

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

(Progress Inspection) REPORT (hereinafter called the "Report")



ALL INSPECT
All Building & Termite Inspections

Report Number 01744

Inspection Date: 17/03/2023

Property Address: Sample street



SERVICES

New Construction

Slab
Frame
Lock-Up
Handover
Warranty

ALLINSPECT
PO BOX 1104
Park Ridge QLD
Licence 15012225
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ABN 66160880642

Pre-Purchase

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General Reports

The parties

Report number:	01744
Name of Client:	Mr Sample
Building company	Sample Homes Phone 0000000000 Supervisor
Address:	LOT 9 (HN6) Sample St
Client's email:	mrsample@gmail.com
Client's telephone number:	0000000000
Company name:	ALLINSPECT Licence 15012225
Company address and postcode:	PO BOX 1104 Park Ridge 4125
Company email:	info@allinspect.com.au
Company telephone number:	32970345 1300 25 46 77

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.

The purpose of the inspection is to give advice regarding the condition of the property and site with a view to provide the Licence Tradesman 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 QBCC Standards and Tolerances.

In summary the frame is need of rework, rectification to bring it up to a minimum standard for new construction. Defective works have been found most have been marked in green paint. The frame does not comply with the minimum Standards and will require rectifying.

We noted a certified form 16 has been issued for this frame. We would recommend a copy of the form 16 be sent to the QBCC and a copy of our report. An engineer should be engaged to recheck the frame and sign it off.

Multiple structural defects still exist it should not have been issued a form 16.

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

General description of the property

Residential building type: Detached house.

Number of storeys: Two storey.

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

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. We do not measure everywhere this is a visual only inspection and we do not look at all plans and information.

Inaccessible areas

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. We do not go on to new roofs as they are slip hazard and require edge protection.

Condition Report

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

1. Ground levels, surface water drainage inadequate and temporary downpipes are not connected this can cause water to lay against the footings. This must be maintained throughout the build regardless of if the owner is doing the landscaping or not. As per 3.1.2.3 BCA and the QBCC Standards & Tolerances. We do acknowledge this is works in progress.

QBCC Standards & Tolerances 2.3 Site Drainage

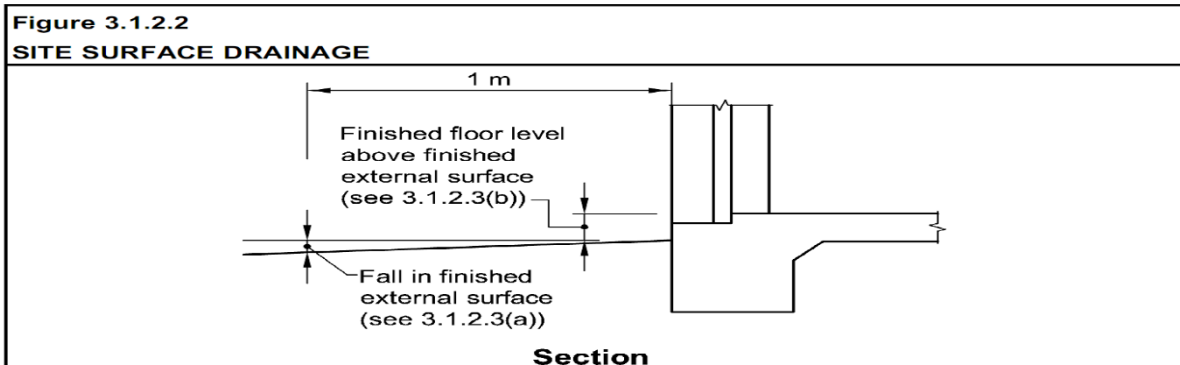
Surface water is required to be directed away from the building and shaped to prevent ponding of water near or against the footings. Part 3.1.3.3 of the BCA provides minimum surface water drainage requirements. In Queensland AS 2870 *Residential Slabs and Footings* is widely used as an acceptable construction manual.

Site drainage requirements must comply with the AS 2870 provisions and any relevant engineer design. Site drainage will be defective if it is not in accordance with the above requirements.

3.1.2.3 Surface water drainage

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

- (a) Slab-on-ground — finished ground level adjacent to buildings:
the external finished surface surrounding the slab must be drained to move *surface water* away from the building and graded to give a slope of not less than (see [Figure 3.1.2.2](#))—
 - (i) 25 mm over the first 1 m from the building in *low rainfall intensity areas* for surfaces that are reasonably impermeable (such as concrete or clay paving); or
 - (ii) 50 mm over the first 1 m from the building in any other case.

