



New Home Inspections

BUILDING CONSULTANTS AND QUALITY INSPECTORS

MAINTENANCE STAGE INSPECTION REPORT AND DEFECTS LIST

Address of Subject Property:

Lot 5 No. 32 Sample Cct, Sample Heights

Client:

Sample Another

Date of Inspection – Tuesday 17th September 2013

Start Time of Inspection – 11:30 am

Prevailing Weather Conditions – Overcast

Builder – Sample Homes

Date of Report – Wednesday 18th September 2013

Client Brief

We have been requested by the client to attend their property and carry out a building inspection on the finishes and the quality of those finishes produced by their builder and thereafter to prepare an inspection report identifying any defects that exist, for which rectification could reasonably be expected to be the responsibility of the builder under their defect and liability period obligations.

Property Details

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

Inspection & Report Particulars

Our inspection is a visual inspection of the finishes and the quality of those finishes completed by the Builder up to the stage of our site attendance. This report contains a 'Schedule of Building Defects' that lists the items that in the writers judgement and 30 years of industry experience do not reach the minimum acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner with regard to the requirements of the Building Acts and Regulations, the Building Code of Australia (BCA), the relevant Australian Standards or to within the Building Commission's guide to acceptable Standards & Tolerances.

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 manufacturers 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 we provide in relation to this property, whether written or verbal, are provided subject to the limitations and exclusions detailed in our 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.

Summary

The items detailed in the attached 'Schedule of Building Defects' will all need to be rectified and/or completed by the builder under their original contract and ongoing maintenance obligations.

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 below.

Yours faithfully,



Theo Paas

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SCHEDULE OF BUILDING DEFECTS

Item	Observations, Considerations and Recommendations:-	
1.	Evaporative Cooler	<p>The vent from the sewer drains is located approximately 3 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>
2.	Paving	<p>The paving that has been installed across the front wall of this home is over the front edge of the damp-proof course and weepholes.</p>  <p>It is a requirement of Part 3.3.4.5 Damp-proof course-installation of the BCA, that – <i>‘the height of a damp-proof course must be not less than 75mm above the finished surface level of adjacent paved, concreted or landscaped areas that slope away from the wall.’</i></p> <p>The placement of this paving must be rectified by the builder.</p>
3.		<p>There has not been any ‘Ableflex’ isolation joint material or the like installed between the driveway paving and the brick wall of the house, or between the driveway and the Porch.</p> <p>Australian Standard A.S. 3727 – 1993 Guide to Residential Pavements – Clause 8.4.2 Isolation Joints, states that <i>‘An isolation joint should be provided where pavement adjoins a building or rigid structure. Isolation joints should allow freedom of movement between the pavement and the structure’.</i></p> <p>The current paving installation is incorrect and must now be properly rectified or replaced.</p>
4.	Meterbox	<p>The catch, latch and stay on the door of the meterbox all need to be properly adjusted/rectified to function correctly.</p>
5.	Gas Pipe	<p>The sections of exposed yellow polyethylene gas pipe protruding out of the walls have not been shielded or protected from the sun and its ultra violet rays.</p> <p>The relevant Australian Standard A.S 4176:1994 Polyethylene/Aluminium and Cross-Linked Polyethylene/Aluminium Macro-Composite Pipe Systems for Pressure Applications states that <i>‘Polyethylene or cross-linked polyethylene macro-composite pipes which are either natural or of colours other than black are not suitable for use or extended storage where exposed to direct sunlight’.</i></p> <p>These exposed sections of pipe will need to be properly shielded from the UV rays in accordance with the above.</p>
6.	Brickwork	<p>The brickwork within the Porch area still has mortar residue across the faces and edges 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> and clause 3.11, Cleaning, Mortar Smears & Stains states that:- <i>‘Stains, mortar smears and damage caused by cleaning are defects if they are visible from a normal viewing positioning.’</i></p> <p>The faces and edges of the bricks within the wall around this house and garage will have to be properly re-cleaned to remove all traces of the mortar residue from across them.</p>
7.		<p>There are many areas around the walls of this house and garage that are displaying insoluble white deposits on the faces of the bricks.</p>

