Frame Stage Inspection Report Sample

Provided By

Authority Building Inspections

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P 1800 75 25 85
resolutebuilding@bigpond.com

Inspection Address

Sample Street , Sample Suburb, VIC

5
Minor Defects

1
Major Defects

Report Information

Client Information

Client Name

Inspection Information

Report/Agreement #	060625064116590
Inspection Date:	06 Jun 2025
Inspection Time:	06:41 am

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Summary Of Major Defects And Safety Hazards

Below Is a summary of significant Items requiring immediate action.

The # denotes to the defect number in the report

Section	Location	Name	Comment
PLAN CONFIRMATION	Findings	Structural Steel	#2. Defect The structural steel beam 1b12 does not comply with the supplied engineering drawings in that timber beams and timber triple studs replace steel beam See attached screenshot. Rectification of this area is required or engineers justification for current connection method.

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
PLAN CONFIRMATION	Findings	Service Pipes	#1. It was observed at the time of Inspection that some of the pipe risers were not capped. Recommed: Builder Instruct plumber to cap all service pipes sto prevent debris from entering the pipes potentially causing future blockages.
PLAN CONFIRMATION	Findings	Wall Frame Construction & Fixings	#3. Defect The noggings spacing to the various areas of the frame does not comply with AS1684.2 in that the centres exceeds 1350mm. AS1684.2, SECTION 6.2.1.5 states "Where required, wall studs shall have a continuous rows of noggins, located on flat or on edge, at 1350mm maximum centres (see figure 6.6)" (see attached) These areas require rectification prior to plastering and further checks will be carried out at preplaster to ensure compliance.
PLAN CONFIRMATION	Findings	Wall Frame Construction & Fixings	#4. Missing triple grips refer to plan
PLAN CONFIRMATION	Findings	General Completion Statement	#5. The frame does not comply with the supplied plans and minor defects were identified. Rectification of these areas are required and photographs provided to the client for their records. In our opinion, the frame is at practical completion and will not need a physical re-inspection.
PLAN CONFIRMATION	Findings	General Completion Statement	#6. Dilation paper sagging requires rectification

STAGE BUILDING INSPECTION REPORT

BUILDING INSPECTION REPORT

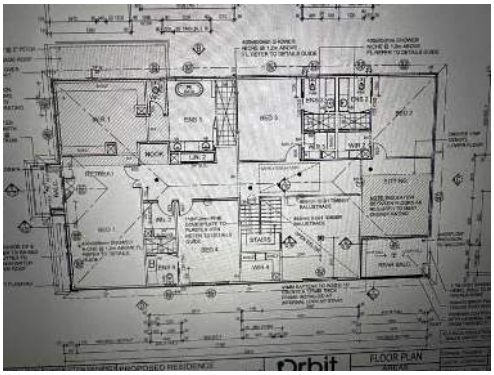
Have Architectural or Structural Engineering Plans been provided for this inspection?

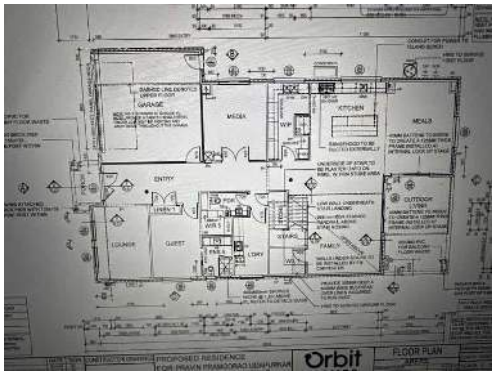
Architectural Plans have been provided.

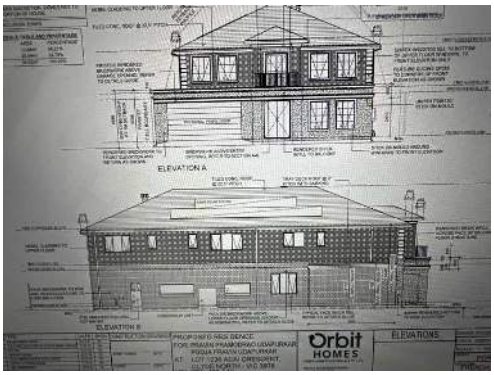
Engineering Plans have been provided.

