



New Home Inspections

BUILDING CONSULTANTS AND QUALITY INSPECTORS

PRE HANDOVER INSPECTION REPORT AND DEFECTS LIST

Address of Subject Property:
55 Sample Pde, Sampleville

Client:
Mr John Sample

Our Reference – 09/***

Date of Inspection – Monday 16th March 2009

Start Time of Inspection – 1:30 pm

Prevailing Weather Conditions – Overcast

Builder – @@@@@@ Homes

Date of Report – Monday 23rd March 2009

Client Brief

I was requested to inspect the client's property and to prepare a report with comments on whether any defects exist in the finishes and the quality of those finishes, for which rectification can reasonably be expected to be the responsibility of the builder.

Property Details

Dwelling Type:- House & Garage	Main Construction Type:- Brick Veneer
Class of Buildings:- BCA 1a and 10a	Garage Type:- Attached
Dwelling Configuration:- Double Storey	Footing Type:- Concrete Slab
Stage of Building Works:- Nearing Completion	Roofing Type:- Concrete Roof Tiles

Inspection & Report Particulars

My inspection is a visual inspection of the finishes and the quality of those finishes presented by the Builder at the time of my inspection. This report contains a 'Schedule of Building Defects' that lists the items that in my judgment do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner in relation to the Building Acts & Regulations, the Building Code of Australia (BCA), any relevant Australian Standard, any manufacturer's installation instructions or the acceptable standards & tolerances as set down by the Building Commission of Victoria.

Client Authority

None of the rectification methods, procedures or products suggested 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 manufacturer's installation instruction, any Australian Standards or the BCA. Therefore, depending on the rectification works required, the builder must obtain a signed variation and/or agreement from the client prior to carrying out any such work, whenever one would normally be necessary.

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

Terms & Conditions

All site inspections, meetings, this report, all future reports, correspondence and advice that I provide in relation to this property, whether written or verbal, are provided subject to the limitations and exclusions detailed in the standard terms and conditions set out on the last page of this report.

Access

Access was gained to all required areas in accordance with clause 6 of the terms and conditions listed on the last page of this report.

Inspection Notes

At the time of my inspection:- 1/. The minor paint and plaster defects had been marked on site between the owners and the site supervisor and have therefore not been repeated with in this report; 2/. Most of the vanity taps were missing their handles.

Summary

This home has been fairly well constructed, with the items detailed in the attached schedule of building defects requiring further attention and/or rectification prior to handover proceeding.

Should the reader of this report have any additional queries or questions in relation to the items set out within it, please do not hesitate to contact the writer via any of the methods detailed at the bottom of this page.

Yours faithfully,





Kevin McDonald.


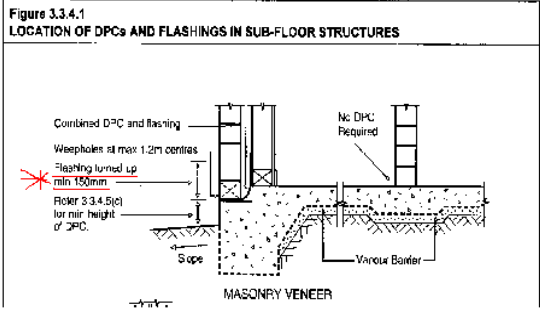

Please direct all postal correspondence to: P.O.Box 448, Patterson Lakes 3197.