Item	Observations, Considerations and Recommendations:-	
		 <p data-bbox="411 599 1517 730">There are a number of causes of this problem, the most common from when too much acid and not enough water is used in the initial clean, which causes the by-products of the reaction between the acid and the mortar to be absorbed into the brick faces instead of being washed clear of the wall.</p> <p data-bbox="411 743 1517 810">These walls will have to be re-cleaned with a product approved by the brick manufacturer to remove this staining.</p>
8.	Timber External Doors	The top and bottom edges of all the external facing timber doors, including the one through into the garage, need to be properly sealed in accordance with their manufacturer's installation instructions and warranty conditions.
9.	Windows	The glazing within the Study and Gallery windows is wider than 500mm and has its bottom reveal located within 500mm of the floor, which therefore can be mistaken for an opening so must have a motif fitted across them in accordance with Part 3.6.4.6 Visibility of Glazing of the BCA.
10.		The rubber across the bottom of the Gallery window needs to be properly straightened out over the sill bricks or the sill bricks themselves replaced to reach it.
11.	Garage	<p data-bbox="411 1120 1517 1187">The gaps around the rear pedestrian door vary from being tight up to 10mm and this door is currently binding on its jamb.</p> <p data-bbox="411 1200 1517 1437">The Building Commissions, Guide to Standards and Tolerances clause 8.04 Internal Door Clearances, states- <i>'The installation of doors is defective if within three months of completion, clearances between door leaves and frames and between adjacent door leaves are not uniform and within 1mm. A clearance between door leaves or between a door leaf and the frame is defective if it is less than 2mm or greater than 5mm in width. Additionally, clause 8.07 Operation of Windows and Doors, states- 'Doors and windows are defective if they bind or jam as a result of the builder's work.'</i></p> <p data-bbox="411 1451 1517 1483">The gaps around this door must be adjusted to comply with this tolerance.</p>
12.		<p data-bbox="411 1483 1517 1549">The compound over the joints between the ceiling sheets and the sheets fixing points are peaking and/or have indentations and tool marks across them.</p> <p data-bbox="411 1563 1517 1701">The Building Commissions, Guide to Standards and Tolerances clause 9.14 Level of Finish for Plasterboard, states- <i>'All joint compound will be finished smooth and be free of tool marks and ridges. Additionally, clause 9.19 Peaking or Jointing in Plasterboard states- 'Plaster peaking or jointing is a defect if it is visible from a normal viewing position.'</i></p> <p data-bbox="411 1715 1517 1751">These areas will have to be properly rectified and repainted.</p>
13.	Pergola Posts	<p data-bbox="411 1751 1517 1783">The rear pergola posts are bowed and up to 20mm out of plumb over their upper 2 metres.</p> <p data-bbox="411 1797 1517 2004">The Building Commission's, Guide to Standards and Tolerances clause 4.02 Verticality or Plumbness of Steel and Timber Frames and Exposed Posts, states <i>'Posts and wall frames are defective if they deviate from vertical by more than 4mm within any 2 metre height. Clause 4.03 Straightness of Steel and Timber Frame Surfaces, states- '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 data-bbox="411 2018 1517 2057">These posts will need to be replaced.</p>
14.	Termite Barrier	<p data-bbox="411 2057 1517 2123">The termite barrier reticulation system does not extend up the side of the garage leaving it susceptible to termite attack.</p> <p data-bbox="411 2137 1517 2206">The present reticulation system needs to be extended up the side of the garage and properly connected into the existing system.</p>