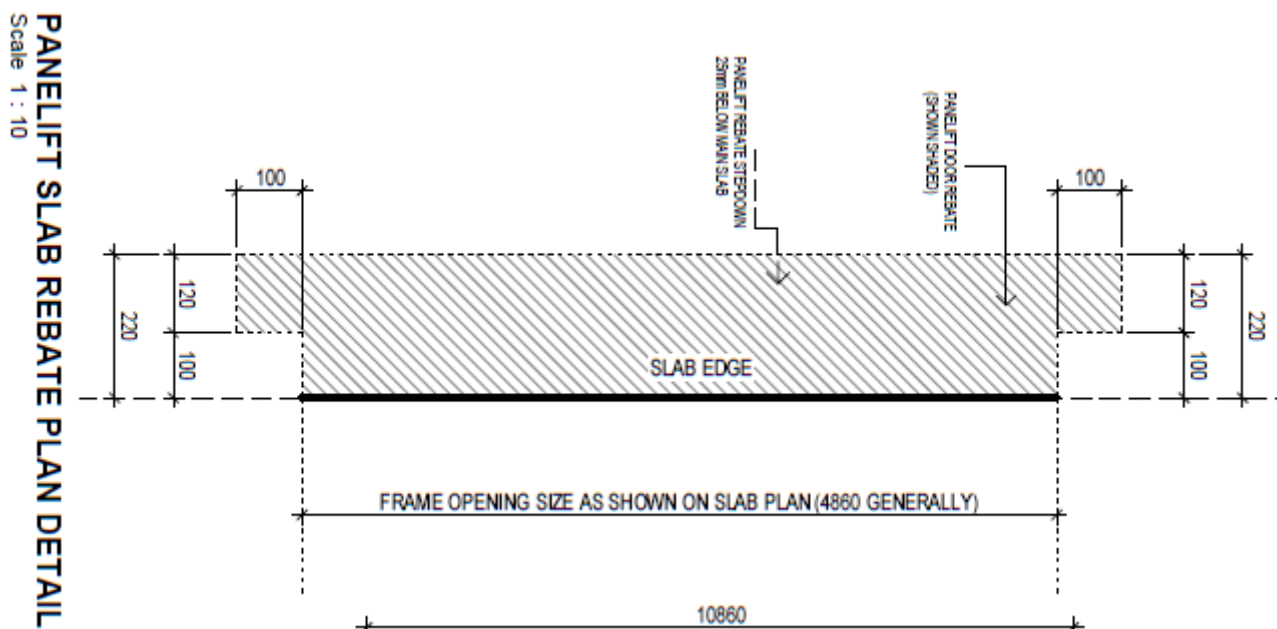


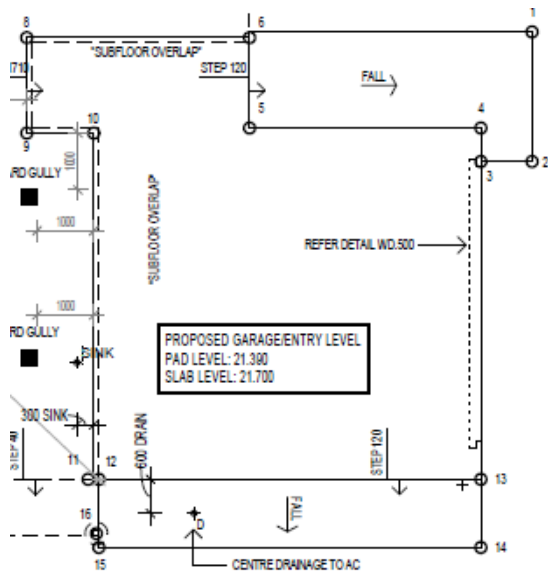
2. Poor housekeeping site rubbish unsafe. **Trip hazard.**

Many slips, trips and injury are the results of poor housekeeping, and this is often a sign of a lack of storage, maintenance and cleaning. This should be cleaned as soon as possible.



3. Garage slab missing stepdown rebate at the front and no slope, not as per plan, this will need to be rectified.





4. It was noted at the time of inspection that the concrete slab has rain damage the surface is dusting and soft/chalky this needs to be rectified. As per insert

QBCC Standards & Tolerances 3.12 Finish to concrete slabs

Within the first 12 months after completion of the work, the finish to a concrete slab is defective if it is not suitable for the documented applied finishes such as tiles, polished concrete, carpet or sheet flooring, including set downs where required.



5. Fixings have gone into the garage slab this is a finish floor this is substandard workmanship; this will need to be rectified.



6. It was noted at the time of inspection that the bottom plates have overhang to slab this will need to be reworked and completed before continuing as the walls must have continuous support.

We refer the builder to the

NASH Standard Part 2, 3.2.2.2 & QBCC: - Bottom plates of loadbearing walls must be continuously supported.

Overhanging external wall plates have not met this requirement.

3.2.2.2 Plate Selection

For single or upper storey:

- Bottom plates for load bearing walls must be continuously supported on joist, bearer or concrete slab and be a PA plate or better.

The lower storey:

- Bottom plate – PA plate or better must be used. Bottom plates must be continuously supported on the joist, bearer or concrete slab. Where a bottom plate is supported on joists running perpendicular to the wall, the plate must be stiffened as for the single or upper storey.



7. A number of wall intersection screw fasteners are missing and need to be installed prior to the installation of wall linings.

The National Association Steel-framed Housing (NASH) Standard – Part 2 calls for 2 x 10g screws at the top, bottom, and nogging level. Spacing cannot exceed 1350mm.

We refer to Section 3.5:

3.5.1 Wall junctions and intersections

Studs at wall junctions and intersections together with angle trimming where used, must allow for adequate fixing of linings. See Fig. 3.5 for typical details. Intersecting walls must be fixed with a minimum of 2 x 10 g screws at top, bottom and nogging level, but at not more than 1350 mm spacing.



Fig. 3.5 Corners and junctions showing examples of stud positions and fixings





8. Frame out of plumb, this will need to be rectified.

NASH Standard Part 2; 2.2.3: - Walls shall be plumb to within $H/600$ or 3mm as detailed in Figure A1.

Steel wall frames to this building have not met this requirement.

A2.2.3 Plumb

Walls must not deviate from the vertical by more than $H/600$ or 3 mm whichever is greater where H is the height of the wall as shown in Fig. A1.

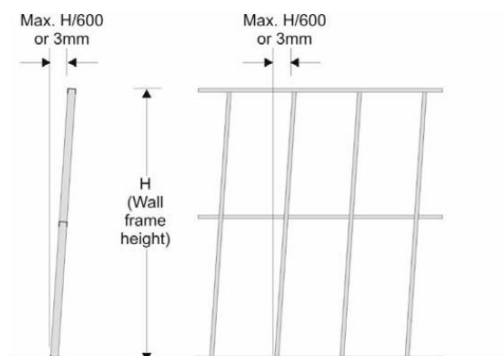


Fig. A1 Plumb of walls



9. The frame has been damaged, substandard finish, this will need rework, not in an appropriate, skilful way or with reasonable care and skill need to be rectified.
As per NASH 1.13 insert

1.13 STORAGE AND HANDLING

Framing materials and accessories must be stored and transported in such a manner as to prevent hazards to persons and damage to the materials.

Note: Guidance on storage, transport, construction and site safety is given in Appendix H.