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Fax: 9772 8205**



SCHEDULE OF BUILDING DEFECTS


Defective Item	Observations, Considerations and Recommendations:-
Brickwork	<p>The top 20 or so courses along the side walls of this house are of a darker colour to the rest of the walls and have not been blended properly as can be seen in the following photograph:-</p>  <p>The Building Commissions, Guide to Standards and Tolerances clause 3.06 Blending and Matching of Masonry – New Work’ states that <i>‘Masonry areas that vary in colour are defective if the units are not mixed and/or distributed in accordance with the manufacturer’s installation instructions’</i>.</p> <p>Blending refers to the process of mixing the bricks or pavers to evenly distribute the product colours across the entire finished wall or pavement. This is an important step whether the products you have delivered are a single colour or are multi-coloured. Blending instructions are supplied on the sides of brick packs when delivered and recommend:-</p> <ol style="list-style-type: none"> 1. Work from at least three open packs at any one time; and 2. Select the top bricks from the left of each pack; and 3. Work progressively from a corner across and down each pack in a diagonal pattern. Do not unpack the bricks in horizontal layers. <p>Clearly the blending of the bricks along this side wall has not been carried out correctly and now will have to have to be rectified.</p>
	<p>The mortar joints change in colour in the upper walls at approximately the same point as detailed above.</p>  <p>The mortar joints around this house must be rectified so that they are of a similar coloured finish.</p>
	<p>The brickwork along the side wall of the Garage overhangs the edge of the slab by up to 25mm.</p> <p>Part 3.2.2.7(b) Edge Rebates of the BCA’s states that; ‘Exterior masonry must not overhang more that 15mm past the edge of the slab’.</p> <p>Thus section of brickwork will need to be extended using an appropriately designed and certified engineered system.</p>

Defective Item	Observations, Considerations and Recommendations:-
Brickwork (cont.)	<p>The overflashing to the Family room firebox projection covers the bottom of the opening cavity flashing weepholes, which will allow them to drain in behind them and onto the top of the metal firebox.</p>  <p>This Overflashing must be lowered down below these weepholes or the cavity flashing raised up a course.</p>
	<p>There has not been a damp-proof course/cavity flashing, or the accompanying weepholes, installed around the bases of the firebox projection in the Family room.</p> <p>Part 3.3.4.5 Damp-proof courses-installation of the BCA requires that '<i>damp-proof courses must be located in accordance with Figure 3.3.4.1 to form a continuous damp-proofing barrier around the building</i>' (see below).</p>  <p>The damp-proof course/cavity flashings must be properly installed to stop the ingress of water and moisture into this area as required by the BCA.</p>
	<p>There are numerous voids and holes in the finished faces of the mortar joints around this house and garage.</p>  <p>The Building Commission's Guide to Standards and Tolerances clause 3.09 Voids and Holes in Mortar, states that- '<i>Voids and holes in mortar in masonry walls, excepting weepholes and vents, are defects if they are visible from a normal viewing position</i>'.</p> <p>These voids and holes should be properly patched prior to the affected areas of the walls around this house and garage being re-cleaned.</p>
	<p>The brickwork along the side of the garage still needs to be properly cleaned down where some bricks have been replaced, as there is still mortar across the face of the bricks.</p> <p>The Building Commission's Guide to Standards and Tolerances clause 3.07, Masonry Facing states that:- '<i>Masonry faces are defective if they are not cleaned and free of excess mortar</i>'.</p> <p>All of the affected walls around this house and garage will have to be re-cleaned.</p>

Defective Item	Observations, Considerations and Recommendations:-
Render	<p>The rendered finish that has been applied across the face of the front walls of this home bridges the front edge of the damp-proof course.</p> <p>Australian Standard A.S. 3700 – 2001 Masonry Structures, clause 11.4.16 Damp-proof Courses and Flashings states- <i>‘Any render finish subsequently applied to the surface shall not be allowed to bridge a damp-proof course or make ineffective any other moisture protection measures’</i>.</p> <p>Additionally, the Building Commission’s Guide to Standards and Tolerances clause 9.05 Covering Articulation or Control Joints and Damp-proof Courses, states that- <i>‘Applied Finishes are defective in they impede the performance of any damp-proof course or sub-floor ventilation required in accordance with the BCA’</i>.</p> <p>The builder should have ruled a line through the finished render back to the edge of the damp-proof course where it penetrates the brick joint, which would also have helped stopped any future uncontrolled cracking of the render at this point as well as controlled the migration of any moisture up the face of the wall.</p>
	<p>The rendered finish that has been applied across the face of the walls of this home has been applied directly across each articulation joint, effectively blocking them.</p> <p>Articulation joints are the vertical gaps constructed into clay brickwork to absorb the expected structural movement of the buildings foundation material, and just as importantly to act as control joints to absorb the expected growth in the clay bricks from long-term thermal expansion.</p> <p>Clay brick manufacturers allow for an estimated 15 year coefficient of expansion of between 0.3 to 0.9mm per metre of brickwork, which would equate to between 6 and 18mm of possible expansion over the longer external walls of this home.</p> <p>With each of the articulation joints full of render, these walls have no ability to move in a controlled manner and will therefore most likely crack at other points along the walls.</p> <p>In addition to this the Building Commission’s Guide to Standards and Tolerances clause 9.04 Articulation or Control Joints – Provision and Cracking, states- <i>‘With the exception of paint and recommended mastic sealants, render or other applied finishes are defective in they cover articulation or control joints’</i>.</p> <p>All of the articulation joints around this house and garage must be fully cut out and properly sealed with a matching coloured flexible acrylic sealant.</p>
	<p>The weepholes within the rendered front walls of this home are partially filled with render and vary in their size, height and width.</p> <p>Part 3.3.4.3 Cavity Ventilation and Drainage, of the BCA’s requires that <i>‘Open perpendicular joints (weepholes) must be created in the course immediately above any damp-proof course or flashing’</i>.</p> <p>These weepholes will need to be properly cleaned out with extreme care not to damage the damp-proof/cavity flashing that is located below them and made to be consistent in size.</p>
	<p>The render has not been finished of smoothly across its face into most of the external corners and as a result the faces of the walls have excessive render build up on them.</p> 