Item	Observations, Considerations and Recommendations:-	
15.	Entry	<p>The gaps around the Entry door vary in their finished widths from 1 to 4mm.</p> <p>The Building Commissions, Guide to Standards and Tolerances clause 8.04 Internal Door Clearances, states- <i>'The installation of doors is defective if within three months of completion, clearances between door leaves and frames and between adjacent door leaves are not uniform and within 1mm. A clearance between door leaves or between a door leaf and the frame is defective if it is less than 2mm or greater than 5mm in width'</i></p> <p>The gaps around this door must be adjusted to comply with this tolerance.</p>
16.	Study	<p>The striker plates on the door and frame into this room needs to be adjusted to remove the present rattle between it and the door latch and bolt.</p>
17.	Powder	<p>The WC cistern is loose to the wall behind it and needs to be securely fixed to either the pan and/or the wall in accordance with its manufacturer's installation instructions to secure it into place and remove the present rattle.</p>
18.		<p>The exhaust fan that has been fitted into the ceiling of this room is only blowing into the ceiling/roof cavity, which has a sarking barrier fitted under the roof tiles.</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; or exhaust into the roof space provided it is adequately ventilated by open eaves, and/or roof vents; or the roof is clad in roof tiles without sarking or similar material which would prevent ventilating through gaps between tiles'</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>
19.	Theatre	<p>The tape within the ceiling joints are peeling out of their joints, which have also cracked open.</p> <p>The Building Commissions, Guide to Standards and Tolerances clause 9.14 Level of Finish for Plasterboard, states- <i>'All joint compound will be finished smooth and be free of tool marks and ridges. Additionally, clause 9.19 Peaking or Jointing in Plasterboard states- 'Plaster peaking or jointing is a defect if it is visible from a normal viewing position.'</i></p> <p>These joints will have to be properly rectified and repainted.</p>
20.		<p>There is a sag of up to 9mm in the ceiling and cornice lines across the right hand window frame, which also run up to 10mm out of parallel to each other.</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> and clause 9.18 Straightness and Alignment of Plaster Cornices, states- <i>'Plaster cornices are defective if they deviate from a straight line greater than 4mm over a length of up to 2 metre'</i>.</p> <p>This ceiling and cornice line must be properly straightened and made to be parallel to the window frame before the affected areas are repainted.</p>
21.	Kitchen	<p>All of the cupboard doors and draw fronts need to be adjusted so that all of the margins around them are consistent in width and they are all in alignment with each other.</p>
22.	Ensuite	<p>The WC cistern is loose to the wall behind it and needs to be securely fixed to either the pan and/or the wall in accordance with its manufacturer's installation instructions to secure it into place and remove the present rattle.</p>
23.		<p>There are holes within the tile grout joints within this area.</p> <p>The Building Commission's, Guide to Standards and Tolerances clause 11.06 Floor and Wall Tiling, states- <i>'Grout is defective if it becomes loose within 24 months of completion'</i>.</p> <p>These areas will need to be properly rectified.</p>
24.		<p>The chrome surround to the shower base is drummy and loose and needs to be properly sealed into position.</p>
25.	Ceiling Insulation	<p>The ceiling insulation needs to be reinstated across the ceiling where it has been removed for the heating registers and also under the heating platform and walkway as the present missing areas would be significantly reducing its effectiveness.</p> <p>Sustainability Victoria's Energy Smart Housing Manual warns that <i>'if ends and edges of batts are not snugly fitted then up to 5% of the ceiling area will not be properly covered, which would lose up to 50% of the potential insulation benefit.'</i></p> <p>The present insulation must be rectified to achieve the required R-value across this ceiling area.</p>

