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Report By:

Site Address:

Client Name:

Phone #:

Email:

Dwelling type:	Double Storey
Dwelling configuration:	House and Garage
Nature of works:	New Build
Stage of inspection:	Final
Construction Type:	Multiple Claddings
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 unless noted otherwise within the report. The use of ladders is regulated by the OH&S Regulations 2017, we have not visualised any part of the dwelling that can not be seen by the author with their feet no higher than 2 m from FGL.

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.

An inspection was conducted at the above address on 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 dwelling owners under these two acts.

Schedule of Defects:

Defects, observations and other related comments from Final Inspection on 19/01/2024.

1.

AS 2311; C4; 6.8:- The final inspection should ensure the following where appropriate: The painted surface shows uniformity of gloss, colour and opacity. A correct range of dry film thickness of paint. Freedom from painting defects such as paint application defects; and brush marks, roller coater marks, spray application defects and those irregularities in texture, which are inconsistent with good trade practise.

Painted areas have not met these requirements.

C4 FINAL INSPECTION

The final inspection should ensure the following where appropriate:

(a) The painted surface shows—

(i) uniformity of gloss, colour and opacity;

(ii) correct range of dry film thickness of paint;

(iii) freedom from painting defects such as—

(A) tackiness and paint application defects; and

(B) brush marks, roller coater marks, spray application defects and those irregularities in texture, which are inconsistent with good trade practice.

NOTE: Differences in appearance will occur; however, where such differences are not clearly discernible from a distance of typically 1.5 to 2 m when viewed under normal lighting conditions the finish is usually considered acceptable. Joinery should be also inspected for the presence of light surface grit or coarse particles which may only be identified by touching the surface.

(iv) General cleanliness and absence of disfigurement, related to paint application.

NOTE: Surfaces, fixtures and fittings should be checked to ensure that they have been masked or removed, and that all paint spills or stains have been removed as set out in the specifications.

(b) The surrounding area is clean, tidy and undamaged, and all of the paint contractor's materials, equipment and debris related to the work performed, are removed from the premises or site.

6.8 TOUCH UP

Touching up is the recoating of only a small portion of a surface in order to conceal damage or defects. It generally applies only to the period shortly after the application of paint to the rest of the surface, as it is not feasible to achieve a match between newly applied paint and the same paint affected by in-service conditions such as weather, wear or soiling. Achieving a touch up that is invisible under all or most conditions of lighting and viewing requires the application of the same sample of paint that was originally applied to the surface, by a method matching the original application method, to achieve a film build, surface texture and sheen level matching the surrounding area. Hence, touch ups call for technique, skill and practice.

The brush or roller sleeve should be similar to those used in the original application, as should the equipment loading, speed, and pressure and direction of application. Alternatively, combined application methods may be used, such as brushing to apply paint to the affected area, followed by laying off with a slightly dampened roller to provide a match with the surrounding rolled texture. Ironically, the absence of surface texture in sprayed films does not make touching up easier but virtually impossible, as it allows the borderline that surrounds any touch up area to stand out more clearly, even if all else matches. Full gloss finishes are also difficult to match as the junction between the old and new surface is difficult to obliterate.

Ease of touching up generally increases with decrease in gloss level, consistent with the general principle that flatter paints conceal surface irregularities better.

Incomplete staining.

Incomplete finishes to entry door

Nail holes to cladding not filled with a paint filler prior to paint

Quad ends not painted

A number of undercoated surfaces throughout

Not painted

2.

AS 3500.3; 4.5.1: - There shall be no restriction to the free flow of stormwater due to debris.

For example: cement, mortar, clippings, etc; as well as protrusions and obstructions.

The roof gutter installation has not met this requirement.

4.5 INSTALLATION AND TESTING

4.5.1 Installation

Installation of each new or altered section of the roof drainage system shall comply with the following:

(a) There shall be no restrictions to the free flow of stormwater due to—

(i) protrusions or other obstructions; or

(ii) debris (e.g. cement, mortar, clippings and similar debris).

(b) All accessories shall be effectively fixed and securely anchored.

3.

Bushfire Attack Level - AS 3959; 5.4.2 & 3.6: - All joints in external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed. All gaps including vents, weepholes, and the like shall be screened, except for weep holes to the sills of windows and doors. The maximum allowable aperture size of any mesh or perforated material used as a screen shall be 2 mm.

There are gaps to the external fabric of the dwelling that have not met this critical safety requirement.

5.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

3.6 VENTS, WEEPHOLES, GAPS AND SCREENING MATERIALS

3.6.1 Vents, weepholes, joints and the like

All gaps including vents, weepholes and the like shall be screened, except for weepholes to the sills of windows and doors.

All joints shall be suitably backed with a breathable sarking or mesh, except as permitted by Clause 3.3.

The maximum allowable aperture size of any mesh or perforated material used as a screen shall be 2 mm.

> ***C3.6.1*** *Weepholes in sills of windows and doors and those gaps between doors and door jambs, heads or sills (thresholds) are exempt from screening because they do not provide a direct passage for embers to the interior of the building or building cavity.*

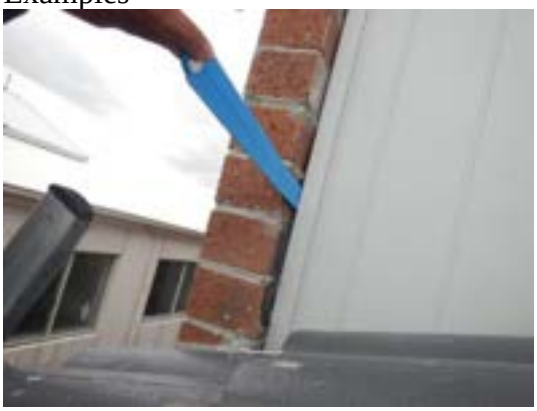
3.6.2 Gaps to door and window openings

Where screens are fitted to door openings for ember protection, they shall have a maximum aperture of 2.0 mm and be tight fitting to the frame in the closed position.

Gaps between doors including jambs, heads or sills (thresholds) shall be protected using draught seals and excluders or the like (see Figure 3.2).

Windows conformant with AS 2047 will satisfy the requirements for gap protection. Screens fitted to window openings shall have a maximum aperture of 2.0 mm and these shall be tight fitting to the frames.

Examples



4.

HB 39, part 8.4, section (c), (v): - Where used, pressure flashings shall be secured at 100mm maximum spacings.

Fixings exceed 100 mm. The current installation has not met this requirement.

(c) Pressure flashings may be used in lieu of cutting grooves into walls, provided they are used only with smooth surface finished walls, e.g. smooth finished concrete or smooth finished brickwork with flush pointed mortar courses, provided [see Figure 8.4(C)]—

(i) the pressure flashings are purpose-made machine folded with a safety/stiffening fold at the upper edge or alternatively constructed with a safety/stiffening fold at 45° from vertical to allow for the placement of a silicone filler;

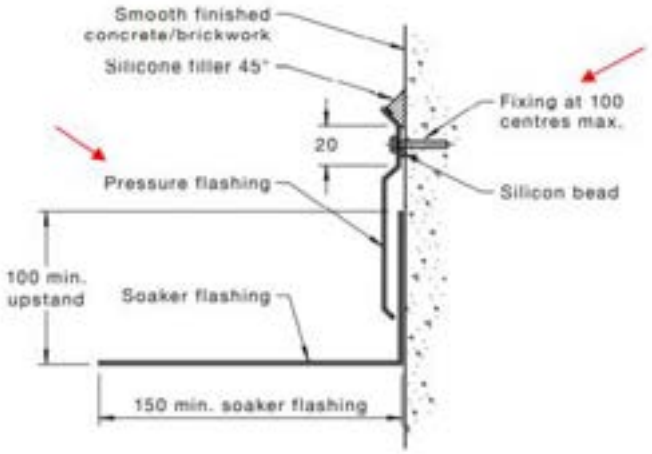
(ii) the sealant is applied in a sandwiched seal of approximately 20 mm wide;

(iii) the fixing of the flashing will ensure a durable seal is maintained;

(iv) the seal is protected from excessive movement due to expansion and contraction;

(v) the fixing centres are at no more than 100 mm spacings; and

(vi) the fixing devices are fit for purpose and compatible with the flashing material.



DIMENSIONS IN MILLIMETRES

FIGURE 8.4(C) PRESSURE FLASHING

5.