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Defective Item	Observations, Considerations and Recommendations:-
Render (cont.)	 <p data-bbox="405 548 1497 610">The faces of all of the front wall areas will need to have the render finished off across it to a smooth, consistent and flat finish.</p>
Alfresco Roof Beams	<p data-bbox="405 619 1497 681">The bottom edges and faces of the roof beams around these areas contain many chips and splits along them.</p>  <p data-bbox="405 1446 1497 1643">The Building Commission's Guide to Standards and Tolerances clause 12.04 states '<i>Holes and any other unfilled depressions in paint or stained timber such as surface defects caused by mechanical damage, natural characteristics such as gum pockets or surface splits are defects if they can be seen from a normal viewing position</i>'. A normal viewing position in this situation would be at a distance of 1.5 metres or greater back from these beams.</p> <p data-bbox="405 1662 1497 1724">All of the faces and edges of these beams need to be properly filled and sanded back prior to being repainted.</p>
	<p data-bbox="405 1733 1497 1795">The perpend mortar joints around these roof beams vary from being tight up to 15mm in width.</p> <p data-bbox="405 1813 1497 1875">Part 3.3.1.7 of the BCA's states that '<i>unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm</i>'.</p> <p data-bbox="405 1894 1497 2057">The relevant Australian Standard, A.S.3700-2001 Masonry Structures, states that '<i>the maximum deviation from a specified thickness of a perpend joints for non-structural face brickwork is +/- 5mm on average</i>' as well as that '<i>the maximum difference in perpend thickness in any non-structural face brick wall is 8mm</i>' and also that '<i>the minimum perpend thickness for non-structural face brick wall is 5mm</i>'.</p> <p data-bbox="405 2075 1497 2137">These roof beams should have a fillet installed around them up against the brickwork to cover these different sized mortar joints and brick pieces.</p>

