Practical Completion Inspection Report

Provided By

Authority Building Inspections

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P 1800 75 25 85
resolutebuilding@bigpond.com

Inspection Address

11 Sample Street, Sample , VIC



67
Minor Defects

2
Major Defects

Report Information

Client Information

Client Name

Inspection Information

Report/Agreement #	310525030722573
Inspection Date:	31 May 2025
Inspection Time:	03:07 pm

Practical Completion Inspection

The Scope of the Inspection: This report Complies with Australian Standards AS 4349.0-2007. Inspection of Buildings Part 0: General Requierments.

Only the individual named at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements: Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Changes to the Inspection Agreement: Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the Builder.

Paint Defects:

The VBA I GUIDE TO STANDARDS AND TOLERANCES 2015 Clause 12.02

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas,

colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and

other irregularities in the surface

Roof Exterior

Note: In the absence of rainfall there is no guarantee that the roof won't leak.

All roofs are inspected from ladders on accessible sides as walking on the roof is not permitted without fall protection when the height is greater than 2m under Occupational Health & Safety Regulations in Victoria.

If personnel need to walk or work within 2 metres of a roof edge or other fall hazard, your premises will require a fall prevention system such as a fall arrest system, roof guardrail or a static line system.

Any roof which cannot be accessed externally will be thoroughly checked from the inside for moisture ingress using our thermal imaging and moisture meter equipment.

Roof Void & Subfloor

Whilst we will endeavour to do our best to enter the roof void & subfloor. The minimum requirement under legislation is the roof void must have a manhole sixe 350x450mm (minimum) and the sub floor height is 400mm (minimum) to safely enter. The areas which cannot be accessed will be checked as thoroughly as possible using our thermal imaging equipment and moisture meters.

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.

Please read the entire report. Refer to the terms & conditions as they form part of the report.

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.

Warranties under building law

Builders and tradespeople must honour the implied warranties in the Domestic Building Contracts Act, which require that they:

• Carry out the work in a proper and workmanlike manner, in accordance with the plans and specifications set out in the contract.

• ensure all materials supplied are good and suitable for the purpose and are new, unless otherwise stated in the contract.

• Carry out the work in accordance with all laws and legal requirements

• Carry out the work with reasonable care and skill and complete works by the date (or within the period) specified by the contract.

• Ensure new homes, extensions, renovations, repairs and kit homes (or similar) are suitable for occupation when completed.

• Ensure other types of work and the material used are reasonably fit for the intended purpose.

Additional Note

We strongly recommend you arrange insurance on the property from the date of handover, as the builder's insurance will not cover you for any loss or damage after that time.

Inspection Terms

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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.

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10. PROPERTY AND INSPECTION INFORMATION

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
ROOF AND GUTTER	Roof Covering	Flashing Conditions	#10. An inspection of the capping found that It is NOT ADEQUATE. RECOMMENDATION: ADJUST TO ACHIEVE 3° FALL NOTES: SA HB 39:2015 8.7 (B) (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)].
BATHROOM(S)	Bath Room 1	Shower And Bath	#57. An inspection of the vertical separation requirement in the shower area found that it was NOT ADEQUATE, the waterstop must have a has a leg of a minimum of 5 mm under the shower screen frame. In this case there was not waterstop installed under the shower screen. BREACHES: Waterproofing of domestic wet areas AS 3740—2010 Clause 3.13.4 Enclosed showers without hobs or set-downs At the extremity of the shower area— (a) where a shower screen is to be installed, a water stop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 3.6); and (b) where the water stop intersects with a wall or is joined, the junction shall be waterproof. NOTE: For a typical hobless construction, see Figure 3.6.

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
SITE	Paths	Pathways Condition	#1. No articulation cuts at max 3 meters.
SITE	Paths	Pathways Condition	#2. Common cracks & settlement were observed on the driveway. Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice. The Guide to Standards & tolerances states: 2.10 Cracks in concrete slabs Refer to Table 2.10 for descriptions of categories of cracks. Cracks to slabs are defective where they are Category 3 and 4. Category 1 and 2 cracks to slabs are to be monitored for a period of 12 months. At the end of the monitoring period, cracks are defective if they are greater than category 2 and attributed to the actions of the builder
SITE	Fences & Gates	Overall Condition	#3. The fences are incomplete.
SITE	Landscaping	Landscaping	#4. Incomplete landscaping.
SITE	Landscaping	Landscaping	#5. Complete turf.
SITE	Landscaping	Landscaping	#6. A letterbox has yet to be installed.
SITE	Landscaping	Landscaping	#7. Affix a street number to the letterbox.
ROOF AND GUTTER	Roof Covering	Overall Condition	#8. Replace dented roof sheeting.
ROOF AND GUTTER	Roof Covering	Overall Condition	#9. Water retention on roof capping- Minimum 3 degree fall is required Applicable reference: NCC 2019- clause -3.5.1.7 Flashings and cappings
ROOF AND GUTTER	Guttering	Gutter Findings	#11. Insufficient fall to some gutters.
ROOF AND GUTTER	Guttering	Gutter Findings	#12. On Inspection there was builders debris left in the gutters. Reccomend cleaning prior to handover.
ROOF AND GUTTER	Down Pipes	Down Pipe Findings	#13. Downpipes not installed.
ROOF AND GUTTER	Down Pipes	Down Pipe Findings	#14. Touch up downpipes where required.
HOT WATER SYSTEM	Hot Water Unit	Hot Water Unit Findings	#15. The hot water system has yet to be installed.

EXTERIOR	External Door Components	Door Findings	#16. The VBA I GUIDE TO STANDARDS AND TOLERANCES 2015 Clause 8.02 Window frame and door frame installations are defective if, due to the builder's workmanship, they leak or cause unhealthy or dangerous conditions, loss of amenity for occupants, undue dampness or deterioration of building elements. Windows and doors are defective if, when closed, they allow the entry of water. Water entry through doors is not defective if they are not intended to prevent water entry. For example, vehicle access doors. Windows and doors are defective if they are not sealed in accordance with the requirements of the Building Code of Australia, where required. Also mentioned in the NCC 2019 the following clauses: 3.12.3.3 External windows and doors (a) An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving— (i) a conditioned space; or (ii) a habitable room in climate zones 4, 5, 6, 7 and 8. (b) A seal to restrict air infiltration— (i) for the bottom edge of a door, must be a draft protection device; and (ii) for the other edges of a door or the edges of an openable window or another such opening, maybe foam or rubber compressible strip, fibrous seal or the like. (c) A window complying with the maximum air infiltration rates specified in AS 2047 need not comply with (b)(ii). Recommendation Contact a qualified carpenter.

EXTERIOR	Exterior Walls	Condition	#17. Damaged render observed. The Guide to Standards & Tolerances States: 9.04 Cracking and other blemishes in rendered or hard plastered surfaces on a masonry substrate Assess damage categories and defects in rendered or hard plastered surfaces on a masonry substrate, in accordance with Item 3.02. Obvious spot rust marks, due to the composition of the material and other blemishes are defective if they are visible from a normal viewing position. 9.10 Cracking in external mouldings Cracks in mouldings and/or other architectural features, including joints between those features and adjacent surfaces, are defective if they exist at handover or exceed 2 mm in width within the first 24 months and can be seen from a normal viewing position.
EXTERIOR	Exterior Walls	Condition	#18. Paint touch-up required to meter box.
EXTERIOR	Exterior Windows	Overall Condition	#19. Paint / mortar marks found on window frame, cleaning required.
EXTERIOR	Eaves	Eave Condition	#20. Eaves require painting
EXTERIOR	Porch Area	Base or Flooring Condition	#21. Cleaning required.
GARAGE	Garaging	Door Findings	#22. Top and bottom of garage external door not paint sealed.
GARAGE	Garaging	Door Findings	#23. Paint touch ups required.
GARAGE	Garaging	Door Findings	#24. Weather seal has not been installed.
GARAGE	Garaging	Ceiling Findings	#25. Paint touch ups required as indicated by markers
GARAGE	Garaging	Internal Wall Findings	#26. Paint touch ups required
INTERIORS	Doors	Front Entry Doors	#27. Paint touch ups required as per photographic evidence.
INTERIORS	Doors	Front Entry Doors	#28. Paint on hinges
INTERIORS	Doors	Other Doors	#29. Unable to lock door, adjustment required
INTERIORS	Entry/Foyer	Walls	#30. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

INTERIORS	Lounge Room	Overall Condition	#31. A builders clean is required.
INTERIORS	Lounge Room	Walls	#32. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.
INTERIORS	Internal Stair Case	Condition	#33. Caulking incomplete.
INTERIORS	Upstairs Living Room	Overall Condition	#34. A builders clean is required.
INTERIORS	Upstairs Living Room	Door	#35. Paint touch ups required as indicated by markers
INTERIORS	Upstairs Living Room	Ceiling	#36. Paint touch ups required.
INTERIORS	Upstairs Living Room	Walls	#37. Walls require repainting. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.
INTERIORS	Upstairs Living Room	Windows	#38. Paint touch ups required.
INTERIORS	Upstairs Living Room	Windows	#39. Fly screen/s have not been installed.
INTERIORS	Bedroom 1	Walls	#40. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.
INTERIORS	Bedroom 1	Windows	#41. Paint touch ups required.
INTERIORS	Bedroom 2	Overall Condition	#42. A builders clean is required.
INTERIORS	Bedroom 2	Door	#43. Paint touch ups required as indicated by markers
INTERIORS	Bedroom 3	Overall Condition	#44. A builders clean is required.
INTERIORS	Bedroom 3	Door	#45. Paint touch ups required as indicated by markers
INTERIORS	Bedroom 3	Walls	#46. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.
INTERIORS	Bedroom 4	Walls	#47. Walls require repainting. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.
BATHROOM(S)	Powder Room	Overall Condition	#48. Clean required.
BATHROOM(S)	Powder Room	Door	#49. Paint touch ups required.

