



ABN 12 115 961 487

PO Box 88

Bacchus Marsh Vic 3340

Phone: (03) 5366 6900

Email:

Report By:

20/04/2021



Site Address:

Client Name:

Phone #:

Email:

Dwelling type:	House and Garage.
Dwelling configuration:	Single Storey.
Nature of works:	New Building.
Stage of inspection:	Frame.
Construction Type:	Brick Veneer.
Garage:	Attached.
Foundations:	Slab.
Builder:	

Client Brief

I was instructed to inspect the client's new home to write a report as to the overall installation of all items required to construct a new home to completion stage. Our role is to assist the clients in outlining any issues that may be identified as being within the scope of the builder to ensure that all construction items are correctly constructed and completed in a workman like manner and meet with all relevant codes and industry practises. As such the client has engaged our services to assist with this report.

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.

Access

Access was gained to all required areas of the residence.

Report Conditions

The terms and conditions that our site inspection and this report are carried out and supplied under are listed on the last page of this report.

The building process is progressive and items in this report may or may not be covered during the build by materials installed over a documented defect. We recommend that all clients book a reinspection and state that the builder must present all defects rectified prior to moving forward with the build. All items that we are unable to look at from a previous report will not be included in any future reports. We will use all endeavours to ensure rectification, however we are limited to non-destructive method of detection.

Summary

The results of our inspection have been fully detailed in the attached schedule of Building Defects.

Should the reader of this report have any additional queries or questions in relation to the items set out within it, please do not hesitate to contact the writer via any of the methods detailed at the top of the cover page.

Please note: **A fee of \$350.00 per hour**, or part thereof, plus GST will be charged for any clarification required by the builder, or any of the builders' employees, and a purchase order for same will be required prior to any contact between Darbecca Pty Ltd and the builder.

An inspection was conducted at the above address on 20/04/2021 for the purpose of a general home inspection, requested by the 'client'.

The inspection was conducted without the 'client' present, and details exterior and interior.

The weather was overcast at the time of the inspection.

Entry to site was obtained under the Building Act, 1993, section 240 and the Domestic Building Contracts Act, 1995, part 2, **section 17** and 19. We act and make limited representations under the direction of the dwellings owners under these two acts.

Schedule of Defects:

Defects, observations and other related comments from the Frame Inspection on the 20/04/2021:

1.

AS 1684.2; Table 9.4: - Bottom plates shall be nominally fixed to concrete slabs with 1 x 75mm concrete nails at 1200 mm maximum spacings.

Nails used were found to be less than 75mm and as such, have not met this requirement.

TABLE 9.4
NOMINAL FIXINGS FOR TIMBER MEMBERS

Joint	Minimum fixing for each joint
Bottom plates to concrete slab	One 75 mm masonry nail (hand-driven at slab edge), screw or bolt at not more than 1200 mm centres



65mm nails used.

2.

The dwellings slab footings have the opportunity to pool with water due to the way the block has been cut and the lack of back filling.

The NCC is very clear in its requirements to have the soil graded from the start away from the dwelling as a minimum of 50 mm over 1 m. This has not been done. We refer all to the NCC, part 3.1.3.3.

We also refer the builder to the soil report and engineering drawings that clearly call for the site drainage to be managed via sloping water away from the slab and more so, managing same.

3.1.3.3 Surface water drainage

Surface water must be diverted away from Class 1 buildings as follows:

(a) Slab-on-ground — finished ground level adjacent to buildings:

the external finished surface surrounding the slab must be drained to move *surface water* away from the building and graded to give a slope of not less than (see Figure 3.1.2.2)—

- (i) 25 mm over the first 1 m from the building in *low rainfall intensity areas* for surfaces that are reasonably impermeable (such as concrete or clay paving); or
- (ii) 50 mm over the first 1 m from the building in any other case.

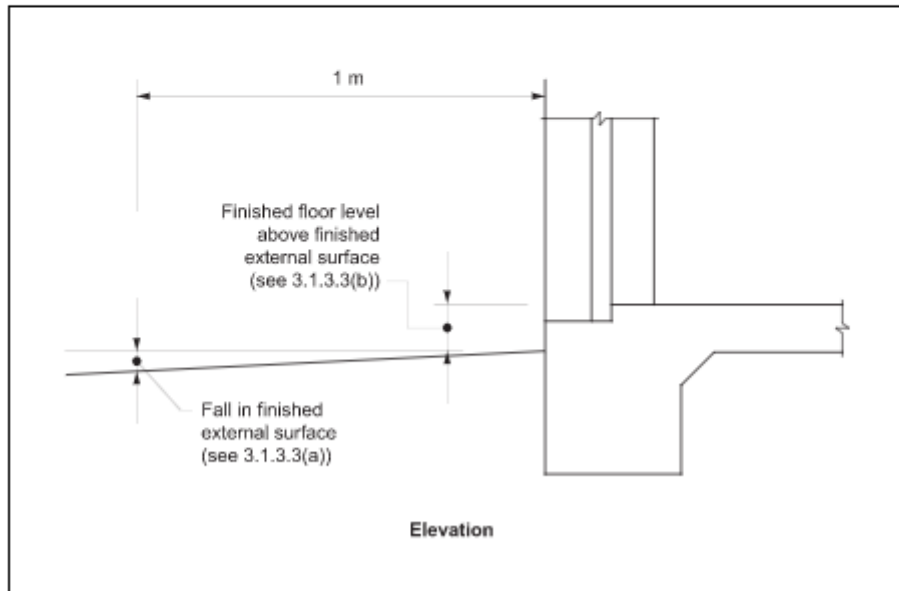
(b) Slab-on-ground — finished slab heights:

the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.1.3.2)—

- (i) 100 mm above the finished ground level 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 (a); or
- (iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and *surface water* is prevented from ponding under the building (see Figure 3.1.3.3).