NCC, part 3.5.3.4 - : The documented gutter is not secured to the dwelling due to a lack of clips, as documented below. The clips must be installed every 1.2 m as per the NCC, part 3.5.3.4.

This is a lock up item that makes up part of the lockup claim.

3.5.3.4 Installation of gutters

(a) Gutters must be installed with a fall of not less than—
  (i) 1:500 for eaves gutters, unless fixed to metal fascias; and
  (ii) 1:100 for box gutters.

(b) Eaves gutters must be—
  (i) supported by brackets securely fixed at stop ends and at not more than 1.2 m centres; and
  (ii) be capable of removing the overflow volume specified in Table 3.5.3.3a and Table 3.5.3.3b.

Alfresco RHS

6.

AS 2589 & AS 3999: - The dwellings roofing systems were not water tight as documented below.

I further noted that the plaster and fix was installed. Wall and part of the roof batts to some areas have been installed.

Water cannot be allowed to enter a dwelling after the introduction of batts followed by plaster.

The builder as a matter of urgency must seal the dwelling or alternately replace batts and plaster if they are wetted. I refer the builder to AS 2589 (Australian Plaster Standard) and AS 3999, (Australian Insulation Standard) which calls for both to be fully protected from moisture.

7.

AS 4773.2—2010 APPENDIX B1 & Domestic Building Contracts Act 1995; AS 3700; 1.5.2.27; 12.4: - The cleaning down of masonry is best done each day, as the work is constructed. The removal of mortar smears and the removal of stains should be done in a manner that the mortar is not damaged. To be completed in a proper and workmanlike manner.
Brick cleaning and mortar finish requirements have not been met.

B1 GENERAL

The cleaning down of masonry is best done each day, as the work is constructed. The removal of mortar smears and the removal of stains should be done in such a manner that the work is not damaged.

B6 CLEANING PROCEDURE FOR NEW EXTERNAL MASONRY

Commence cleaning by rubbing down the masonry with a stiff brush, assisted by a scraper to remove any large lumps of mortar.

Drench the front of the masonry with clean water to wash off loose dirt and to reduce absorption of the cleaning agent into the masonry units.

1.5.2.27 *Mortar joints*

One of the following:

(a) *Flush joint* A joint that is finished flush with the surface of the masonry units.

(b) *Raked joint* A joint that is raked out to a specified depth behind the face of the masonry.

(c) *Tooled joint* A joint, including flush joint and raked joint, in which the surface is trowelled or ironed to a smooth, dense finish.

NOTE: Mortar joints for other than AAC are classified according to the types of finish given to their exterior surface.

12.4 WORKMANSHIP

12.4.1 Base course

The surface on which the base course is laid shall be clean.

12.4.2 Mortar joints

Solid and cored units shall be laid on a full bed of mortar. Hollow units shall be face-shell bedded.

Vertical joints in fully bedded masonry shall be filled with mortar unless otherwise specified.

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;

Examples- Smears

Blowouts

8.

SA HB 39; 5.7.7: -No spreader is to discharge onto or over ridge tiles. Mortar joint tiles, flashings, timber fascia, roof sheet side lap or sheets/tiles discharging to valleys.

We noted the documented spreader is discharging over a flashing and therefore does not meet this requirement.

5.7.7 Spreaders

Spreaders may be used to drain rainwater from a higher roof surface with a catchment area not exceeding 15 m^2 provided the following conditions are satisfied (see Figure 5.7.7):

(a) When discharging onto a tiled roof, the lower section is sarked a minimum width of 1800 mm, either side of the point of discharge extending down to the eaves gutter.

(b) When discharging onto a corrugated roof, a minimum width of 1800 mm on either side of the point of discharge is sealed for the full length of the side laps.

(c) The increased roof water volume from the upper roof is not to enter any seam of the roof coverings of the lower roof.

(d) No spreader is to discharge roof water onto or over ridge tiles, mortar jointed tiles, flashings, timber fascia or a roof sheet side lap.

(e) No spreader is to have its discharge entering any part of any building.

(f) Spreaders are to discharge all roof water onto roof coverings in the direction of flow, avoiding discharging onto laps on lower roof sheets and tiles.

When discharging an upper roof catchment onto a lower roof, the total roof area including the additional upper roof catchment area is to be considered for inclusion when sizing the lower roofing, gutters and downpipes.

(g) Spreaders do not discharge on sheets or tiles discharging to valleys.

NOTE: The spreader catchment area indicated above is based on a standard corrugated roofing profile and may only exceed 15 m^2 provided the additional upper roof discharge does not exceed the lower roof profile manufacturer's design-carrying capacity.

9.

NCC, part 3.5.1.2: - Lead cannot be installed onto a roofing system upstream of any other metals.

The roofing system has been completed with a mix of lead and zinc. The installed lead is up stream of the zinc members and as such needs to be reworked or removed. No lead materials can be used in a roofing system upstream of zinc/aluminium coated materials, colour bond is zinc based. All pop rivets used are aluminium.

There are lead like products available, however the white oxidation spots on the documented clearly depicts the presence of lead.

3.5.1.2 Corrosion protection and compatibility requirements for roofing

(a) Metal sheet roofing must be protected from corrosion in accordance with Table 3.5.1.1.

(b) Where different metals are used in a roofing system, including *flashings*, fasteners, guttering, downpipes, etc., they must be compatible with each other as described in Tables 3.5.1.2a to 3.5.1.2d and—

(i) no lead materials can be used upstream from aluminium/zinc coated materials; and

(ii) no lead materials can be used on roofs that form part of a potable (drinking) water catchment area; and

(iii) no copper materials can be used upstream from galvanized coated materials.

Flashing- Builder to clarify

10.

AS 2050, part 3.6: - Pointing is defective if it becomes dislodged or washed out. Pointing shall be uniform in colour, texture, and trowelled off to provide a neat appearance.

Tile pointing to this dwelling has not met these requirements.

3.6 WORKMANSHIP

The cutting of tiles at ridges, hips, verges and valleys shall be neat and shall present a straight line.

Cut tiles at ridges and hips shall be supported in the same plane as adjacent tiling and shall be secured.

NOTES:

1 The pointing should be regular in appearance, and should have uniform colour and texture.
2 The pointing should be trowelled off to provide a neat appearance.
3 Due to the composition of flexible pointing, some minor surface imperfections are acceptable.

Rear RHS- Not uniform in colour

11.

The BlueScope Colorbond roofing products to the dwelling have been damaged during construction.

BlueScope Technical Bulletin-38: - BlueScope do not support the use of touch-up paints on 'Colorbond' steel, and that their use will invalidate the BlueScope Warranty.

Damaged areas greater than 2mm in width will need to be replaced.

Technical Bulletin 38

May 2019. Revision 1

REPAIR OF MINOR SCRATCHES AND BLEMISHES

BlueScope does not recommend the use of touch-up paint to repair damage or scratches to the painted surface. As explained above, air-drying paints have different weathering characteristics to COLORBOND® steel, which leads to variations in appearance over time where touch-up paint has been used. BlueScope does not have a recommended method for the removal of touch-up paint. Minor scratches (< 2mm in width) should be left alone as the available metallic coating will continue to protect against corrosion providing the scratches are superficial and the metallic coating is not damaged. If scratches are more noticeable on new material, it is the recommendation of BlueScope to replace the affected product.

BlueScope does not recommend or support the use of touch-up paint on COLORBOND® steel. The application of post paint treatments or systems to the material will invalidate the BlueScope Warranty*.

12.

AS 3700, part 12.10: - We noted flashings to the dwelling present with coating damage.

Particular care should be taken to protect adjacent work from the effects of any acid used in cleaning.

This requirement has not been met. Damaged elements need to be replaced or made ‘as new’.

Note: BlueScope Steel does not recommend the use of touch up paints on COLORBOND® steel. The manufacturing process that gives COLORBOND® steel its colour and gloss retention properties means that the surface weathers differently to air drying paint. After weathering, the areas which have been touched up will look different and can leave a blotchy look.

Acid cleaning of brickwork

Acid used for cleaning bricks can corrode eave gutters, downpipes and fascia as well as stain the painted finish.

Where possible, it is recommended that acid cleaning of brickwork be performed prior to the installation of eave gutters, downpipes and fascia. Where this is not possible, eave gutters, downpipes and fascia should be masked to prevent contact with acid. For more information, refer to:

Corrosion Technical Bulletin CTB-15 Acid cleaning brickwork.