BATHROOM(S)	Powder Room	Door	#50. Lift off hinges are not installed.
BATHROOM(S)	Powder Room	Toilet	#51. Toilet installation is incomplete.
BATHROOM(S)	Bath Room 1	Overall Condition	#52. Cleaning required.
BATHROOM(S)	Bath Room 1	Door	#53. Paint touch ups required.
BATHROOM(S)	Bath Room 1	Door	#54. Door installed incorrectly, difficult to open or close properly.
BATHROOM(S)	Bath Room 1	Ceiling	#55. Paint touch ups required.
BATHROOM(S)	Bath Room 1	Sink	#56. An inspection of the pipe penetrations found that they were NOT ADEQUATE RECOMMENDATIONS: SEAL HOLES NOTE: The VBA I GUIDE TO STANDARDS AND TOLERANCES 2015 Clause 7.08 Plumbing holes are defective if they are not: a) properly grouted as appropriate b) fitted through neat minimal size penetrations (in the case of cabinetwork) c) fitted with tight-fitting cover plates or collars with penetrations kept to the smallest size practicable. AS 3740-2010 CLAUSE 3.10 PENETRATIONS 3.10.1 Penetrations for taps, shower nozzles, recessed soap holders and similar fixtures shall be waterproofed by sealing with proprietary flange systems or a sealant. When sealing the tap body to the wall, allowance shall be made for the servicing of tap washers or ceramic disks without damaging the seal. NOTE: Typical detail for recessed soap holders is shown in Figure 3.4. For mixer taps, drainage shall be allowed at the base of the cover plate. Any penetrations of mechanical fixings or fastenings through surface materials shall be waterproofed. 3.10.2 TYPICAL DETAIL FOR RECESSED SOAP HOLDERS Tap penetrations on horizontal surfaces surrounding baths and spas shall be waterproofed by sealing with proprietary flange systems or the tap body to the membrane, or substrate where a membrane is not required.
BATHROOM(S)	Bath Room 1	Toilet	#58. Toilet installation is incomplete.
BATHROOM(S)	Bath Room 2	Door	#59. Uneven/out of square door causing binding, adjustment required.
BATHROOM(S)	Bath Room 2	Door	#60. Paint touch ups required.
BATHROOM(S)	Bath Room 2	Door	#61. Door installed incorrectly, difficult to open or close properly.

KITCHEN	Kitchen	Overall Condition	#62. Clean required.
KITCHEN	Kitchen	Walls	#63. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.
KITCHEN	Kitchen	Sink & Joinery	#64. Joinery incomplete.
KITCHEN	Laundry	Overall Condition	#65. Clean required.
KITCHEN	Laundry	Door	#66. Door has not been adequatly sealed at the top and bottom. The VBA I GUIDE TO STANDARDS AND TOLERANCES 2015 Clause 8.06 Door leaves are defective if they do not have all sides, top and bottom edges sealed/painted in accordance with the manufacturer's specifications.
KITCHEN	Laundry	Walls	#67. Paint touch ups required.
ROOF VOID	Roof Void Findings	Roof Framing Defects	#68. Regulation 74 - Mandatory sticker not visible
PROPERTY AND INSPECTION INFORMATION	Utility Status	Gas	#69. There was no gas connection at the time of the inspection.

SITE

Driveway

Materials

The driveway is concrete.

Driveway Condition

The driveway is considered within the Acceptable Standards & tolerances.

1 SITEWORKS (PAVING AND LANDSCAPING)

1.01 Cracking in concrete paving Cracking in concrete is common and is not always attributable to unsatisfactory workmanship. Common causes of cracking include shrinkage stress, stress due to trees, commercial or heavy vehicle traffic, soil movement due to changes in the moisture content as a result of garden watering or drainage problems.

Cracking not attributable to the workmanship of the builder (e.g. trees planted too close to paving, commercial or heavy duty vehicle traffic, use of sprinkler system, etc.) is not a defect.

Cracking in concrete verandas, garages, carports, paving, patios, driveways, etc. where the builder did not make allowances for shrinkage or general movement of the concrete (e.g. slip joints where required around penetrations such as verandas posts, pipes etc.) shall be assessed in accordance with Table 1.01 and is defective where the limits in that table are exceeded.

TABLE 1.01 CRACKS IN CONCRETE PAVING

Condition	Measure	Limit
Cracking	Crack width	≤ 1.5mm
Subsidence	Heave or slump under 3m long straight edge.	≤ 15mm
Stepping	Relative surface level of adjacent paving elements within the expanse of the main pavement.	≤ 5mm

Taken from: AS 3727 – Guide to residential pavements, Table: 1 Performance criteria.

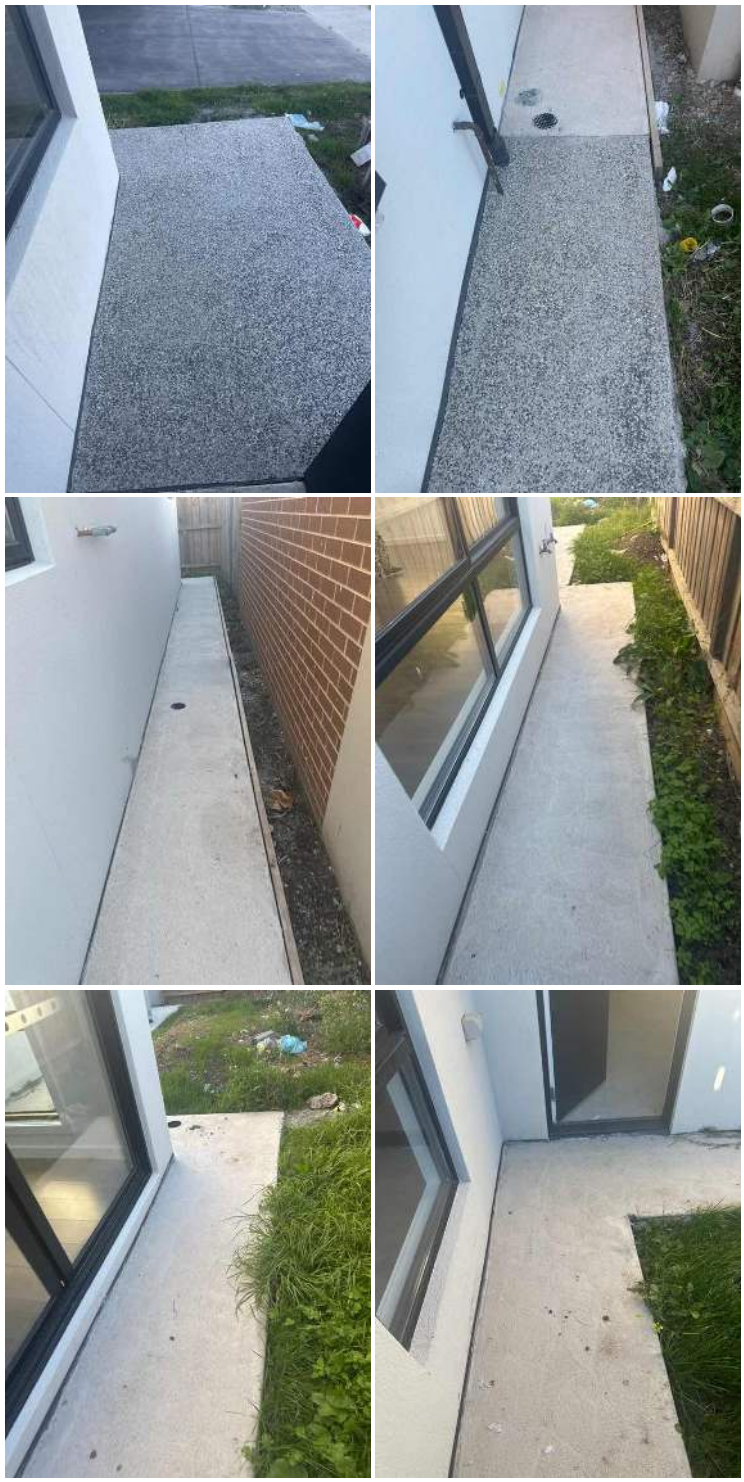


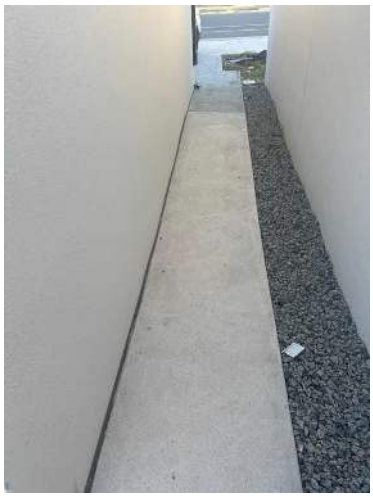
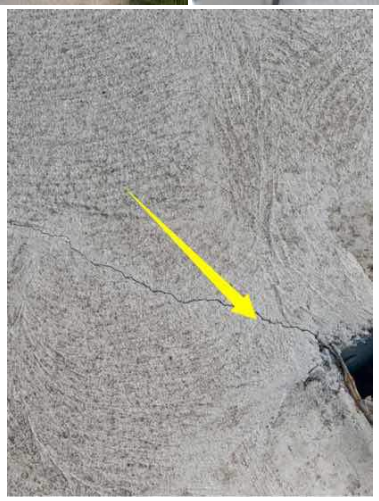
Paths

Pathways Condition

#1. No articulation cuts at max 3 meters.

#2. Common cracks & settlement were observed on the driveway. Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.
The Guide to Standards & tolerances states:
2.10 Cracks in concrete slabs
Refer to Table 2.10 for descriptions of categories of cracks.
Cracks to slabs are defective where they are Category 3 and 4.
Category 1 and 2 cracks to slabs are to be monitored for a period of 12 months.
At the end of the monitoring period, cracks are defective if they are greater than
category 2 and attributed to the actions of the builder



Fences & Gates

Overall Condition

#3. The fences are incomplete.






Surface Drainage

Drains

The storm drains are acceptable





Landscaping

Landscaping

#4. Incomplete landscaping.