Figure 3.1.3.2 Site surface drainage



3.

We noted an amount of what is known as bony finish to the edge beam of the home. That is the edge is presenting with air pockets that should have been vibrated out of the installation.

We also noted what is commonly referred to as cold joints in the concrete installation. That is where the installation of concrete has had laps in time between filling sections. You can clearly see the layers of concrete to the side of the slab.

AS 2870 calls for the concrete to be compacted in accordance with good building practise.

The engineering also calls for the same in the site engineering plans. The builder must ensure that these defects are not present to a slab as it can in certain circumstances weaken the slab.

It is our recommendation that the builder seeks a professional opinion from the site engineers in relation to this defect and seeks documentation to either dismiss my findings or make recommendations on some level of rectification.

Any documentation that the builder relies upon must be provided to our client under section 26 of the Domestic Building Contracts Act.

6.4.7 Placing, compaction and curing of concrete

The concrete shall be transported, placed, compacted and cured in accordance with good building practice.





4.

Victorian Building Authority: - The frame overhang as documented needs to be supported in a manner that complies with AS 1684.2, clause 6.3.3, and the BCA. The VBA are quite clear that a set process of rectification and certification must take place.

75

AS 1684.2—2010

Where the bottom plate supports studs supporting concentrated loads, posts or jamb studs, the plate shall be supported over a floor joist, solid blocking between bottom plate and bearer or concrete slab.



Bottom plate overhang

Tuesday May 31 2016

In its Proactive Inspection Program, the VBA has identified a number of sites where bottom plates overhang the slab edge and have not been approved by the relevant building surveyor.

On one project, VBA inspectors observed non-shrink grout applied to the underside of the bottom plate and adhered to the side of the slab. The bottom plate was overhanging the slab up to 40mm.

In the 'VBA Guide to Standards and Tolerance 2015', item 4.08 outlines that where a 90mm wide bottom plate overhangs the slab by more than 10mm it is considered to be a defect in workmanship.

Practitioners are reminded that the Guide to Standards and Tolerances is not an alternative to the design standards established in the National Construction Code and should not be the benchmark for demonstrating building work complies with the requirements of the law. Where the bottom plate overhangs the slab (including less than 10mm), the builder, site supervisor and/or building inspector should report these incidences to the relevant building surveyor for consideration.

Builders, building inspectors and building surveyors are reminded that where a bottom plate overhangs the concrete slab and rectification in accordance with the approved design is not practicable, any additional building work undertaken to provide support to the bottom plate must be designed, documented and approved by the relevant building surveyor before the building works are undertaken and the frame presented for inspection. An engineer is the appropriate registered building practitioner to provide a design solution.

When a practitioner finds there is bottom plate overhang, they should:

- Rectify the building work to meet the design requirements of the relevant building permit
- Where rectification is not practicable, discuss with the relevant building surveyor
- Engage an engineer to evaluate the impact of the bottom plate overhang on other building elements, including the adequacy of the wall cavity where a masonry veneer wall is to be constructed
- Document any alternative design proposal and ensure it is approved by the relevant building surveyor prior to the work being done
- In the case of building inspectors, ensure that any repair work on site is in accordance with the approved alternative design solution



Rear garage.



5.

AS 4440; clause 4.3.8(c) and Pryda Installation Guide: - Diagonal steel roof braces (speed brace) shall be fixed to the top plate in accordance with one of the following methods.

Note: When fixing to lintels, Pryda calls for the following minimums;

- 12 nails to MGP 10 and 12
- 8 nails to LVL material

The roof frame speed brace has not met this requirement.

4.3.8 Fixing

The steelbrace shall be arranged in a V-shape or X-shape configuration over the top of the top chords as specified in the bracing layouts in Clauses 4.3.3 to 4.3.6. Steelbrace shall be fixed to each truss in the brace section and to the supports, using a minimum of Ø2.8 mm × 30 mm reinforced-head nails in accordance with the following details:

(c) *End fixing details (at heel, to top plate)* See Figures 4.22 and 4.23.