12.10 CLEANING

Masonry shall be cleaned and stains removed, in such a manner that the work is not damaged. Particular care shall be taken to protect adjacent work from the effects of any acid used in cleaning.

Cleaning with high-pressure water equipment shall be carried out such that mortar joints and masonry units are not damaged.

Rusting

13.

SA HB 39; 5.7.3 Figure 5.3.1a:- Rainheads are to protect buildings from a partial blockage of outlets, downpipes or stormwater. Rainheads to be completed as per figure 5.3.1.

The rainheads to this dwelling do not conform to these standards.

5.7.3 Rainheads

The purpose of a rainhead is to ensure that, in the event of a blockage or extreme flow conditions, all excess flow is discharged to the outside of the building. The centre-line of the downpipe is to be not further from the nearest vertical side of the rainhead than either—

(a) the diameter of a circular downpipe; or

(b) the average of the two side dimensions of a rectangular downpipe.

The width of the rainhead is to be at least equal to the width of the box gutter.

5.3 BOX GUTTERS UP TO 600 mm

5.3.1 Overflow provision and size

To protect buildings from a total or partial blockage of outlets, downpipes or stormwater drains, it is essential that box gutters discharge all roof water clear of the building via overflows. To ensure that adequate overflow provisions are made and any surcharge is accommodated, the overflow weir of any rainhead is to be not less than 25 mm below the sole of the gutter discharging to the rainhead. Box gutter sumps are to be fitted with overflow ducts, overflow channels or high capacity overflow devices [see Figure 5.3.1(a)].

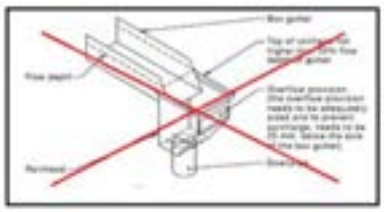


Figure 5.7.3 of HB 39 has been deleted

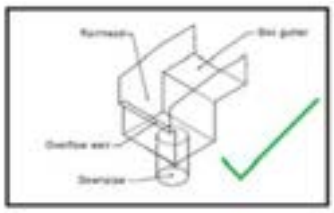
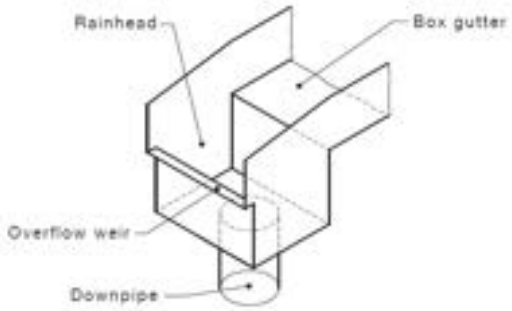


Figure 5.3.1 (a) of HB 39



(a) Rainhead

14.

AS 3500.3; 3.7.6(g): - Box gutters to be sealed to rainhead or sumps.

This dwellings box gutter does not meet these requirements.

3.7.6 Layout

The following apply to the layout of box gutter systems:

(a) The location and size (see Clause 3.7.2) of the box gutter shall be taken into consideration.

(b) The size of the support system (see Clause 4.9) shall be taken into consideration.

(c) Provision for the effects of thermal variation (see Clause 4.3) on the box gutter and support system shall be taken into consideration.

(d) Consideration shall be given to the location of associated vertical downpipes with rainheads or sumps in relation to—

  (i) features within the building and usage;

  (ii) surface water drainage system external to the building;

  (iii) the space within or external to the building; and

  (iv) provision for flow from each overflow device (see Clause 3.7.5) to be discharged, without danger, indirectly to the surface water drainage system.

(e) For the sump/high capacity overflow device, the depth of the sump (h_s) shall be not less than 150 mm regardless of the position of the normal outlet. Changes to the depth of the sump are not required, provided the sump/side overflow device is used.

(f) The normal outlet may be moved longitudinally to clear the overflow channel to enable better inspection and maintenance access. The outlet shall not be moved laterally to cross the longitudinal centre-line of the overflow device.

NOTE: If the normal outlet is moved, it should preferably be moved towards the box gutter with the greater flow.

(g) Box gutters shall—

  (i) be straight (without change in direction);

  (ii) have a horizontal constant width base (sole) with vertical sides in a cross-section;

  (iii) have a constant longitudinal slope between 1:200 and 1:40;

  (iv) discharge at the downstream end without change of direction (i.e. not to the side); and

  (v) be sealed to the rainheads and sumps.

15.

2018.21 3500.3; 4.5.1: -The flashings to the dwelling have not been installed in a manner that has them secured from movement. All flashings that make up part of a roofing system must be effectively fixed and anchored.

This requirement has not been met.

4.5 Installation and testing

4.5.1 Installation

Installation of each new or altered section of the roof drainage system shall conform to the following:

(a) There shall be no restrictions to the free flow of stormwater due to —

(i) protrusions or other obstructions; or

(ii) debris (e.g. cement, mortar, clippings and similar debris).

(b) All accessories shall be effectively fixed and securely anchored.

A number of flashings can be lifted.

16.

SA HB39; 8.7(b): - Parapet flashings shall fall back towards the roof coverings so as to prevent water from dripping down the flashing causing unsightly staining. Minimum fall 3 degrees.

The parapet flashings have not met this requirement.

8.7 ALL OTHER FLASHINGS AND CAPPINGS

All other flashings and cappings to be fastened to the metal roof cover at intervals not exceeding 500 mm with self-drilling roof screws into the roof supports or rivets into the roof cover. All self-drilling self-tapping roof screws are to be fastened on crests of roof covers. For particular situations, the following is to be taken into consideration:

(a) *Thermal movement* Where thermal movement is likely to be a problem, cappings fixed to metal roof covers to be fastened with cleats or sliding supports to all other surfaces.

(b) *Parapet cappings* Parapet cappings to be fixed to parapet walls at intervals not exceeding 500 mm with masonry anchors and cleats that permit longitudinal expansion and contraction. A minimum fall of 3° to be provided across the width of the flashing, to divert water back onto the roof coverings so as to prevent the water from dripping down the fascia causing unsightly staining [see Figure 8.7(A)].

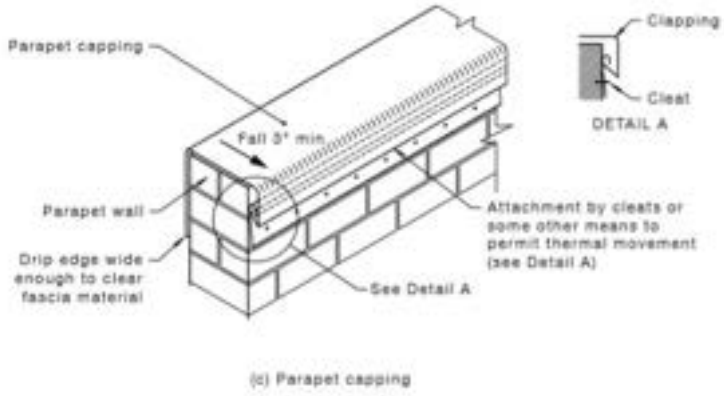


FIGURE 8.7(A) PARAPET CAPPING

Flashing falling away from roof coverings

17.

Victorian Domestic Building Contracts Act; Part 9 s.137: - The vendor (builder) warrants that all materials must be good and suitable for the purpose which they are used. Unless otherwise stated in the contract, materials shall be new.

Part 9—Liability

s. 137D

(b) the vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and

(c) the vendor warrants that that domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, this Act and the regulations.

Chips and dents in cladding to a number of areas.

Fascia dent- Marked during previous inspection.

18.

NCC 2019; 3.1.3.3.: -The land to the garage falls back towards the foundations of the slab. Given that this is a zero boundary, the builder must work in provisions for draining the soil to this area.

I noted that the Engineering states that a 50 mm fall away from the footings must be installed. The builder needs to assist us with an understanding of how, with a zero boundary the builder expects to achieve this requirement.

The NCC mandates that water is controlled and must fall away from the dwelling. See part 3.1.2.3 and figure 3.1.2.2.

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

The builder should have allowed a 150 mm set back to the Garage wall to boundary and installed a water management system to divert water away from the foundations and slab edge as an alternate solution to the mandated requirements.

As this has the ability to cause damage it must be addressed without delay, as per section 39.1 of the domestic building contracts act.