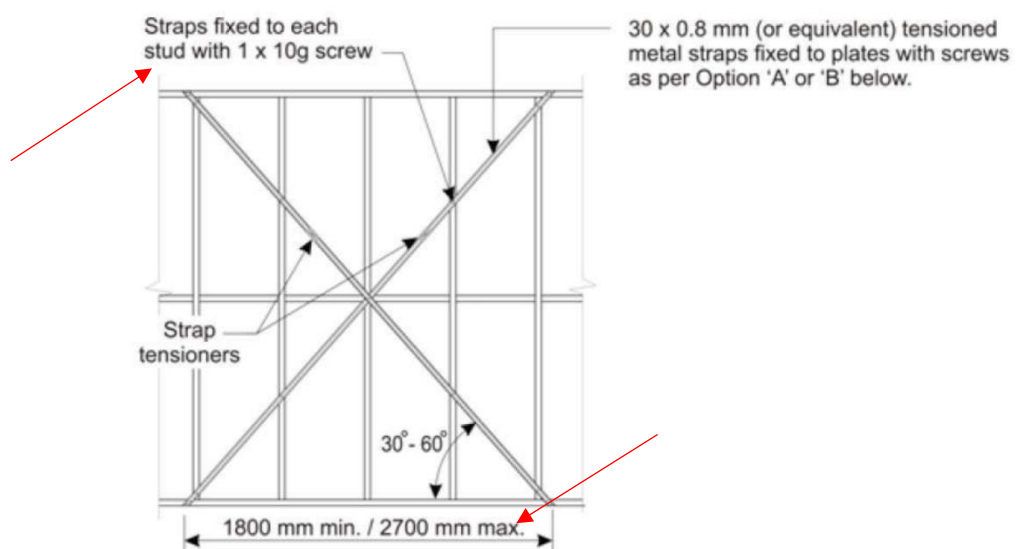
10. Back of garage wall where bearer meets first floor framing is way out of alignment, this will need to be rectified.



11. The cross bracing is loose, not screwed to each stud and are not the correct width apart as per the Nash Standard, see insert below, this will need to be rectified to comply.

NASH Standard – Residential and Low-rise Steel Framing Part 2: Design Solutions incorporating Amendment A

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12. Bracing walls missing tie downs and are not in the correct location, not as per engineering/NASH.

TIE DOWN NOTES

- WALLS TIE DOWN TO FLOOR WITH 5 X 12g X 45mm TEK SCREWS AT EACH END OF WALL BRACING, EXTERNAL CORNERS, EACH SIDE OF OPENING AND AT LOAD BEARING STUDS. OTHERWISE USE 3 X 12g X 45mm SCREWS AT 1200mm CENTRES
- K-BRACES MUST HAVE 1 EXTRA TEK SCREW OR 1 X M6 FRAMING SCREW AT EVERY RIVET CONNECTION
- HD BRACKET TIE DOWN IS REQUIRED AT BOTTOM OF EACH END OF DOUBLE WALL STRAPS.
- HD BRACKET FIX WITH 6/ 10g TEK SCREWS TO STUD & 5 X 12g X 45mm TEK SCREWS TO FLOOR
- STRAP BRACES TO BE FIXED AS PER DETAIL 2, WRAPPED OVER WITH 6 X 10g TEK SCREWS AT EACH END OF THE STRAP
- WALL TO WALL CONNECTIONS FIX WITH 2 X 10g TEK SCREWS AT BOTTOM PLATE, TOP PLATE AND AT EACH ROW OF NOGGING
- BRACING WALLS RUNNING PARALLEL TO ROOF TRUSSES MUST BE CONNECTED BY A MIN 90X0.75BMT C-SEC BLOCKING AT 600 CTS WITH 2X10g TEK SCREWS PER CROSSING CONNECTING WALL TOP PLATE TO ROOF TRUSS BOTTOM CHORDS
- ALL OTHER CONNECTIONS REFER TO NASH STANDARD PART 2

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☒ REVIEWED & APPROVED
☐ REVIEWED WITH COMMENTS, REFER TO ATTACHED / MARKUPS
☐ REVIEWED AS PER MARKUP, TO BE RESUBMITTED

THIS DRAWING HAS BEEN REVIEWED FOR COMPLIANCE WITH THE STRUCTURAL DESIGN INTENT. THE CONTRACTOR RETAINS THE RESPONSIBILITY FOR DIMENSIONAL ACCURACY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.

PROJECT NUMBER: 210802 220930
 REVIEWED BY: TJ
 DATE: 31/10/2022

CLIENT: HOTONDO HOMES	
JOB ADDRESS: LOT 9 (6) WHIPBIRD PLACE, OXLEY 4075	
DRAWING NAME: SECOND FLOOR WALL LAYOUT .	
CLIENT JOB NUMBER: L9WHIP	SCALE: 1:100 @ A3
JOB NUMBER: L9WHIP	CURRENT REVISION: A
DRAWING NUMBER: L9WHIP-12	