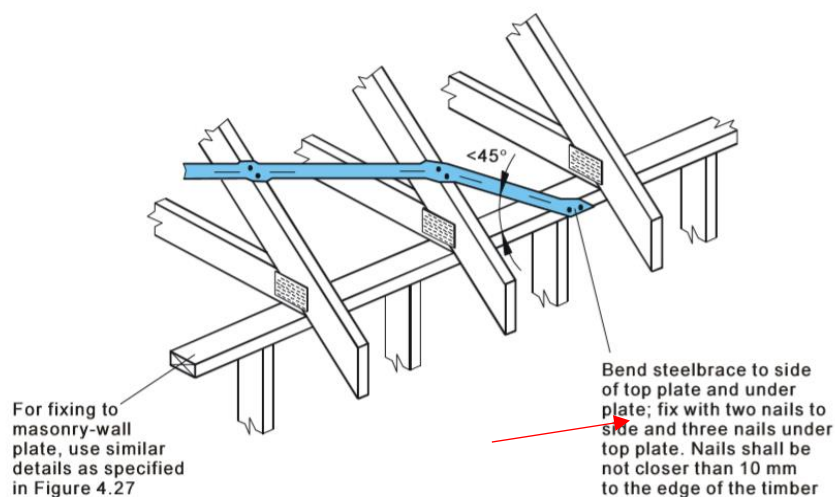


FIGURE 4.22 END FIXING DETAILS AT HEEL—TO TOP PLATE

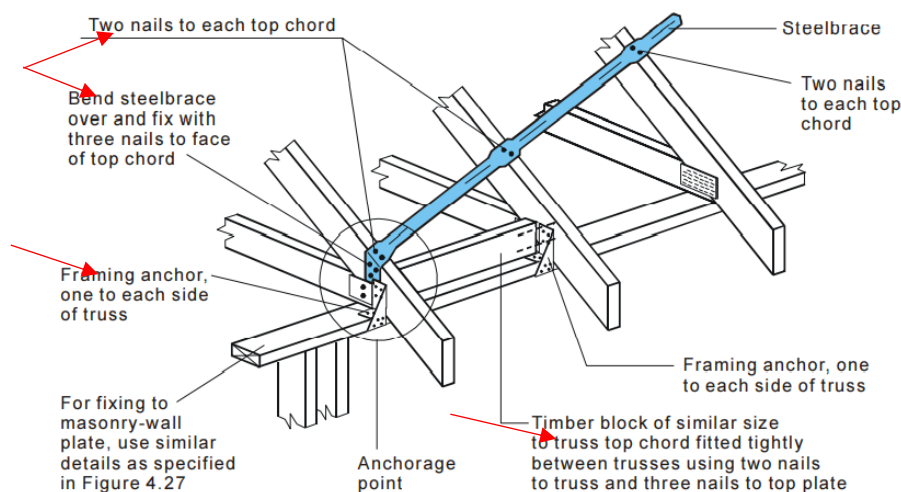


FIGURE 4.23 END FIXING DETAILS AT HEEL—TO TOP PLATE (ALTERNATIVE)



Not fixed.



Extra nailing required, check all.

6.

AS 1684.2; 9.2.9, Figure 9.3(a): - Posts supporting members at joints shall have a minimum amount of 50mm retained at the post to adequately resist uplift.

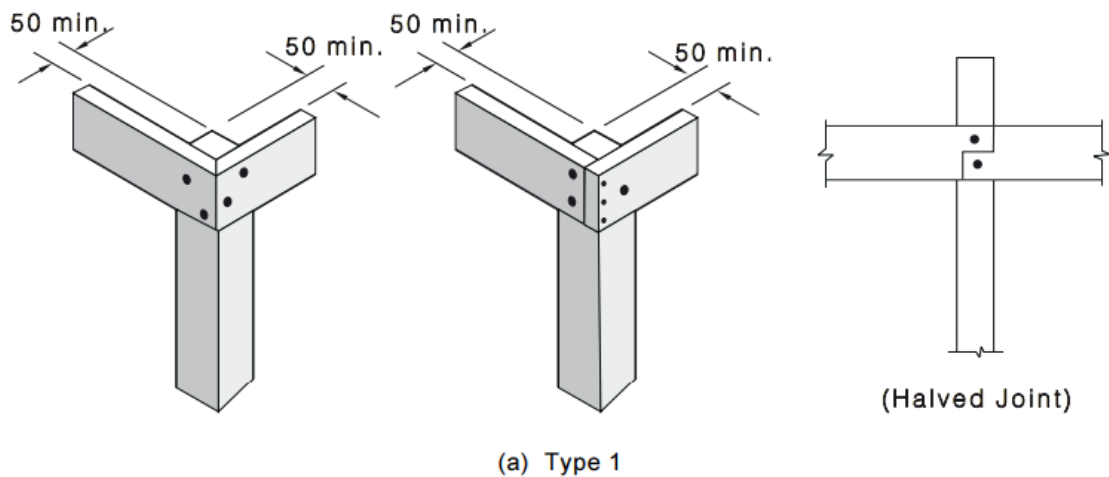
Timber posts have not met this requirement.

9.2.9 Tie-down of members joined over supports

Unless shown or illustrated, the uplift capacities given in the relevant details of Tables 9.16 to 9.25 apply to members that are continuous over supports. Where members are joined over supports, consideration shall be given to the effect of reduced end distances for connectors (bolts, screws, etc.).

Where members are joined over supports, such as shown in Figure 9.3(b), the uplift capacity shall be equal to the uplift capacity as if there were no join over the support as the full strength of the connection is maintained.

NOTE: As a general guide, where members are joined over supports, such as shown in Figure 9.3(a), the uplift capacity should be equal to half the uplift for the number of connectors (i.e., bolts) shown as the required end distances are reduced.





7.

The termite barrier system is presenting with damage, creating open gateways. All areas of the termite system must be complete in accordance with

Australian Standard 3660.1 Termite Management Part 1: New Building Work, states that - 'The purpose of termite barriers is to deter concealed entry by termites into a building, above the termite barrier. Termites can build around barriers but their workings or evidence thereof are then in the open where they may be detected more readily during regular inspections.

All areas of damage must be reworked as intended, thus closing off all gateways.





8.

AS 4100, part 15.3.1: - Requires all bolts to flat and not installed at an angle. The as installed fails this requirement.

Extract from AS 4100

15.3 TOLERANCES

15.3.1 Location of anchor bolts

Anchor bolts shall be restrained in position both in a vertical and a horizontal direction during all setting-in operations.

Anchor bolts shall be set out in accordance with the erection drawings. They shall not vary from the positions shown on the erection drawings by more than the following: (See Figure 15.3.1.)

- (a) 3 mm centre-to-centre of any two bolts within an anchor bolt group, where an anchor bolt group is defined as the set of anchor bolts which receives a single fabricated steel member.
- (b) 6 mm centre-to-centre of adjacent anchor bolt groups.
- (c) Maximum accumulation of 6 mm per 30 000 mm along an established column line of multiple anchor bolt groups, but not to exceed a total of 25 mm. The established column line is the actual field line most representative of the centres of the as-built anchor bolt groups along a line of columns.
- (d) 6 mm from the centre of any anchor bolt group to the established column line through that group.