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:

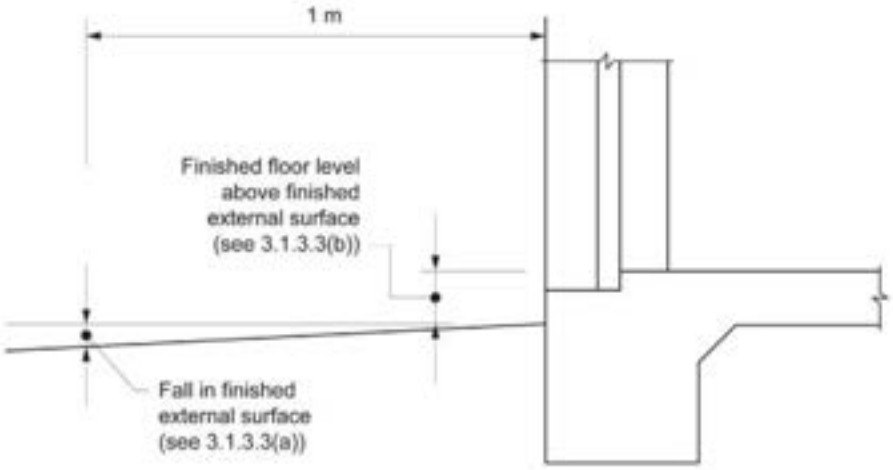
the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.1.3.2)—

(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.

Figure 3.1.3.2 Site surface drainage



Elevation

Note- We are unaware of any drainage system to this area.

19.

NCC 2019: - The DPC (damp proof course) must not be less than 150mm above adjacent ground level.

Damp proof course flashings to this dwelling do not meet this requirement.

3.3.5.8 Damp-proof courses and flashings — installation

(b) The location of a *damp-proof course* or *flashing* serving as a *damp-proof course*, must be not less than—

(i) 150 mm above the adjacent ground level; or

(ii) 75 mm above the finished surface level of adjacent paved, concreted or landscaped areas that slope away from the wall; or

(iii) 50 mm above finished paved, concreted or landscaped areas complying with 3.1.3.3(b)(ii) and protected from the direct effects of the weather by a carport, verandah or the like; or

20.

AS 3500.3; 4.9: - Support systems shall be securely attached to the building structure. At least one downpipe bracket has come away from the building.

This requirement has not been fully met.

4.9 SUPPORT SYSTEMS

4.9.1 Types

The types of support systems are either non-trafficable or trafficable and may be discontinuous or continuous.

NOTE: See vertical load test of AS/NZS 2179.1.

4.9.2 Criteria

Support systems shall comply with the following:

(a) They shall be fabricated from materials that—

(i) are compatible with the supported roof drainage system; and

(ii) where exposed to direct sunlight, are resistant to ultraviolet light.

NOTE: Incompatible materials may be used provided the contact surfaces are lined with a non-abrasive, impervious, non-conducting material.

(b) They shall be securely attached to the building structure.

(c) They shall have no other service attached to them or be attached to any other service.

(d) They shall be protected against corrosion where exposed to a corrosive environment.

(e) They shall be securely attached to prevent longitudinal movement, unless designed to allow for thermal effect.

Nail home fixings.

21.

The Domestic Building Contracts Act 1995, part 2, section 8: - The builder warrants that all materials supplied by the builder will be good, new, and suitable for the purpose for which they are used.

The face brickwork to this dwelling contains a number of bricks that are chipped in excess of a reasonable level. These areas fail to satisfy the requirements of the Act.

(b) the builder warrants that all materials to be supplied by the builder for use in the work will be good and suitable for the purpose for which they are used and that, unless otherwise stated in the contract, those materials will be new;

(c) the builder warrants that the work will be carried out in accordance with, and will comply with, all laws and legal requirements including, without limiting the generality of this warranty, the **Building Act 1993** and the regulations made under that Act[5];

(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;

- Face bricks are supplied with one face and one header suitable for exposing (i.e. to be seen after laying). Face bricks with unwanted marks, chips or cracks on a header should be laid with that header inside a mortared joint. Face bricks with unwanted marks, chips or cracks on the face should be set aside by the bricklayer (or labourer) for use as commons.

Cracked brick

22.

AS 3660.1 ;1.4.1.13: -There is termite reticulation pipe left uncovered in a number of areas around the home. This in effect nullifies the rest of the termite protection system as it has left a gateway for the termite's entry into the home. A termite management system is defined as a

product or a coordinated system designed to mitigate the risk of concealing access by subterranean termites causing significant damage to the structure.

The reticulation system presenting uncovered does not meet these requirements. Installation to be completed as per AS 3660 and the proprietary guidelines.

1.4.1.13 *Termite management system*

A product or a coordinated system designed to mitigate the risk of concealed access by subterranean termites causing significant damage to a structure.

NOTE: Termite management systems are typically comprised of integrated components, inspection zones and inspection regime.

23.

AS 2047; 7.3.1: - There are a number of window rubbers that been installed short or have fallen back behind the external brickwork. The gap shall be sealed with suitable flexible mouldings or UV rated flexible caulking to resist water penetration.

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.




24.

NCC 2019: - Exterior masonry must not overhang more than 15mm past the edge of the slab.

Brickwork to this dwelling that is overhanging the slab edge in-excess of 15mm is non-compliant.

3.2.2.7 Edge rebates

Edge rebates for slab-on-ground, stiffened raft or *waffle raft* with masonry *cavity* or veneer construction must comply with the following:

(a) The rebate must not be less than 20 mm, except as provided for in (d).

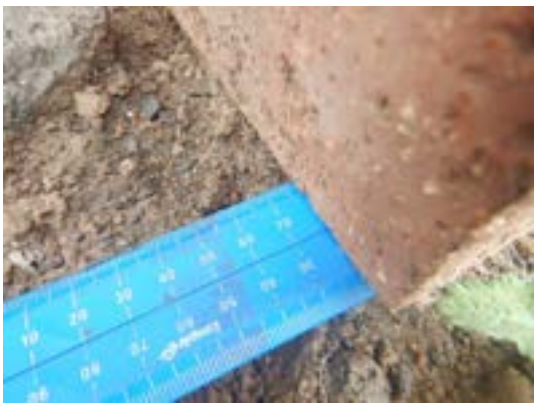
(b) Exterior masonry must not overhang more than 15 mm past the edge of the slab.

(c) The edge rebate must be flashed and drained in accordance with Part 3.3.4 and where it cannot be flashed it must be filled with mortar.

(d) Edge rebates are not *required* for *single leaf masonry*.

Explanatory information:
See 3.2.5.4 for minimum edge beam details.





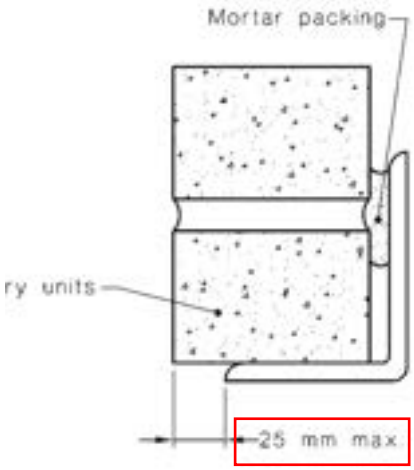

25.

AS 4773.2: - Masonry shall not overhang a lintel width by more than 25mm.
Lintels to this dwelling do not meet this requirement.

8.2.2 Detailing of steel lintels

Steel lintels shall be detailed as follows:

(a) Lintels shall be wide enough to provide support to the walling above and masonry shall not overhang the lintel width by more than 25 mm.



26.

The face brickwork to a number of areas is showing inconsistencies in mortar colour. The dwellings mortar appears to be both dark and light.

All mortar on the dwelling must be consistently in colour and match throughout. I refer the builder to the implied warranties where the builder agreed to build the dwelling in a **proper and workmanlike manner**.

Various colours of mortar are neither **proper nor workmanlike**.

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;

In a best case scenario the mortar may change colour when the walls are exposed to extended UV exposure.

Example

27.

AS 2047; 5.5 & Victorian Domestic Building Contracts Act; Part 9 s.137: - All steel fixing devices to windows shall be either of stainless steel, galvanised or similar products. Rust bleeding has been noted and documented, this timber frame will need to be treated or replaced as new.

5.5 ANCHORING DEVICES Anchor brackets or other devices and their attachments shall be so designed and located that they will transmit the combination of loads to the supporting building structure.