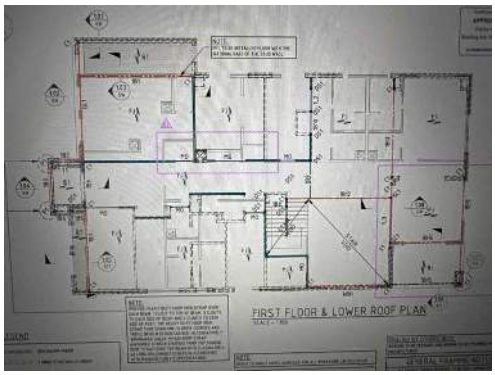
Truss Layout Plans have not been provided.

Where drawings have not been provided, the inspector cannot check specifications against the plan and can take no responsibility for any inconsistencies between the actual works inspected on site and the actual plans.









Weather at time of inspection:

Dry

Terms

We were requested by the client/s to attend their property and carry out a re-inspection on the items listed in our previously supplied Audit Report and to thereafter prepare this updated report identifying any items that still breach the implied warranties within section 8 of the Domestic Building Contracts Act 1995 (DBCA)

None of the rectification methods, procedures or products within this report are to be read as an instruction to the builder, nor are they an authorisation to vary from the original contractual documentation, a manufacturers installation instruction, any Australian Standards or the NCC/BCA. Therefore, depending on the type of further works required, the builder may need to obtain a signed variation and/or agreement from the client prior to carrying out any such work, whenever one would normally be contractually necessary.

This report must be read by the builder in addition to any other list or correspondence provided by the owner/s.

Why Your Builder Has a Contractual Obligations To Rectify The Items Identified Within This Report

Your builder must satisfy you as the Owner and the party with whom they have entered into a legally binding Building Contract with, that all of the items that we have identified on your behalf and detailed within the following Schedule of Building Defects for you, have been fully rectified and/or otherwise justified as complying with the requirements of the National Construction Code/Building Code of Australia (NCC/BCA), the relevant Australian Standards, your plans, both engineering and architectural, your specification and to within the limits of the Victorian Building Authority's Guide to Standards & Tolerances, for them to meet their obligations under their Building Contract and the Domestic Building Contracts Act, for which they rely on for you as the Owner to pay them their contract price.

Via both your Building Contract and the Domestic Building Contracts Act your builder gives you a number of warranties (promises), which in part state-

i. 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; and

ii. 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 and the regulations made under that Act.

iii. 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.

These warranties mean that your builder has a contractual obligation to rectify or otherwise fully/further justify all of the identified items that breach any of your plans, your specification, the NCC/BCA and all of the Australian Standards adopted by being referenced within it; and must do so in a proper workmanlike manner with reasonable care and skill. Further, in determining if rectification of any other defect is required, any item that is not covered by the above documents should also be addressed if its breach is covered by the Victorian Building Authority's Guide to Standards & Tolerances or any other Australian Standards guide.

Re-Inspections

No re-inspections will be carried out of MINOR defects and we ask that your builder supply photographic evidence of repairs. These will be checked again at the next stage of the build. MAJOR defects will be re-inspected as agreed.

PLAN DETAILS

Property Plan Details

Inspection Type
Frame

Residential Building Type
Free Standing House

Levels
Double Storey

Additions
Attached Garage

Main Building Subfloor Construction
Slab On Ground

Main Building Wall Construction
Brick Veneer

Main Building Roof Construction
Concrete Tile

Obstructions and Inaccessible Areas
All normally accessible areas were accessible on the day of the inspection.

BUILDING WORKS INSPECTED

Description of Building Works Inspected

Description Of Building Works Inspected

Layout

Service Pipes

Bracing Roof & Walls

Roof Frame

Roof Tie Down

Frame Construction & Fixings

Load Points

Safe Movement & Access

Termite Treatment

Glazing

Connection details as per Engineer's Drawings

PLAN CONFIRMATION

Findings

Layout/Setout

The layout conforms with the plans provided.

Service Pipes

The service pipes to the first floor are not yet installed, however this is carried out at plumbing rough-in.

The installation will be checked at the pre-plaster stage.

