



New Construction Lock Up Report

Inspection Date: 23 Jun 2020

Property Address: Rockbank Area



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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: Rockbank Area

Date: 23 Jun 2020

Report Type: New Home Construction

Client

Name: Private

Email Address: Private

Phone Number: Private

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:	Single storey
Siting of the building:	Not Applicable
Gradient:	The land is gently sloping
Site drainage:	The site is inadequately drained, however at this stage of the build
Orientation of the property:	The facade of the building faces north Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Overcast, no rain.

Primary method of construction

Main building – floor construction:	Concrete Slab
Main building – wall construction:	Brick veneer (timber framed)
Main building – roof construction:	Finished with roofing tiles, Timber framed, Pitched roof
Other timber building elements:	NOT APPLICABLE
Other building elements:	Pergola

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:

- Excessive Concrete To Some Perimeter Areas
- Earth abutting the building

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

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.

- As identified in the summary and the defect statements in this report.
- Re-Inspection By Master Property Inspections.

Significant items

Safety Hazard

No evidence was found.

Non Compliant

Non Compliant 2.01

Location: Articulation Joints - Exterior Perimeter Of Building

Finding: ARTICULATION JOINTS - Missing - Inadequate .

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

Whilst I am also not qualified to make such decisions as to the locations of articulation joints, I rely on the stamped plans and alterations from the stamped plans must be designed , drawn up and signed off by the structural engineer.

Again just as a matter of interest only, it does appear that the normal type locations for articulation joints to this building have not all been installed.

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

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.

This requirement does not apply to slabs and footings that have been designed in accordance with AS 2870 for non-articulated masonry.

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.

Part 3.3.1.8 Vertical Articulation Joints, of the BCA requires that 'Vertical articulation joints with a width of not less than 10mm must be provided in straight, continuous un-reinforced masonry walls having no openings, at not more than 6 metre centres; and where openings more than 900 x 900mm occur, at not more than 5 metre centres.'

Where articulation joints are required in unreinforced masonry walls, they shall be provided at the following locations:

(a) In straight, continuous walls having no openings, at centres not more than the values given in Table 7.1.

(b) Where the height of the wall changes abruptly by more than 20% of its lesser height, at the position of change in height.

(c) Where openings more than 900 x 900 mm occur, at not more than 5000 mm centres.

(d) Where walls change thickness.

NOTE: Engaged piers are not considered to be a change of thickness. Chases that have less than 75% of the leaf thickness remaining are considered to be changes of thickness.

(e) At control or construction joints in footings or slabs.

(f) Within 4500 mm of all corners, but not closer than 470 mm for cavity walls or 230 mm for veneer walls.

Where articulation joints are required to be weatherproof or insect-proof, they shall be closed by incorporating—

(i) flexible sealant and backing rod (see Figure 7.3);

- (ii) material that will both expand and contract (see Figure 7.3); or
- (iii) a proprietary system designed for this application.

Rectification required:



Non Compliant 2.02

Location: Articulation Joints - Exterior Perimeter Of Building

Finding: 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.

Rectification required:



Non Compliant 2.03

Location: Articulation Joints - Exterior Perimeter Of Building

Finding: 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 incompressible material (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.

Rectification required:





Non Compliant 2.04

Location: Brick Work - Exterior Perimeter Of Building

Finding: Bricks Base - Overhang Of Slab.

It was observed that there are areas where the edge of the slab protrudes past the document finished dimension of the slab. There are many areas to the total perimeter of the home that have EXCESSIVE concrete slab .

The edges of the slab needs to be trimmed back in line with the brickwork face edge. It appears the boxing on the slab may have bulged out which occurs when insufficient pegging and bracing is provided prior to the concrete pour.

The current overhang will affect any concrete pavement of hard material landscaping such as pavers and as such the overhang needs to be cut back.

Rectification required:









Non Compliant 2.05

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick/Wall Overhang On Slab.
 I have ONLY taken LIMITED photos of this defect and attached are LIMITED photos of this defect in SOME AREAS ONLY.
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At the time of the inspection it was found that the brickwork is overhanging the slab by more than 15 mm.

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

Rectification required:







Non Compliant 2.06

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick Base bed joints (exposed)- defective
It was observed that the exposed base bed joint is defective. Exposed base bed joints in masonry walls which are above the finished ground level are considered to be defective if they exceed 20mm in thickness which is the allowable Standards and Tolerances.

Rectification required:





Non Compliant 2.07

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick Space Required Between Timber Beam And Brickwork.

There are insufficient expansion gaps between the brickwork and the timber beams in the alfresco.

Part 3.3.1.10 Shrinkage Allowance for Timber Framing of the BCA requires that 'In masonry veneer walls a gap must be left between the timber frame and the top of the masonry wall, including window sills ect, 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'.