13. Bottom plate tie down bolts do not have any washers 50x50x3mm, not as per the engineering.

TIE DOWN NOTES

- WALLS TIE DOWN TO FLOOR WITH 5 X 12g X 45mm TEK SCREWS AT EACH END OF WALL BRACING, EXTERNAL CORNERS, EACH SIDE OF OPENING AND AT LOAD BEARING STUDS. OTHERWISE USE 3 X 12g X 45mm SCREWS AT 1200mm CENTRES
 - K-BRACES MUST HAVE 1 EXTRA TEK SCREW OR 1 X M6 FRAMING SCREW AT EVERY RIVET CONNECTION
 - HD BRACKET TIE DOWN IS REQUIRED AT BOTTOM OF EACH END OF DOUBLE WALL STRAPS.
 - HD BRACKET FIX WITH 6/ 10g TEK SCREWS TO STUD & 5 X 12g X 45mm TEK SCREWS TO FLOOR
 - STRAP BRACES TO BE FIXED AS PER DETAIL 2, WRAPPED OVER WITH 6 X 10g TEK SCREWS AT EACH END OF THE STRAP
 - WALL TO WALL CONNECTIONS FIX WITH 2 X 10g TEK SCREWS AT BOTTOM PLATE, TOP PLATE AND AT EACH ROW OF NOGGING
 - BRACING WALLS RUNNING PARALLEL TO ROOF TRUSSES MUST BE CONNECTED BY A MIN 90X0.75BMT C-SEC BLOCKING AT 600 CTS WITH 2X10g TEK SCREWS PER CROSSING CONNECTING WALL TOP PLATE TO ROOF TRUSS BOTTOM CHORDS
 - ALL OTHER CONNECTIONS REFER TO NASH STANDARD PART 2
 - WALL FRAME FIX TO ADJACENT STEEL COLUMN WITH 2/ 10g TEK SCREWS AT TOP, BOTTOM AND NOGGIN LINES.
 - FIX FRAME TO STEEL BEAM ABOVE/BELOW WITH 2/ 12g TEK SCREWS AT EVERY STUD LOCATION.
 - FRAME CONNECTS TO BLOCKWORK WITH M12 X 75 CONCRETE SCREW BOLT (WITH 50 x 50 x 3.0 mm WASHER) AT NOG LINE AND TOP PLATE LOCATIONS
- TYPICAL HEADER FRAMES TO BE FIXED AT EACH END WITH 6 /10g TEK SCREW THROUGH HEEL TO ADJACENT FRAME

14. Fibro sheet, bracing has no screws to the top, no noggings to screw too, this will need to be rectified as per the engineering.

The bracing plan states that the screw spacing must be 150ctrs (the top isn't screwed off) M16 connections are missing.



15. Tie down nuts are loose, missing bolts and incorrect sizing for steel posts, this will need to be rectified to comply with engineering.

Section 24 Schedule 1B of the Queensland Building and Construction Commission Act 1991 ('QBCC Act').

Division 2—Implied warranties for all contracts

Compliance with legal requirements

43. The building contractor warrants the subject work will be carried out in accordance with all relevant laws and legal requirements, including, for example, the *Building Act 1975*.





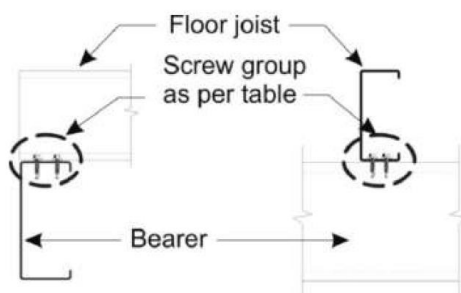
16. It appears that there are a number of joists that haven't been screwed off to the load bearing walls as marked, see insert below.

- A number of fixings to bearers to the joists have not been completed and are in the wrong location for fixings, the brackets for the floor joist are in the wrong location.
- Front entry, subfloor joist, not connected to bearers cantilevering, no connection to intermediate bearers PFC. This will need to be rectified.

7.9 FLOOR JOIST TO BEARER – SINGLE/UPPER STOREY

Table 7.19 Connection details for direct screw fixing of joist to bearer – single/upper storey (see Fig. 7.15)

Connection components		Minimum steel thickness (mm) and grade			
Joist		1.5 G450	1.5 G450	1.5 G450	1.5 G450
Bearer		1.9 G450	2.4 G450	2.0 C350	2.5 C350
Type	Uplift capacity (kN)	Screws per group			
6A	1.5	2 x 10 g	2 x 10 g	2 x 10 g	2 x 10 g
6B	3.0	2 x 10 g	2 x 10 g	2 x 10 g	2 x 10 g
6C	4.5	4 x 10 g	2 x 10 g	4 x 12 g	4 x 10 g
6D	6.0	4 x 10 g	4 x 12 g	4 x 12 g	4 x 10 g
6E	8.0	4 x 12 g	4 x 12 g	4 x 12 g	4 x 10 g
6F	10.0	-	4 x 12 g	-	4 x 12 g
6G	12.5	-	4 x 14 g	-	-





17. The particleboard flooring has not been installed as per the manufacturer & as per AS 1860.2

- Missing screws.
- Screws over driven.
- Close to the edge.
- Humps and dips/ out of level.
- Damage
- Excessive gaps.

As per the standards below; all will need to be reworked.

AS 1860.2—2006

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- (c) If the floor is to be covered with carpet, the surface shall be firm and tight with no loose flakes or particles.

NOTES:

- 1 If the surface has been exposed to the weather, rough or uneven areas should be spot sanded after punching the nails or countersinking the screws.
- 2 Full sanding may be necessary if the particleboard flooring has been subjected to prolonged rain during the exposure period.
- 3 Sanding before carpet laying should be with 40-60 grit closed coat paper only.

AS 1860.2, 10.4 Screws; The screws over driven should be adjusted to drive the screw head 2mm to 3mm below the panel surface to allow for later sanding. Screws should not be driven more than 3mm below the panel surface.