The anchor brackets and attachments shall be made of material of sufficient strength and stability to last for the life of the window. Ferrous brackets, other than stainless steel, shall comply with AS 1397, or shall be steel bar coated in accordance with AS 1650.

NOTES:

1 Ferrous anchoring devices are equivalent to wall ties in masonry walls.

2 Where site working or re-bending of anchor brackets is necessary, any damage caused to the protective coating of fixing brackets by such re-working shall be made good.

3 Cyclic loading does occur during a tropical cyclone and it could affect materials that are susceptible to low cyclic fatigue.

Victorian Domestic Building Contracts Act; Part 9 s.137: - The vendor (builder) warrants that materials must be good and suitable for the purpose which they are used. Unless otherwise stated in the contract, materials shall be new.

Part 9—Liability

s. 137D

(b) the vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and

(c) the vendor warrants that that domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, this Act and the regulations.

Uncoated nails are now rusting

28.

AS 2688; 6.2.2; Hume, Corinthian Door care and Maintenance; Terms and conditions: - Door Leaves are defective if they do not have all sides, top and bottom edges sealed/painted in accordance with manufacturers specifications. The following manufacturers are examples only.

6.2.2 Sealing

Doors shall be sealed on all faces and edges in accordance with the manufacturer's specifications (see Clause 3.4).

NOTES:

1 Timber and most timber products or other porous materials are generally hydroscopic and dimensionally influenced by changes in moisture content caused by changes within their surrounding environment. Therefore, it is necessary to adequately seal all surfaces and edges of the door, to prevent absorption or loss of moisture (see Clause 3.4.2).

2 It is necessary to maintain an ongoing adequate paint protection as specified by the paint manufacturer's to prevent deterioration of the door.

Hume: Immediately after fitting and prior to hanging, the entire door including the top and bottom edges must be painted. Use a good quality paint or coating system and always follow the paint manufacturer's advice. Pay particular attention to internal vs external paint systems and use the one appropriate to where you are hanging the door. This includes doors that are supplied raw, or factory primed. If staining, must use exterior grade varnish/sealer to prevent absorption of moisture. Always follow the varnish/sealer manufacturer's advice.

Corinthian: Failure to seal doors within one month from the date of delivery with two coats of paint or sealer/varnish to both faces and all edges, including top and bottom, will void

warranty. The entire door should be Finished immediately after fitting and before hanging; this includes behind the hinges, and lock and most importantly, the top and bottom edges should be Finished. Always follow the paint/stain manufacturer's instructions on the number of coats required. The top, bottom and sides of the door need to receive the same number of coats as the door face.

This requirement has not been met and may void warranty.

All areas to comply.

29.

AS 2589; 1.2 & 3.4: - It was noted reworking to plaster is required to a number of areas. All required areas to be addressed, ensuring a minimum **level 4 finish** in accordance with AS 2589.

1.2 APPLICATION

This Standard provides a choice of different levels of finish, which allows for flexibility of application. Unless otherwise specified, compliance with this Standard is achieved by a Level 4 finish for all gypsum linings except for those areas which are non-visible and generally non-habitable (i.e. non-walk-in cupboards, concealed storage areas and non-livable attics) where a Level 3 finish is acceptable.

This Standard is suitable for use with gypsum plasterboard in accordance with AS/NZS 2588, fibre-reinforced gypsum linings in accordance with Clause 2.3 and gypsum cornices in accordance with Clause 2.4.

3.1 QUALITY OF GYPSUM LINING APPLICATION AND FINISHING

3.1.1 General

The needs of the client shall be determined at the design stage. Gypsum lining will require different specifications depending on where they are installed and the level of finish required. Level 4, as specified in Clause 3.1.4, shall be the default level for gypsum lining systems unless specified otherwise.

3.1.2 Gypsum lining finishes

Gypsum linings will require different specifications depending on where they are installed and the level of gypsum lining finish required. These levels of gypsum lining finish [see Items (a), (b) and (c)] only apply to gypsum-lined walls and ceilings, prior to decoration.

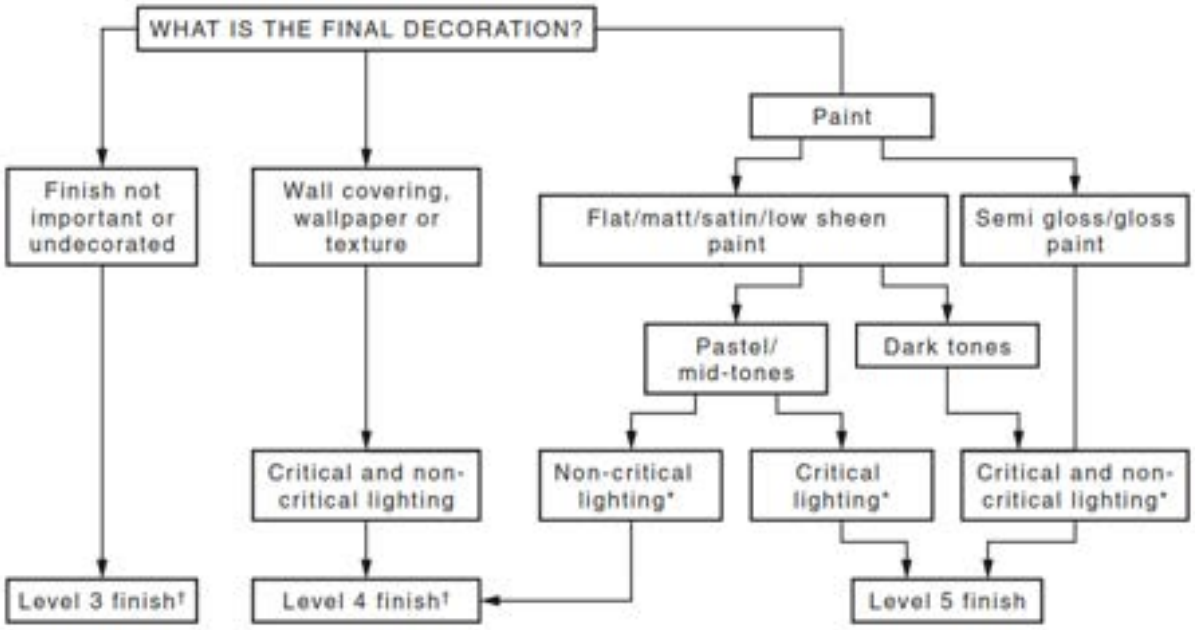
The specification levels of gypsum lining finishes shall be as follows:

(a) Level 3 (see Clause 3.1.3).

(b) Level 4 (see Clause 3.1.4).

(c) Level 5 (see Clause 3.1.5).

The choice of a level of finish, depending on the final decoration of the room or lining, shall be as shown in Figure 3.1.2.



3.1.4 Level 4

Level 4 shall be the default level for gypsum lining.

Flat, matt or low sheen paints shall be used for this Level 4.

All joints and interior angles shall have tape embedded in jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing compound applied over all joints, angles, fastener heads and accessories. All jointing cement/jointing compound shall be finished evenly and be free of tool marks and ridges in preparation for decoration.

NOTE: AS 2589 calls for a level of finish in accordance with the dwelling design. Level 5 finish is required to areas directly affected by elements as detailed below.

NOTES:

1 At the time of design, factors that will affect visual appearance are as follows:

(a) Architectural designs that encompass large unbroken ceiling areas, large windows and a minimalist and uncluttered look.

(b) The direction and location of natural and artificial lighting, as it may have detrimental effect on the appearance of the gypsum lining.

(c) The construction schedule and site conditions.

(d) The quality of workmanship at all stages of installation, jointing and decoration of linings.

(e) The framing quality.

(f) The type of decoration to be applied.

2 Prior to the commencement of interior lining work, it is good practice to establish a sample or reference area of the finished decorated wall or ceiling, or both, which may be used to subjectively judge acceptability of the quality of finish under prescribed conditions of inspection.

3 Customer satisfaction with the quality of the final decorated finish will be achieved by setting expectations followed by the appropriate specification of materials, work standards and choice of skilled trade people. Specification of key aspects of functionality and the performance of the walls and ceilings of a building should reflect the needs and expectations of the customer.

3.1.5 Level 5

Level 5 shall be used where gloss or semi-gloss paints are to be used or where critical lighting conditions occur on flat, matt or low sheen paints.

A Level 5 finish is characterized by a parity of texture and porosity. The surface texture shall be random in fashion and monolithic, concealing joints and fixing points.

