

This is a visual only Building Inspection & Report carried out in accordance with AS4349.0

Stage Frame REPORT (hereinafter called the "Report")



ALL INSPECT
All Building & Termite Inspections

Report Number 13573 TIME: 8am

Inspection Date: 22/11/2019

Property Address: Sample road



SERVICES

New Construction

Slab
Frame
Lock-Up
Handover
Warranty

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Pre-Purchase

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Inspections
Building Reports
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Definitions to help you better understand this report

Terms on which this report was prepared

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Special conditions or instructions

The following apply: The inspector is not liable for the defects found or not found due to limitations, this is under the Builders Warranty for New Construction. Photos taken but not of all the defects found.

The parties

| | |
|-------------------------------|-----------------------------|
| Report number: | 13573 TIME: 8am |
| Name of Client: | Mr & Mrs Sample |
| Building company | Sample Phone |
| Address: | Sample road |
| Client's email: | sample.com |
| Client's telephone number: | |
| Consultant's name: | David Tacon |
| Consultant's licence number | 535928 |
| Consultant's mobile number: | 0421235310 |
| Company name: | ALLINSPECT |
| Company address and postcode: | PO BOX 1104 Park Ridge 4125 |
| Company email: | info@allinspect.com.au |
| Company telephone number: | 32970345 1300 25 46 77 |

Section A Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In summary the purpose of the inspection is to give advice regarding the condition of the property and site with a view to provide the builder with a list of items to be rectified to achieve compliance of a new construction that are within the Australian Standards and the National Construction code and Standards and Tolerances.

In summary the building is need of rectification to bring it up to a minimum standard for new construction

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

Strata or company title properties

Not applicable.

General description of the property

| | |
|---|--|
| Residential building type: | Detached house. |
| Number of storeys: | Two storey. |
| Orientation (to establish the way the property was viewed): | The façade of the building faces east. Note. For the purpose of this report the façade of the building contains the main entrance door. |
| Prevailing weather conditions at the time of inspection: | Dry. |

Primary method of construction

| | |
|-------------------------------------|---|
| Main building – floor construction: | Part suspended steel framed and slab-on-ground. |
| Main building – roof construction: | Steel Framed Colorbond |

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the property

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Inaccessible areas

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection.

Section D Condition Report

The following items and matters were reported on in accordance with the Scope of Inspection.

D2: Structural defects

1. Sisalation has defects hole over cut (we do acknowledge that this is not complete) Sisalation has to be installed correctly to prevent moisture from transferring to the frame. Few areas have over cut thus allowing the transfer of water moisture to the frame, any moisture running down the wall will now exit into the frame. This will in itself cause additional defects at a later stage. **The bricklayer needs to ensure that the correct configuration of lapping has been set in place prior to installing the wall.** This needs to be complete otherwise considerable rework will have to take place to ensure that the builder comply with requirements of the BCA and Australian standards AS 4200. All holes will need to be patched to comply with Energy efficiency requirements “Pliable Building Membranes and Underlay’s” part 2 states: The only tapes that can be used on sisalation are AS 4254 compliant. Please note that any coloured tapes used on the foil side of the sisalation are defective. The tapes used to this side of the sisalation must be designed for installation on a foil surface and hence AS 4254 compliant.

3.7 COMMON REQUIREMENTS FOR WALLS

3.7.1 General

When installing pliable building membranes in walls, the following requirements apply.

Installation of pliable building membranes in walls shall be as follows:

AS 4200.2:2017

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- (a) All joints shall be—
 - (i) lapped not less than 150 mm;
 - (ii) lapped not less than 50 mm jointed and taped; or
 - (iii) butt-jointed and taped where the combined uncompressed nominal material thickness is greater than 5 mm and overlapping will compromise cladding installation.

AS 4200.2:2017

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SECTION 3 INSTALLATION OF PLIABLE BUILDING MEMBRANES

3.1 SCOPE OF SECTION

This Section sets out requirements for the installation of pliable building membranes within the structure depending on the location and functions specified.

3.2 GENERAL REQUIREMENTS

When installing pliable building membranes, the following requirements apply:

- (a) Damage or tears to the membrane shall be repaired to restore the integrity and maintain the purpose of the membrane.
- (b) The membrane shall be cut to provide a neat fit around obstacles and penetrations (see Section 4).
- (c) Exposure of pliable building membranes to intense heat, sparks, flames or abrasive tools shall be avoided.