#5. Complete turf.

#6. A letterbox has yet to be installed.

#7. Affix a street number to the letterbox.





ROOF AND GUTTER

Roof Covering

Roof Covering Type

The roof is of concrete tiles.

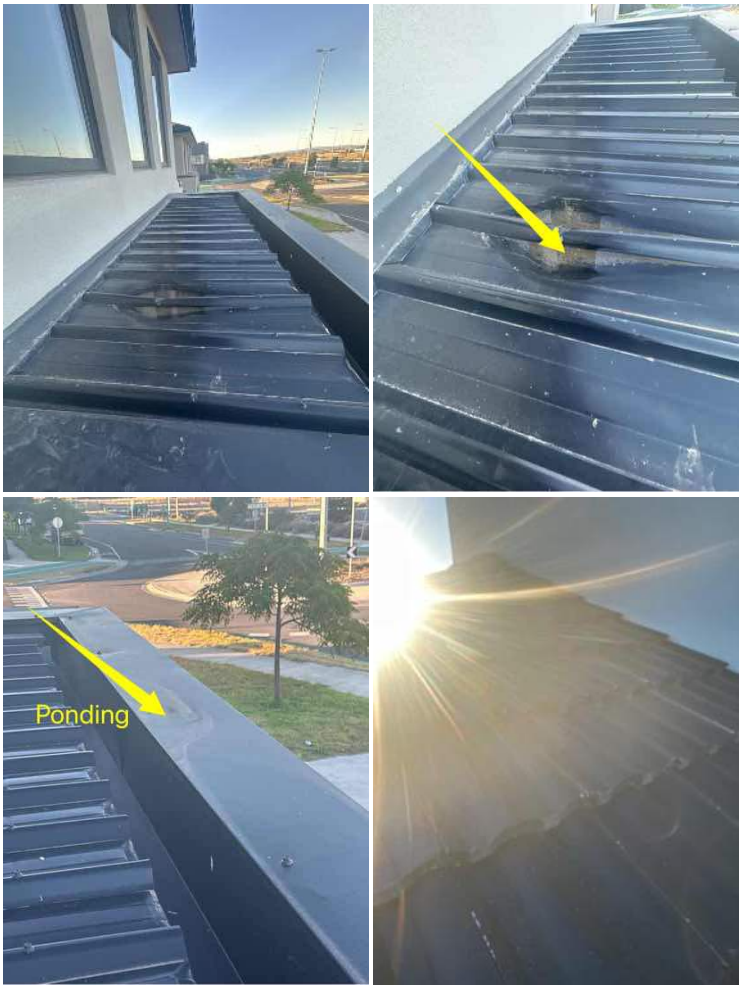
Metal roof cladding/sheeting.

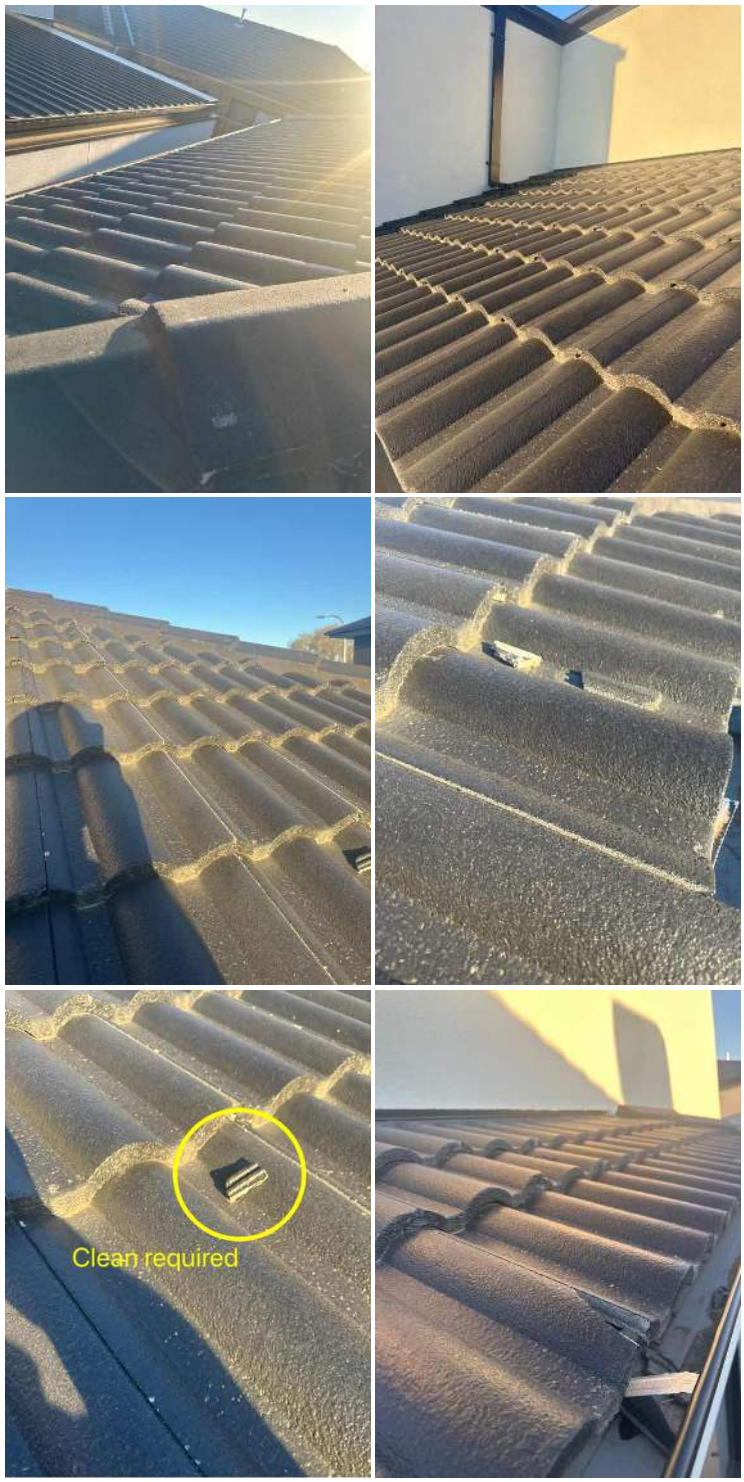
Overall Condition

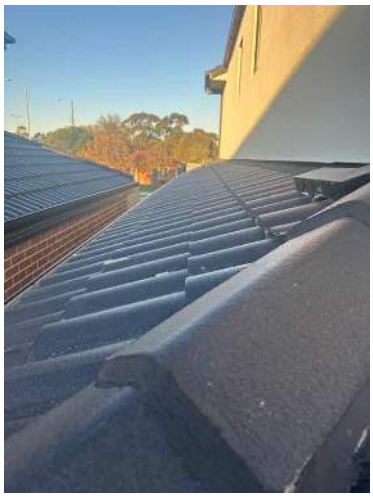
#8. Replace dented roof sheeting.

#9. Water retention on roof capping- Minimum 3 degree fall is required

Applicable reference:
NCC 2019- clause -3.5.1.7 Flashings and cappings




Clean required



Flashing Conditions

#10. An inspection of the capping found that It is NOT ADEQUATE.

RECOMMENDATION:
ADJUST TO ACHIEVE 3° FALL

NOTES:
SA HB 39:2015 8.7 (B)
(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)].



Guttering

Gutter Findings

#11. Insufficient fall to some gutters.

#12. On Inspection there was builders debris left in the gutters. Reccomend cleaning prior to handover.





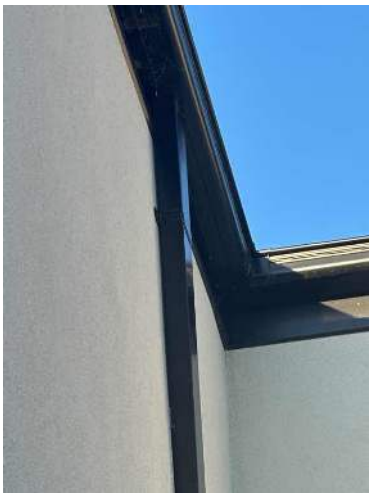
Down Pipes

Down Pipe Findings

#13. Downpipes not installed.

#14. Touch up downpipes where required.









HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

#15. The hot water system has yet to be installed.



EXTERIOR

External Door Components

Door Findings

#16. **The VBA I GUIDE TO STANDARDS AND TOLERANCES 2015 Clause 8.02**
Window frame and door frame installations are defective if, due to the builder's workmanship, they leak or cause unhealthy or dangerous conditions, loss of amenity for occupants, undue dampness or deterioration of building elements.
Windows and doors are defective if, when closed, they allow the entry of water.
Water entry through doors is not defective if they are not intended to prevent water entry.
For example, vehicle access doors.
Windows and doors are defective if they are not sealed in accordance with the requirements of the Building Code of Australia, where required.
Also mentioned in the NCC 2019 the following clauses:
3.12.3.3 External windows and doors
(a) An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving—
(i) a conditioned space; or
(ii) a habitable room in climate zones 4, 5, 6, 7 and 8.
(b) A seal to restrict air infiltration—
(i) for the bottom edge of a door, must be a draft protection device; and
(ii) for the other edges of a door or the edges of an openable window or another such opening, maybe foam or rubber compressible strip, fibrous seal or the like.
(c) A window complying with the maximum air infiltration rates specified in AS 2047 need not comply with (b)(ii).

Recommendation
Contact a qualified carpenter.







Exterior Walls

Exterior Wall Material

Rendered Hebel panel system.

