



Post- HANDOVER INSPECTION REPORT

Property Address: Greenvale 3059



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Client Name (s): Sample name

Subject Property: Greenvale 3059

INSPECTION & REPORT DETAILS

Inspection Date: 11/11/2023

Inspection Time: 10:30am

Stage of Works: Post Handover

Date of this Report: 11/11/2023

INSPECTION NOTES

At the time of this inspection, we note the following;

- The owner was on site during this inspection.
- The builder/site supervisor was not present on site during this inspection.
- Weather was fine

REPORT PURPOSE

The purpose of this inspection and report is to check on the progress of works and quality of workmanship at the specified construction stage and to identify defects or faults in the new construction that do not reach an acceptable standard of quality, or have not been built in a proper workmanlike manner in relation to the Building Act & Regulations, the National Construction Code's Building Code of Australia (BCA), any relevant Australian Standard, any manufacturers installation instruction or the acceptable standards & tolerances as set down by the Victorian Building Authority (VBA). The results of this inspection are in the Schedule of Building Defects table section.

SUMMARY

The results of our inspection have been fully detailed in the attached schedule of Building Defects. 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.

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This report contains my opinion about whether the domestic building work the subject of the dispute is defective or incomplete.

The applicable version of a building regulation, code or standard referred to in this report is the one that was current at the date of the building permit. If there is no building permit, the applicable version will be the date of the contract. Where contract details are not available, the applicable version will be the one that was current when the work was carried out.

Details of Builder	TBC
Attendee	Owner
Class of building	1a, 10
Dwelling type	Single dwelling and garage
Domestic Building Contract (Date and Sum)	TBC
Building Permit (Date and Number)	TBC
Occupancy Permit (Date and Number)	TBC



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BUILDING CONSULTANT/ASSESSOR'S QUALIFICATION

Name	Building Consultant
Educational Qualifications	<ul style="list-style-type: none">• Registered Building Practitioner (VIC, TAS)• Diploma of Building & Construction (Building) – Trade Institute of Victoria• Cert 1V in Building & Construction (Building) – Trade Institute of Victoria• Cert IV in Ageing Support - Saddle On• Cert 1V in Training and Assessment (TAE40116): Ilearn eCollege• CPPPMT3005: Manage pests without applying pesticides.• CPPMT3006: Manage pests by applying pesticides.• CPPMT3018: Maintain equipment and pesticide storage area in pest management vehicles.• CPPMT3008: Inspect for and report on timber pests.• CPPMT3010: Control timber pests (MPL Training Centre)
Registration (Domestic & Commercial)	<ul style="list-style-type: none">• DB-U 63850 (VIC)• CB-L 100048 (VIC)• 503106650(TAS)• L011043 – Licensed Pest Controller and Inspector (Department of Health & Human Services) <p>You can check all details at: https://consumer.etoolbox.buildingcommission.com.au/Pages/Search.aspx https://occupationallicensing.justice.tas.gov.au/Search/onlineSearch.aspx http://122.252.13.117/environment/pest_licences.asp</p>
Trade Alliances and Memberships	<ul style="list-style-type: none">• HIA• Building Dispute Practitioners Society
Relevant Experience	<ul style="list-style-type: none">• As Registered Building Practitioner, I'm responsible for carrying out, or managing or arranging the carrying out of all components of domestic building work for the construction, renovation, improvement or maintenance of a home. Homes are class 1, 2 and 4 buildings, and associated class 10 buildings.• Covers all aspects of residential & commercial building, having several years of specialized experience building consultancy & QA inspections.

LIMITATION

This report examines the work performed by the builder. This report may contain recommendations. Recommendations are made at the discretion of the assessor to assist the resolution of the dispute.

PROVISION OF THIS REPORT

The Report is expressly produced for the sole use of the Client. Legal liability is limited to the Client.

No advice is given regarding the presence, or effect, of termites on the Property.

A specialist company should be approached to provide such certification if required.

The Client acknowledges, and agrees that any comments contained in the Report relating to matters of an electrical or plumbing nature are based on a visual inspection only carried out by the consultant on the day of the inspection, and should not in any way be relied upon by the Client as a substitute for obtaining expert professional advice from a licensed electrician or plumber.

Any charge-out rate quoted relates to normal work and is not applicable for work relating to arbitration, mediation, conciliation, expert witness, court appearance, document preparation, or any other legal application.

The Report comments on only those features that were reasonably visible and reasonably accessible at the time of the inspection, without recourse to viewing platforms, the removal, or moving of building components, or any other materials of any kind or any other unusual methodology.

We have not inspected the structure/frame/foundation/drains etc. that are covered, unexposed or inaccessible, and are therefore unable to report that any such part of the structure is free from defect.

Only those items in the Report that have been commented upon have been inspected. If there is no comment against an item, it has not been inspected. The consultant gives no undertaking that they will inspect all items present on the day of the inspection.

All advice given by the consultant and not included in the Report is given in good faith. However, no responsibility is accepted for any losses, either direct or consequential, resulting from the advice.

The Report is confirmation of a visual inspection of the Property carried out by the Inspector on the day of the inspection and only covers those items that could reasonably be detected by such visual inspection at the time of such inspection.

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To the extent permitted by law, liability under any condition or warranty that cannot legally be excluded, is limited to supplying the Report again, or paying the cost of having the Report supplied again.

If the Report fails to conform in any material respect to the terms and conditions set out herein, then the Inspector is not liable unless the Client notifies the Inspector of the failure within 28 days after the date of delivery of the Report, and the liability of the consultant is, in any case, limited to the cost of providing this inspection, and the consultant is not liable for any consequential damage.

The terms and conditions contained herein constitute the entire agreement and understanding between the Client and the consultant, on everything connected to the subject matter of the Agreement, and supersede any prior agreement or understanding or anything connected with that subject matter.

These are the standard terms and conditions under which we provide our service to you. When we provide you our service, we do so on the basis that these terms and conditions make up the terms of the contract between you and us, and you agree to be bound by these terms and conditions.

This Report is not intended to be used for the purposes of VCAT, or similar civil arenas, and You agree that We reserve the right to decline the invitation to present this report as evidence in any civil matter.

If you do not agree to be bound by these terms and conditions, then you must contact us prior to us providing you our service to advise us that you do not want to make a contract with us, and do not want us to provide our service to you.

BUILDERS RESPONSIBILITY TO RECTIFY

Your Building Contract:

The building contract you have with your builder is a legally binding contract, which amongst several other things, outlines the specific details of your new home and the amount you will need to pay your builder.

Both your building contract and the Domestic Building Contracts Act (Act of Parliament in Victoria) have warranties that your builder must provide you, which in part state;

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The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

The builder warrants that the work will be carried out in accordance with, and will comply with, all laws and legal requirements including, without limiting the generality of this warranty, the Building Act and the regulations made under that Act.

The builder warrants that the work will be carried out with reasonable care and skill and will be completed by the date (or within the period) specified by the contract.

These warranties mean that your builder has a contractual obligation to rectify or otherwise justify all of the identified items that breach any of your plans, specification, the NCC/BCA and all of the Australian Standards referenced within it; and must do so in a proper workmanlike manner with reasonable care and skill.

The Building Surveyors Role:

Your builder may try to represent to you that because the building surveyor has approved a stage of works then they do not need to address any additional items identified within this report, however this is not true. The building surveyor only operates under and ensures compliance with the Building Act, not the Domestic Building Contracts Act or your building contract, to which they are not party to. Any such representation would only be from someone that is either ill-informed or attempting to mislead you!

While the building surveyor does play a regulatory role in the process of your new homes' construction, they are not the final advocate on its quality or its compliance with your building contract or the Domestic Building Contracts Act.

You should note that on completion of the construction of your home, the building surveyor will issue an Occupancy Permit, however what most people are never made aware of is that Section 46 Effects of Occupancy Permits of the Building Act clearly states that An Occupancy permit is not evidence that the building or part of a building to which it applies complies with this Act or the Building Regulations. As a result, there is very little protection for you from the surveyor, other than knowing your home complies with the minimum regulatory requirements of the Building Act.

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Nowhere in the Building Act does it state that a surveyors approval overrides compliance with the Domestic Building Contracts Act, and vice-versa. Therefore, your builder has a regulatory obligation to comply with the Building Act and a contractual obligation to comply with the Domestic Building Contracts Act.

COMPLETION & FINAL PAYMENT

For your builder to have reached the completion stage of your home, at which point they are entitled to receive their final payment, they must have completed all of their requirements under the Building Act and provided you with a copy of the Occupancy Permit. They must also have completed your home in a proper and workmanlike manner and in accordance with the plans and specifications; and all work performed by them must also have been carried out with reasonable care and skill.

It should be noted that until your builder has achieved full compliance with these warranties then the works remain incomplete, and the builder would not be entitled to receive final payment. The outstanding and newly identified items documented in the schedules below must be properly addressed by your builder for your home to reach completion.

AREAS INSPECTED

Access was gained to all required areas of the residence

OBSTRUCTIONS AND LIMITATIONS

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.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: High

When the risk of undetected defects is high, we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

DECLARATIONS

To the best of my knowledge and belief, there are no actual, potential or perceived conflicts of interest between me and the parties involved in this report. I also confirm that I have had no past or present, personal or professional, involvement or interest in the domestic building work or the property the subject matter of this report.

I declare that I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance that I regard as relevant have, to my knowledge, been withheld.

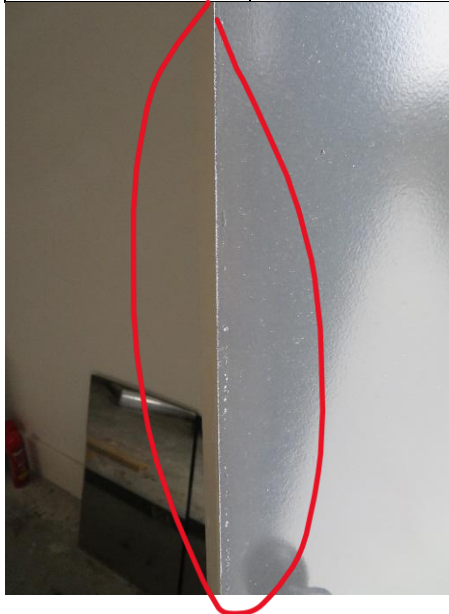
Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact Kashif Salman on 0433620040

SCHEDULE OF BUILDING DEFECTS

Findings: 1:

Location:	Pedestrian Garage Door
Finding: Information:	<ul style="list-style-type: none">• Door is not latching (Due to faulty striker plate)• Automatic door seal is not installed to prevent water ingress (Automatic door bottom seals are mechanically spring-loaded seals that lift clear of the floor as the door opens and seal tight when the door is closed).• Defective surface paintwork <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015 8 WINDOWS AND DOORS</p> <p>8.01 Installation of external windows and doors Unless documented otherwise, external windows and doors are defective if they are not installed and flashed in accordance with the manufacturer's installation instructions.</p> <p>8.02 Weather-tightness of windows, doors, and window and door frames Window frame and door frame installations are defective if, due to the builder's workmanship, they leak or cause unhealthy or dangerous conditions, loss of amenity for occupants, undue dampness or deterioration of building elements. Windows and doors are defective if, when closed, they allow the entry of water.</p> <p>Water entry through doors is not defective if they are not intended to prevent water entry. For example, vehicle access doors.</p> <p>8.03 Door furniture: During the documented maintenance period after completion, handles, locks and latches are defective if they do not operate as intended by the manufacturer. If the maintenance period is not documented; three months is the assumed time period after completion.</p> <p>After the end of the maintenance period, failure is not a defect unless it is caused by the builder's workmanship or a faulty product supplied by the builder.</p>

	<p>12.02 Surface finish of paintwork</p> <p>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.</p> <p>Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.</p> <p>In accordance with section 8(a) of the Act, the builder warrants that the work will be carried out in a proper and workmanlike manner and specified in the contract.</p> <p>Therefore, this item is defective and attributable to the builder.</p>
Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.