Defective Item	Observations, Considerations and Recommendations:-
Guttering	<p>The colorbond finish on the gutter across the front of the Garage and the rear of the Rumpus/Meals area has been scratched through into the raw base metal.</p> <p>BlueScope Steel, the manufacturer of colorbond steel state on their web site that – <i>‘BlueScope steel does not recommend the use of touch up paints on Colorbond steel’</i> and that <i>‘Our recommendation is not to touch up. Minor scratching will not affect the life of the sheet and is rarely obvious to a casual observer. Should damage be substantial, replace the sheet. We particularly recommend against the use of spray cans, as these can result in overspraying of surrounding areas. The problem might not be immediately obvious, but since overspray paint weathers at a different rate to the oven dried paint on Colorbond steel you’ll eventually be left with an unsightly blemish on the sheet’</i>. See Addendum ‘A’ at the end of this Schedule for the extract from the BlueScope Web Site.</p> <p>As the extent of this damage would have to be considered substantial, which cannot be rectified without breaching the product manufacturers own recommendation, this section of fascia will have to be replaced.</p>
Evaporative Cooker/ Sewerage Vent	<p>The vent from the sewer drains is located approximately 2 metres from the Evaporative Coolers intake vents.</p>  <p>Section 4.33.7 Termination of A.S/NZS 3500.5:2000 National Plumbing and Drainage Part 5: Domestic Installation requires that – <i>‘Vents shall terminate in the open air and in a location not less than 5 metres in any direction from any air duct intake’</i>.</p> <p>The location of these items to each other must be separated in accordance with the above to stop the stale sewerage air being drawn back into the Evaporative Cooler intake vents and distributed throughout this house via its ducting outlets.</p>
Windows	The rubbers on the window frames across the rear upper walls need to be trimmed to length as required.
Garage	The rebated edges of the floor slab need to be filled into the rear faces of the side brick work.
	The floor slab needs to be properly cleaned down to remove the present mortar and plaster compound from across it and the holes across the top of it need to be properly filled and blended in.
	The inside faces of the front piers needs to have the excessive render cleaned off the face brickwork.
	The top and bottom edges of the pedestrian door need to be fully and properly sealed as required by its manufacturer’s installation instructions.
	The faces of the pedestrian door need to have at least one additional coat of paint applied to them as the present paint finish is see through.
	The striker plate need to be installed into the pedestrian doors doorframe.
	The paint overspray and runs need to be removed from the doorframe, sill and hardware on the door through into the Laundry and the draft seals reinstalled.
Entry Doors	The glazing panels in these doors need to have motifs fixed to them in accordance with Part 3.6.4.6 Visibility of Glazing of the BCA.
	There is an obvious hammer mark visible through the stained finish on the face of the doorframe stile towards the top on the lead door side that will need to be properly rectified and removed.
Stairs	The bottom 2 stair treads have been clear lacquered and do not appear to have a slip-resistant finish on them.

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Defective Item	Observations, Considerations and Recommendations:-
Stairs (cont.)	<p>Part 3.9.1.3 Stair Construction of the BCA requires that <i>'Treads must have a slip-resistant finish or a suitable non-skid strip near the edge of the nosing'</i>.</p> <p>The finish of these treads must be made to comply with this requirement of the BCA.</p>
	<p>The face of the upper side wall that backs onto the Master Bedroom has a hollow of up to 8mm along it at the cornice line.</p> <p>The Building Commission's, Guide to Standards and Tolerances clause 4.03 Straightness of Steel and Timber Frame Surfaces, states- <i>'Frames are defective if they deviate from plane (horizontal or vertical bow) by more than 4mm in any 2 metre length of wall'</i>.</p> <p>This wall will need to be properly straightened before the affected areas are re-plastered and painted.</p>
	<p>There is also a bow of up to 5mm along the side horizontal external angle to the lower ceiling that will also have to be properly straightened.</p>
Powder	<p>The exhaust fan that has been fitted into the ceiling of this room is only blowing into the ceiling/first floor joist space.</p> <p>Part 3.8.5.0 Ventilation Requirements of the BCA's requires that <i>'contaminated air from a sanitary compartment must exhaust directly to the outside of the building by way of ducts'</i>.</p> <p>This exhaust fan must have a duct fitted it, to properly clear all contaminated air from the Powder room out into the outside air.</p>
	<p>The vanity basin tap hits on the face of the mirror when turned on and will need to be rectified so that it does not.</p>
Kitchen	<p>The face of the glass splashbacks are not flush across the face of the join over the left of the oven cut out and will need to be rectified so that they are.</p>
	<p>The join in the bench top behind the left hand side of the oven cut out is open and will also need to be properly rectified.</p>
Family/Meals Floor	<p>The finished floors across this area are up to 12mm out of level along the face of the side Meals wall to the Alfresco area; along the Family room wall that backs onto the Rumpus room; along the Meals area wall that backs onto the Rumpus room, which has left a roll in its finished height.</p> <p>The Building Commission's Guide to Standards and Tolerances clause 2.08 Levelness of Timber & Concrete Floors, states that- <i>'Except where documented otherwise, new floors are defective if within the first 24 months they differ in level by more than 10mm in any room or area, or more than 4mm in any 2 metre length.'</i></p> <p>The top of the floors across this area need to be rectified so that they are level and flat.</p>
Rumpus	<p>The plaster tape is bubbling out of the ceiling in the rear left hand corner approximately 1500mm in from the side wall and 1000mm in from the rear wall and will have to be properly rectified.</p>
Master Bedroom	<p>The glazing in the balcony sliding door pane has scratches down its left hand side.</p> <p>The Building Commission's, Guide to Standards and Tolerances clause 18.04 Glazing, states- <i>'Scratches, fractures, chips or blemishes on glazing and mirrors are defects if they are caused by the builder and can be seen from a normal viewing position. Minor scratches, fractures, chips or other blemishes that are not more than 10mm long and where there are not more than three blemishes per pane, are not defects'</i>.</p> <p>This pane of glass will have to be replaced with a new one.</p>
	<p>The balcony sliding door needs to be adjusted up to its stile and its handle properly adjusted and tightened.</p>
Ensuite	<p>The caulking up the internal corners of the showers has not been finished off smoothly and will need to be rectified so that it is.</p>
	<p>The right hand shower screen fixed panel is scratched inn its top left hand corner and will have to be replaced.</p>
	<p>The screw heads within the vanity cabinet need to have caps fitted to them.</p>