SECTION 4 PENETRATIONS

4.1 GENERAL

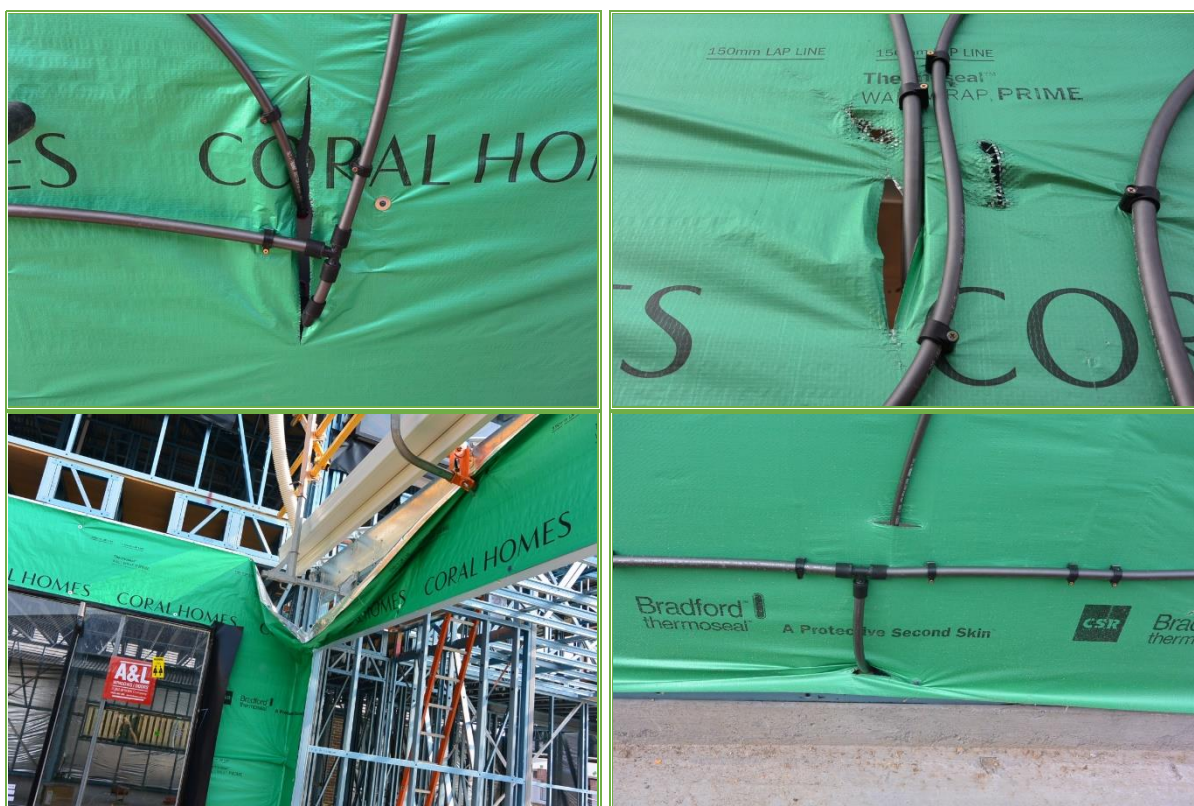
The pliable building membrane shall be cut neatly to allow penetration by chimneys, vents, pipes, cables and other services, as required.

4.2 THERMAL CONTROL

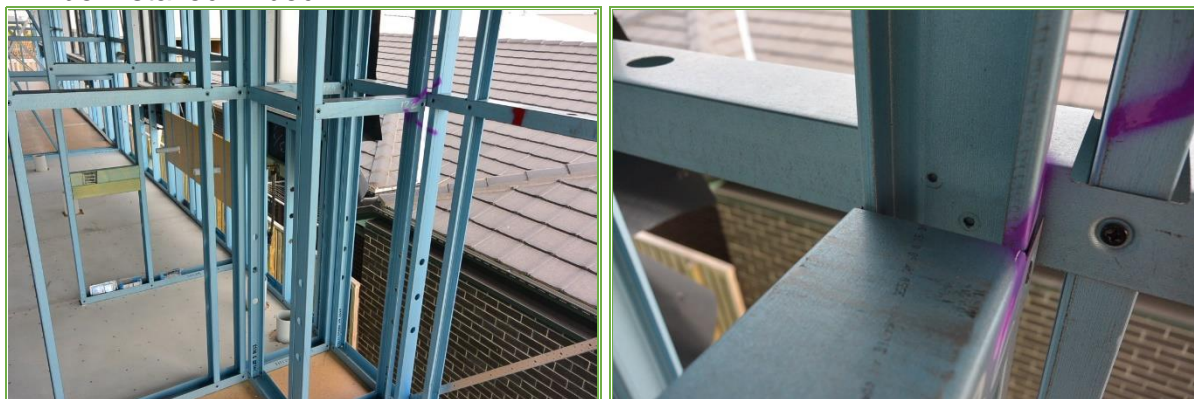
Where a pliable building membrane is installed as thermal control, penetrations shall be sealed to restrict air exchange between air cavities of either side of the membrane.