All joints and interior angles shall have tape embedded into jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing compound applied over all joints, angles, fastener heads and accessories. All jointing cements/jointing compounds shall be finished free of tool marks and ridges.

A paint or plaster material shall then be sprayed, rolled or trowelled over the defined area.

NOTES:

1 See Clause 3.1.1 for achieving agreed quality of finish.

2 A Level 5 finish does not mean the surface is without texture variation.

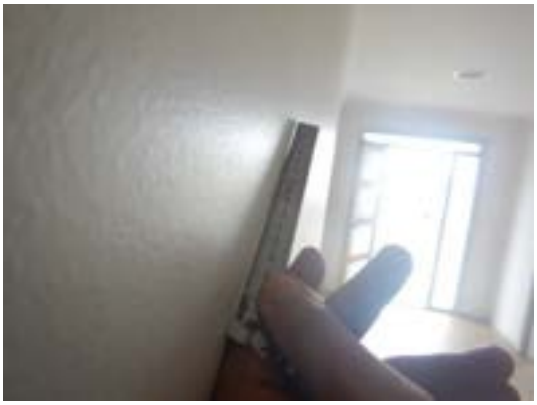
3 When installed and jointed in accordance with Clause 4.5, fibre-reinforced gypsum linings will inherently be in accordance with the requirements of Level 5 without the need for further surface treatment to achieve parity of texture and porosity.

4 A Level 5 finish is difficult to achieve and always requires the cooperation of the framer, plasterer and painter in establishing suitable work practices that deliver the agreed painted finish for the given project.

5 Some minor surface imperfections may still be visible in a Level 5 finish; however, these will be minimized under the additional measures applied under Level 5.

6 Level 5 expectations can be compromised by dark colours, glancing light and gloss finishes.

7 The surface of the defined area may require sanding to be suitable for decoration.



Bulge in plaster.

Repair required

30.

Bushfire Attack Level - AS 3959; 6.5.6 & 3.6.2: - Vehicular access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes.

Gaps to door edges or building elements should be protected as per Section 3.

We noted gaps between the weather strips and rebate presenting in excess of 2mm.

The vehicular access door has not met this critical requirement.

6.5.6 Doors—Vehicle access doors (garage doors)

The following applies to vehicle access doors:

(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—

(i) non-combustible material; or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) fibre-cement sheet a minimum of 6 mm in thickness; or

(iv) a timber species as specified in Paragraph E1, Appendix E; or

(v) a combination of any of Items (i), (ii), (iii) or (iv).

(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

NOTES:

1 Refer to AS/NZS 4505 for door types.

2 Gaps of door edges or building elements should be protected as per Section 3.

C6.5.6(b) *These guide tracks do not provide a direct passage for embers into the building.*

(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.

3.6.2 Gaps to door and window openings

Where screens are fitted to door openings for ember protection, they shall have a maximum aperture of 2.0 mm and be tight fitting to the frame in the closed position.

Gaps between doors including jambs, heads or sills (thresholds) shall be protected using draught seals and excluders or the like (see Figure 3.2).

Windows conformant with AS 2047 will satisfy the requirements for gap protection. Screens fitted to window openings shall have a maximum aperture of 2.0 mm and these shall be tight fitting to the frames.

31.

AS 2589; 4.2.2: -There are a number of areas in the home that exceed the deviation allowance of 4 mm tolerance over 1.8 m.
The following acronyms apply.

- bowed walls or studs (B)
- out of plumb walls (OOP)
- out of square skirting (OOS)
- out of alignment walls (OOA)
- ceiling or cornice out of level (C-OOL)

- bulkhead out of level (BH OOL)
- niche out of level (N OOL)

The following do not meet deviation requirements.

4.2.2 Finished framing deviations and tolerances

The deviation in the position of the bearing surface of the finished framing immediately prior to installation of lining from a 1.8 m straight edge shall not exceed the values given in Table 4.2.2 when measured over a 1.8 m span at any point [see Figure 4.2.2(A)].

Where the dimensional tolerances of the fixing surface plane fall outside these tolerances, a suitable levelling system shall be used [see Figure 4.2.2(B)].

For wall and ceiling framing that is in accordance with the dimensional tolerances of this Clause, gypsum linings may be fixed directly to the framing with an appropriate fastening system in accordance with Clause 4.4.3.

TABLE 4.2.2

DEVIATION IN THE POSITION OF THE BEARING SURFACE OF THE FINISHED FRAMING

Substrate type	Levels 3 and 4		Level 5	
	Deviation of 90% of area mm	Deviation of remaining area mm	Deviation of 90% of area mm	Deviation of remaining area mm
Steel and timber framing, and battened masonry	4	5	3	4

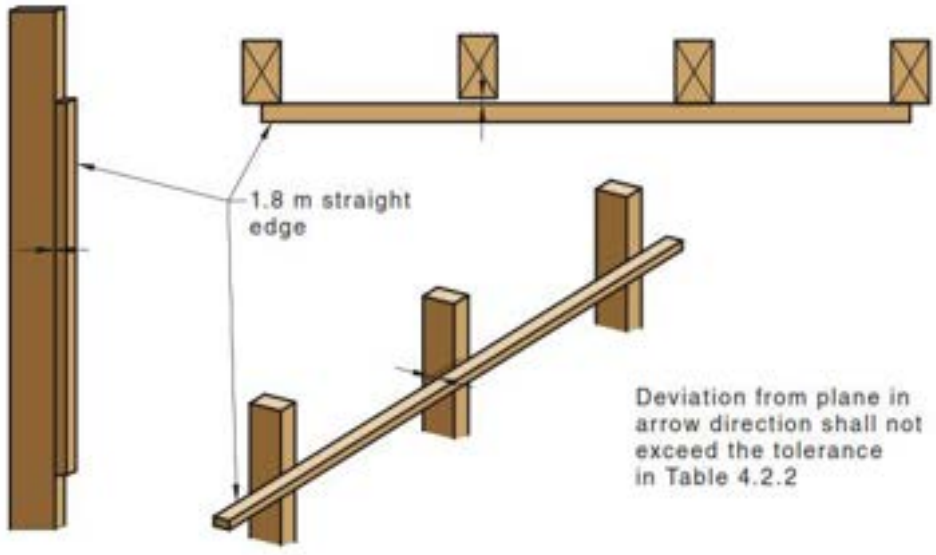
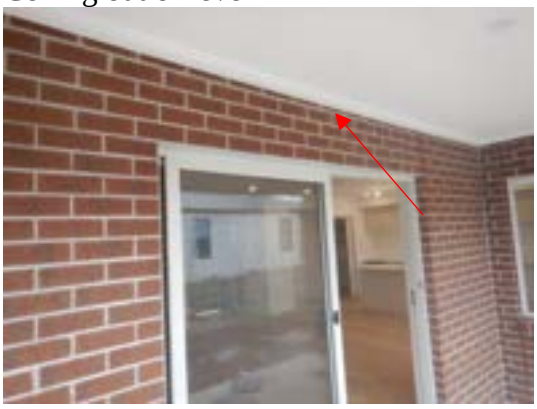


FIGURE 4.2.2(A) ASSESSING FRAMING TOLERANCE

Out of square

Ceiling out of level



Ceiling out of level

Bulkhead out of level

Guest-Bulkhead out of level

Lounge-Bullhead out of level

Ceilings out of level

Ceilings out of level

Ceilings out of level

32.

AS 3958.1, part 5.7.1, sub (f): - All installed grout needs to be installed uniform in colour, smooth, and without voids, pinholes, or low spots.

Areas of tile grout have not met this requirement.

5.7 GROUTING

5.7.1 General

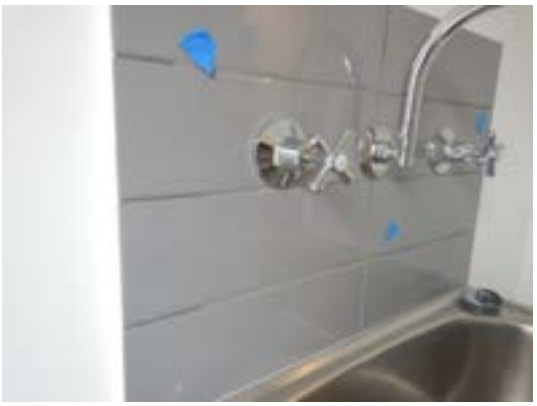
Grouting of the joints may be carried out at any time to suit the convenience of the work but should preferably be left for at least 12 h after fixing of tiles, unless otherwise specified. Sufficient time should elapse to ensure adequate setting, and to preclude disturbance of the finish during the grouting operation. It is not advisable to delay the grouting unduly as the open joints may collect general building dust and deleterious material.