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Findings: 2:

Location:	Sectional Garage Door wall frame
Finding: Information:	<ul style="list-style-type: none">• Cladding is faulty & uneven around the sectional garage door. Uneven gaps are causing water and potential for vermin entry. <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>9.01 Verticality or plumbness of internal and external wall surfaces Wall surfaces are defective if they deviate from vertical by more than 5 mm over a 1.8 m straight edge.</p>
Is this item defective?	YES
Is this item incomplete?	No
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.



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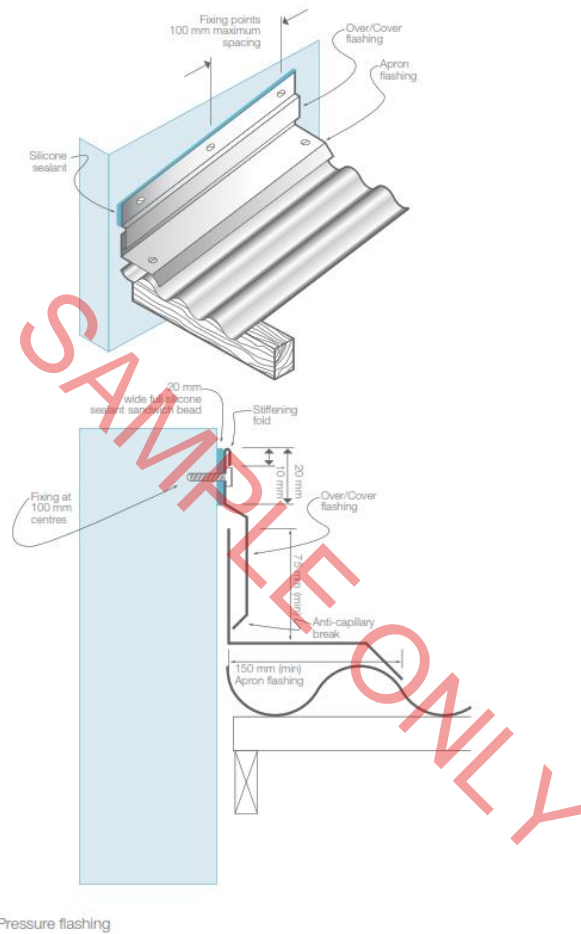
Findings: 3

Location:	Roof (Capping, flashing and protective film)
Finding: Information:	<ul style="list-style-type: none">• Protective film is not removed• Capping is defective & missing• Flashings are defective• Joints are not sealed as per the requirement• Downpipes are not secured properly• Downpipe is damaged and incorrectly installed• Building material is left behind in gutters and roof• Poor rectification worked carried out by a handyman organised by the builder.• Inadequate screws on capping and flashing <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>7.01 Plumbing: Plumbing work is defective if it does not comply with the relevant plumbing regulations and the contract documents. The builder shall provide the owner with a compliance certificate from the plumber when a certificate is required to be issued.</p> <p>7.02 Positioning of gutters: Unless documented otherwise, installation of gutters is defective if the fascia, when viewed from a normal viewing position, is:</p> <ul style="list-style-type: none">a) visible above a gutterb) not concealed by a flashing finished to match the gutter. <p>7.03 Water retention in gutters: Gutters are defective if they retain a depth of more than 10 mm of water.</p> <p>7.04 Joints in gutters: Unless documented otherwise, gutters are defective if they have joints lapped less than 25 mm. Laps that are not in the direction of flow to the outlet are defective. Joints that leak are defective.</p> <p>7.05 Fixing of gutters and downpipes: Gutters and downpipes are defective if they are not securely fixed.</p> <p>7.06 Flashings: Flashings are defective if they are not provided in accordance with the requirements of the Building Code of Australia.</p> <p>Wall and step flashings, and sloping flashings cut into walls are defective if they do not incorporate weathering folds, anti-capillary breaks and sealing, or do not enter the</p>

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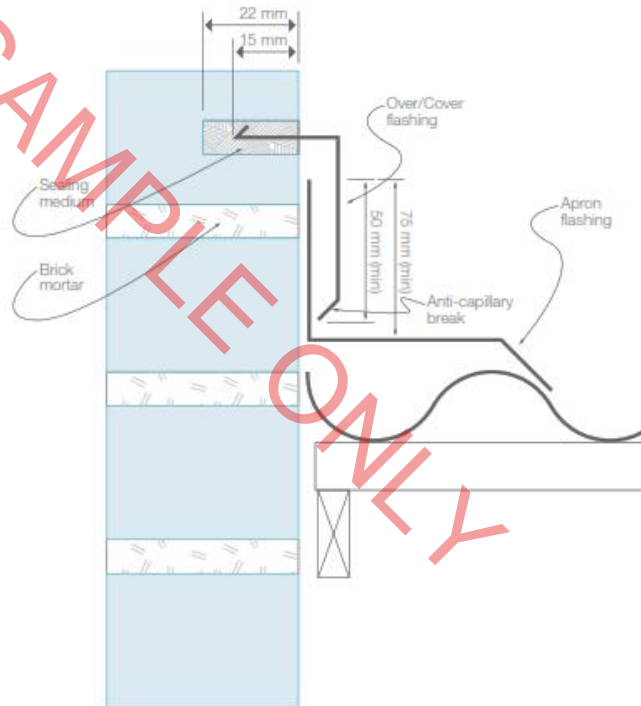
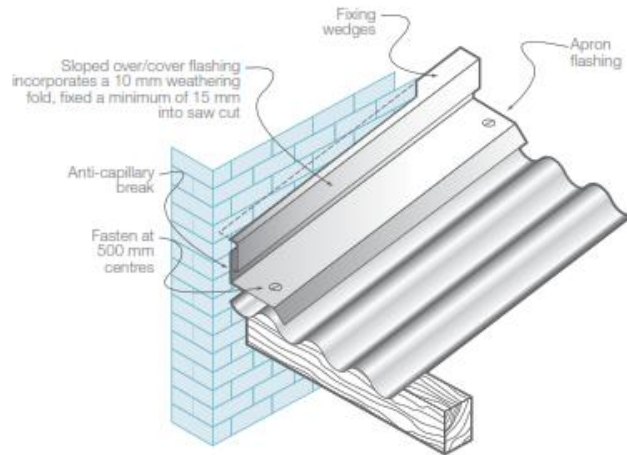
masonry walls by at least 15 mm as shown in Diagram 7.06(A) and Diagram 7.06(B).
Pressure flashings are defective if they are not fixed on appropriate surfaces, or are not fixed in accordance with Diagram 7.06(C).

DIAGRAM 7.06 FLASHINGS



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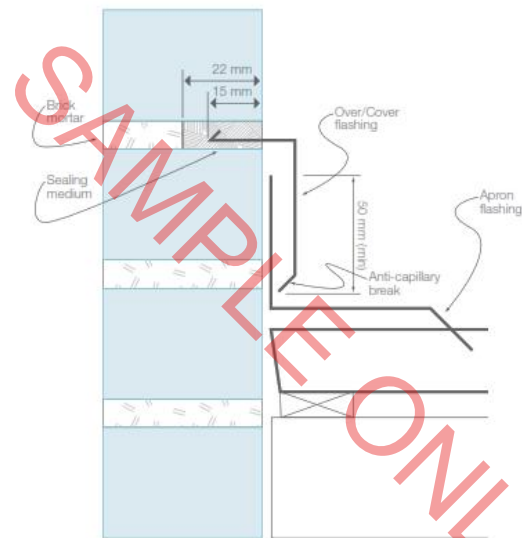
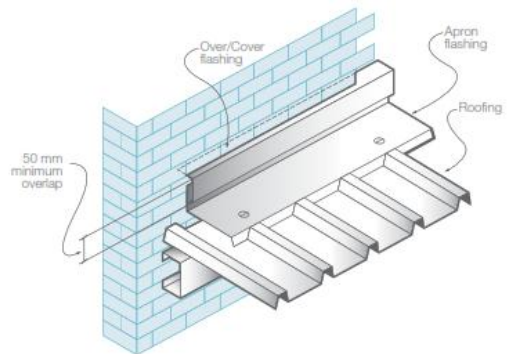
DIAGRAM 7.06 FLASHINGS



B Sloping wall cut method

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DIAGRAM 7.06 FLASHINGS

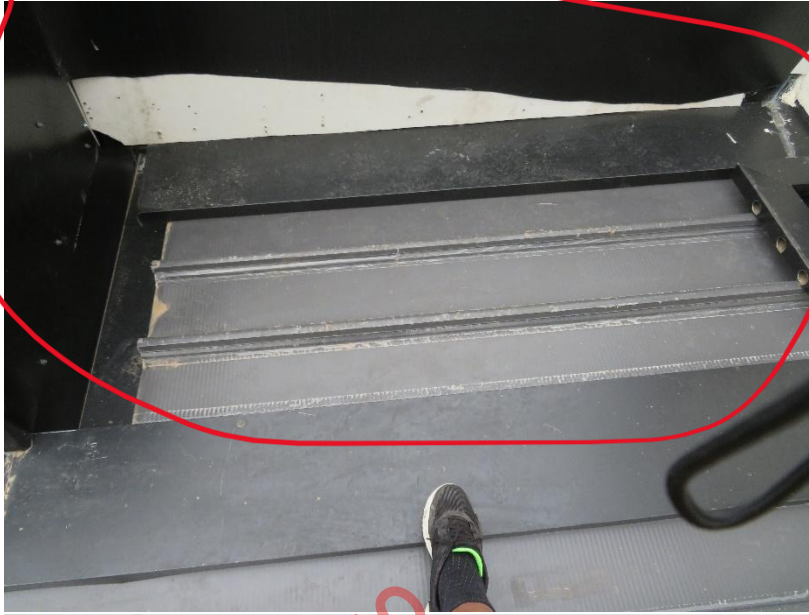


A Traditional raked joint and step method

Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.









The barge capping is only fixed down at approx. 1600mm or more centres in lieu of the plumbing regulated 500mm. Parapet capping have not been fixed to the building at intervals as per SA/HB 39-2015 Clause 8.7 (b)– This appears constant throughout the entire home and needs to be addressed at each stage. This work is non-compliant, rectification is required.