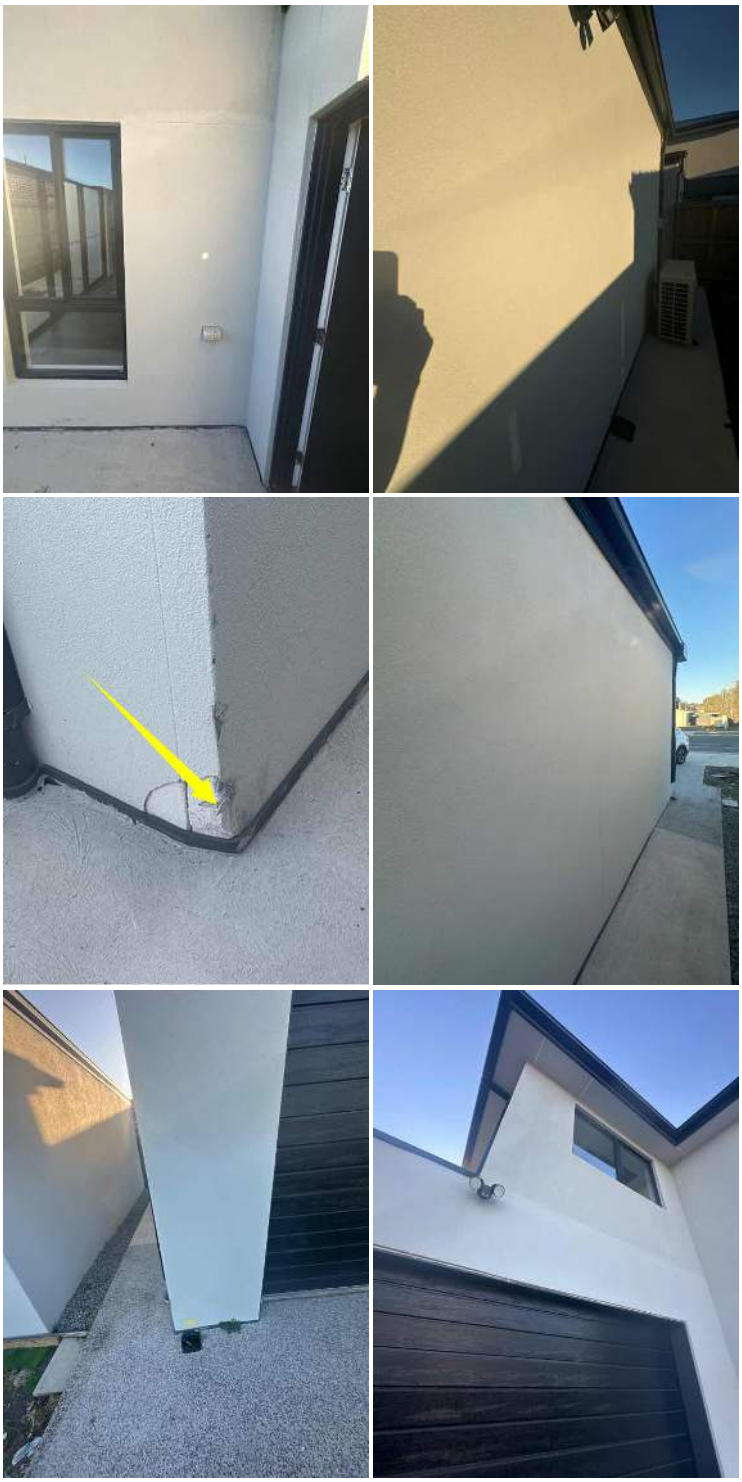
Condition

#17.
Damaged render observed. The Guide to Standards & Tolerances States:

9.04 Cracking and other blemishes in rendered or hard plastered surfaces on a masonry substrate
Assess damage categories and defects in rendered or hard plastered surfaces on a masonry substrate, in accordance with Item 3.02.
Obvious spot rust marks, due to the composition of the material and other blemishes are defective if they are visible from a normal viewing position.

9.10 Cracking in external mouldings
Cracks in mouldings and/or other architectural features, including joints between those features and adjacent surfaces, are defective if they exist at handover or exceed 2 mm in width within the first 24 months and can be seen from a normal viewing position.

#18. Paint touch-up required to meter box.







External lighting

Acceptable.







Exterior Windows

Overall Condition

#19.
Paint / mortar marks found on window frame, cleaning required.











Eaves

Eave Condition

#20. Eaves require painting



Fascia and Barge Boards

Condition

On visual inspection the fascia/barge boards are acceptable.

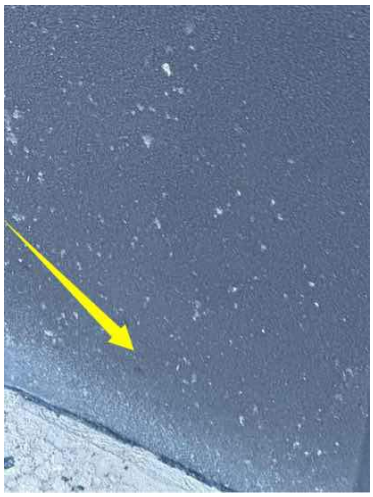



Porch Area

Overall Condition

Rectification work required. See below.





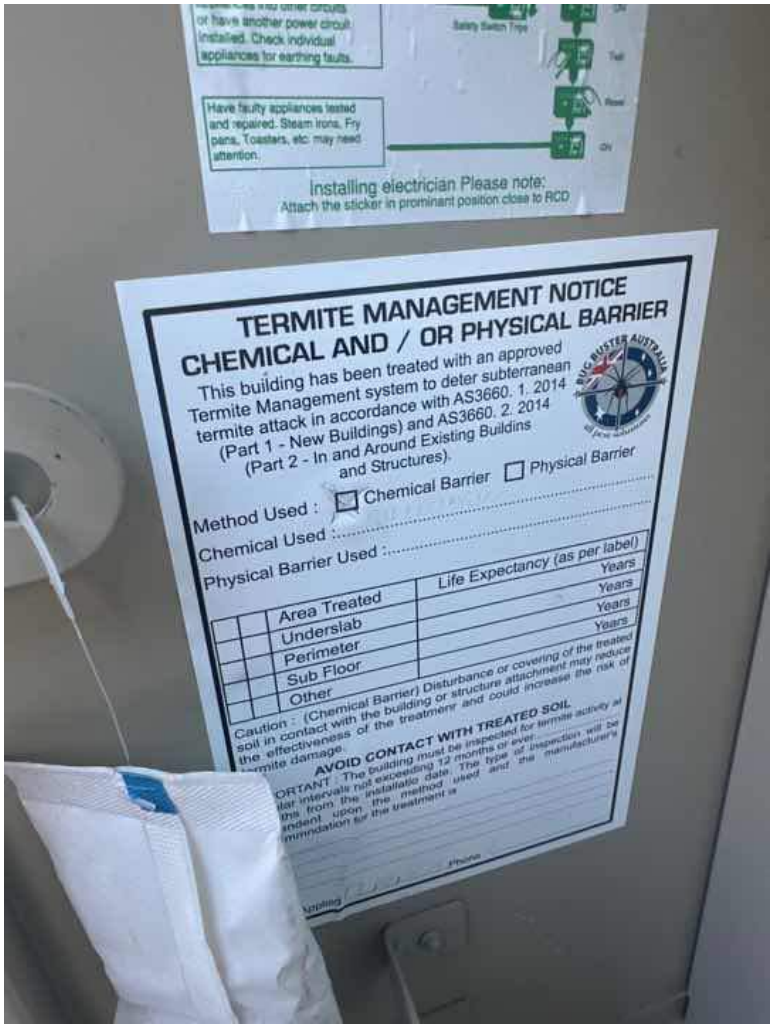
Base or Flooring Condition

#21.
Cleaning required.

Durable Notice

Durable Notice

The durable notice is in the meter box



GARAGE

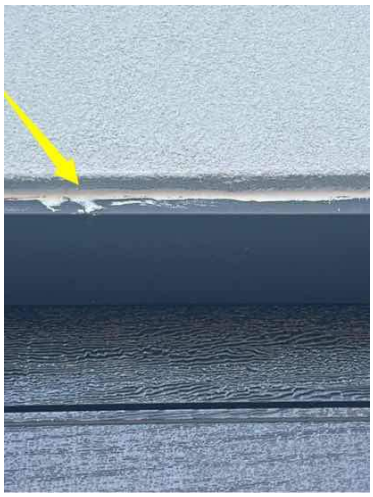
Garaging

Overall Condition

Rectification work required




NO door seal



Door Findings

#22. Top and bottom of garage external door not paint sealed.

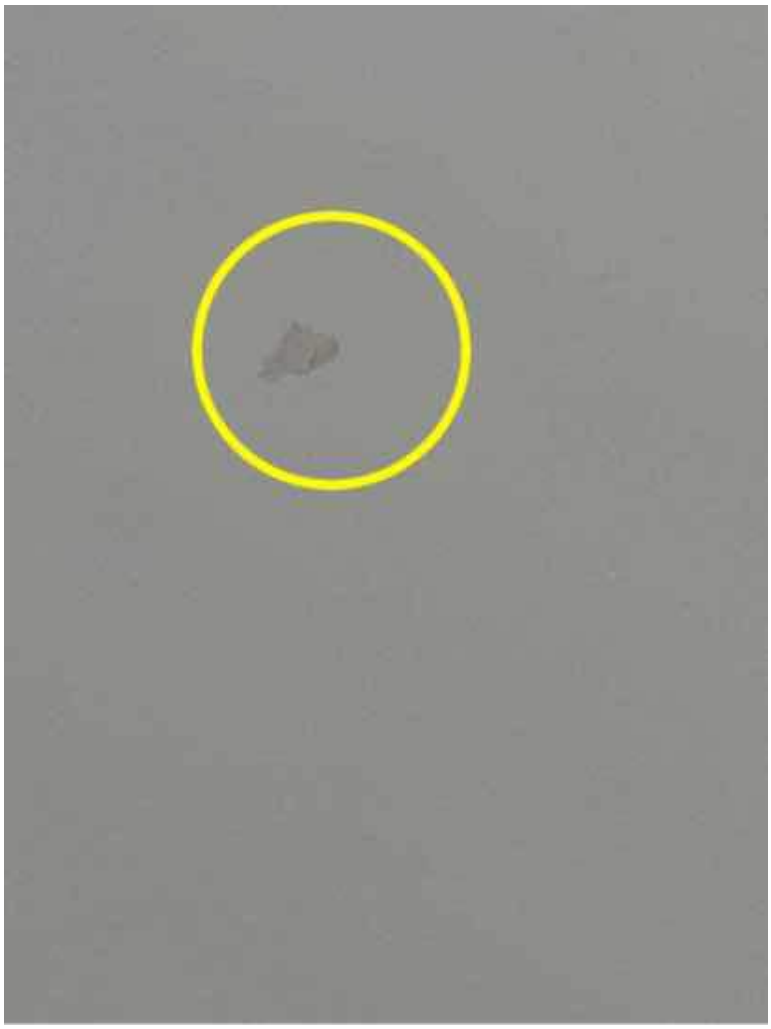
#23. Paint touch ups required.