4.3 VAPOUR CONTROL AND AIR CONTROL

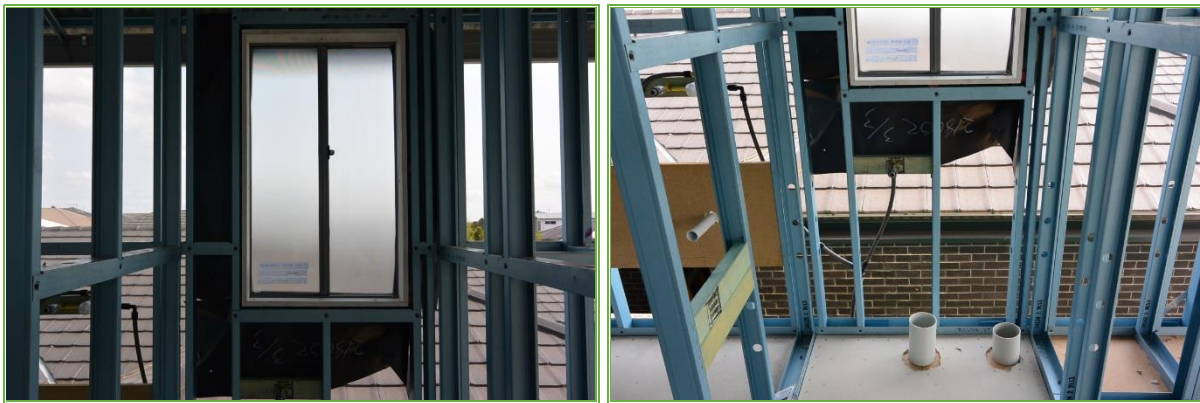
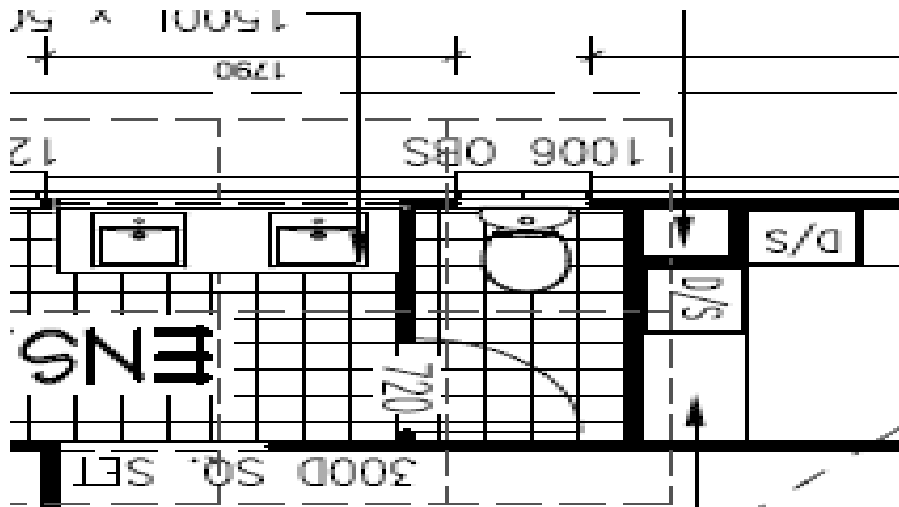
Where a pliable building membrane is installed as a vapour barrier or air barrier membrane, methods shall be used to restrict air exchange between air cavities of either side of the membrane in accordance with Clause 3.2.