Anchor bolts shall be set perpendicular to the theoretical bearing surface, threads shall be protected and free of concrete and nuts shall run freely on the threads.

The projection of the end of the anchor bolt from the theoretical bearing surface shall not be more than 25 mm longer nor 5 mm shorter than that specified.

FIGURE 15.3.1 TOLERANCES IN ANCHOR BOLT LOCATION

15.3.2 Column base

15.3.2.1 Position in plan

The position in plan of a steel column base shall not deviate from its correct value by more than 6 mm along either of the principal setting out axes.

15.3.2.2 Level

The level of the underside of a steel base plate shall not deviate from its correct value by more than ± 10 mm.

15.3.2.3 Full contact

If full contact is specified, the requirements of Clause 14.4.4.2 shall be satisfied, unless shims are used to reduce the measureable gaps to values specified in Clause 14.4.4.2.

Packs, shims and other supporting devices shall be flat and of the same steel grade as the member. If such packings are to be subsequently grouted, they shall be placed so that the grout totally encloses them with a minimum cover of 50 mm.



9.

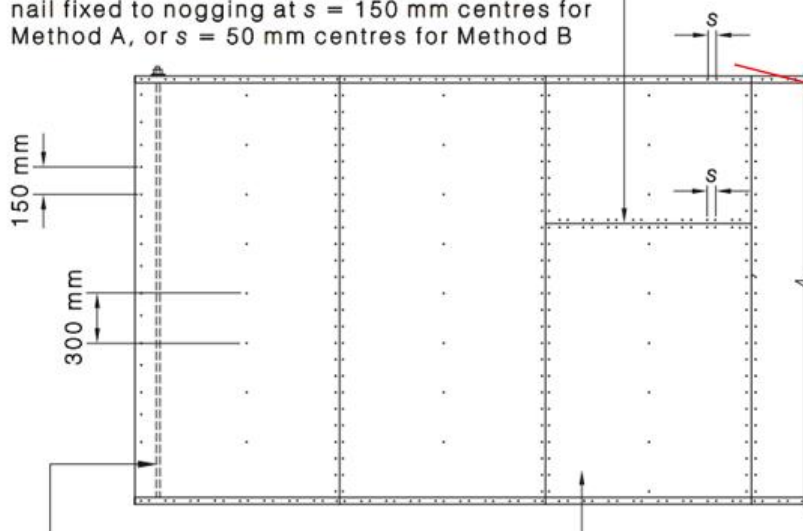
AS 1684.2; Table 8.18: - The sheet bracing shall be installed using 30 x 2.8 mm diameter galvanised flat head nails at the required spacings given in the table below. Many of the nails have been over driven or over shot below the surface of the bracing ply. Overshot nails have compromised the bracing sheets ability to resist racking forces. Also note the minimum sheet thicknesses given below.

Bracing panels with over shot nails have not met these requirements.

- (h) **Plywood** Plywood shall be nailed to frame using $30 \times 2.8 \varnothing$ galvanized flat-head nails or equivalent.

For Method A, M12 rods shall be used at each end of sheathed section top plate to bottom plate/floor frame. Method B has no rods but sheathing shall be nailed to top and bottom plates and any horizontal joints at 50 mm centres.

Horizontal butt joints are permitted, provided nail fixed to nogging at $s = 150$ mm centres for Method A, or $s = 50$ mm centres for Method B



Method A only: M12 rod top to bottom plate each end of sheathed section Sheathed panels shall be connected to subfloor

NOTE: For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10.

Minimum plywood thickness, mm		
Stress grade	Stud spacing mm	
	450	600
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5
Fastener spacing (s) mm		
Top and bottom plate:		
— Method A		150
— Method B		50
Vertical edges		150
Intermediate studs		300
Fixing of bottom plate to floor frame or slab		
Method A: M12 rods as shown plus a 13 kN capacity connection at max. 1200 mm centres		
Method B: A 13 kN capacity connection at each end and intermediately at max. 1200 mm centres		

Method A
6.4
Method B
6.0



10.

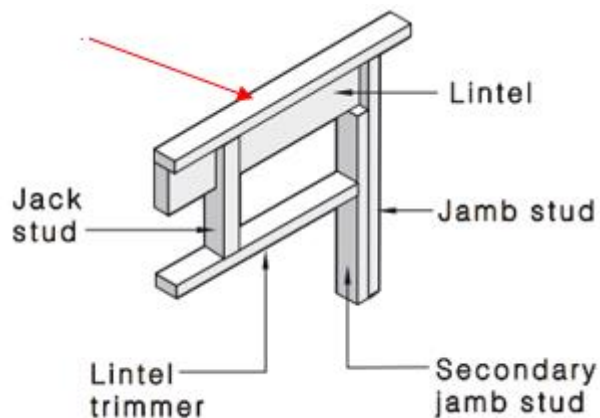
AS 1684.2; 6.3.6.1: - In timber wall framing, top plates shall be provided above lintels.

This requirement has not been met.

6.3.6 Lintels and ring beams

6.3.6.1 General

Top plates shall be provided above lintels.



11.

AS 1684.2; 6.2.1.5: - Wall studs shall have continuous rows of noggings at 1350 mm maximum centres.

Breaks in the continuity of the nogging row through either short or missed nogging means that this requirement has not been met.

6.2.1.5 *Nogging*

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

Noggings are not required to be stress-graded.

Unless otherwise specified, the minimum nogging size shall be the depth of the stud minus 25 mm by 25mm thick, or the nogging 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.