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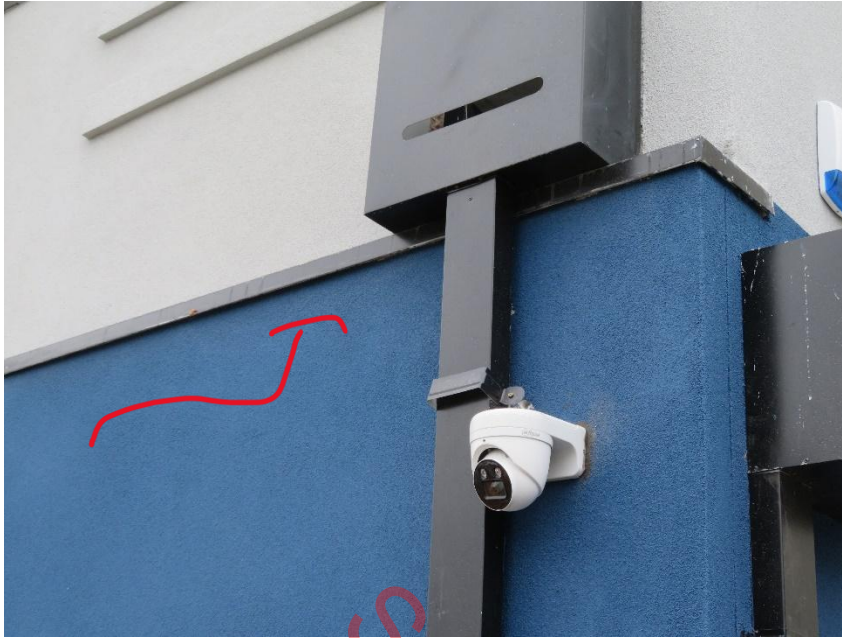
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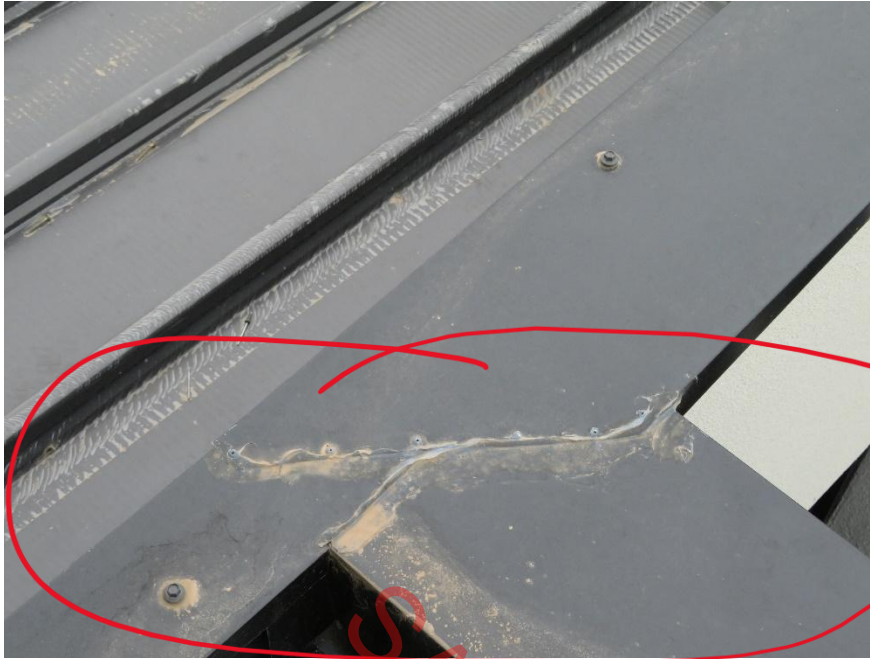


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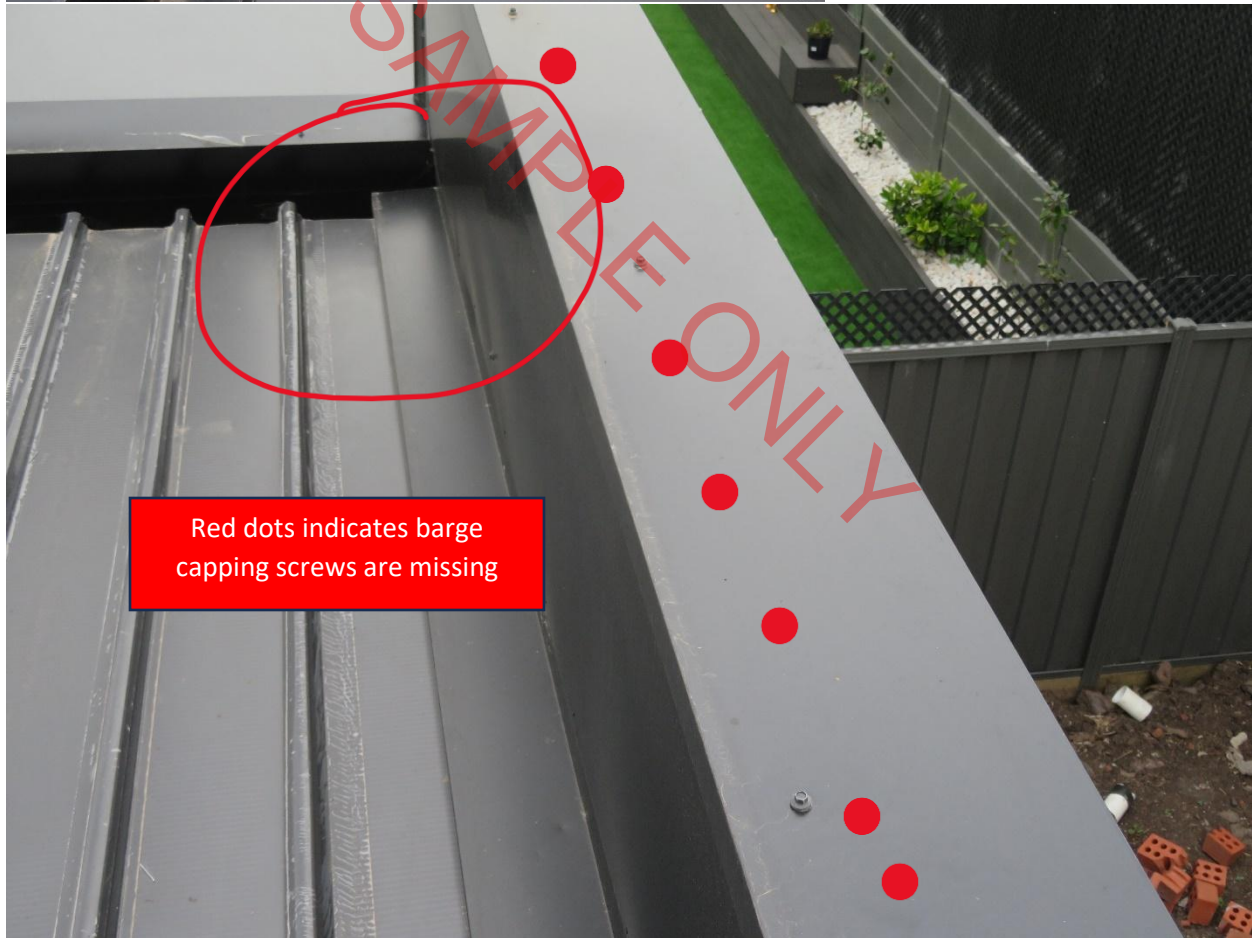
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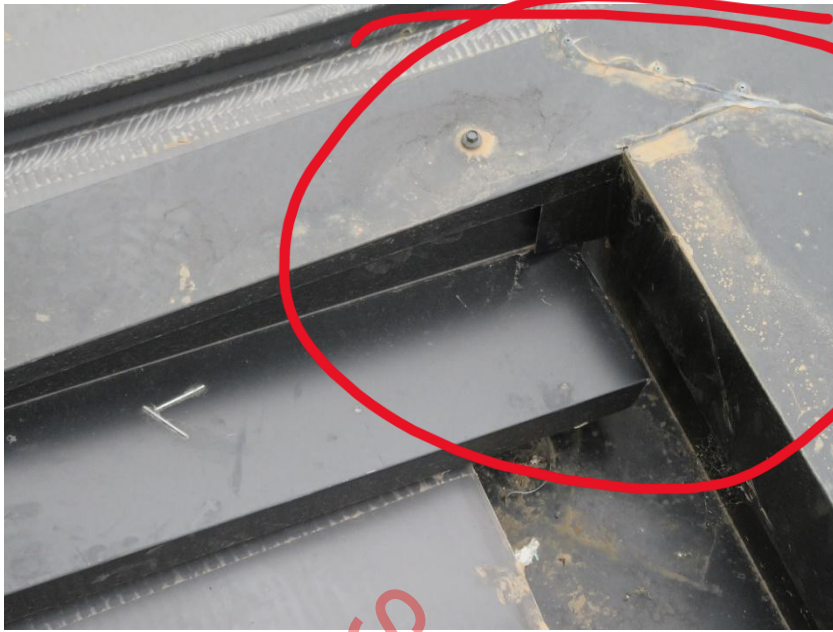