--END OF SCHEDULE--

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Repair

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- Can hail damage affect the life of my roof?
- Can I paint COLORBOND® steel?
- Can I use touch up paint on COLORBOND® steel?

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

- How can I clean COLORBOND® steel?
- How do I fix a scratch on COLORBOND® steel?

Our recommendation is not to touch up. Minor scratching will not affect the life of the sheet and is rarely obvious to a casual observer. Should damage be substantial, replace the sheet. We particularly recommend against the use of spray cans, as these can result in overspraying of surrounding areas. The problem might not be immediately obvious, but since overspray paint weathers at a different rate to the oven dried paint on COLORBOND® steel you'll eventually be left with an unsightly blemish on the sheet.

- How should I remove concrete splashes from COLORBOND® steel or ZINCALUME® steel?
- How should I repair faded and chalking COLORBOND® steel?
- If I cut, drill or scratch COLORBOND® steel or ZINCALUME® steel, will it cause the exposed steel at the cut edge or scratch to rust?
- My COLORBOND® steel fence/garage door/roof has patchy, faded sections. Can you help?
- My roof made from COLORBOND® steel has fungus growing on it. How can I remove it?
- My roof, fence or gutter has rust like spots on it. What are these and how can I remove them?

Can't find what you're looking for? Contact us to ask a question or Return to the Tips and Advice Overview page.

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1. Engagement

My engagement is confined to that of a Building Consultant and not that of a Building Surveyor or Inspector as defined in the Building Act of 1993. I do not hold qualifications as an Engineers, Land Surveyors or Pest & Timber Infestation Inspector and therefore have not check and make no comment on:- 1/. The structural integrity of the building; 2/. The capacity and/or consistency of the sites foundation material; 3/. The correctness of the buildings footing system; 4/. The site and roof drainage systems; 5/. The title boundaries and the location of any easements and/or their assets; 6/. The buildings boundary setbacks; 7/. Compliance with any requirement of Part 4, Siting, of the Building Regulations; 8/. Glazing for compliance with their codes and standards; 9/. The presents of termites & borers or at the completeness of any termite risk management procedures and barriers; 10/. All other requirements that are the responsibility of the above mentioned professions.

2. Assumptions

My inspection is carried out on the quality of the fixtures, fittings and materials as installed and presented at the time of my inspection and I rely on as fact that they have been installed in accordance with their manufacturer's installation instructions and/or designer's specification, including all associated and substrate works.

It is also assumed during our site inspection that all items identified in any previous report in relation to this property have been rectified to the owner's satisfaction unless they were specifically detailed to us in writing prior to this inspection being carried out as outstanding.