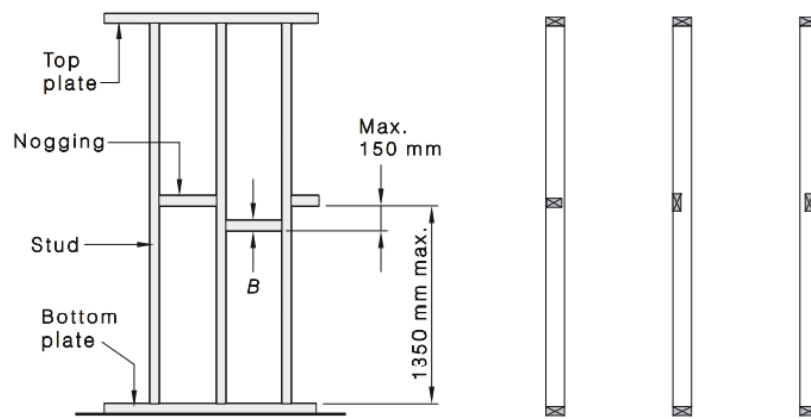


FIGURE 6.6 NOGGING



12.

AS 4440; 2.2.3(c), Figure 2.3: - “Do not drive (‘L’ bracket) nails fully home to allow for vertical movement of truss on loading.”

Nails have been driven home hard to the bracket slots. Hence this requirement has not been met.

- (c) *Non-bracing wall* For an internal non-loadbearing wall not designated as a bracing unit, stability of the wall shall be required to resist normal applied force, e.g., when closing doors. The top plate of the wall shall be stabilized at maximum 1800 mm centres. Where trusses are parallel to the wall, nogging shall be used in between the bottom chords and fixed to the bracket. Figure 2.3 gives an example of fixing details.

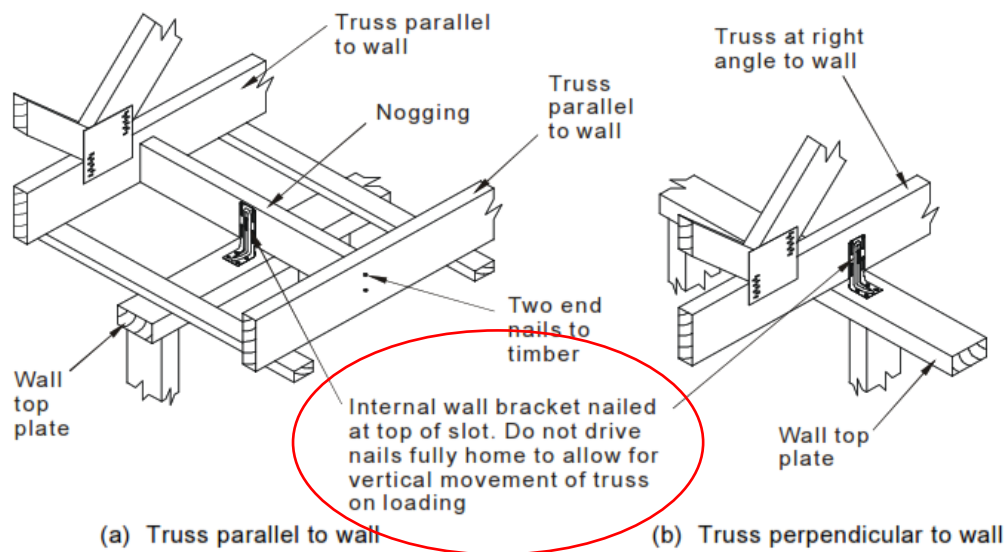


FIGURE 2.3 FIXING OF TRUSSES TO FREESTANDING NON-LOADBEARING WALL THAT IS NOT A BRACING WALL





Check all.

13.

I noted a smart pan waste installed for the closet pan/s. The builder must clarify that the closet pan to this area does not require screws fixed to the concrete floor as per the manufactures installation details.

Furthermore, the builder must clarify there is sufficient concrete cover to support the closet pan with the current smart pan installation.

I refer the builder and the installer to AS 3500.2 inserted below, please note the last section. I note that silicon is not an approved

13.27.2 Installation

Water closet pans shall be securely fixed by—

- (a) bedding no thicker than 20 mm;
- (b) → brackets; or
- (c) → corrosion-resistant fasteners.

We have discussed this item with both the manufactures of the toilets as well as the technical manager from Selleys and others Australia.

- The manufacturers clearly state the toilets are to be screw fixed through the provided holes. Under section 26 of the Domestic Building Contracts Act, I request a copy of our clients manufactures installation details.
Note - If the supplied toilet has mounting points within 290mm forward of the timber frame, then this item is not a defect.
- Selleys and others clarified that silicone is not classed as an adhesive and cannot be used for fixing purpose. Its primary function is a flexible caulking sealant.

This item needs to be addressed in a manner that is compliant. Not a quick installation fix as so often occurs.



14.

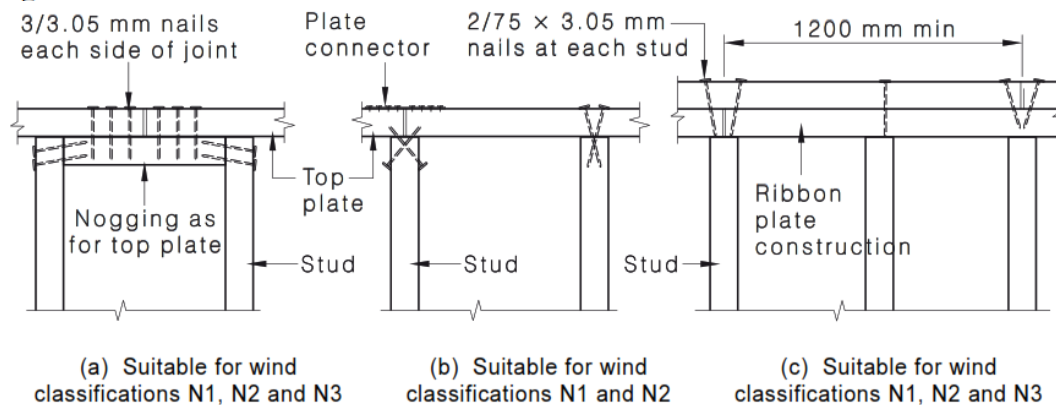
AS 1684.2; 9.2.8: - calls for the installation of a plate connector (gang nail plate or equiv.) at the top of all intersecting walls. Where plates interlock, they are not required.