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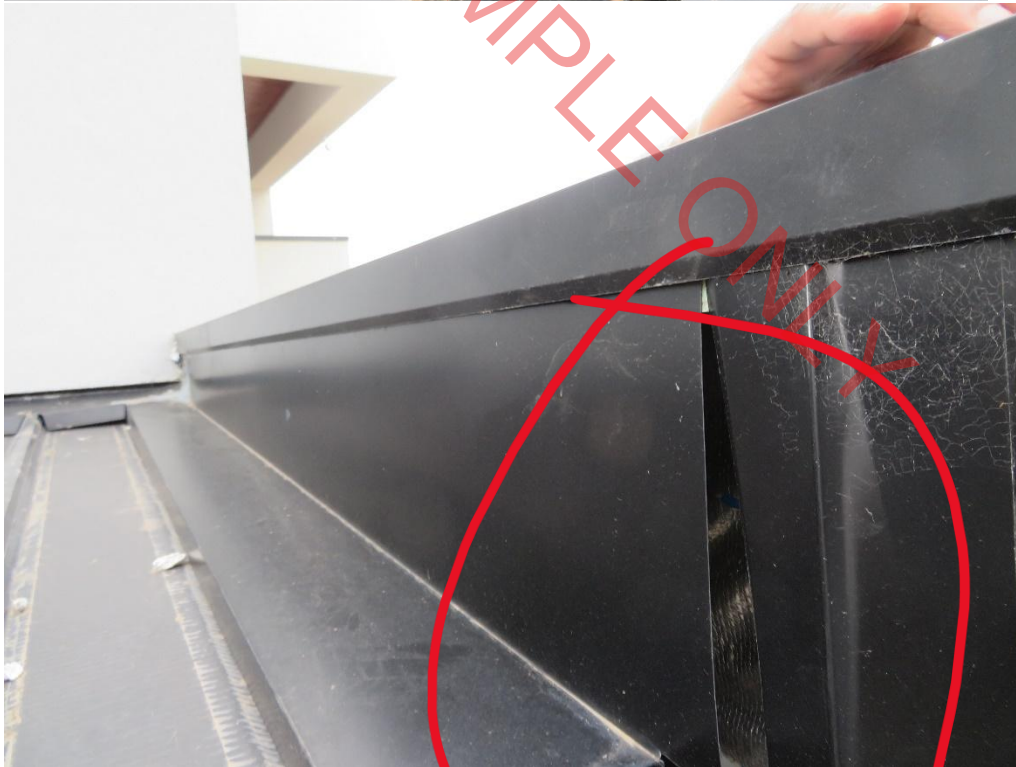
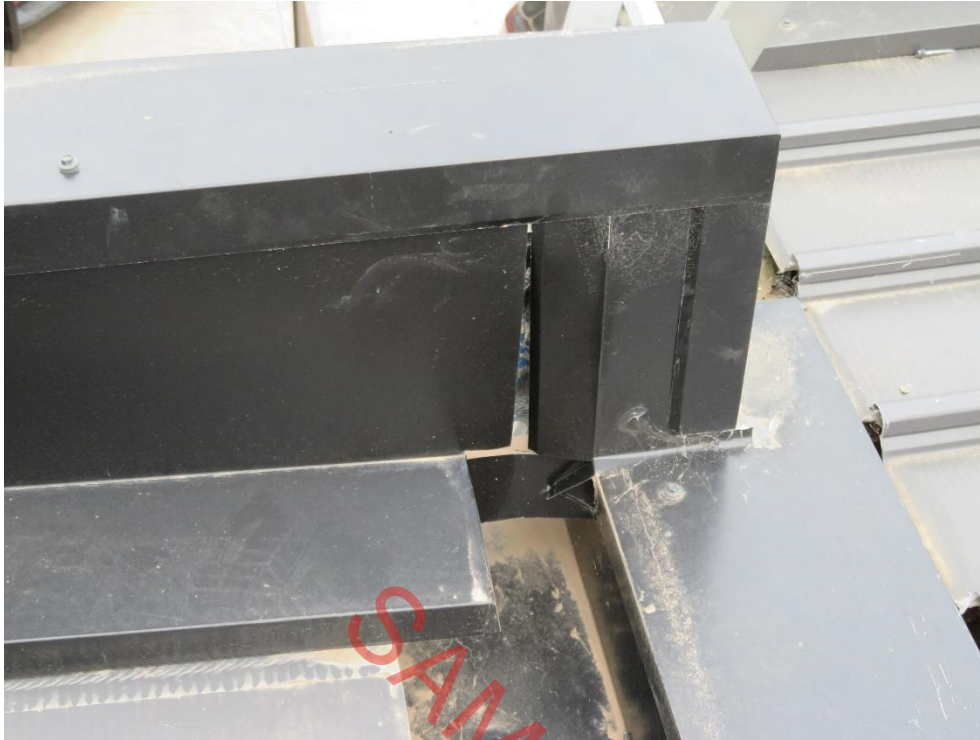




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Findings: 4

Location:	Box Gutters, Rain Heads, Sumps
Finding: Information:	<p>Box gutter does not terminate into an appropriately sized sump or rain head (side chutes) as per SA/HB 39-2015 Clause 5.3.3</p> <p>At the time of inspection, no overflow provision had been provided for the box gutter system as per SA/HB 39-2015 clause 5.3.1</p>
Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.





Findings: 5

Location:	Control joints, rendering on Hebel
Finding: Information:	<ul style="list-style-type: none">• Control joints are not installed as per the approved drawings, BCA and manufacturer guide.• Render blemishes, cracks and damage <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>3.03 Movement; control joints in masonry walls Where required, control joints are defective if not installed as required by the Building Code of Australia or in accordance with the contract documents.</p>

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Control joints are defective if they do not extend through the full thickness of masonry skin.

Where required, control joints are defective if they are not sealed in accordance with AS 3700.

Unless documented otherwise, flexible mastic or sealant is defective if it does not match as close as practicable the colour of the adjacent surface, and has not been applied in accordance with the manufacturer's installation instructions.



Control Joints:

Control Joints must be in accordance with CSR Hebel Design & Installation Guide including the incorporation of discontinuous top-hat sections across joints and at corners. Control joints are recommended at (max)3m height & 6m wide intervals and at building weak points eg in line with openings (window / doors), horizontally between all floor levels, and at all interfaces of different construction materials.

Preparation and Installation of control joints and mastic is the responsibility of the Panel Installer to be completed prior to coating system installation using a suitable (paintable) polyurethane joint sealant. Install sealant in accordance with manufacturer recommendations - CARE is to be used so as not to smear the sealant to either side of the expansion joint recess.

Where specified, skimcoat levelling compounds must NOT be applied over Control Joints

Colour coating over the joint sealant can be accomplished with the specified system topcoat however cracking of topcoat material applied over joint sealants may occur due to the design movement of the joint system. Such cracking will not be considered as a coating system failure.

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	<p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015 9.04 Cracking and other blemishes in rendered or hard plastered surfaces on a masonry substrate Assess damage categories and defects in rendered or hard plastered surfaces on a masonry substrate, in accordance with Item 3.02.</p> <p>Obvious spot rust marks, due to the composition of the material and other blemishes are defective if they are visible from a normal viewing position.</p>
Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.



Control joints are not sealed

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Control joints are not
sealed











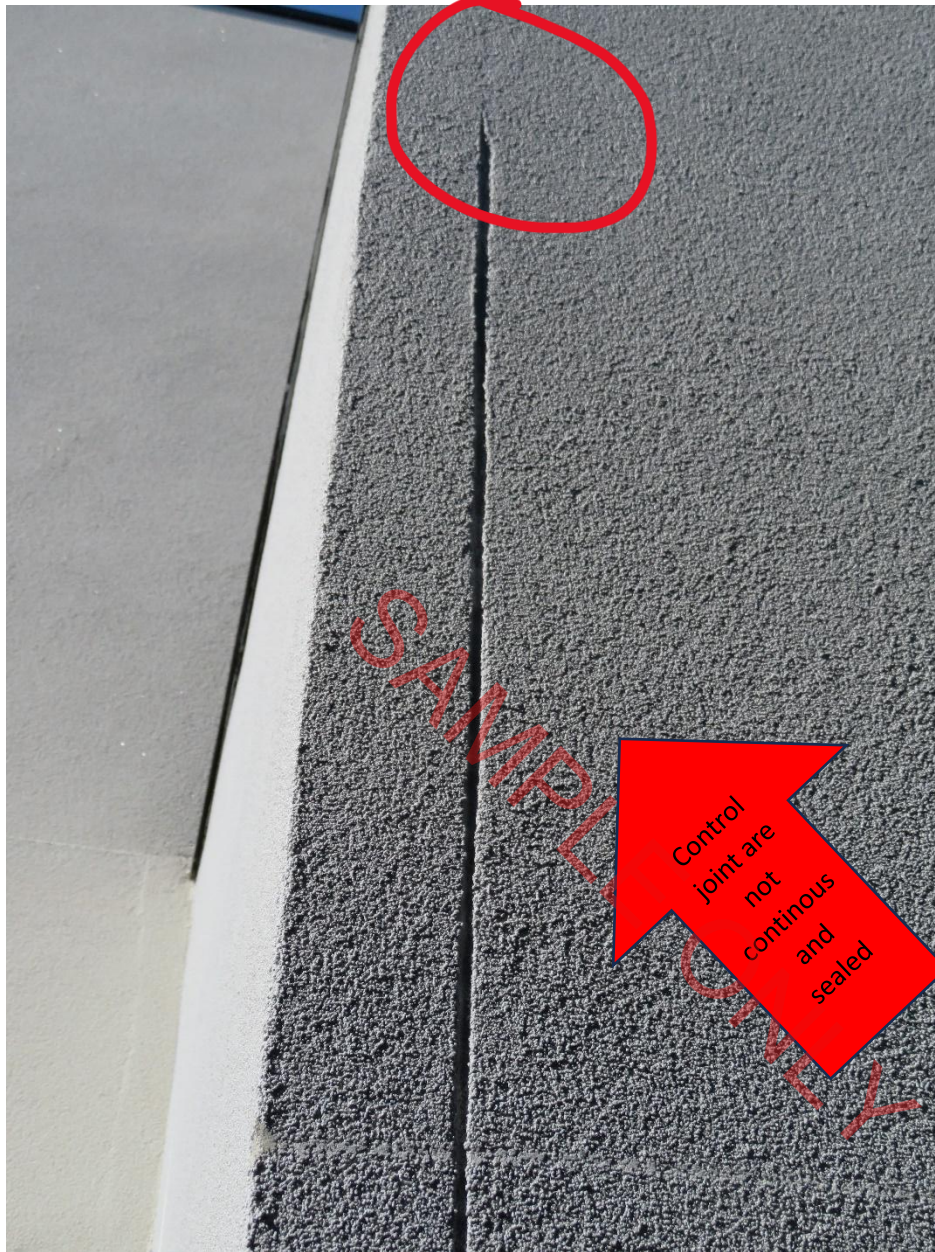


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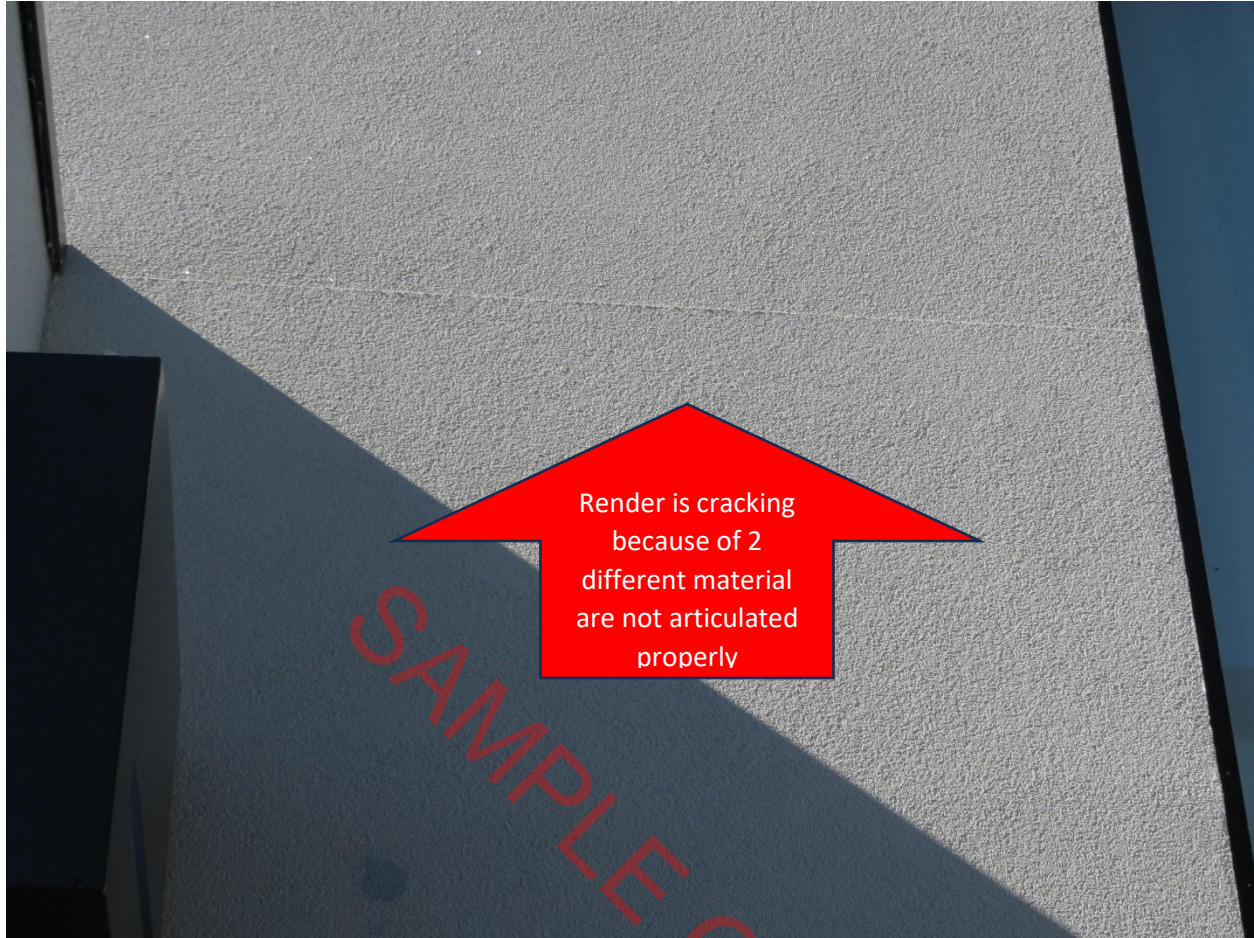