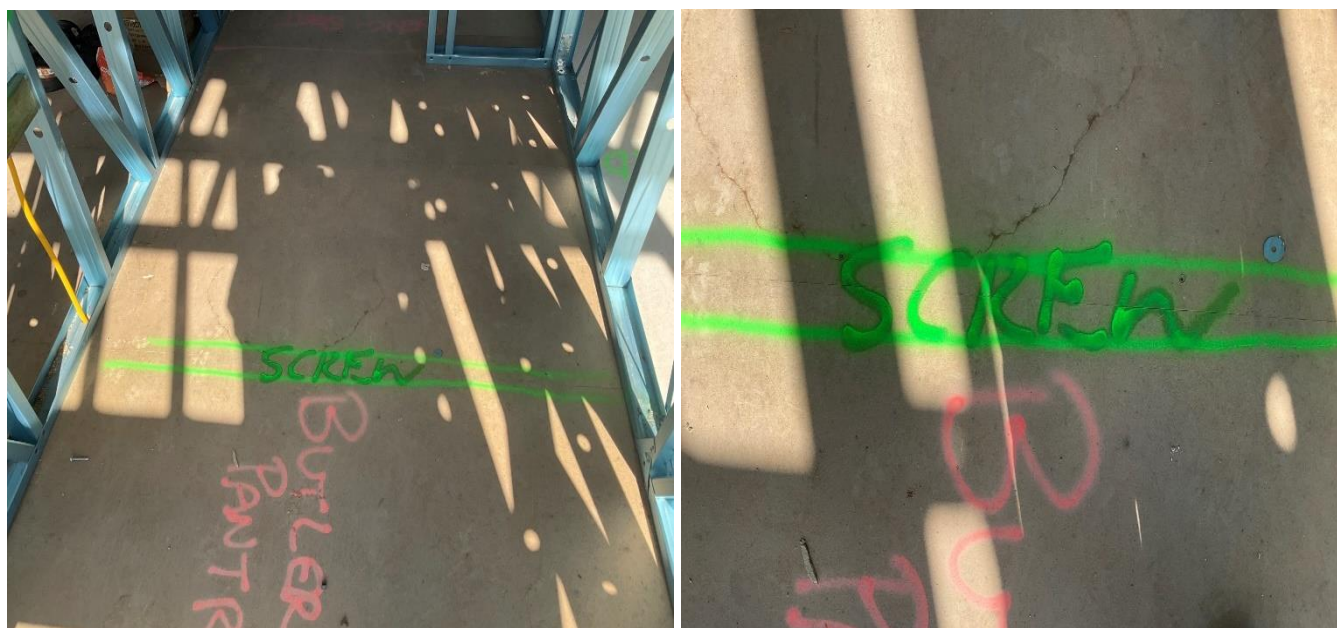
TABLE 2
MINIMUM SCREW SIZE/LENGTH COMBINATIONS

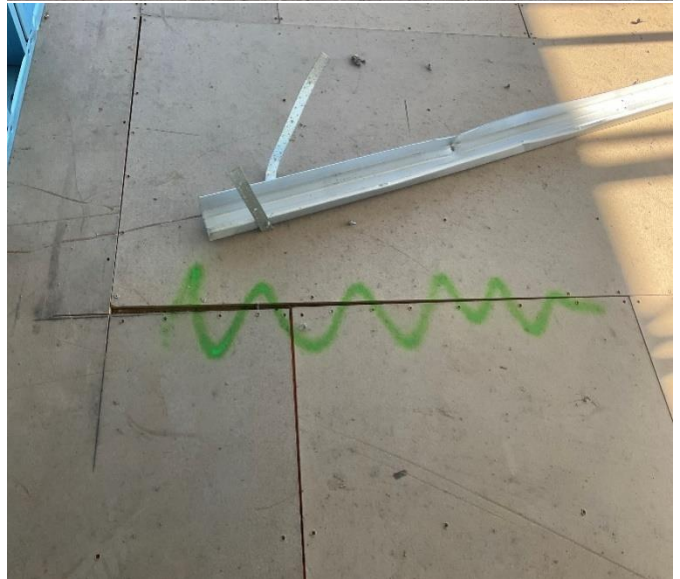
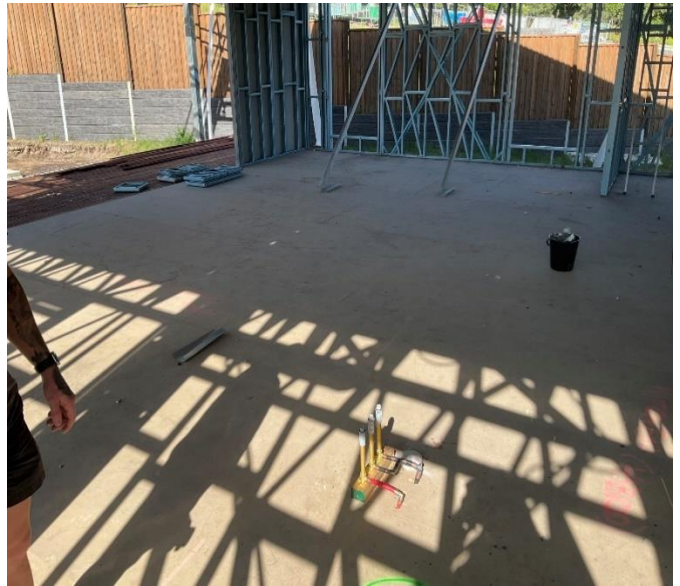
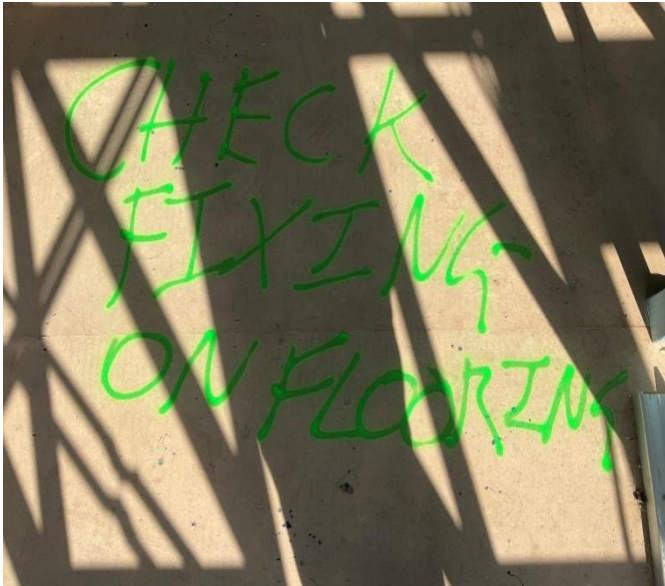
Joist material	Flooring thickness, mm	Screw type and size
Timber	19 and 22	No. 10 × 50 mm twin-thread, self-drilling wood screw
	25	No. 14 × 65 mm twin-thread, self-drilling wood screw
Steel	19, 22, 25	No. 9 ×, or 10 × 45 mm countersunk self-embedding head, self-drilling

10.5 Fixing spacings for nails or screws

Nails or screws used in conjunction with adhesive complying with Clause 10.2 shall be spaced as follows:

- (a) *For square-edged panels—*
 - (i) *along edges and ends—*
 - (A) *spacing—*not exceeding 150 mm centres; and
 - (B) *distance—*not closer than 10 mm to any edge; and
 - (ii) *on intermediate joists—*not exceeding 300 mm centres.
- (b) *For tongued and grooved panels—*
 - (i) *along the edges—*
 - (A) *spacing—*at joist crossing, 300 mm centres; and
 - (B) *distance—*not closer than 10 mm nor greater than 25 mm to the base of the groove; and
 - (ii) *along the ends—*not exceeding 150 mm centres and not closer than 10 mm to the edge.