3. Documentation

Documentation made available to me during my inspections and for use in the preparation of my correspondence and reports is only viewed on an informal basis and I make no certification that the building has been constructed in accordance with it.

4. Non-Destructive Inspection

My inspection is carried out on a non-destructive basis and excludes anything that would require the removal of any fixture, fitting, cladding, insulation, sarking, membrane, roof covering, lining material or the excavation of any soil.

5. Measurements/Levels

Measurements taken during my inspections are with a standard 4 fold carpenters ruler or 8 metre steel tape; and levels with either a 900 or 2000mm long spirit level, unless otherwise stated within this report.

6. Access

My inspections are limited to areas that can only be safely accessed with the standard equipment that I carry, being a 1500mm high set of aluminium steps, and that can be readily accessed without causing me to breach any of WorkSafe Victoria's current Code of Practices or any part of the current Occupational Health and Safety Act.

7. Services, Appliances, Plant and Equipment

I do not test or check for appropriateness, capacity, correct installation & connection, certification, or completion of any service, appliances, plant and/or equipment, i.e. heaters, hot water units, air conditioners, evaporative coolers, ovens, hotplates, dishwashers, rangehoods, spa pump, smoke detectors, electrical & data wiring, duct work, gas lines, electricity supply, water supply, sewer drains, stormwater drains, agricultural drains, water tanks, solar panels, ect.

8. Copyright

This report, including its layout, format, contents and presentation is the copyright of Kevin McDonald. Any person, party or entity, other than the party named as the client/s on the front page hereof, that uses or relies upon this report without my expressed written permission is in breach of this copyright.

9. Client Use

This report has been prepared for the exclusive use of the party named as the client/s on the front page hereof. Any other person, party or entity that uses or relies on this report without my written consent does so at their own risk and I accept no responsibility for such use.

The party named as the client accepts that by using, referring too, forwarding or causing this report to be forwarded onto a third party, either in part or in full, that they are accepting it as the completed report and agree to make full payment when and as invoiced.

10. Report Reproduction

This report cannot be reproduced in part; it must only be done so in full.

11. Reference

References contained within this report to the Building Acts & Regulations, the Building Code of Australia (BCA), any Australian Standards, a Building Commissions document, a manufacturers technical data sheet or installation instruction, or any other document are neither exhaustive, complete or a substitute for the original document & are provided to facilitate the understanding of this report only. I therefore accept no responsibility for any reliance upon the part references contained within this report.

12. Exclusions

- a) Defects outside the scope of the client brief;
- b) Defects not evident by visual inspection, or only visible from outside the subject properties boundary lines;
- c) Defects in inaccessible parts of the building or site, including but not limited to, areas with limited boundary wall set-backs, the roof space and sub-floor areas;
- d) Defects only apparent in different weather or environmental conditions as to those prevailing at the time of my inspection;
- e) Defects not consider significant enough to warrant any rectification work at the time of my inspection;
- f) Defects that would be rectified as a consequence of any other defect listed within this report;
- g) Defects that I consider to be Work in Progress or already clearly marked for rectification by the builder;
- h) Check measure of rooms, walls and the overall building, for size, height, parallel and squareness unless specifically noted;
- i) Compliance with contractual documents such as electrical, heating & cooling, joinery and detail plans; and colour selection specifications.
- j) Landscaping, retaining walls, or any structures outside the roofline of the main building unless specifically noted;
- k) Enquiries of Councils, the relevant Building Surveyor and/or any Statutory Authority;
- l) Items that meet accepted industry practices and/or generally comply with the Performance Requirements of the BCA even if they are not meeting the Deemed-to-Satisfy provisions of that document.
- m) Minor cracking of cornice and architrave joins; minor alignment of cupboard doors and draw fronts; minor alignment of doors and their latches as it is my considered opinion that these items are best addressed at the maintenance stage.

13. VCAT Compliant

In the normal course of quoting my services, I do not allow to present my reports in accordance with Practice Note 2 under Section 158 of the Victorian Civil and Administrative Tribunal Act 1998. Therefore, if this report is to be submitted to VCAT an additional addendum will have to be prepared and attached to it, the cost of which is in addition to the initial quoted and charged fee.