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Findings: 6

Location:	Final Builder Clean (Widespread)
Finding: Information:	<ul style="list-style-type: none"> • Window and door frames are not clean • Window Glass panels are dirty • Building Material left on site (roof, gutters, railheads etc) <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>18.08 Cleaning Owners are entitled to expect that the building site and works are clean and tidy on completion. Where handover is delayed for any reason, the owner must expect that dust may have settled on interior exposed surfaces.</p> <p>Building sites are defective if they are not clear of building debris.</p> <p>Building works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, troughs, baths, etc. are not cleaned, and shelving, drawers and cupboards ready for use.</p>
Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.

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Findings: 7

Location:	Penetration are not sealed & PVC risers are painted
Finding: Information:	<ul style="list-style-type: none"> • Gas pipe penetrations is not sealed • PVC risers are not painted <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>7.08 Pipe penetrations through external walls and inside cupboards Plumbing holes are defective if they are not: a) properly grouted as appropriate b) fitted through neat minimal size penetrations (in the case of cabinetwork) c) fitted with tight fitting cover plates or collars with penetrations kept to the smallest size practicable.</p> <p>Above ground multilayer gas piping is not protected from ultraviolet exposure. At the time of inspection, the multilayered gas pipe at the gas meter was exposed. Multilayered gas pipe that is not UV stabilized is to be protected from the time of Installation AS/NZS 5601.1:2013 clause 5.3.17</p>
Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.

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Findings: 8

Location:	Window rubber flap is twisted
Finding: Information:	<ul style="list-style-type: none">• Upper story rubber flap is not sitting firm on Hebel <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>8.02 Weather-tightness of windows, doors, and window and door frames Window frame and door frame installations are defective if, due to the builder's workmanship, they leak or cause unhealthy or dangerous conditions, loss of amenity for occupants, undue dampness or deterioration of building elements.</p> <p>Windows and doors are defective if, when closed, they allow the entry of water.</p> <p>Water entry through doors is not defective if they are not intended to prevent water entry.</p> <p>For example, vehicle access doors.</p> <p>Windows and doors are defective if they are not sealed in accordance with the requirements of the Building Code of Australia, where required.</p>
Is this item defective?	YES
Is this item incomplete?	No
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.



Findings: 9

Location:	Main door
Finding: Information:	<ul style="list-style-type: none">• Bottom of the main door is not sealed• Door frame is not sealed <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>8.06 Sealing of door edges</p> <p>Door leaves are defective if they do not have all sides, top and bottom edges sealed/painted in accordance with the manufacturer's specifications.</p>
Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.

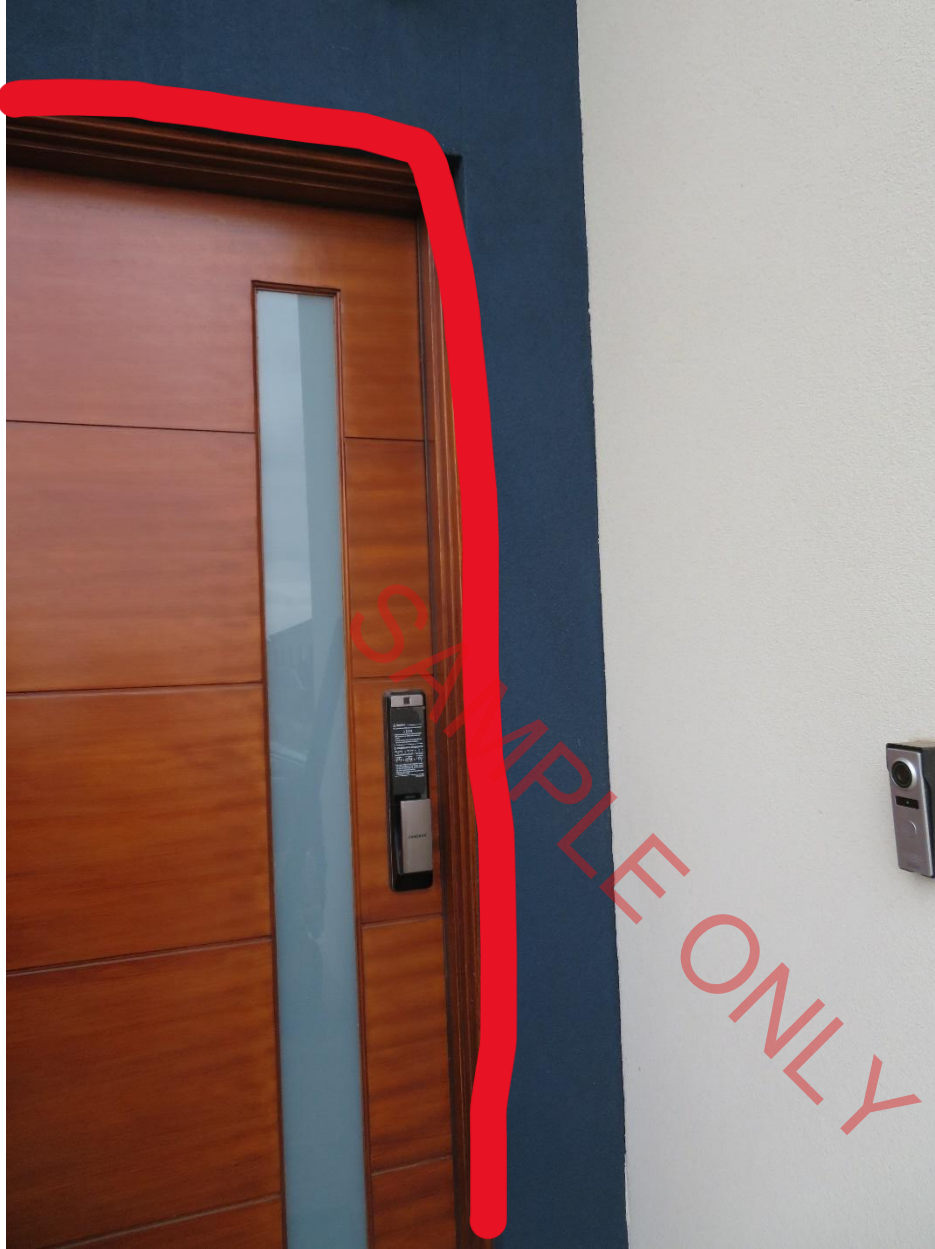




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Findings: 9

Location:	Substandard Workmanship
Finding: Information:	<ul style="list-style-type: none">Internal door to garage bottom has paint runoff, missing hinge and poorly finished. <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>12.02 Surface finish of paintwork</p> <p>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.</p> <p>Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges.</p>
Is this item defective?	YES
Is this item incomplete?	No
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.





Findings: 10

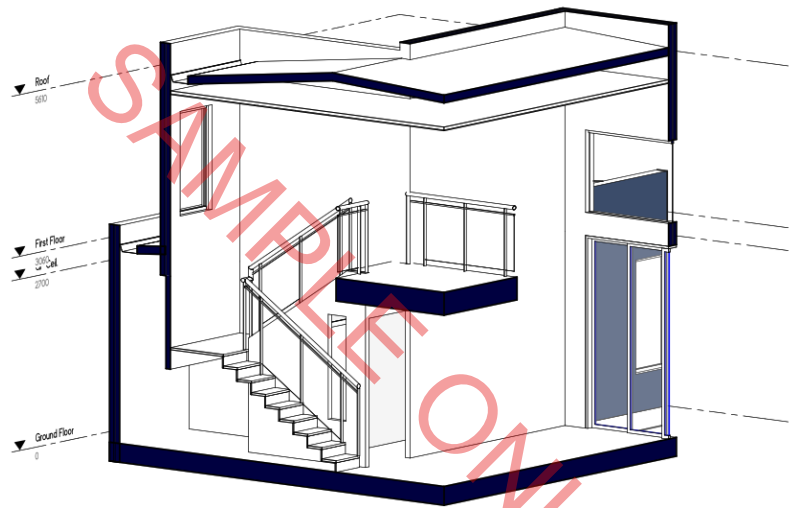
Location:	Staircase
Finding: Information:	<ul style="list-style-type: none">Staircase is not finished as per the plan and installer specs. As per the manufacturer, it's a concealed stringer which need double plaster to conceal the gaps between treads and stringer. Builder has failed to follow their specs and poorly finished the stairs. <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>4.06 Treads and risers in timber stairs Timber stairs are defective if they do not comply with the requirements of the Building Code of Australia.</p>

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The finished riser and going dimensions after installation of floor finishes nominated in the contract are defective if they do not result in consistent riser and going dimensions as required by the BCA.

A tolerance of up to 5 mm consistent throughout the flight of the stair from the nominated dimensions in the approved documents is considered acceptable.

This tolerance shall not be applied to allow for poor construction practice.



4 Stair 3d

stair case to comply with NCC Part 3.9.13.

Calculations:

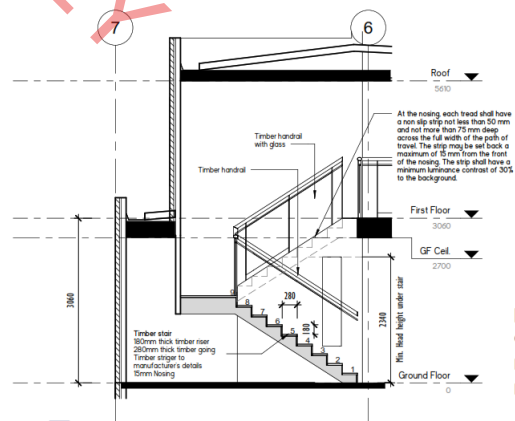
Floor height 3060mm
Riser height: $3060 / 17 \text{ steps} = 180\text{mm}$ each
Going is 285mm
 $2R+G = 2 \times 180 + 280 = 640\text{mm}$

Builder to check the exact dims. on site prior to any stair work.