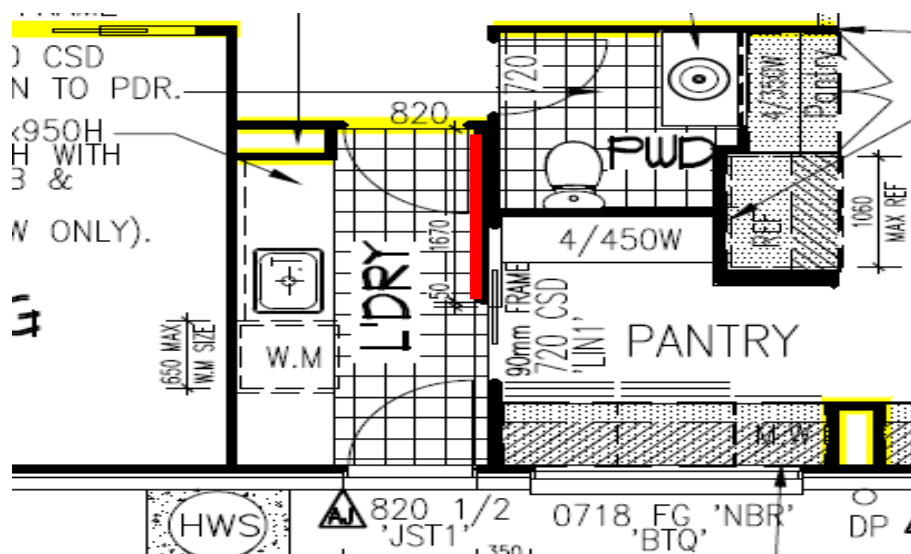
2. It was noted at the time of inspection that some fixing screws are missing will need to be installed in bed 1.



- It was noted at the time of inspection that the ENS toilet window is not centre to the room as per plan this will need to be rework.



4. It was noted at the time of inspection that part of the LDRY wall is to be removed as per variation.





5. Frame electrical conduits and A/C pipes cavity breach

It was noted at the time of inspection that the electrical conduits installed to the cavity area of the dwelling will breach the minimums set down in the bricking Standard.

The BCA/NCC that governs this build clearly states that compliance with AS 4773.2 and AS 3700 is mandated.

As such we refer the electrician/plumber and the builder to part 10.2. This part clearly states that a cavity must be a minimum of 35 mm. Given that the electrical conduits are 50mm to 65mm mm as per the photos below, the builder would need a 75mm to 100mm + cavity to make this work.

We noted from the installed slab that the builder's intentions are to install the cavity at about 35 to 40 mm. Given this configuration, the installation of all pipes electrical conduits on site will bridge the cavity. We understand that the electrician is looking for the quickest route to install his work; however, it cannot be at the breaching of an unrelated Standard.

The electrician will need to return to site and rework all of the external installation prior to brick installation. We refer the builder to AS 3700, clause 12.4.13, inserted.