18. Subfloor and frames have used window packers for structural support, these may not be fit for this purpose; these structural members are not fully supported.

This will need rework, not in an appropriate, skilful way or with reasonable care and skill. All needs to be reworked to comply with the Nash standard as per insert:

NASH Standard – Residential and Low-rise Steel Framing Part 2: Design Solutions incorporating Amendment A

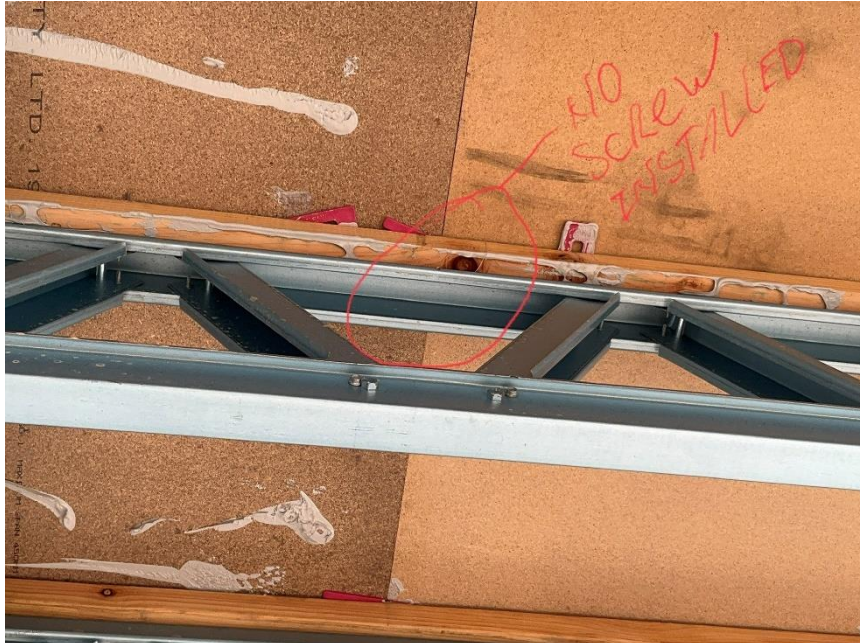
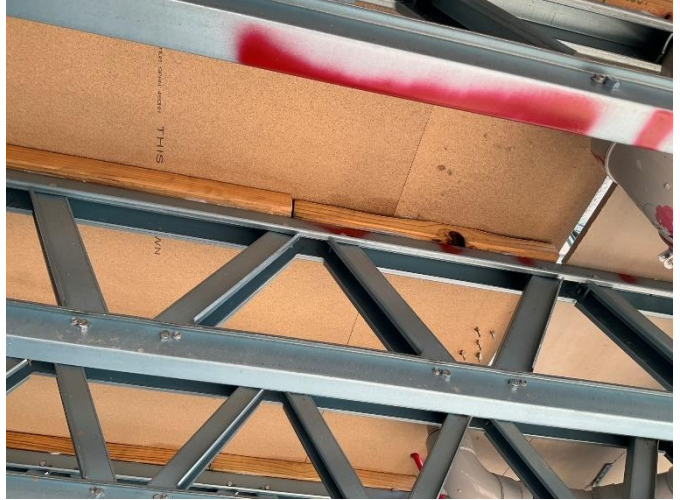
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A2.1 ATTACHMENT TO SUPPORTING STRUCTURE

For load bearing walls, gaps between the bottom plate and the concrete slab greater than 3 mm must be packed with load bearing shims or grouted at each stud. For non load bearing walls gaps greater than 3 mm must be packed with load bearing shims or grouted at jamb studs and points where the bottom plate is fastened to the slab.

For the attachments of floor joists, bearers, trusses and rafters to walls, where the gap is over 3 mm, the gap must be packed with load bearing shims.





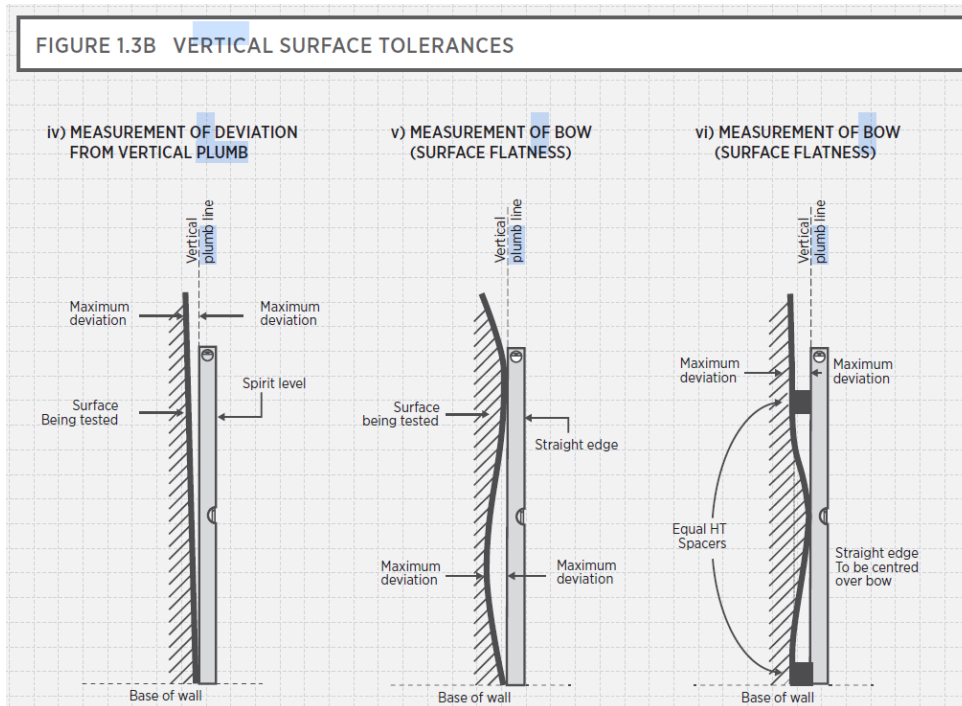
19. Subfloor cross bracing is incomplete, fixings are inconsistent this will need to be checked by an engineer.