The riser opening must not allow a 125mm sphere to pass through.

All treads and top nosing must have a slip-resistant finish or a non-slip strip system near the edge of each tread nosing.

A flight must not have more than 3 winders in a quarter landing section or 6 winders in a half landing section.



2 Stair Section

1:50

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Is this item defective?	YES
Is this item incomplete?	Yes
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.



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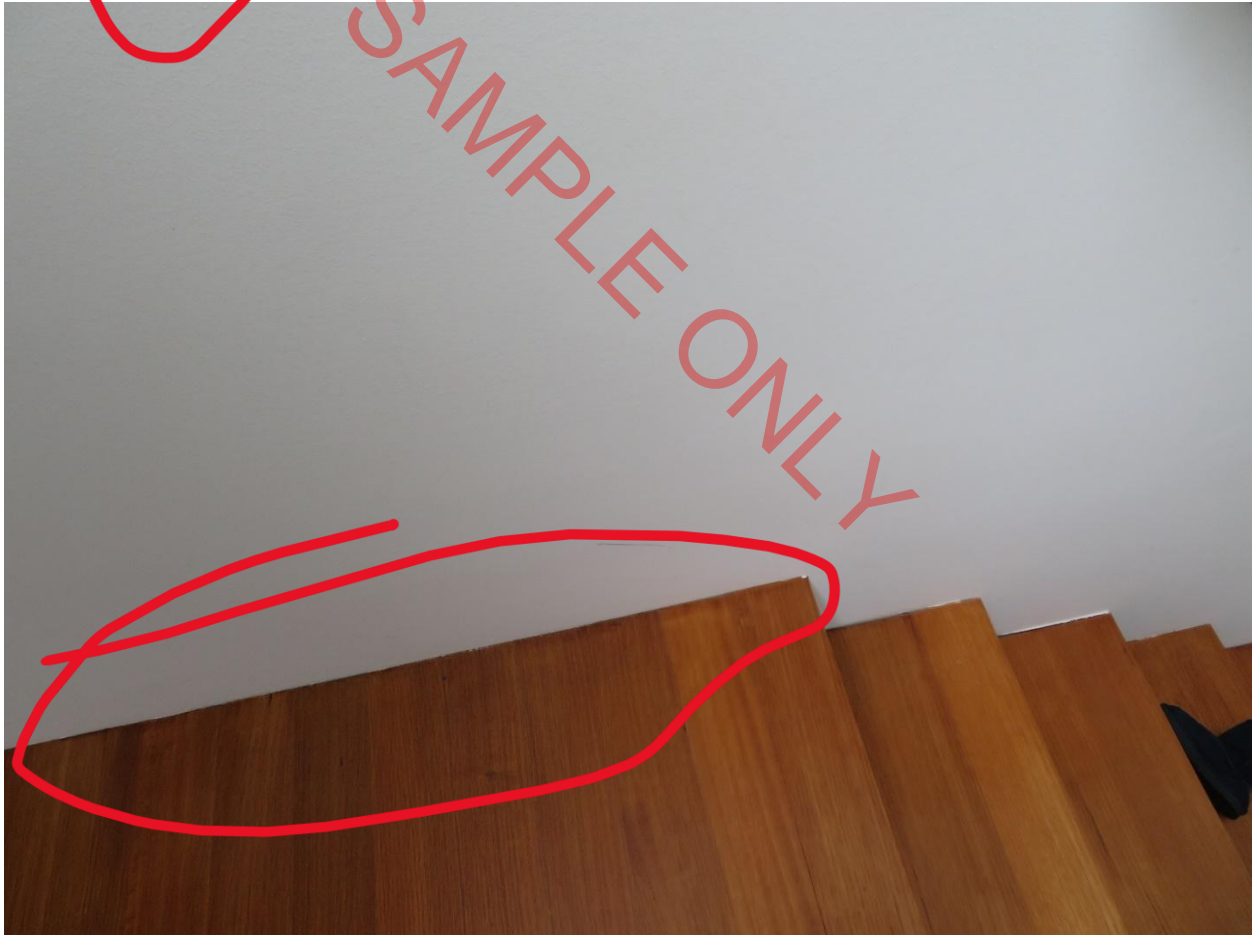


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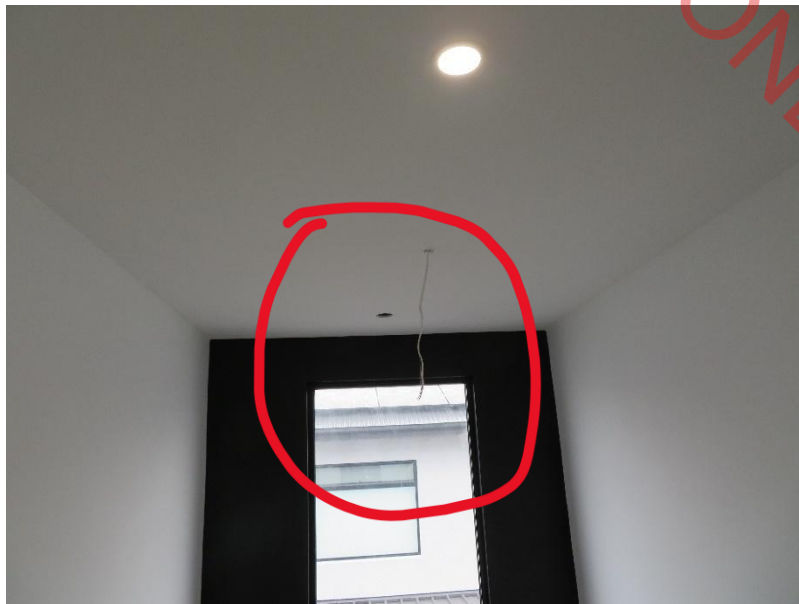






Findings: 11

Location:	Safety Hazard (Electrical)
Finding: Information:	<ul style="list-style-type: none">• Suspected live wire hanging in the void area above stair landing• Incomplete electrical Fitoff <p>As per VBA GUIDE TO STANDARDS AND TOLERANCES 2015</p> <p>15.01 Electrical</p> <p>Any electrical work is defective if it does not comply with the relevant regulations or the contract documents.</p> <p>The builder shall provide the owner with a Certificate of Electrical Safety when a certificate is required to be issued by the licensed electrician.</p>
Is this item defective?	YES
Is this item incomplete?	YES
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.



Findings: 12

Location:	Various
Finding: Information:	<p>First Floor</p> <ul style="list-style-type: none"> • Powder room: Distorted silicone on top of the door frame. • Balustrade channel is scratched • Plaster wall has visible dents and scuff marks (TV wall) • Balcony ceiling paint is poorly finished in the grooves • Balcony capping is done as per the regulation • Paint touch ups are required (widespread) • Ineffective caulking behind the free-standing bath. <p>Ground Floor:</p> <ul style="list-style-type: none"> • Under the stairs storage ceiling needs gap filling and touchups. • Pantry Bulkhead needs to be painted. • Plaster repair is required behind the range hood (Butler's pantry) • Bedroom 2 door hinge – Missing screw • Powder room stone benchtop is damaged with grinder marks. • Ensuite shower head needs to be sealed properly and dents and scratches need to be repaired.
Is this item defective?	YES
Is this item incomplete?	YES
Recommendation	The builder to rectify this finding in accordance with section 8(a) of the Act.



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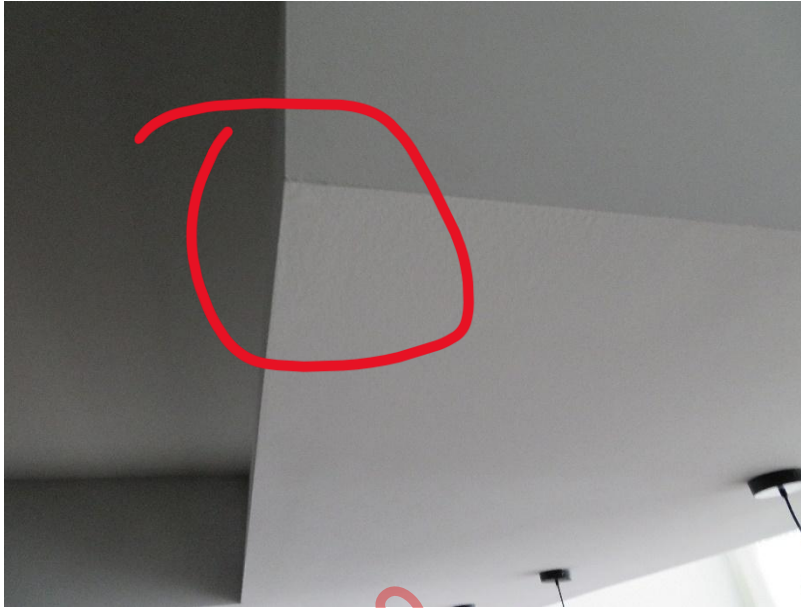