#1. It was observed at the time of Inspection that some of the pipe risers were not capped.

Recommed:

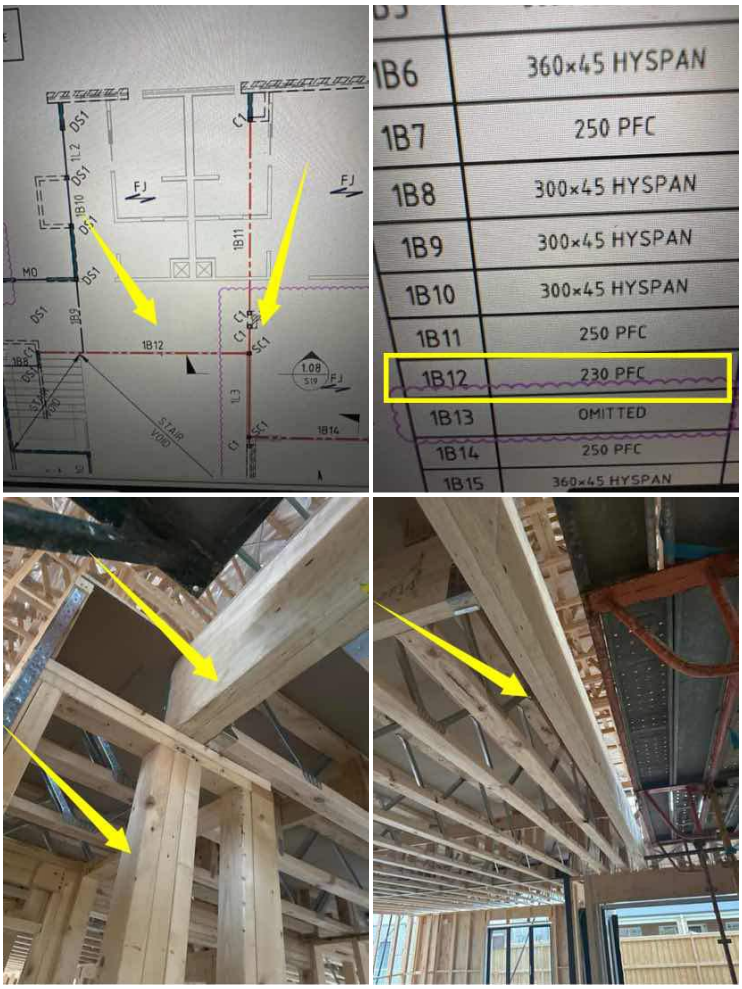
Builder Instruct plumber to cap all service pipes sto prevent debris from entering the pipes potentially causing future blockages.

Structural Steel

#2. **Defect**

The structural steel beam *1b12* does not comply with the supplied engineering drawings in that timber beams and timber triple studs replace *steel beam* See attached screenshot.

Rectification of this area is required or engineers justification for current connection method.



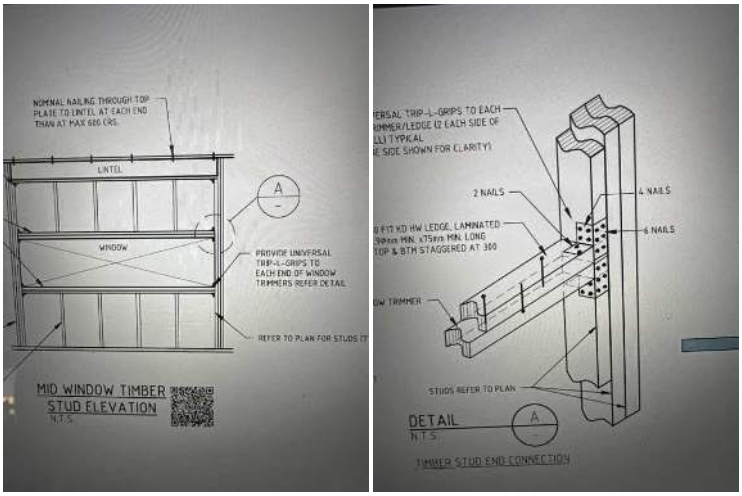
Wall Frame Construction & Fixings

#3. **Defect**
The noggings spacing to the various areas of the frame does not comply with **AS1684.2** in that the centres exceeds 1350mm.