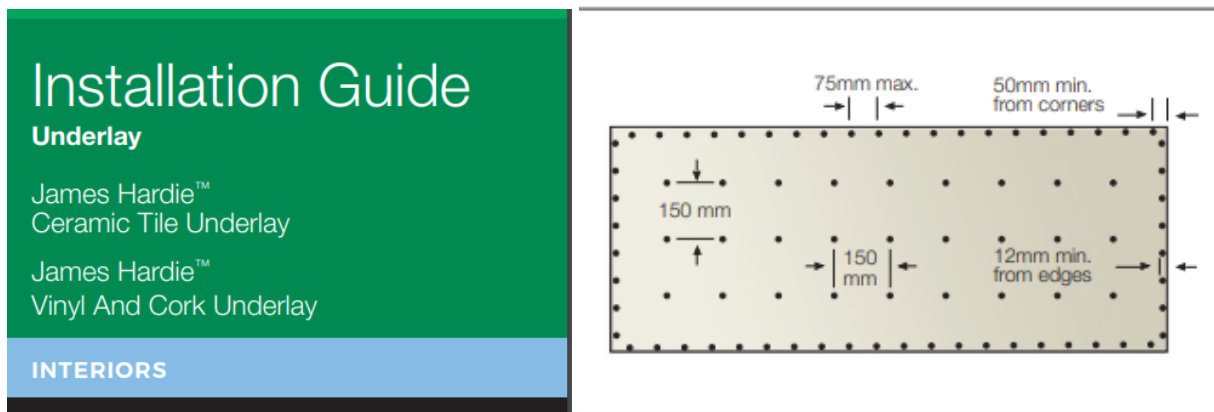
20. Subfloor post supports not plumb, this will need to be rectified.

Walls exceed the allowable allowance as marked; this will need to be reworked. We refer the builder to the insert below.

QBCC Standards & Tolerances 5.2 verticality or plumbness of timber frames and exposed posts; Within the first 12 months from completion of the work, post and wall frames are defective if they deviate from vertical by more than 4mm within any 2m height. Refer to figure 1.3B in this guide for method of measurement.



21. Tile underlay has not been fixed down, this will need to be rectified.



22. Non load bearing walls are missing wall brackets- This will need to be reworked.

As per the **3.3.3 NASH Standard; Mitek Manual**; Non load bearing walls must be kept a minimum of 15mm below the underside of the bottom chord of the roof truss, roof beams roof rafters, floor members or ceiling battens when used and fixed with vertically slotted wall brackets. Wall brackets also must be no more than 1800mm apart. This is a requirement also detailed in the 2014 Mitek roofing fixing and bracing guidelines. This will need to be reworked.

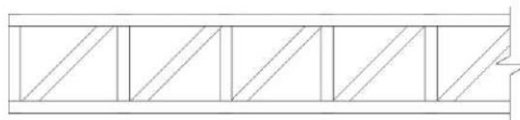


Fig. 3.4 Alternative truss lintel arrangements

3.2.5.3 Masonry lintels

Lintels supporting masonry must comply with AS 3700 or AS 4773.

3.2.6 Lintel and sill trimmers

The trimmers must have the same or greater classification as the top plate in the wall as defined in Clause 3.2.2.

For wind classifications N3, N4, C1 and C2 where the nominal opening width is greater than 1800 mm and less than or equal to 2400 mm, an additional member must be provided to stiffen the sill trimmer with properties greater than for a stud type SA as given in Clause 3.2.1. For wider openings the sill trimmer and connections must be designed in accordance with NASH Standard Part 1.

The additional member must be connected to the jamb studs at each end with an angle bracket of minimum size of 50 x 50 x 1.0 mm G300 with 2 x 12 g screws (at each end) to both the jamb studs and stiffening member (4 screws in each end). In addition, provide a minimum of 2 x 12 g screws at 600 mm maximum centres from the stiffening member to the sill trimmer.

3.3 NON LOAD BEARING STUD WALLS

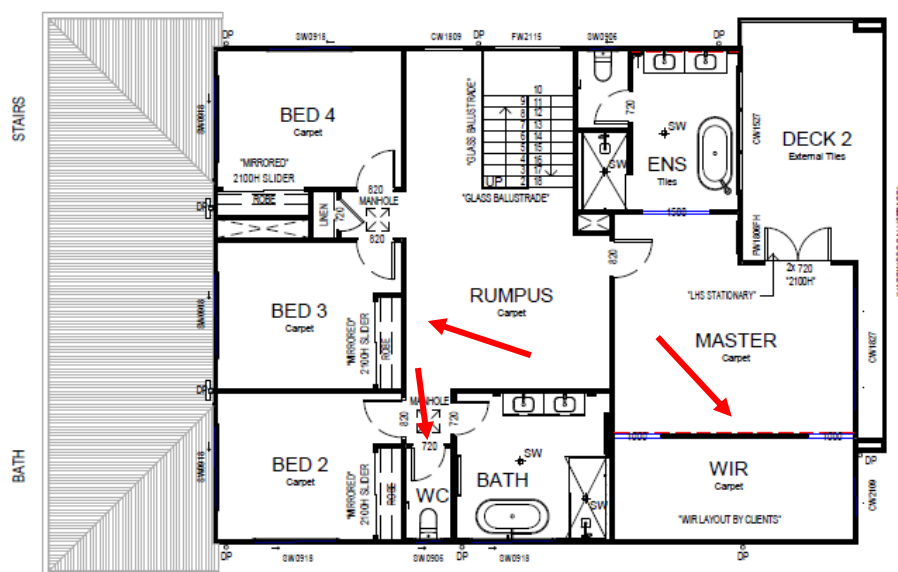
3.3.1 Definition

Non load bearing walls are not designed to carry vertical dead and live loads. However they must be designed to carry wind and bracing loads.