#24.
Weather seal has not been installed.



Ceiling Findings

#25. Paint touch ups required as indicated by markers



Internal Wall Findings

#26. Paint touch ups required

INTERIORS

Doors

Front Entry Doors

#27. Paint touch ups required as per photographic evidence.

#28. Paint on hinges



Other Doors

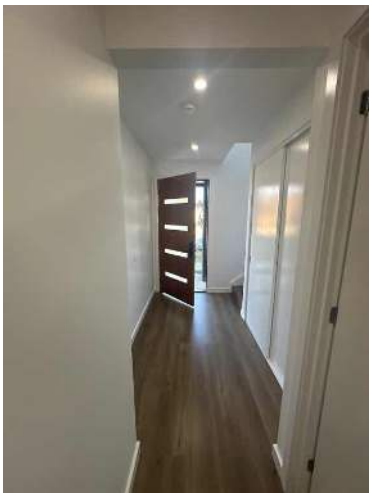
#29. Unable to lock door, adjustment required



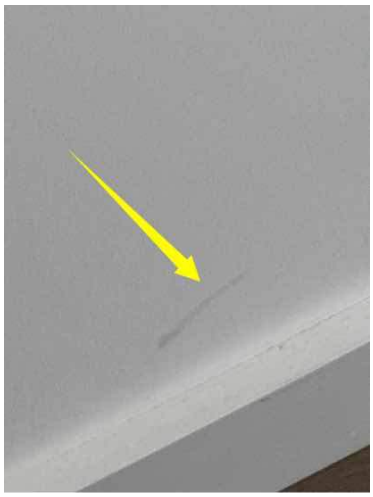
Entry/Foyer

Overall Condition

Rectification work required





Walls

#30. Paint touch ups required.

The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

Smoke Alarm

Was a Smoke Alarm Fitted

Yes smoke alarm was sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.



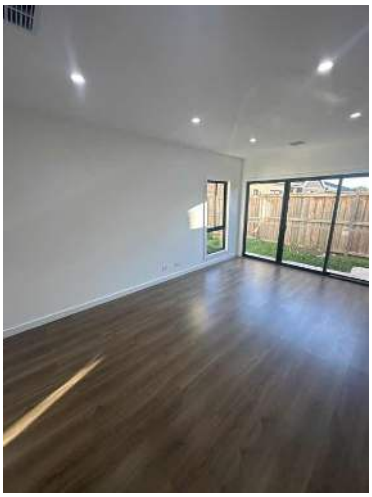



Lounge Room

Overall Condition

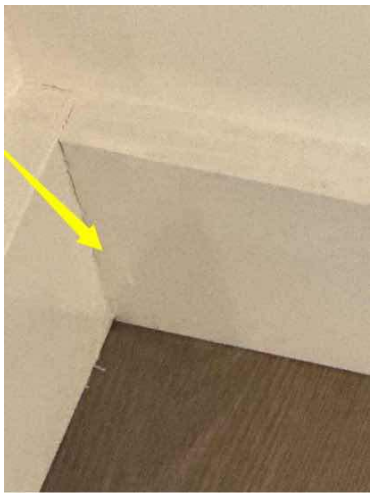
Rectification work required

#31. A builders clean is required.









Walls

#32. Paint touch ups required.

The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

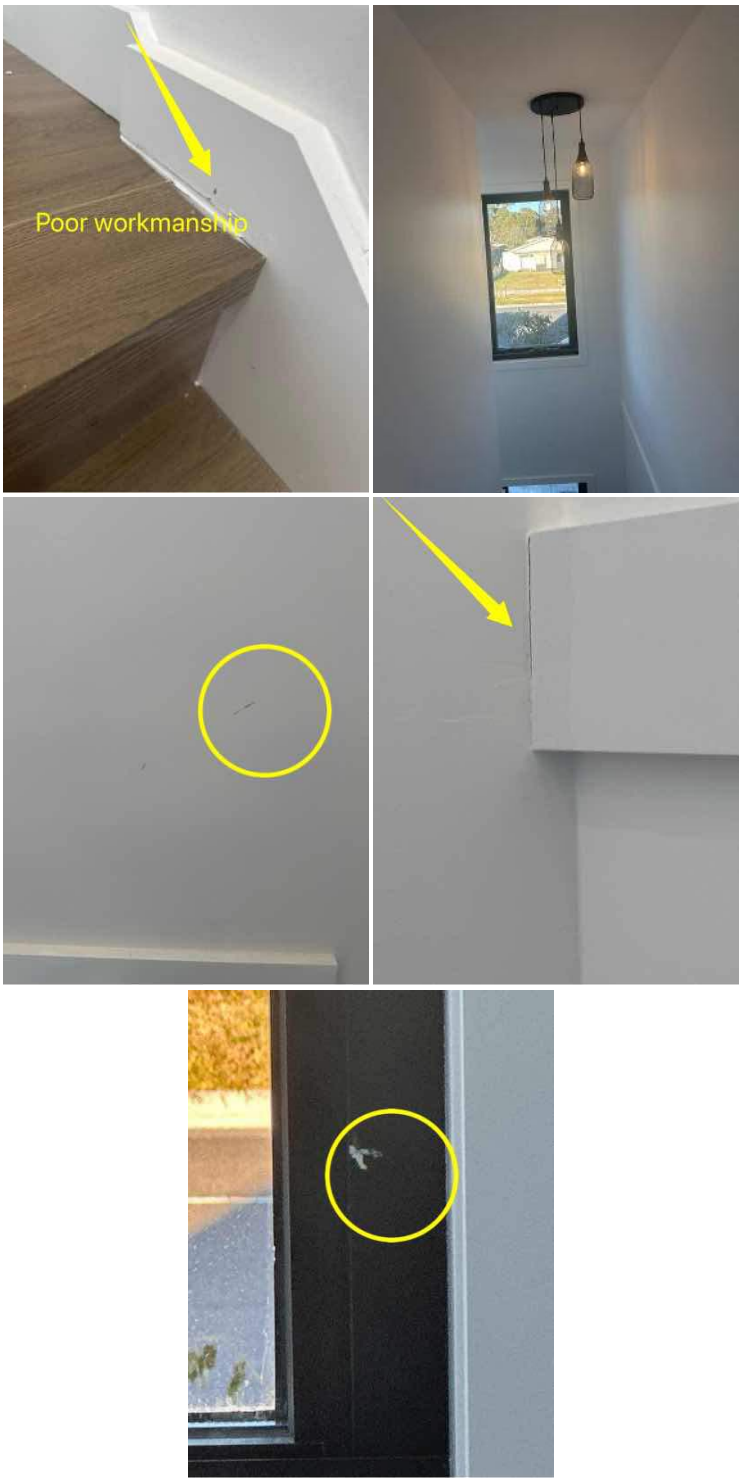
Internal Stair Case

Condition

#33. Caulking incomplete.