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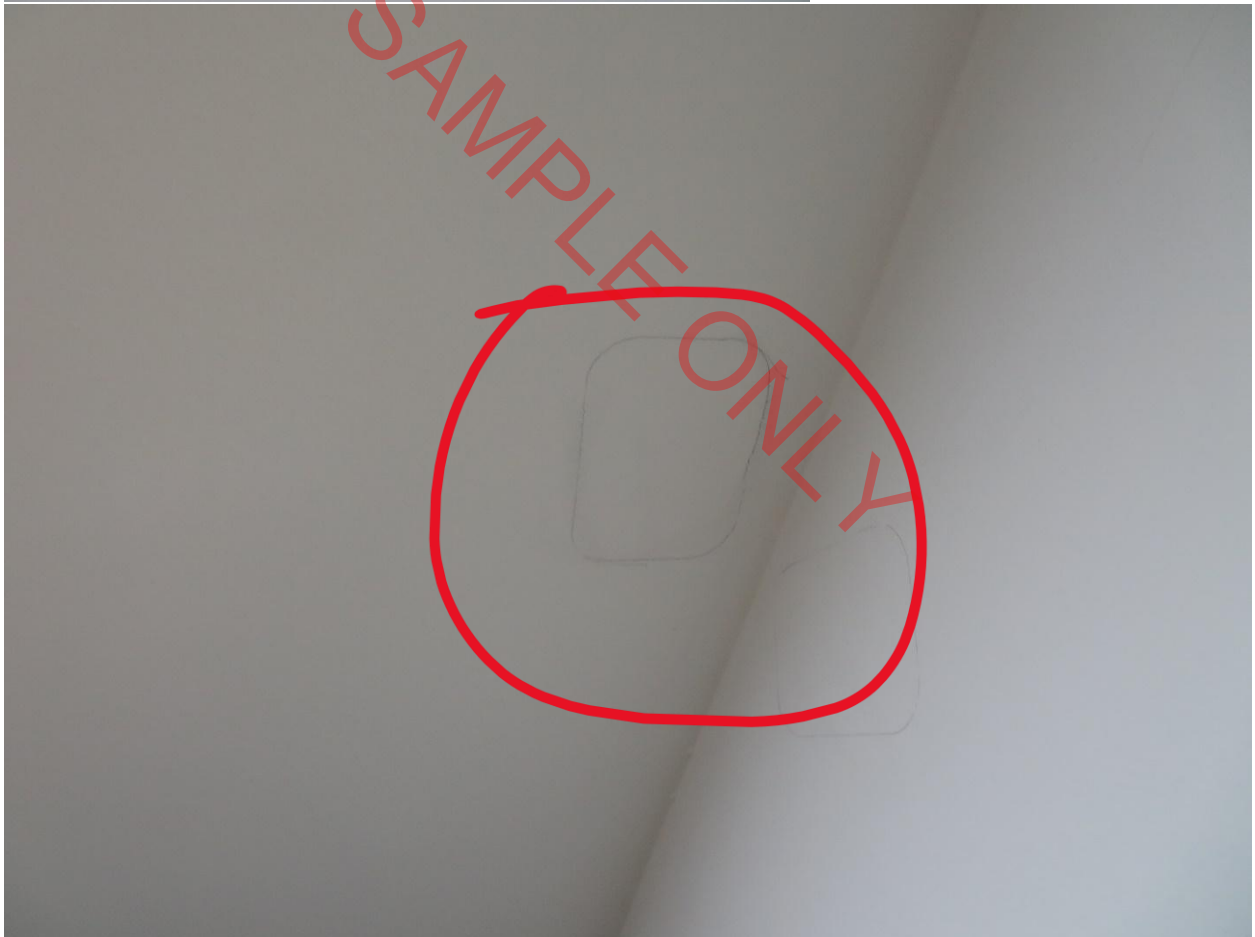
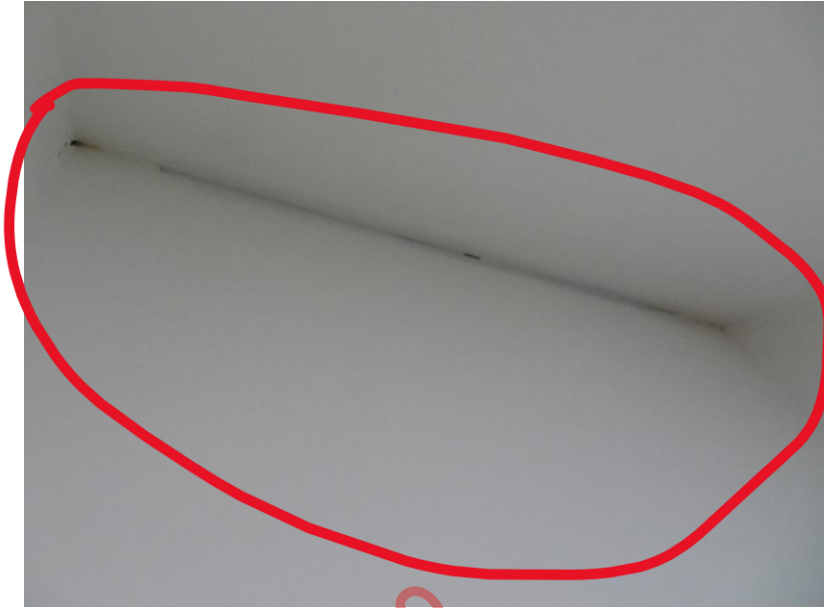
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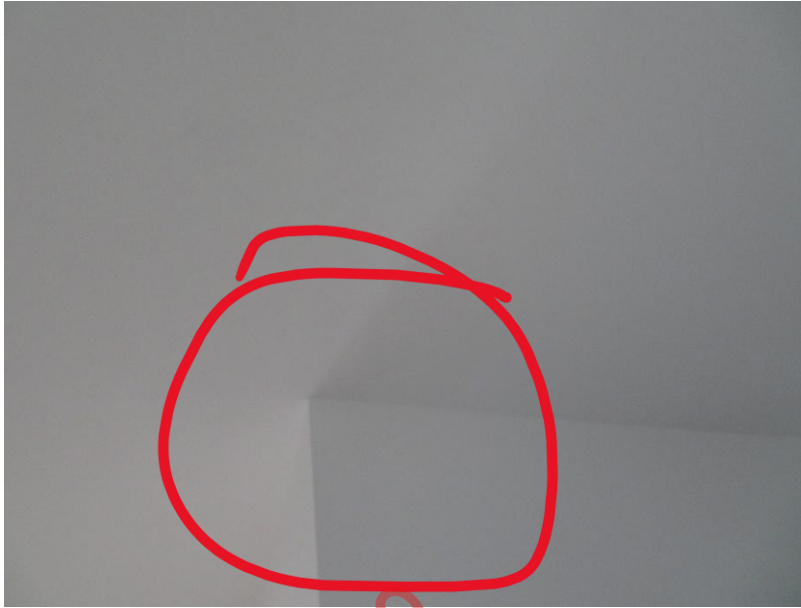
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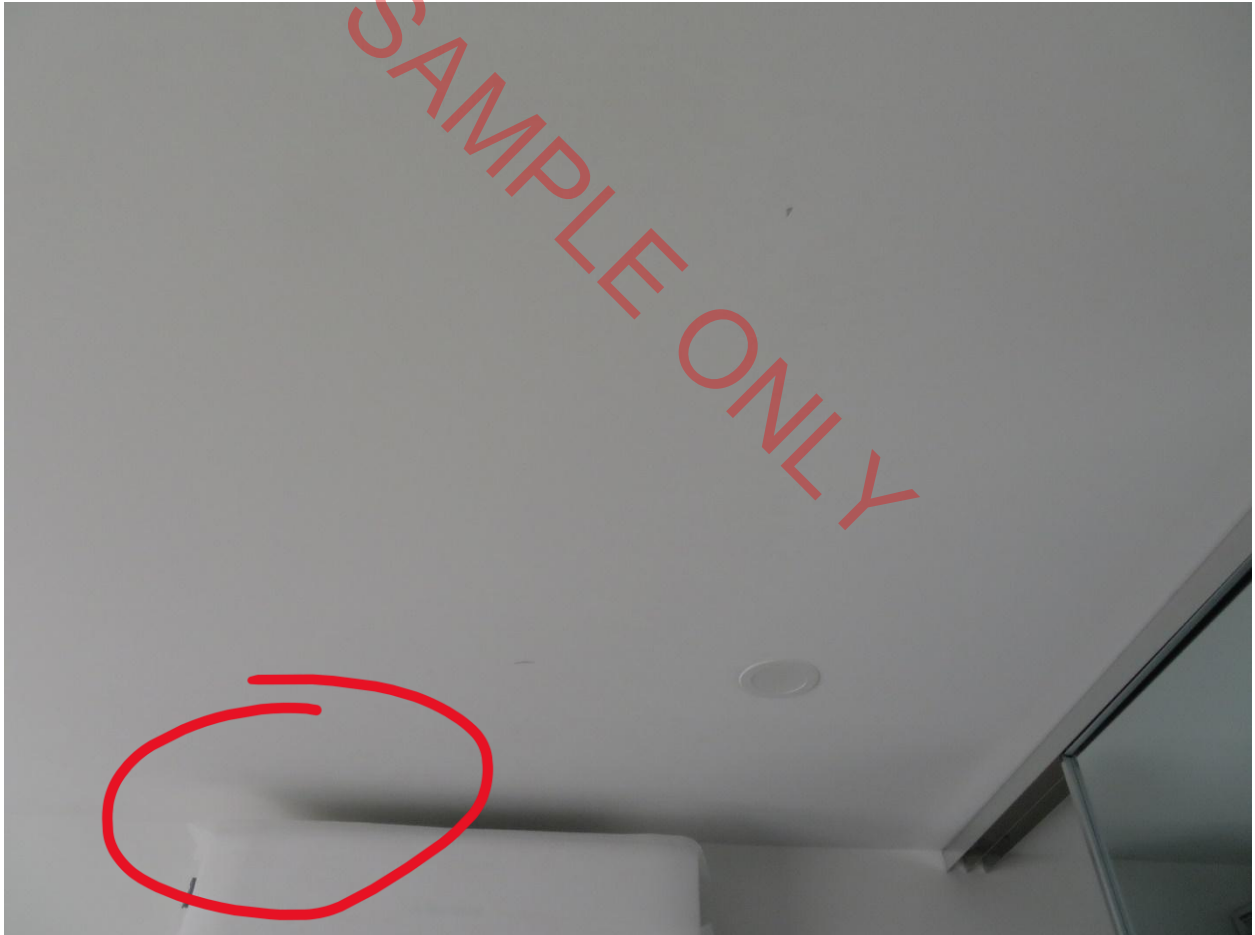




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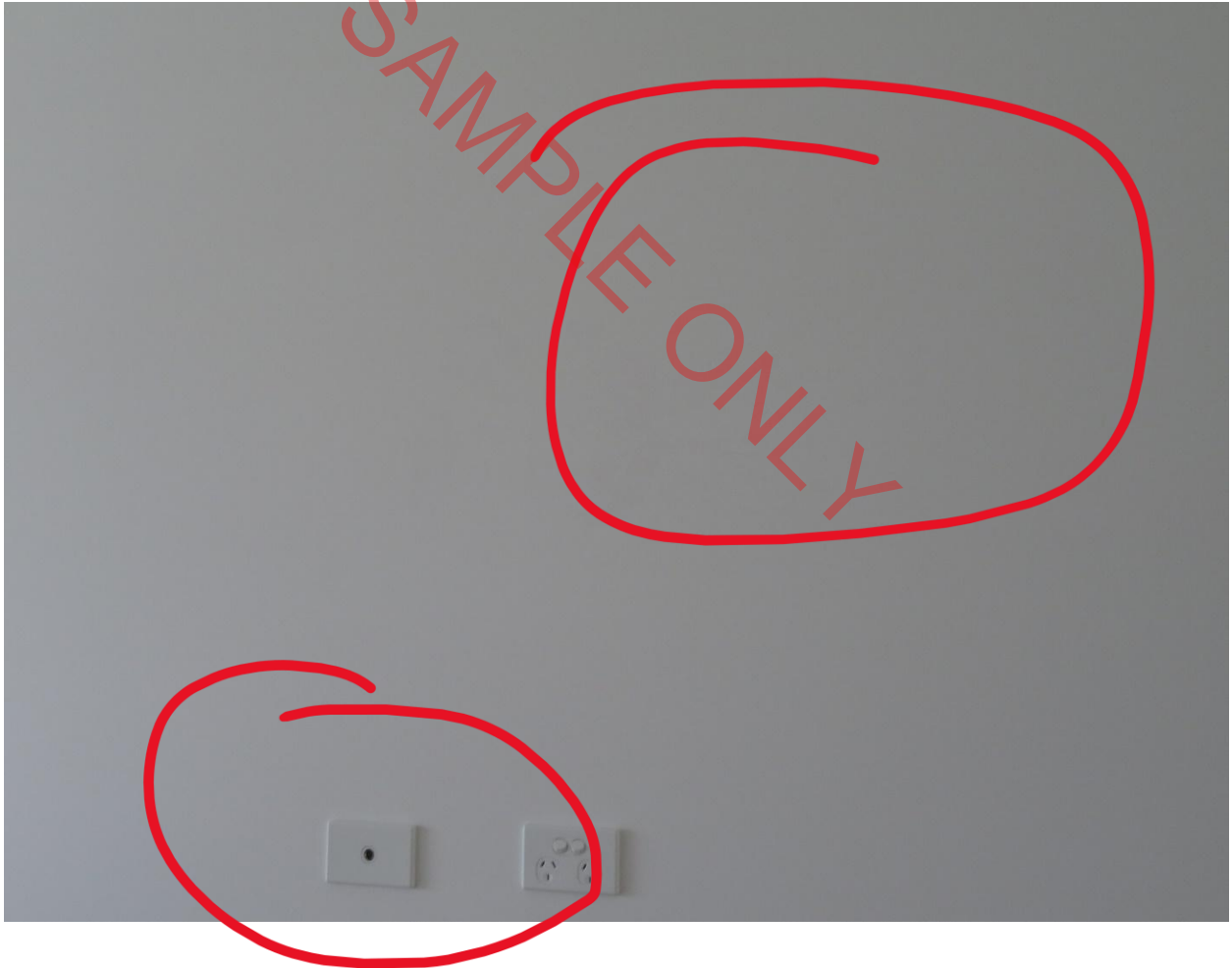


