by horizontal nail lamination. A minimum clearance of 15 mm shall be provided between the underside of the lintel or lintel trimmer and the top of the window frame.

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





2.07

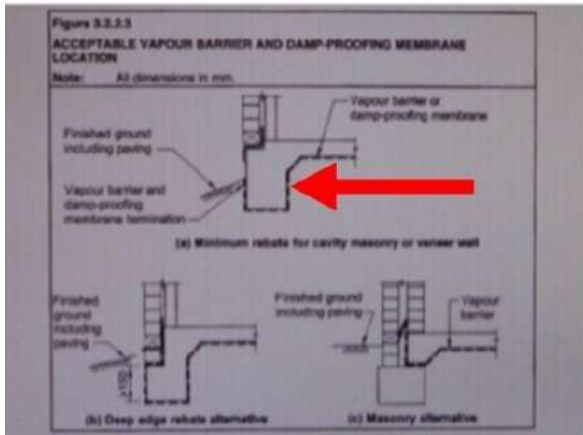
Location: Sample Only - Must Check & Repair Entire Building

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
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

No evidence was found.

Section E - Conclusion

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 THYE 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.

Section F - Additional comments

There are no additional comments

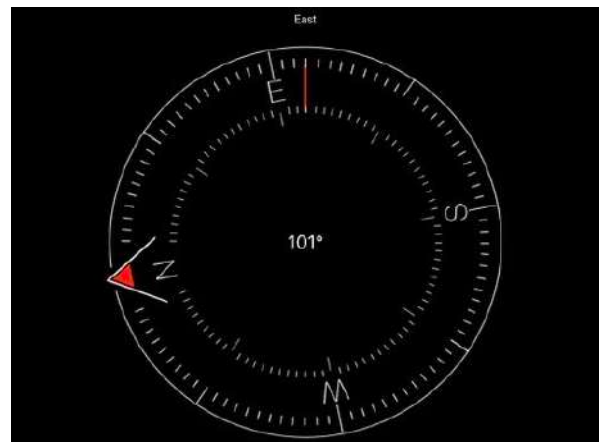
Noted Items

For Your Information

5.08

Location: The Site

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



5.09

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.

5.10

Location: The Site

Finding: Advice Summary.

This inspection was performed in accordance with current "Australian Standards" & in accordance with current "Standards & Tolerances" as outlined by the Victorian Building Authority.

The inspection is a visual inspection of the property as presented by the builder.

This inspection performed does not in any way attempt to verify site dimensions, finished dimensions of the completed sections or parts of the building, levels, wall alignments, floor alignments, or ceiling alignments.

The inspection performed does not in any way attempt to verify contractual conditions.

This report contains a list of a number of defects that in our judgement require rectification.

5.11

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.



Section G - Annexures to this report

There are no annexures to this report

Section H - Certification

Name: Les Camilleri

Date of issue: 5 Feb 2020