There are gang nails missing to several of the top plates to the wall's connections. These plates play a vital role in securing one wall to another. It also assists with the racking force resistance on a home.

In areas, top plate connections have not met this requirement.

9.2.8 Joining of top plates and ring beam

Top plates and ring beam in walls shall be joined by one of the methods shown in Figure 9.2 for the relevant wind classification.



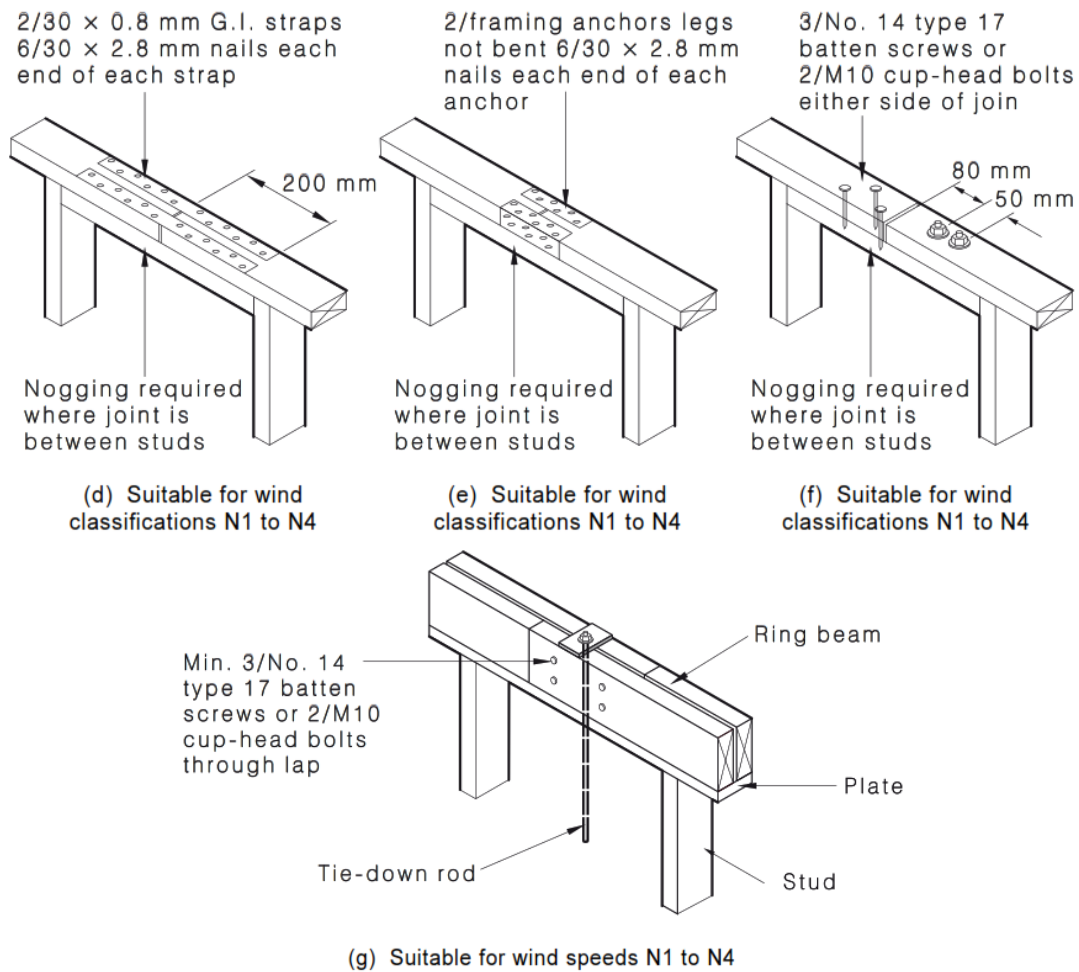


FIGURE 9.2 JOINING OF TOP PLATES AND RING BEAMS





15.

AS 4100, part 14.3.6.1: - At least one clear thread plus the runout thread shall be clear of the nut after tightening.

This installation has not met this requirement.

14.3.6 Bolting

14.3.6.1 General

All bolts and associated nuts and washers shall comply with the appropriate bolt material Standard specified in Clause 2.3.1. All material within the grip of the bolt shall be steel and no compressible material shall be permitted in the grip.

The length of a bolt shall be such that at least one clear thread shows above the nut and at least one thread plus the thread run out is clear beneath the nut after tightening.

One washer shall be provided under the rotated part.



LHS.

16.

AS 1684.2; 6.3.3: - Where bottom plates support studs supporting concentrated loads, posts or jamb studs, the plate shall be supported over a floor joist, solid blocking between bottom plate and bearer or concrete slab.

The bottom plate requires solid blocking / packing in the areas indicated to satisfy this requirement.