Item	Observations, Considerations and Recommendations:-
26. Roof Space	<p>The switch for the light to the heating unit is located at least 5 metres from the access opening.</p> <p>The relevant Australian Standard A.S. 5601 – 2004 Gas Installations, clause 5.3.11 Appliances in Roof Spaces (f), requires that <i>‘Permanent artificial lighting is to be provided at the appliance, with the switch located adjacent to the access opening’</i>.</p> <p>This light switch will need to be moved to be adjacent to the access opening as required.</p>
27.	<p>There has not been a walkway provided from the access opening across to the heating unit.</p> <p>The relevant Australian Standard A.S. 5601 – 2004 Gas Installations, clause 5.3.11 Appliances in Roof Spaces, requires that <i>‘A walkway is to be provided from the access point to the appliance and shall extend around the appliance to the point where access may be required for lighting or servicing’</i>.</p> <p>This walkway needs to be installed across to and around the heating appliance in accordance with the full requirements of A.S. 5601 – 2004 Gas Installations.</p>
28.	<p>The heating unit is located within this roof space and access to it is unduly difficult due to the truss chords that breached access to it.</p> <p>The relevant Australian Standard A.S. 5601 – 2004 Gas Installations, clause 5.3.11 Appliances in Roof Spaces, requires that <i>‘The location of the appliance is to allow access for lighting and servicing’</i> and defines access as <i>‘Access can be gained without hazard or undue difficulty for inspection, repair, renewal or operational purposes.’</i></p> <p>The access to the location of this unit must be rectified to allow for the required access to light & service it.</p>
29. Rear Yard	<p>The finished ground level across the rear of this home has not been finished to fall away from the edges of this home.</p> <p>It is a requirement of Part 3.1.2.3 Surface Water Drainage of the BCA, requires that <i>‘the external finished surface surrounding a slab-on-ground must be drained to move surface water away from a Class 1 building and graded to give a slope of not less than 25mm over the first 1 metre from the building for surfaces that are reasonably impermeable (such as concrete or clay paving); or 50mm over the first 1 metre from the building in any other case’</i>.</p> <p>This ground level must be properly re-graded to move the surface water away from the edges of this home in accordance with the requirements of the BCA.</p>

-:End of Schedule:-

THE STANDARD TERMS & CONDITIONS THAT WE PROVIDED OUR SERVICES SUBJECT TO:-

1. Engagement

Our 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. Our inspectors do not hold qualifications as Engineers, Land Surveyors or Pest & Timber Infestation Inspector and therefore have not check and make no comment on:- The structural integrity of the building; The capacity and/or consistency of the sites foundation material; The correctness of the buildings footing system; The site and roof drainage systems; The title boundaries and the location of any easements and/or their assets; The buildings boundary setbacks; Compliance with any requirement of Part 4, Siting, of the Building Regulations; Glazing for compliance with their codes and standards; The presents of termites & borers or at the completeness of any termite risk management procedures and barriers; All other requirements that are the responsibility of the above mentioned professions.

2. Assumptions

2.1. Our inspections are carried out on the quality of the fixtures, fittings and materials as installed and presented at the time of our site attendance and we 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. 2.2. We assume that all items identified in our previous inspection report/s in relation to this property have been rectified to the owner's satisfaction, with the exception of any item that is still fully visible and capable of being properly inspected by us, and that our inspector believes still requires further rectification and/or justification, will be carried forward into this report.

3. Interpretation

3.1. Words in the singular include the plural and vice versa, according to the requirements of their context; 3.2. Words importing a gender include every gender; 3.3. References to a person includes an individual, firm or corporate or unincorporated body and vice versa, according to the requirements of the context.

4. Discrepancies or Ambiguities

4.1. Due to the fast moving nature under which our reports are produced they are provided on an E&OE basis; 4.2. If a reader of this report believes there may be a discrepancy or ambiguity contained within it they should notify the writer immediately, via email, for clarification of the suspected discrepancy or ambiguity.

5. Documentation

Documentation provided to us to facilitate the carrying out of our inspections and to prepare our reports and/or other correspondence is only viewed on an informal basis and we make no certification that the building has been constructed in accordance with it.