In addition:

The Australian Standard AS 1684.2 Timber Framed Construction and Masonry standard call for a clear gap of 8-10mm to be left to allow for expansion and contraction of timber beams due to varying moisture content.

Once the gaps have been provided the face of the opening can be concealed with a timber trim if desired to finish the installation of neatly.

The bricklayer needs to rework these junctions to achieve the 8mm minimum gap.

Rectification required:





Non Compliant 2.08

Location: Brick Work - Exterior Perimeter Of Building

Finding: Brick Pipe penetrations (walls) - defective
Examples of pipe penetrations or plumbing holes which are penetrating external walls being defective were identified. Generally this means that the penetrations have not been finished neatly grouted as appropriate or kept to the smallest practicable size.

Rectification required:



Non Compliant 2.09

Location: Windows-All Areas

Finding: Insufficient-Gap between window and brick sill.
No minimum gap under the windows. Description of this is in the Defect statement below.

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

A 5mm to 8 mm gap (pending on situation) between the window and the brick sill is required as 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.
I refer the builder to the BCA, part 3.3.1.10,

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.

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.

Rectification required:





Non Compliant 2.10

Location: Concrete Slab - Perimeter To All Areas

Finding: Vapour barrier - Defective (AS2870- 2011)

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.

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.

Rectification required:





Non Compliant 2.11

Location: Concrete Slab - Perimeter To All Areas

Finding: Vapour Barrier - Cleaning Perimeter - Builders Excessive Debris.
It is very hard to determine the vapour barrier system and the Brick/Wall Overhang & the Concrete Slab Overhang On Slab with so much excessive brick mortar, render on the ground and other builders debris of excessive rock, small rocks, concrete overpour, but not limited to. The exterior perimeter to the property should be carefully all cleaned up to determine the EXACT defects that require rectification works prior to handover and without all the above performed, the repairs in particular the vapour barrier system can not be determined and repaired.

Rectification required:



Substandard Workmanship

Substandard Workmanship 3.12

Location: Colourbond - All Areas

Finding: Colourbond Coating & Powder coat finish Scratched and/or Damaged.
The colorbond / powder coat is covered in brick mortar and not protected.

BlueScope Steel, the manufacturer of colorbond steel state on their web site that –'BlueScope steel does not recommend the use of touch up paints on Colorbond steel' and that 'Our recommendation is not to touch up. Minor scratching will not affect the life of the sheet and is rarely obvious to a casual observer. Should damage be substantial, replace the sheet.

We particularly recommend against the use of spray cans, as these can result in overspraying of surrounding areas. The problem might not be immediately obvious, but since overspray paint weathers at a different rate to the oven dried paint on Colorbond steel you'll eventually be left with an unsightly blemish on the sheet'.

All finished surfaces must be clean and free of defects at hand over to comply with the Standards and Tolerances guide.

The photos attached are just a guide to the type of repairs required and are NOT all the defects related to this topic on the property.

All areas to the entire property should be checked carefully to identify any further defects of the same type.

Rectification required:





Incomplete

Incomplete 4.13

Location: Unfinished
Finding: External - Unfinished - Additional Photos

Additional photos are provided for your general reference.

Rectification required:





Additional comments

There are no additional comments

For Your Information

For Your Information 5.14

Location: Site Photos & Areas Of Interest.

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

Rectification required:



For Your Information 5.15

Location: For Your Information

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.

Rectification required:

For Your Information 5.16

Location: For Your Information

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.

Special Notes.

Rectification required:

For Your Information 5.17

Location: For Your Information

Finding: Waterproofing not completed
At the time of inspection the waterproofing was not completed, this can be done with the pre-paint inspection which consists of plaster checking vertically and diagonally, waterproofing and timber fixing

Rectification required:



For Your Information 5.18

Location: Brick Work - Exterior Perimeter Of Building

Finding: Bricks not cleaned at the time of the inspection.
At the time of the inspection the brickwork to the exterior of the property was not cleaned by the brick cleaner.
There are various types of defects that cannot be seen until the bricks are cleaned
Such as brick holes and voids, damaged bricks, base bed Tolerances, bed joint tolerances, Brick perp tolerances and various other items.

Rectification required:





Conclusion

Building consultant's summary

IMPORTANT NOTE:

I have **ONLY** taken **LIMITED** photos of the defects and attached are **LIMITED** photos of the defects in **SOME AREAS ONLY**.

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

PAINT IN PARTICULAR WILL REQUIRE CAREFUL & DETAILED CHECKING & REPAIRS, FROM THE WALLS, TIMBER WINDOW TRIMS, SKIRTINGS, CEILINGS, ETC.

As at re-inspection stage all areas will be inspected for each particular defect.

The building appears to be in **FAIR to REASONABLE** overall condition when compared to similar houses of its type and similar age (**NEW**) in the immediate area .

There are a number of defects listed in this report which will require attention to rectify and comply with **Australian Standards**.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (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; and
- (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.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any 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.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) 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
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.