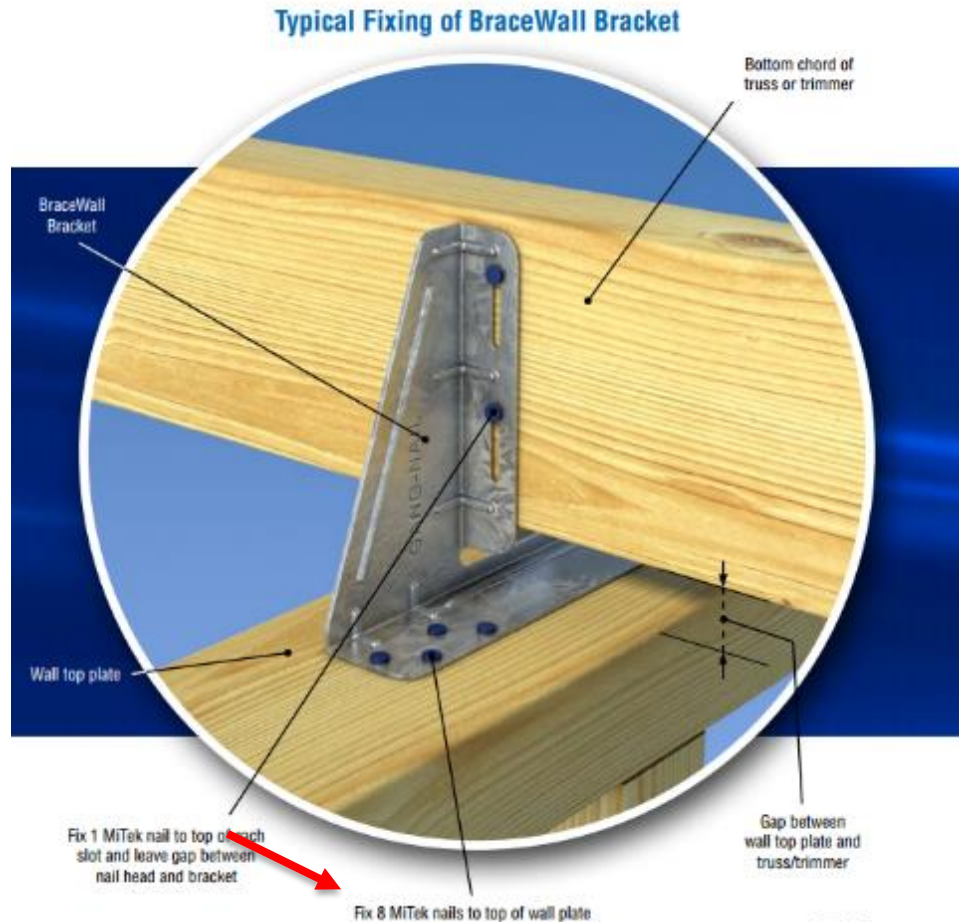
6.3.3 Bottom plates

Where the bottom plate supports studs supporting concentrated loads, posts or jamb studs, the plate shall be supported over a floor joist, solid blocking between bottom plate and bearer or concrete slab.



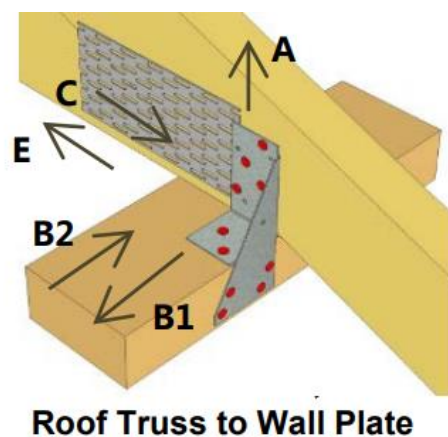
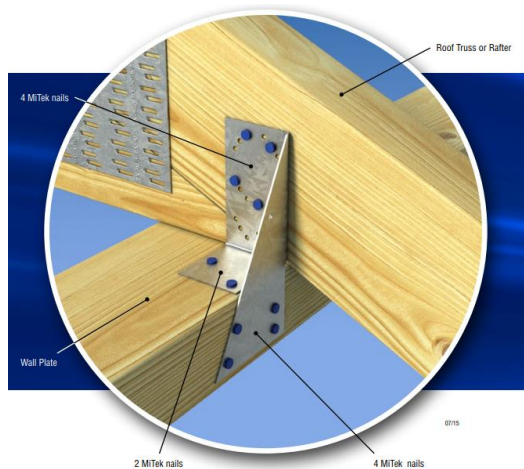
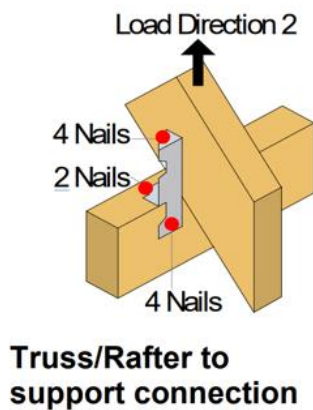
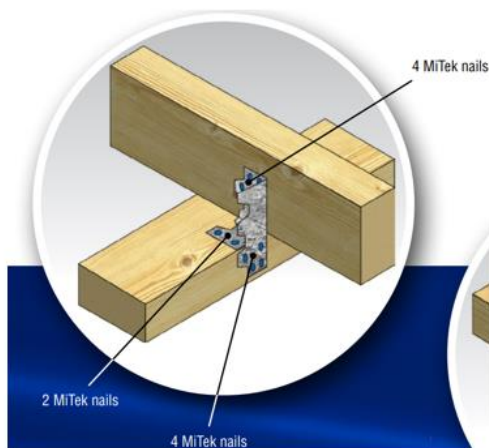
17.

Mitek brace wall bracket installation guide: - Nails are to be installed into the trimmer or truss bottom chord at the top of the slots and to the top of the wall plate. Nails have not been installed at the top of the wall plate as required.