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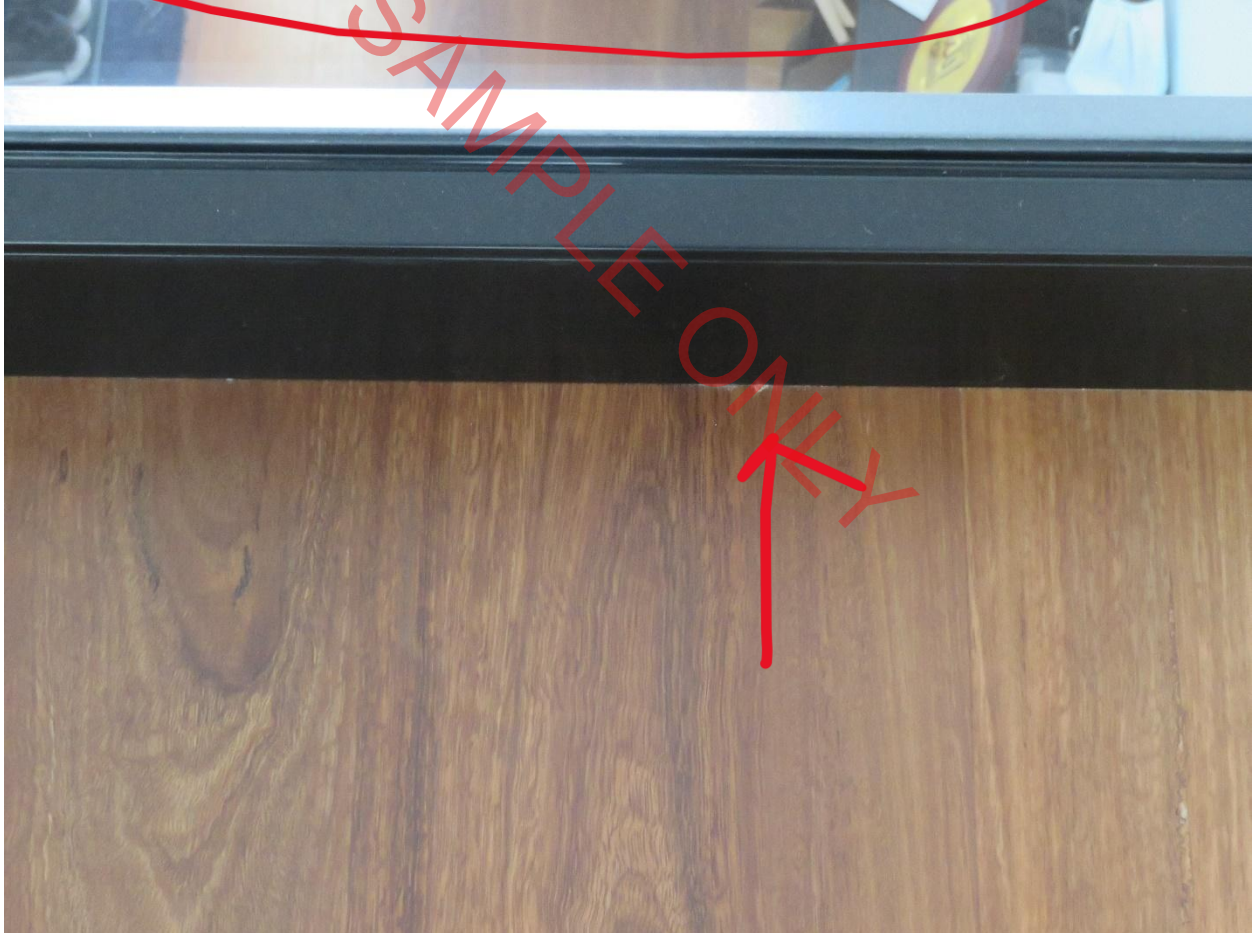




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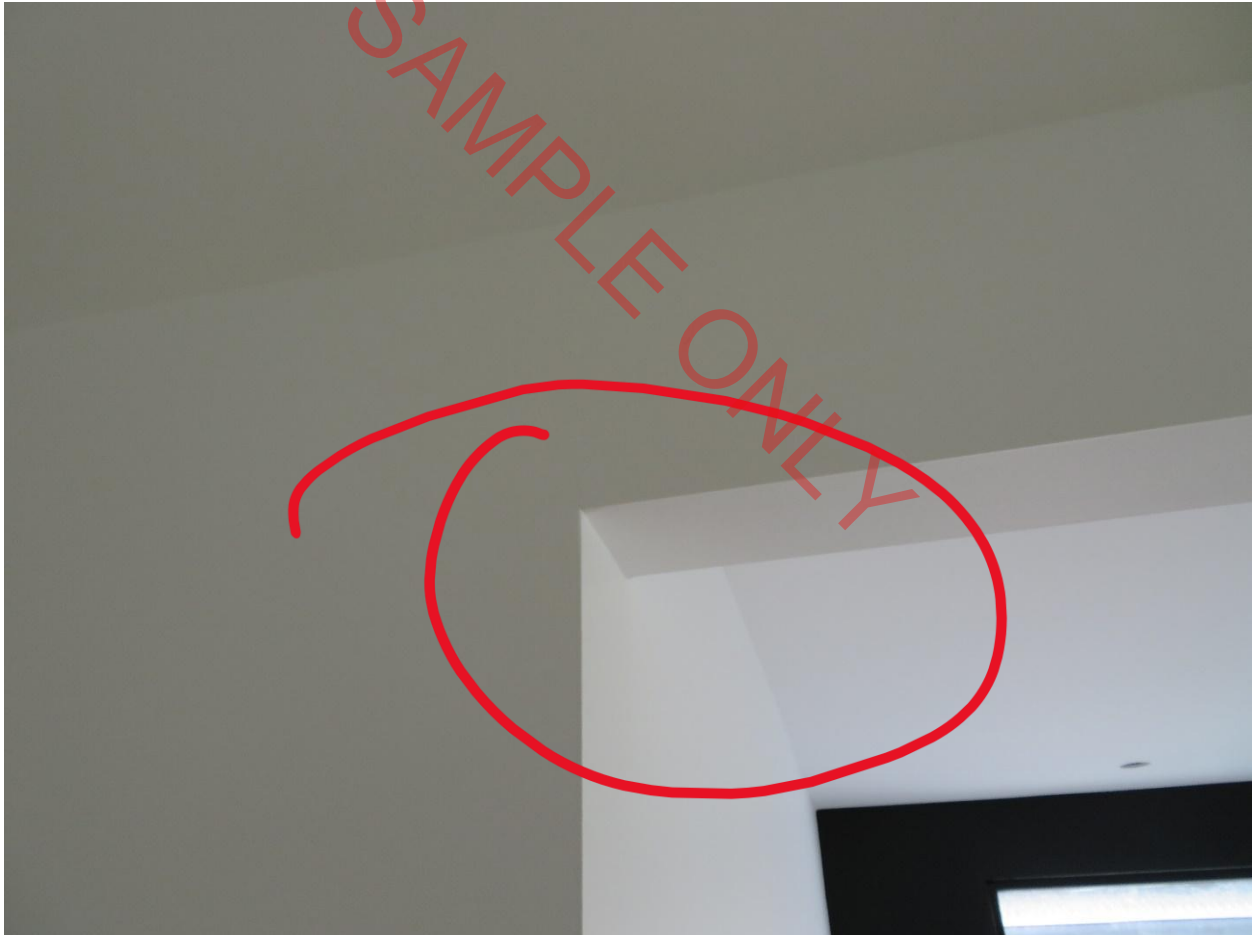
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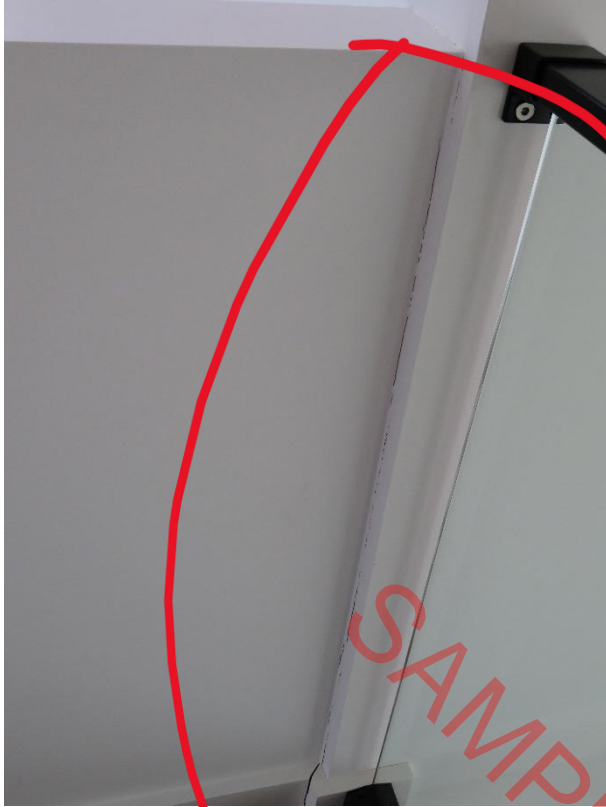
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SAMPLE ONLY



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Note:1

Location:	Final Drain and Sewer Inspection and Final Builders Clean
Finding: Information:	Please conduct final drain and camera inspection & Final Builders Cleaning is required before handover.

Conclusion - Assessment of overall condition of property

Rectification Required: YES

This report is the result of a visual inspection only and is intended to provide a reasonable confirmation of the progress and quality of the works to date and to note items that may need attention by the builder to ensure satisfactory quality of workmanship.

Should the reader of this report have any questions in relation to the items set out within it, please do not hesitate to contact me Kashif Salman on 0433620040.

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 pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential 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 falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

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

“Secondary Elements” 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.

“Major 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.

“Minor Defect” A defect other than a Major 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.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

- (b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

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'.

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: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; 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 and which has been maintained such that there has been no significant loss of strength and serviceability.

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 furniture, 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,

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recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

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.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

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 whenever 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, 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 building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) 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
- (xiv) 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.