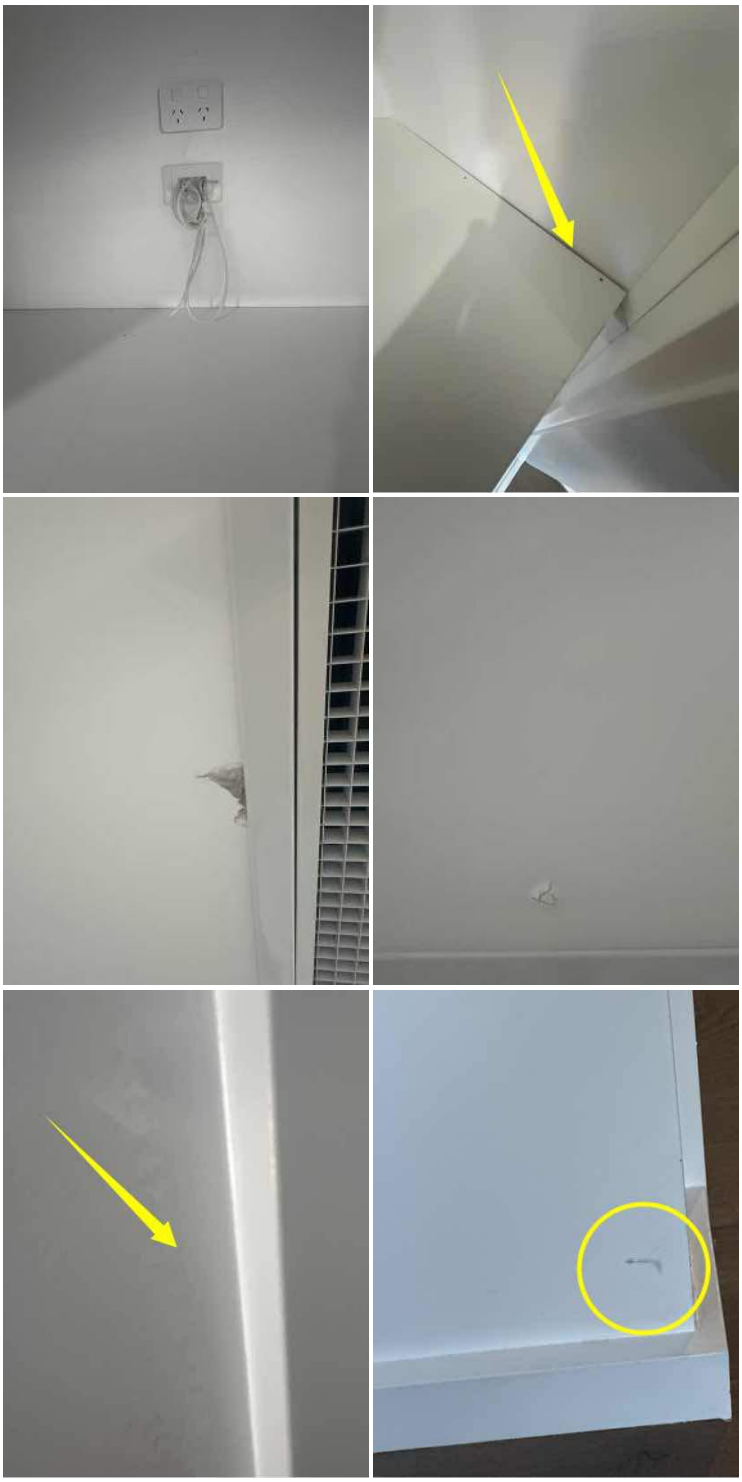
Upstairs Living Room

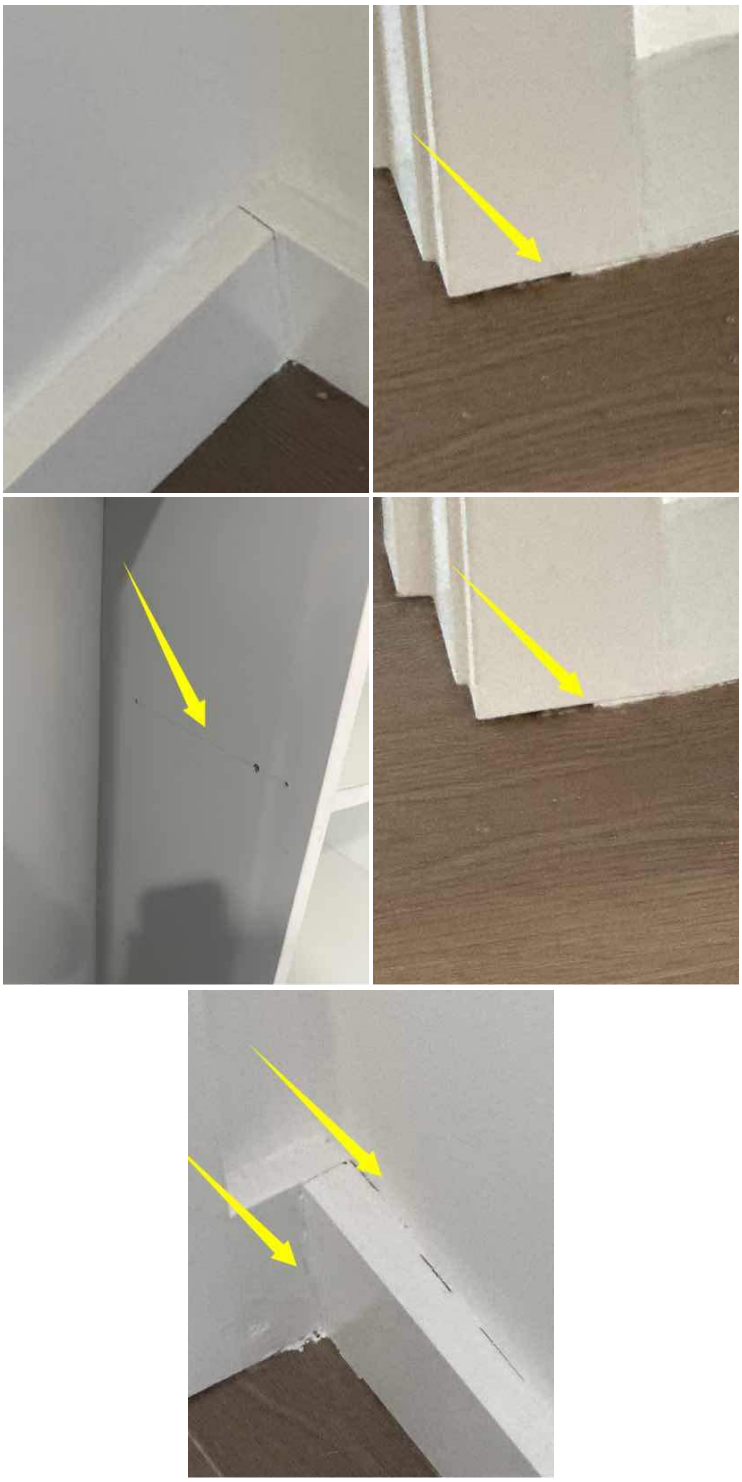
Overall Condition

Rectification work required

#34. A builders clean is required.







Door

#35. Paint touch ups required as indicated by markers

Ceiling

#36. Paint touch ups required.

Walls

#37. Walls require repainting. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

Windows

#38. Paint touch ups required.

#39. Fly screen/s have not been installed.



Bedroom 1

Overall Condition

Rectification work required






Second coat paint required
Gaps



Walls

#40. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

Windows

#41. Paint touch ups required.

Bedroom 2

Overall Condition

Rectification work required

#42. A builders clean is required.







Door

#43. Paint touch ups required as indicated by markers



Bedroom 3

Overall Condition

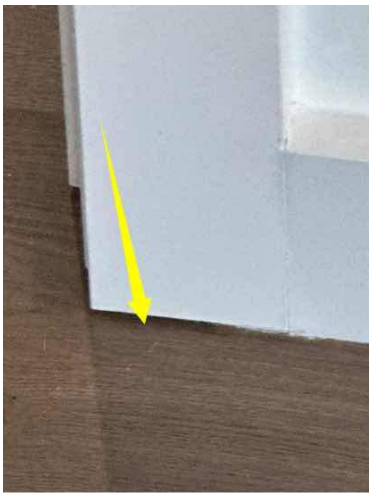
Rectification work required

#44. A builders clean is required.






Requires painting
common throughout all
Robes




Door

#45. Paint touch ups required as indicated by markers

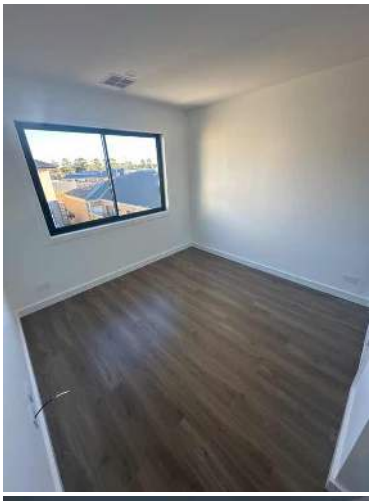
Walls

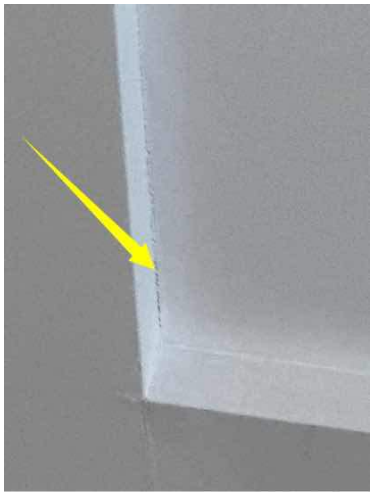
#46. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

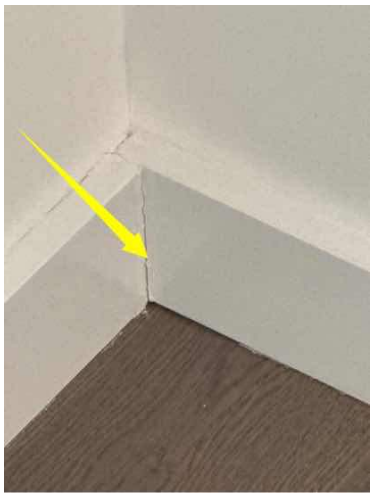
Bedroom 4

Overall Condition

Rectification work required





Walls

#47. Walls require repainting. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

BATHROOM(S)

Powder Room

Location

Upstairs.

Overall Condition

Rectification work required.

#48. Clean required.





Door

#49. Paint touch ups required.

#50. Lift off hinges are not installed.

Toilet

#51.
Toilet installation is incomplete.

Bath Room 1

Location

Downstairs.

Master bedroom.

Overall Condition

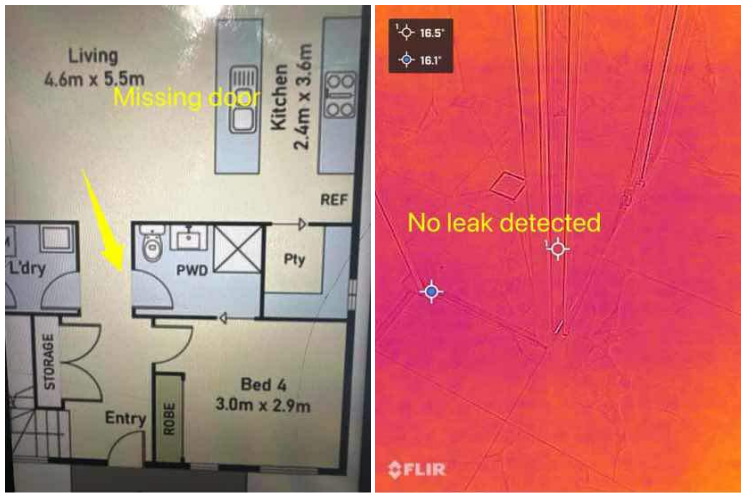
Rectification work required.

#52. Cleaning required.






Toilets not connected
common throughout



Door

#53. Paint touch ups required.

#54. Door installed incorrectly, difficult to open or close properly.