Non load bearing walls must be kept a minimum of 15 mm below the underside of the bottom chord of the roof truss, roof beams, roof rafters, floor members or ceiling battens when used and fixed with vertically slotted wall brackets..



23. It appears that there are a few wall frame's in the incorrect location not as per plan.



24. Pipes are to be metal not plastic the standard has not been achieved as per insert.

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AS 3959:2018

BAL—12.5

5.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water supply pipes shall be metal.

External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.

NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.

C5.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.



25. The anticon blanket in the roof void in has been installed in manner that doesn't comply with AS 3999 and AS 4200. The anticon blanket part missing and over cut around the penetration and the joints are coming apart, loose, not fix or tape into place, this needs to be rework as per insert.

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AS 3999:2015

- (c) Blanket insulation shall be installed over the roof battens or purlins on a vapour control membrane complying with AS/NZS 4200. The vapour control membranes shall be overlapped at all joins as specified in AS/NZS 4200 and tensioned before fixing to ensure contact between the insulation and the metal roof sheet (see Figure 5.2.4.1.1).

NOTE: A sarking material may be required above the upper surface of the insulation.

AS 4200.2:2017

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The following requirements apply to the installation of pliable building membranes in roofs:

- (a) The pliable building membrane shall be selected and installed to fulfil the function specified in the design.
- (b) All joints shall be—
 - (i) overlapped not less than 150 mm; or
 - (ii) overlapped not less than 50 mm and taped on the exterior face (see Note 1).
- (c) All end joints shall be positioned over supporting members.
- (d) The pliable building membrane shall be supported by either—
 - (i) draping over the roof battens, trusses or rafters, with a sag at a slope of not less than 2° to facilitate drainage; or
 - (ii) supporting on safety mesh or other continuous support where available.

Ensuring that penetrations through the sarking by services have been taped to provide a weather tight seal.



26. There are a number steel frames that have swarf metal filings the need to be clean as these areas have become rusty.

NASH Standard - Residential and Low-rise Steel Framing Part 2 Design Solutions incorporating Amendment A 96
B3.1 GENERAL

Good detailing, fabrication and construction practices are essential to the durability and robustness of all building work. The NASH Handbook -- Design of Residential and Low-Rise Steel Framing contains guidance and references to assist with sound practices.

Enclosed members such as tubes or boxed sections should be effectively sealed to minimise internal corrosion.

Members such as C sections that accumulate construction debris should be kept clean during construction works.

Cutting or perforation of steel members, using methods that leave clean edges with minimal damage to surface coating, does not impair product durability.

In brick construction, it is advisable to shield metal components during brick cleaning operations and to clean mortar droppings from C sections prior to fixing linings.



Conclusion

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the building needs rework, rectification. 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.

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.

Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant for ALLINSPECT 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 checked by: *David Tacon*

Name: David Tacon Date of Issue: 17 March, 2023

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 'Condition Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the build of the Building & Site at the time of inspection. To detail a list of defects that may or may not be to standard to send to the Builder/tradesman for rectification.

THE CLIENT ACKNOWLEDGES

The inspector is not liable for the defects found or not found all defects come under the Builders/license tradesman warranty for New Construction. Photos taken but not of all the defects found. This report is not a warranty against defects happening in the future and ALLINSPECT is not warranting the Builder or license tradesman work.

All defect items in this report have been assessed without prejudice considering the interest of fairness for all parties. As a licensed Building Inspection company, we are considered experts in our field and as such we will remain independent and fair in our assessment and we only report on defects that may or may not comply with the minimums set out in the BCA, the Australian Standard, and all other relevant requirements, a responsibility we take very seriously. **We will take on all feedback and welcome if anyone feels that we are in error, we request that they justify with a counter reference that would support that position and show cause why.**

Disclaimer: The information contained in this document is provided in good faith, without prejudice against ALLINSPECT and their inspectors as it is a visual inspection of defects only and it is given on the basis that no person or persons using the information in whole, or part shall have any claim against ALLINSPECT Building Consultants as your contract is with the Builder or license tradesman not with ALLINSPECT.

LIMITATIONS

The Report cannot deal with:

1. Possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions.
2. 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, pipe/ductwork, builder's debris, vegetation, pavements or earth.
3. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognizes that a property report is not a warranty or an insurance policy against problems developing with the building in the future. The client's warranty is with the Builder not with ALLINSPECT.

EXCLUSIONS

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

1. Solving or providing costs for any rectification or repair work;
2. Detection of wood-destroying insects such as termites and wood borers;
3. The operation of fireplaces and chimneys;
4. Operation of any services including building, engineering (electronic), fire and smoke detection or mechanical;
5. The operation of any lighting or energy efficiency;
6. Operation of any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
7. Operation of any appliances such as dishwashers, incinerators, ovens, stoves, and ducted vacuum systems;
8. A review of occupational, health or safety issues such as asbestos content, the provision of safety glass, or the use of lead-based paints;
9. A review of environmental or health or biological risks such as toxic mould;
10. 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.
11. In the case of strata and company title properties, the inspection of common property areas or strata/company records is not included.
12. ALLINSPECT inspectors/staff do not go over all the plans, contracts, documentation, specification, nor do we measure every room, bathroom, and like. It is a general visual inspection of general defects that may or may not meet the Australian Standards, BCA, and requirements.
13. ALLINSPECT inspectors/staff are not doing any forms, certification, signing off on the Builders/tradesman work.

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;
- whether the 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.