6. Photographs

6.1. Photographs provided within our reports will have been taken at the subject property on the day of our inspection by our inspector, unless otherwise noted. 6.2. Photographs are provided for the clients understanding of the item identified and any defects noted are not limited to those shown in the photograph provided within this report. 6.3. We do not provide binding comment or opinion on photographs provided to us on any rectification work allegedly carried out on any item identified within our reports, regardless of who provided it, and all comments that we do provide must only ever be considered to be of a loose general nature only.

7. Non-Destructive Inspection

Our inspections are carried out on a non-destructive basis and exclude any area that would require the dismantling, removal or relocation of any fixture, fitting, plaster, timber, cladding, insulation, sarking, membrane, roof covering, lining, steelwork, scaffolding or excavation of any soil.

8. Measurements/Levels

8.1. Measurements taken during our 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; 8.2. Floor levels are only checked if the area/rooms are clear of builder's equipment, materials, debris, and furniture. Further, as floor levels need only be rectified just prior to the installation of the floor coverings they will be treated as a builder's Work in Progress until such time, unless otherwise stated within this report, and we rely on as fact that the builder levels and straightens all ceiling lines prior to the installation of plaster.

9. Access

Our inspections are limited to areas that can only be safely accessed with the standard equipment that we carry, being an 1800mm high set of aluminium steps, and that can be readily accessed without causing our inspectors to breach any of WorkSafe Victoria's current Code of Practices or any part of the current Occupational Health and Safety Act.

10. Services, Appliances, Plant, Equipment and Materials

We do not check or test for the correctness, appropriateness, sizing, grading, capacity, installation, certification, and completeness of any service, plant, equipment, appliances and materials i.e. heaters; hot water units; air conditioners; evaporative coolers; ovens; hotplates; dishwashers; rangehoods; spa pump; electricity supply; electrical and data wiring, switches and fittings; smoke detectors; duct work; insulation R-values; gas lines and fittings; water supply; sewer drains, stormwater and agricultural drains; solar panels; garage doors operating mechanisms; framing members, bracing and tie-down etc.

11. Copyright

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13. 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 and are provided to facilitate the understanding of this report only. We therefore accept no responsibility for any loss, damage or expense incurred for reliance upon the part references contained within this report.

14. Exclusions

- 14.1. Defects outside the scope of our client brief;
- 14.2. Defects not evident by visual inspection, or only visible from outside the subject properties boundary lines;
- 14.3. Defects in inaccessible parts of the building or site, including but not limited to, areas with limited boundary wall set-backs, within the roof cavity space and sub-floor areas;
- 14.4. Defects only apparent under artificial light;
- 14.5. Defects only apparent in different weather or environmental conditions as to those prevailing at the time of our inspectors attendance;
- 14.6. Defects not consider significant enough to warrant any rectification work at the time of our inspectors attendance;
- 14.7. Defects that would be rectified as a consequence of any other defect detailed within this report;
- 14.8. Defects that our inspector considers to be Work in Progress or already clearly marked for rectification by your builder;
- 14.9. Check measure of rooms, walls and the overall building, for size, height, parallel and squareness;
- 14.10. Compliance with contractual documents such as electrical, heating, cooling, joinery, detailed plans; and/or colour selection specifications.
- 14.11. Landscaping, water tanks, retaining walls and any other structures outside the roofline of the main building;
- 14.12. Enquiries of Councils, the relevant Building Surveyor and/or any Statutory Authority;
- 14.13. 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.
- 14.14. The identification and reporting of inconsequential paint touch-ups, minor plaster and other small cosmetic defects.
- 14.15. The identification and reporting of minor cracking of cornice and architrave joints; minor alignment of cupboard doors and draw fronts; minor alignment of doors and their latches as it is our considered opinion that these items are best addressed at the maintenance stage.

15. VCAT Compliance

In the normal course of quoting our services, we do not allow to present our reports in accordance with Practice Note 2 under Section 158 of the Victorian Civil & Administrative Tribunal Act 1998. Therefore, if this report is to be submitted to VCAT an additional addendum will have to be prepared by us to be attached to it.