Ceiling

#55. Paint touch ups required.

Sink

#56. An inspection of the pipe penetrations found that they were **NOT ADEQUATE**

RECOMMENDATIONS:
SEAL HOLES

NOTE:
The VBA | GUIDE TO STANDARDS AND TOLERANCES 2015 Clause 7.08
Plumbing holes are defective if they are not:
a) properly grouted as appropriate
b) fitted through neat minimal size penetrations (in the case of cabinetwork)
c) fitted with tight-fitting cover plates or collars with penetrations kept to the smallest size practicable.
AS 3740-2010 CLAUSE 3.10
PENETRATIONS 3.10.1
Penetrations for taps, shower nozzles, recessed soap holders and similar fixtures shall be waterproofed by sealing with
proprietary flange systems or a sealant. When sealing the tap body to the wall, allowance shall be made for the servicing
of tap washers or ceramic disks without damaging the seal.
NOTE: Typical detail for recessed soap holders is shown in Figure 3.4. For mixer taps, drainage shall be allowed at the
base of the cover plate.
Any penetrations of mechanical fixings or fastenings through surface materials shall be waterproofed.
3.10.2 TYPICAL DETAIL FOR RECESSED SOAP HOLDERS
Tap penetrations on horizontal surfaces surrounding baths and spas shall be waterproofed by sealing with proprietary
flange systems or the tap body to the membrane, or substrate where a membrane is not required.

Shower And Bath

#57. An inspection of the vertical separation requirement in the shower area found that it was **NOT ADEQUATE**, the
waterstop must have a has a leg of a minimum of 5 mm under the shower screen frame.

In this case there was not waterstop installed under the shower screen.

BREACHES:
Waterproofing of domestic wet areas AS 3740—2010
Clause 3.13.4 Enclosed showers without hobs or set-downs
At the extremity of the shower area—
(a) where a shower screen is to be installed, a water stop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 3.6); and
(b) where the water stop intersects with a wall or is joined, the junction shall be waterproof.
NOTE: For a typical hobless construction, see Figure 3.6.

Toilet

#58.
Toilet installation is incomplete.

Bath Room 2

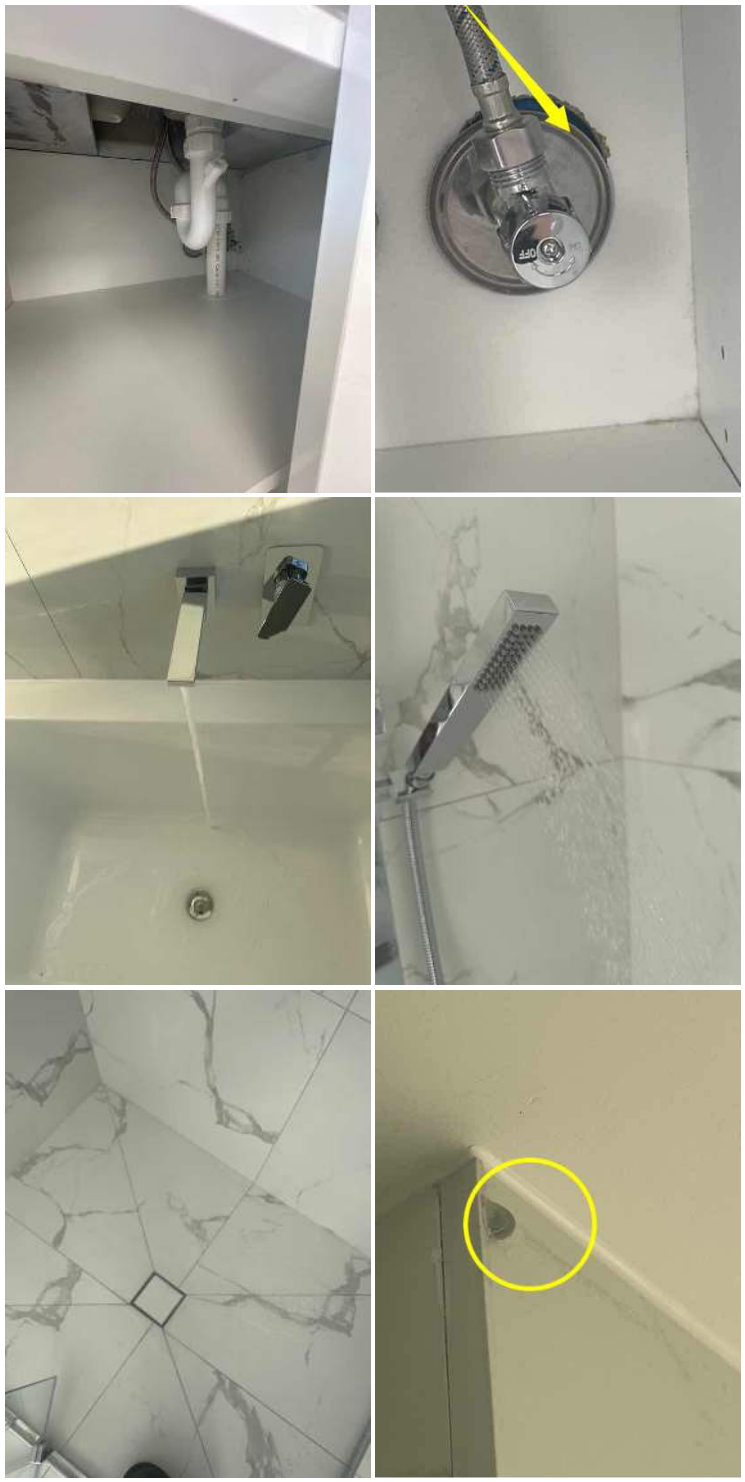
Location

Upstairs.

Overall Condition

Rectification work required.





Door

#59. Uneven/out of square door causing binding, adjustment required.

#60. Paint touch ups required.

#61. Door installed incorrectly, difficult to open or close properly.

KITCHEN

Kitchen

Overall Condition

Rectification work required.

#62. Clean required.









Incomplete



Walls

#63. Paint touch ups required. The Guide to Acceptable Standards & Tolerances 2015 states: Paint finishes are defective if the inconsistency can be seen from a distance of 1.5m in natural light.

Sink & Joinery

#64. Joinery incomplete.

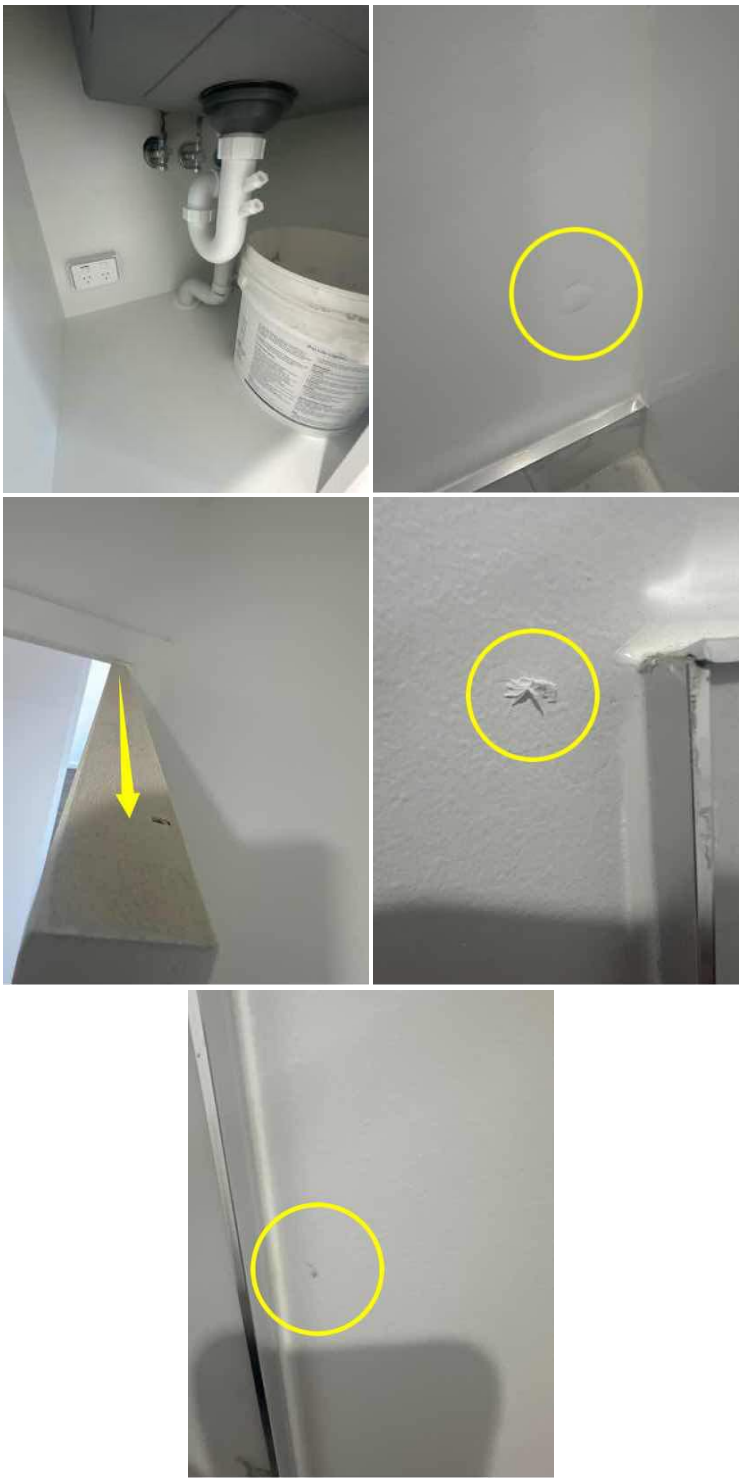
Laundry

Overall Condition

Rectification work required.

#65. Clean required.





Door

#66. Door has not been adequatly sealed at the top and bottom.

The VBA I GUIDE TO STANDARDS AND TOLERANCES 2015 Clause 8.06
Door leaves are defective if they do not have all sides, top and bottom edges sealed/painted in accordance with the
manufacturer's specifications.