Where proprietary coloured grouts or cement grouts containing coloured oxides are used, a sample tile or small inconspicuous area should be tested to determine if staining will occur. The application of a grout release or penetrating sealer may facilitate the use of such grout without staining the tile. This may be particularly relevant when using porous or polished tiles.

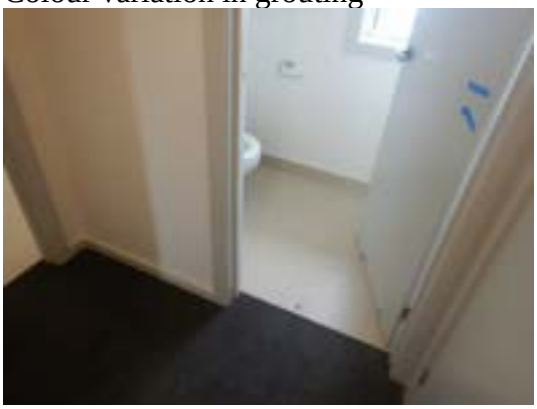
Where a sand/cement grout is required a suitable mix is 1 part Portland cement to 2–4 parts fine sand mixed to a paste consistency with the minimum of water (too wet a mix may result in the joint-filling cracking on drying out). If a proprietary grouting material is specified, it should be mixed and applied strictly in accordance with the manufacturer's recommendations. For optimum strength and resistance to wear and cleaning agents, the grouting mix should be fresh and with a higher proportion of cement (within the specified range). It should, however, be pointed out that higher strength grout mixes may not take up induced stresses as well as a lower strength mix.

The procedure is as follows:

(f) Fill all gaps so that adhesive does not show through grouted joints. Remove surplus grout from the tiles with the aid of a damp, not wet, cloth and tool the joints with a piece of wood or other material of suitable size and shape. When a proprietary grouting material is used, observe the manufacturer's recommendations for cleaning. Do not use sawdust for removing surplus grout from floors. The finished grout should be uniform in colour, smooth and without voids, pinholes or low spots.



Colour variation in grouting



33.

NCC; 3.12.3.5: - Ceilings, walls, floors, and openings such as a window frame must be constructed to minimise air leakage when forming part of the external fabric. Junctions and penetrations must be sealed with close fitting architrave, skirting, or cornice; or expanding foam, rubber compressive strip, caulking or the like.

Architraves to perimeter walls, that are not close fitting, must be sealed off.

3.12.3.5 Construction of ceilings, walls and floors

(a) Ceilings, walls, floors and any opening such as a *window* frame, door frame, *roof light* frame or the like must be constructed to minimise air leakage in accordance with (b) when forming part of the external fabric of—

(i) a *conditioned space*; or

(ii) a *habitable room* in *climate zones* 4, 5, 6, 7 and 8.

(b) Construction *required* by (a) must be—

(i) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or

(ii) sealed at junctions and penetrations with—

(A) close-fitting architrave, skirting or cornice; or

(B) expanding foam, rubber compressive strip, caulking or the like.

Explanatory information:

1. A close fitting internal lining system is considered to include an allowance for minimum lining movement gaps at wall, floor and ceiling junctions.
2. Caulking includes sealant, mastic or other gap filling material.
3. In 3.12.3.5(b)(ii), penetrations include windows, doors, roof lights, flues, exhaust fans, heating and cooling ductwork and the like.

34.

AS 3500.3; 13.27.2: - A number of toilets on the dwelling have been installed with silicon only. The toilets must be secured to the floor with brackets or corrosion resistant fasteners.

This installation has not met this requirement.

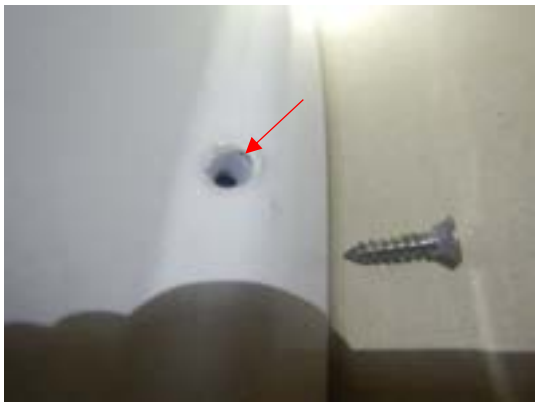
13.27.2 Installation

Water closet pans shall be securely fixed by—

(a) bedding no thicker than 20 mm;

(b) brackets; or

(c) corrosion-resistant fasteners.



Screws were silicone in, installation falsified.

35.

As per the inserted below from the NCC, the toilet caulking has not been returned to the rear of the toilet. This area may be subjected to urine and mop water, hence the below is applicable.

The NCC part F2.4.1, P2.4.1 and O2.4.1 call for the base of the toilets to be fully sealed to all parts. Any urine build up could cause sickness and a reasonable person could suggest that this would allow an unhealthy environment.

Objective

O2.4.1 Wet areas

The Objective is to safeguard the occupants from illness or injury and protect the building from damage caused by the accumulation of internal moisture arising from the use of *wet areas* in a building.

Functional statements

F2.4.1 Wet areas

A building is to be constructed to avoid the likelihood of—

(a) the creation of any unhealthy or dangerous conditions; or

(b) damage to building elements,

caused by dampness or water overflow from bathrooms, laundries and the like.

Performance Requirements

P2.4.1 Wet areas

To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating—

(a) behind fittings and linings; or

(b) into concealed spaces,

of sanitary facilities, bathrooms, laundries and the like.

36.

HB 276-2004, part 7.2.1: - The air return must be sealed in a manner that seals the whole area from the roof space and allows the air intake to perform at its full intake volume without drawing from the roof space. The void must be fully sealed. The alternative is to install a fully enclosed metal box assembly with a ducted port to the heater.

Part 7.2., Ductwork installation it states - "Additionally, the common practice of using a void within a cavity wall as a return air plenum is no longer permitted **unless it is airtight and sealed from dust intrusion**.

The installed-on site fails this requirement.

37.

AS 2589; 3.1.4: - A level 4 finish for all gypsum linings is the acceptable standard for all habitable and visible parts of the dwelling. All jointing cement / jointing compound shall be finished evenly and be free of tool marks and ridges in preparation for decoration.

Areas of the plasterboard cornice have not met these requirements.

Note: Garage areas also require a level 4 finish.

1.2 APPLICATION

This Standard provides a choice of different levels of finish, which allows for flexibility of application. Unless otherwise specified, compliance with this Standard is achieved by a Level 4 finish for all gypsum linings except for those areas which are non-visible and generally non-habitable (i.e. non-walk-in cupboards, concealed storage areas and non-livable attics) where a Level 3 finish is acceptable.

This Standard is suitable for use with gypsum plasterboard in accordance with AS/NZS 2588, fibre-reinforced gypsum linings in accordance with Clause 2.3 and gypsum cornices in accordance with Clause 2.4.

3.1.4 Level 4

Level 4 shall be the default level for gypsum lining.

Flat, matt or low sheen paints shall be used for this Level 4.

All joints and interior angles shall have tape embedded in jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing compound applied over all joints, angles, fastener heads and accessories. All jointing cement/jointing compound shall be finished evenly and be free of tool marks and ridges in preparation for decoration.

NOTES:

1 In critical lighting conditions, surface imperfections may still be apparent in a Level 4 surface finish.

2 Where gloss, semi-gloss and deep tone paints are used, surface imperfections will be more evident.

Examples- Visible cornice joints

38.

NCC 2019: - Vertical articulation joints must be provided in masonry veneer walls in accordance with the below clause (excluding where soil classification is A and S).

Articulation joints to this dwelling have not been correctly located, and therefore, do not comply.

3.3.5.13 Vertical articulation joints

(a) Vertical articulation joints must be provided in masonry veneer walls in accordance with (b), except in walls constructed on *sites* where the soil classification is A or S (see Part 3.2.4).