AS1684.2, SECTION 6.2.1.5 states *"Where required, wall studs shall have a continuous rows of noggins, located on flat or on edge, at 1350mm maximum centres (see figure 6.6)"* (see attached)

These areas require rectification prior to plastering and further checks will be carried out at preplaster to ensure compliance.

#4. Missing triple grips refer to plan



Load Points

Generally conforms with supplied plans at the time of inspection.

Wall Bracing

Generally conforms with supplied plans at the time of inspection.

Roof Frame Construction And Fixing

Generally conforms with supplied plans at the time of inspection.

Roof Tie Down

Conforms to supplied truss layout

Flooring

Generally conforms with supplied plans at the time of inspection.

Safe Movement & Access

Termite Treatment

Generally conforms with supplied plans at the time of inspection.

Glazing

At the time of the inspection there were some windows not installed.

General Completion Statement

#5. The frame does not comply with the supplied plans and minor defects were identified.

Rectification of these areas are required and photographs provided to the client for their records.

In our opinion, the frame is at practical completion and will not need a physical re-inspection.

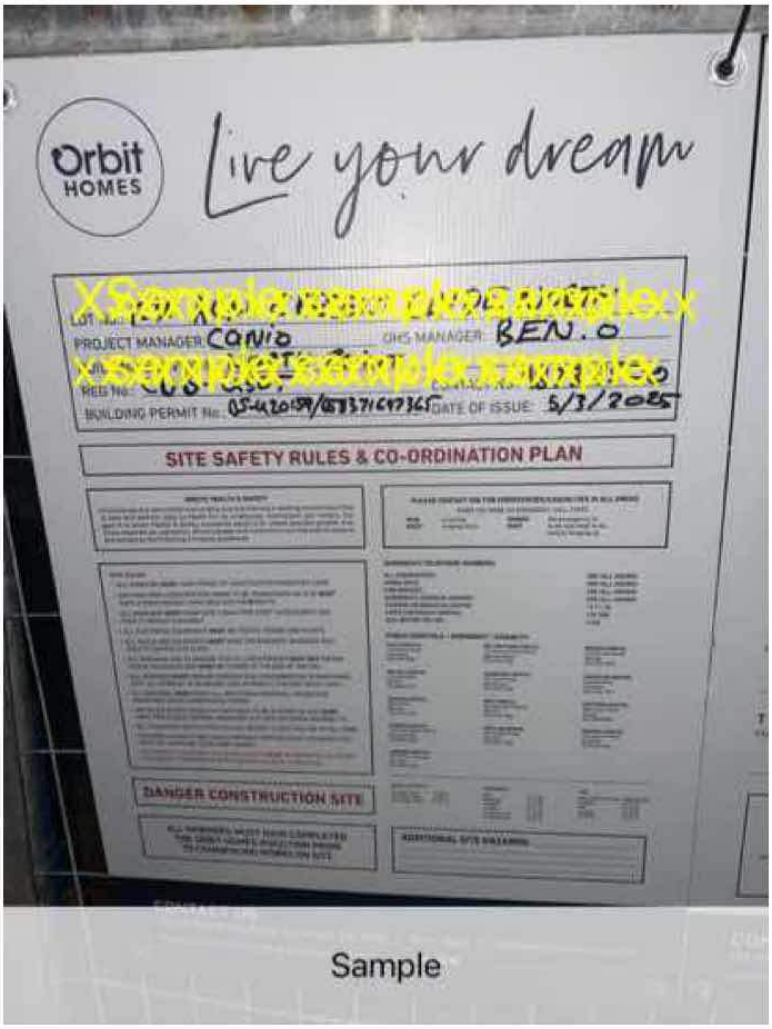
#6. Dilation paper sagging requires rectification

CONFIRMATION

Inspector's Statement Of Confirmation

Statement Of Confirmation

I confirm that the accessible and visually inspected works as described in this report, and inspected by me are consistent with the plans/drawings provided except where otherwise noted in this report.



The Inspection and Report was carried out by: ALISTAIR TWEDDLE
State License Number: DBU-70926
Contact the Inspector on: 0418566628
For and on Behalf of: Authority Building Inspections