18.

Pryda and Mitek; Triple Grip & Multigrip installation: - Both manufacturers of triple grips and multigrips require 10 hot dipped galvanised reinforced head nails installed in the following configuration when attaching to rafters and trusses. The current installation has not met the manufacturer's requirements.



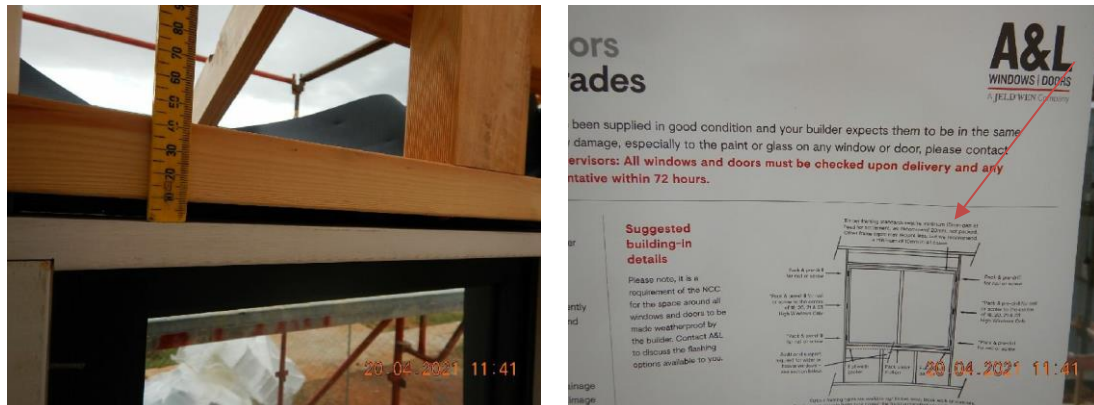
19.

AS 1684.2; 6.2.3: - 15mm minimum shall be provided between top of window or door frames and underside of lintel / frame head.

There are openings to this dwelling have not met this requirement.

6.2.3 Openings

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



20.

VBA Guide to Standards and Tolerances; 2.08: - New concrete floors must not differ more than 4 mm over any 2 m length or 10 mm in any room or area.

We measured random areas of the concrete slab with a 2 m straight edge and found the slab levels to have not met this requirement.

Note: The builder cannot claim the 10 mm in any room because the 4 mm over 2 m requirement has been breached.

2.08 Levelness of concrete floors

Except where documented otherwise, new floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint shall not exceed 20 mm. Refer to Item I of this Guide where the new floor is to abut an existing floor.

Note -

- ➡ Denotes direction of fall
- Denotes rise in slab
- ✗ Denotes low area in slab



21.

We refer the builder to the implied warranties where the builder agreed to build the dwelling in a **proper and workmanlike manner and with care and skill**.

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 workmanlike 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 (or within the period) specified by the contract;



Hammer home.

Rectification Required: YES

TERMS & CONDITIONS OF Darbecca Pty Ltd SITE INSPECTION AND REPORT

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.

3. Assumed Finishes

Our inspection was carried out on the quality of the fixtures and finishes as installed, and no investigation of any documentation or statutory requirements was carried out to verify their correctness.

4. Documentation

Unless otherwise noted any contractual documentation made available to us during our inspection is only viewed on an informal basis and we make no certification that the building has been constructed in accordance with them.

5. Non-Destructive Inspection

Unless otherwise noted our inspection was carried out on a non-destructive basis and exclude anything that would have require the removal of any fixtures, fittings, cladding, insulation, sisalation, roofing, lining materials, excavated of any soil or the removal of any part of the plastic membrane.

6. Measurements/Levels

Unless otherwise noted all measurements have been taken with a standard ruler, and levels with either a 900 or 2100mm long spirit level.

7. Services, Appliances, Plants and Equipment

Unless otherwise noted, we did not test or check for appropriateness, capacity, correct installation or certification of any service, appliances, plant and equipment, i.e. heaters, hot water units, air conditioners, ovens, hotplates, dishwashers, range hoods, spa pump, electrical wiring, gas lines, electricity and water supply, sewer, stormwater and agricultural drains.

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This report cannot be reproduced in part; it must only be done so in full.

10. Reference

Any reference contained within this report to the Building Code of Australian, an Australian Standard, a manufacturers technical data sheet or installation instruction is neither exhaustive nor a substitute for the original document and are provided as a guidance only. Darbecca Pty Ltd or the author of this report for the use or reliance upon of the part references contained within this report will accept no responsibility.

11. Report Exclusions

- a) Defects in inaccessible parts of the building including, but not limited to, the roof space and or the sub-floor area unless otherwise noted,
- b) Defects not apparent by visual inspection, or only apparent in different weather or environmental conditions as to those prevailing at the time of the inspection,
- c) Defects that we did not consider significant enough to warrant any rectification work at the time of our inspection,
- d) Defects outside the scope of the client brief
- e) Check measure of rooms, walls, and the overall building, for size, parallel and squareness unless otherwise noted,
- f) Landscaping, retaining wall/s, or any structures outside the roofline of the main building unless otherwise noted,
- g) Enquiries of Council or any other Authorities,
- h) Investigation for asbestos and or soil contamination,
- i) Investigation for the presence of any termites or borers and for the correct installation of any termite barriers and or other risk management procedures or devices.
- j) Defects in relation to PVC sewage and storm water pipes are not covered in this inspection. Clients must seek the services of a licenced plumber to check all sewage and storm water pipes.

12. VCAT Suitability

Unless specifically noted this report has not been prepared in-line with the requirements of Practice Note VCAT 2.