Explanatory information:

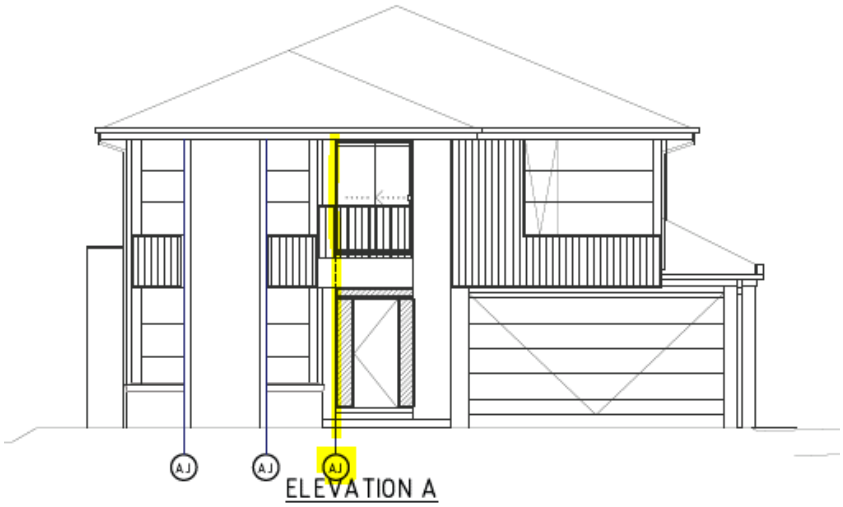
For the purposes of 3.3.5.13, the vertical articulation joint also performs the function of a contraction or expansion joint.

(b) Articulation joints between masonry elements must have a width of not less than 10 mm and be provided (see Figures 3.3.5.3, 3.3.5.4 and 3.3.5.5)—

(i) in straight, continuous walls having no openings — at not more than 6 m centres and within 4.5 m, but not closer than 470 mm of all corners; and

(ii) in straight, continuous walls with openings more than 900 x 900 mm — at not more than 5 m centres and located so that they are not more than 1.2 m away from openings; and

As per approved engineering-



Missed articulation joint

39.

AS 2589; 4.2.2: -Lined wall surfaces, internal and external, are defective if they deviate from plain (bow) by more than 4 millimetres within any 1.8 metre length of wall.

Visible hollows defined by thickening of skirting and cornice lines required plaster floating / skimming to fill the hollow.

4.2.2 Finished framing deviations and tolerances

The deviation in the position of the bearing surface of the finished framing immediately prior to installation of lining from a 1.8 m straight edge shall not exceed the values given in Table 4.2.2 when measured over a 1.8 m span at any point [see Figure 4.2.2(A)].

Where the dimensional tolerances of the fixing surface plane fall outside these tolerances, a suitable levelling system shall be used [see Figure 4.2.2(B)].

For wall and ceiling framing that is in accordance with the dimensional tolerances of this Clause, gypsum linings may be fixed directly to the framing with an appropriate fastening system in accordance with Clause 4.4.3.

TABLE 4.2.2

DEVIATION IN THE POSITION OF THE BEARING SURFACE OF THE FINISHED FRAMING

Substrate type	Levels 3 and 4		Level 5	
	Deviation of 90% of area mm	Deviation of remaining area mm	Deviation of 90% of area mm	Deviation of remaining area mm
Steel and timber framing, and battened masonry	4	5	3	4

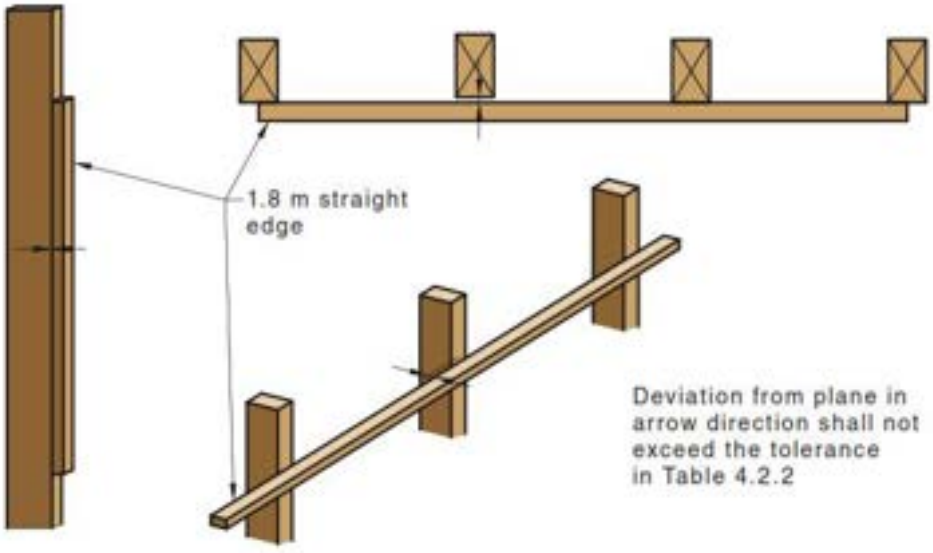


FIGURE 4.2.2(A) ASSESSING FRAMING TOLERANCE

40.

NCC 2019, 3.12.1.1: - Where required, insulation must be installed so that it abuts or overlaps adjoining insulation, and forms a continuous barrier with ceilings, walls, bulkheads, floors or the like, in accordance with Clause 3.12.1.1, (a), (i) & (ii) below.

This installation has not met these requirements.

Acceptable Construction Practice

3.12.1.1 Building fabric thermal insulation

(a) Where *required*, insulation must comply with AS/NZS 4859.1 and be installed so that it—

(i) abuts or overlaps adjoining insulation other than at supporting members such as columns, studs, noggings, joists, furring channels and the like where the insulation must butt against the member; and

(ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and

Explanatory information:

1. For example, in a two storey house with the second storey set back, the insulation in the first storey wall, the second storey wall and the roof over the set-back must be continuous. Therefore if the roof over the set-back has insulation on a horizontal ceiling, then insulation is also needed on the vertical in any ceiling space in order to connect the ceiling insulation to the second storey wall.
2. To form a continuous barrier, insulation should be placed in gaps between window and door jambs, heads and sills, and the adjoining wall framing unless a gap is otherwise *required*. This may need to be compressible to allow for movement between members.




41.

Domestic Building Contracts Act 1995: - The builder warrants that all work will be carried out in a proper and workmanlike manor, with reasonable care and skill.

The following items will need to be completed or repaired same.

Domestic Building Contracts Act 1995
Act No. 91/1995

Part 2—Provisions that Apply to all Domestic Building Contracts

s. 8

PART 2—PROVISIONS THAT APPLY TO ALL DOMESTIC BUILDING CONTRACTS

Division 1—General Warranties[4]

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—

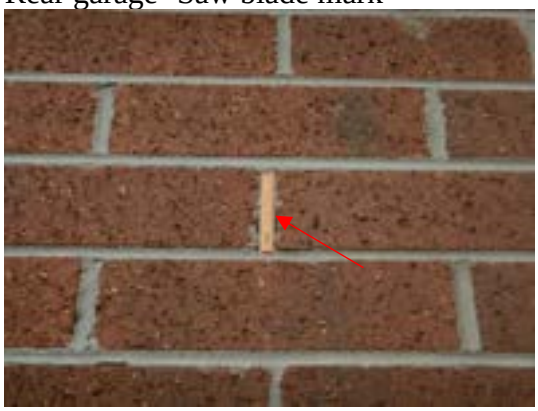
(a) the builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract;

(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;

Missed caulking

Rear garage- Saw blade mark

LHS- Remove brick



Remove weepa covers

Out of square door tread with brickwork

Pit to be adjusted to landscaping height, currently non-functioning

LHS- Step in bricks

Missing striker plates

Laundry- Open mitre joint

WC- Audible whistling sound from exhaust fan

Check all hinges

Lack of sanding to doors, rough door edges throughout

Gap

Service required

Master- Missing door stop

Ensuite- Door not latching

Transition strip required due to step between tiles and carpet

Water pipe interfering with manhole lid

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 Victorian 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 statuary 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.

8. Client Use

This report has been prepared for the exclusive use of the client/s whose name/s appear/s on the front of this report as supplied by Darbecca Pty Ltd ABN 12 115 961 487. Any other person who uses or relies on this report without the authors written consent does so at his or her own risk and no responsibility is accepted by Darbecca Pty Ltd or the author of this report for such use and or reliance.

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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. If you wish to have this report converted to a VCAT 2 Practice Note, please contact our office on 03 5366 6900.