Walls

#67. Paint touch ups required.

ROOF VOID

Roof Void Findings

Restricted Areas

There is heating and/or cooling ducting present in the roof space/void.

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists from being undertaken.

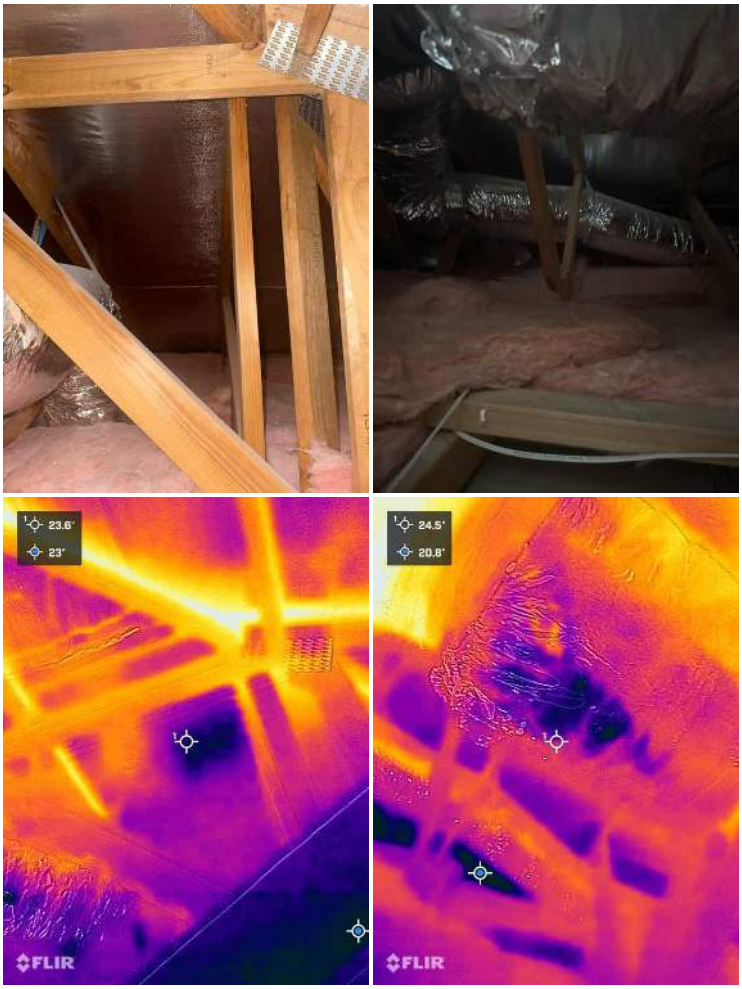
There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place.

Roof Frame Type

The roof frame is a truss timber frame.

Overall Condition

Visible sections of the roof void is in a serviceable condition for age of this dwelling.



Roof Framing Defects

#68. Regulation 74 - Mandatory sticker not visible

Insulation

Type

The roof space is insulated with fibreglass batts.

Condition

The installation is acceptable



PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was Fine and Dry at the time of the building inspection.

Property Information

Building Type

The dwelling is a Residential House.

Construction Type

Hebel construction

Roof Cladding

Tile roofing

Roof Design

The roof is a Pitched roof design.

Footings Type

Slab On Ground Footing Construction.

Storeys

Two storey home

People Present

The owner was present.

Areas Where Full Inspection Restricted

Areas Not Inspected

Inaccessible roof void sections due to access limitations and or insulation and ducting.

Second storey roof due to height restrictions.

Utility Status

Water

The water was Connected.



Electricity

Electricity to the dwelling was connected



Gas

#69. There was no gas connection at the time of the inspection.



TERMS AND CONDITIONS

General Definitions used in this Report:

Definitions specific to Building Inspections and Reports for new buildings. You should read and understand the following definitions of words used in the Inspection Agreement and the Report.

Acceptable: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

Rectification work required: A defect or a number of defects were visible that will require assessment and or repair by a qualified trades person.

Monitor: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

Strata: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

Significant Item: An item that must be reported in accordance with the scope of the inspection.

Major Defect: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a Significant Item or major defect.

Safety Hazard: A defect that presents unsafe conditions and must be reported as a Major defect.

Accessible Area: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Building Element: A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Client: The person(s) or other legal entity for which the inspection is to be carried out. If ordered by an agent then it is agreed that the agent has the authority to act for and on behalf of the person.

You/Your/The Purchaser/Client: The party identified on the face page of this report as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

Defect: A fault or deviation from the intended condition of the material, assembly or component.

Handover: The moment the builder hands over the keys and the owner officially takes possession of the property.

Firm: The business company, partnership, trust or individual named on the report, its agents, or employees that you have requested to carry out the property inspection and Report.

Inspector: The person or organization responsible for carrying out the inspection. (See also "Our/Us/We" below.)

Limitation: Any factor that prevents full completion of the purpose of the inspection.

Manhole (cover) or Access hole: An opening in the structure to allow for safe entry to carry out an inspection.

Practical Completion: The stage of construction when contract works are considered completed and the building is considered reasonably fit for habitation. There may be some minor defects and incomplete work outstanding.

Property: The structure to be inspected and the site upon which it stands to within 30 metres of the dwelling.

Report: A document and any attachments containing advice about the condition of the Property and issued to you by us following our inspection of the Property.

Visual Inspection: The inspection shall comprise visual assessment of accessible areas of the Property to identify major visible defects to the building structure and to form an opinion regarding the general condition of the structure of the property. Note: If cracking to masonry building elements is noted in the Report a Structural Engineer must be consulted.

Safe and Reasonable Access - is interpreted to mean areas that are safe and unobstructed. Does not include the use of destructive or invasive inspection methods or moving of building materials, stored goods, furniture, vehicles etc.

AS 4349.1-2007 defines the extent of safe and reasonable access as follows:

"The extent of accessible areas shall be determined by the Inspector at the time of inspection, based on the conditions encountered at the time of the inspection. The Inspector shall also determine whether sufficient space is available to allow safe access.

The inspection shall include only accessible areas and areas that are within the Inspectors line of sight and close enough to enable reasonable appraisal."

Areas for Inspection shall cover all safe and accessible areas the Property.

Access Table 3.2 from AS 4349.1-2007

Table Notes:

1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

2. Sub floor or slab areas sprayed with chemicals will not be inspected unless it is considered safe to do so. Our/ Us/We/The

General and Important Information:

Important Information Regarding the Scope and Limitations of the Inspection and this Report. Any person who relies upon the contents of this report does so acknowledging that the clauses, which define the Scope and Limitations of the inspection, and forms an integral part of inspection agreement and the inspection and the Report.

General Requirements:- Inspection of residential buildings under construction or completed residential building inspections i.e. Practical Completion Inspection (PCI); Building Stage Report; Handover Inspection Report; Warranty Report; Building Defects Report. Standards & Tolerances applies; Standard AS4349.0-2007 Inspection of buildings Part 0: General requirements applies.

Scope and Limitations: - Residential Buildings Under Construction and Completed Building Inspections: The inspection is based on a visual assessment of the property to identify any major defects, the incidence of minor defects, and safety hazards associated with the property, and to form an opinion regarding the general condition of the property at the time of inspection, for the relevant inspection as ordered by The Client and agreed in the Inspection Agreement. The inspection and reporting will include any accessible parts of the property, according to the type of inspection being inspected.

The inspection will be carried out in accordance with AS4349.0-2007. Exclusion of Items from Inspection is in accordance with Appendix D of AS4349.1-2007. The report is a reasonable attempt to assess the quality of the work and to identify any obvious or significant defects apparent at the time of the inspection. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. If Cracking of Building Elements is noted in the Report or you require any advice of a structural nature you will consult the builder, and a Structural Engineer as necessary. Refer to Appendix E of AS4349.1-2007. (CRACKING OF BUILDING ELEMENTS)

The Client is responsible for the signing of any documents relating to the construction or handover of the property. The Client shall obtain any relevant notices and certificates relating to the subject building from the builder or certifier for the completion of the property, as required by relevant building legislation.

Limitations: The Inspection is a non-invasive visual inspection, which is limited to those accessible areas and sections of the property to which Safe, and Reasonable Access is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of the inspection. These may include; any sections/areas of the building that were obstructed at time of inspection by; contractors, goods, materials, vehicles etc. in, on or against section/areas of the building belonging to the builder, contractors, owner, and/or other parties. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions.

The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed.

Purpose: The purpose of the inspection is to provide advice to the Client or owner of a residential dwelling that is under construction, or a recently completed residential dwelling, regarding the condition of the property at the time of inspection. The visual inspection will identify significant building defects, minor defects, incomplete work, omissions, safety hazards and/or maintenance issues, so that the Client may provide a written report of a defect list to the builder or relevant person/s, so as to enable them therewith to negotiate the rectification of any such defects etc. The inspection shall include specific requirements or conditions requested by the client, and agreed upon, in the Inspection Agreement. The Report is for the Clients purpose only.

Exclusions: The Report will not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. The Report will not include the inspection and assessment of items or matters that do not fall within the Building Consultant or Inspectors direct expertise. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. The Client acknowledges that this Report excludes and specifically does not cover or deal with inspection of specific items, mentioned in the Inspection Agreement. Exclusion of Items from Inspection is in accordance with Appendix D of AS4349.1-2007. If Cracking of Building Elements is noted in the Report the Client will consult a Structural Engineer. Refer to Appendix E of AS4349.1-2007. Estimating the cost of rectification of defects is not included in a standard property report.

Exclusive Use: The Report may not be provided to any other Person without Our express written permission, unless The Client is authorized to do so by relevant Legislation. Any such permission may be subject to conditions and further payment. The Report will be made solely for the use and benefit of The Client. Only The Client may rely on the Report.

NOT A PEST REPORT: This inspection and report will not Inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

Contact the inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector to discuss and have this report and its content explained to you.

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