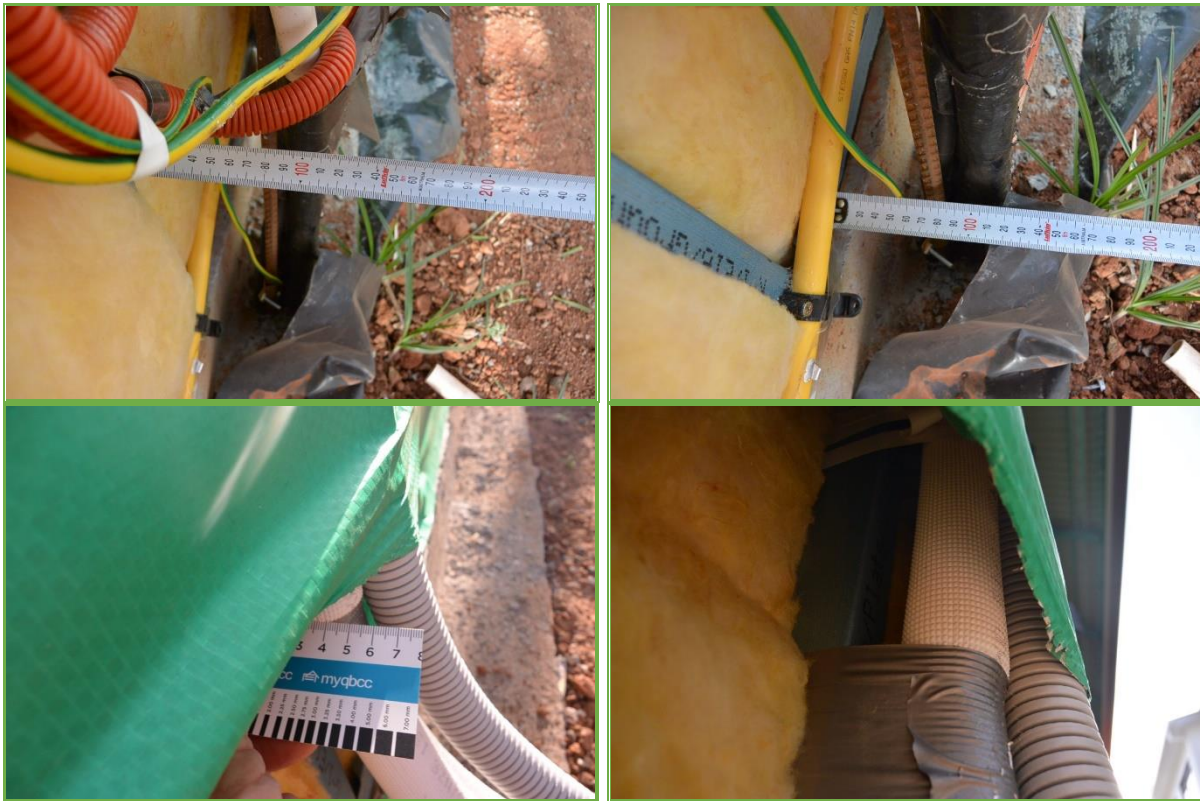
12.4.13 Cavities in walls

Cavities shall be free from mortar droppings or other materials that might bridge the cavity and allow transmission of moisture. Where ducts, sleeves or pipes are laid along or across a cavity, construction shall be such that transmission of moisture is prevented.

3.3.4.2 Width of cavity

In brick veneer and *cavity* masonry construction, a *cavity* must be provided between the inner and outer masonry leaves or the masonry leaf and the supporting frame as follows:

- (a) Brick veneer—not less than 25 mm width.
- (b) *Cavity* masonry—not less than 35 mm nor more than 65 mm width.
- (c) Except for mullions, the minimum *cavity* width specified in (a) and (b) is to be maintained between the outer masonry leaf and any services, insulation or sheet bracing located in the *cavity*.



6. The wall insulation is missing not in an appropriate, skilful way or with reasonable care and skill listed below:

Section 24 Schedule 1B of the Queensland Building and Construction Commission Act 1991 ('QBCC Act'). Division 2—Implied warranties for all contracts

Standard of work and exercise of care and skill

44. The building contractor warrants the subject work will be carried out—

- (a) in an appropriate and skilful way; and
- (b) with reasonable care and skill.



7. The alfresco doors have been packed with builder's rubbish not in an appropriate, needs to be solid material and durable fit for purpose, not skilful way or with reasonable care and skill listed below:

Section 24 Schedule 1B of the Queensland Building and Construction Commission Act 1991 ('QBCC Act'). Division 2—Implied warranties for all contracts

Standard of work and exercise of care and skill

44. The building contractor warrants the subject work will be carried out—

- (a) in an appropriate and skilful way; and
(b) with reasonable care and skill.



8. It was noted at time of inspection that the wall junction/connection requires packing or is loose and out of plumb, some studs with missing screws, this will all need to be reworked before linings are installed



9. It was noted at time of inspection that some timber has been use by the plumber to support a fitting this should be steel not timber not termite proof our client is expecting a steel frame house this needs to be rework before lining are installed.



10. Some of the roofing screws to the garage have substandard works they have missed the batten, they will all need rework before handover, not in an appropriate, skilful way or with reasonable care and skill listed below:

Section 24 Schedule 1B of the Queensland Building and Construction Commission Act 1991 ('QBCC Act'). *Division 2—Implied warranties for all contracts*

Standard of work and exercise of care and skill

44. The building contractor warrants the subject work will be carried out—

- (a) in an appropriate and skilful way; and
- (b) with reasonable care and skill.



Section E Conclusion

In conclusion, following the inspection of surface work in the readily accessible areas of the property, our clients have requested that we place in writing a formal request that all items in this report are rectified. We refer the builder to the builder's own contract with our client which calls for the builder to act on ALL KNOWN DEFECTS. All items in this report are therefore brought to the builder's attention and are therefore known to the builder. We would suggest that the builder rework the dwelling so that it complies with the minimums set out in the BCA, the Australian Standard and all other relevant requirements. If the builder feels that we are in error, we request that they justify with a counter reference that would support that position and show cause why they do not have to rectify the defects found.

Section F Important note

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. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Section G Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory: *David Tacon*

Name: David Tacon Date of Issue: 22 November, 2019

Definitions to help you better understand this report

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a handover inspection in accordance with Australian Standard AS 4349.0-2007 ‘Inspection of Buildings. The consultant must also meet any Government licensing requirement, where applicable.

“Building & Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Non-Structural: Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Structural Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Non-Structural Defect” A defect other than a Structural Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Standard Property Report'. Process Report

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

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

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

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction.

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

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

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions.

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

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

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LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings,

floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, render, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

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

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiii) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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