

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

## **Handover REPORT** (hereinafter called the "Report")



**ALL INSPECT**  
All Building & Termite Inspections

**Inspection Date:** 21/01/2020

**Property Address:** 41 sample Circuit Sample QLD 4164



### **SERVICES**

**New Construction**

Slab  
Frame  
Lock-Up  
Handover  
6 Months Warranty

ALLINSPECT  
PO BOX 1104  
Park Ridge QLD  
Licence 535928  
1300254677  
ABN 66160880642

**Pre-Purchase**

Pre-Sale  
Commercial  
Rental Safety Reports  
Maintenance Reports  
Renovation Reports

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

## Special conditions or instructions

The client recognises that this is a sample report and things will be different in other reports.

## The parties

Report number:	10754
Name of Client:	Mr Sample
Name of Supervisor	Phone
Building company	Phone
Address of Client:	
Client's email:	sample@gmail.com
Client's telephone number:	0407731461
Consultant's name:	David Tacon
Consultant's licence number	535928
Consultant's mobile number:	0421235310
Company name:	ALLINSPECT
Company address and postcode:	PO BOX 1104 Park Ridge 4125
Company email:	info@allinspect.com.au
Company telephone number:	32970345      1300 25 46 77

## Section A Results of inspection - summary

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

In respect of significant items:

Evidence of Serious Safety Hazards was observed - see Section D, Item D1.

Evidence of Structural Defects was observed - see Section D, Items D2 - D21.

Evidence of Non-Structural Defects was observed - see Section D, Item D22.

### Strata or company title properties

Not applicable.

### General description of the property

Residential building type:	Detached house.
Number of storeys:	Two storey.
Smoke detectors: Safety Switch:	There were Smoke detectors and Safety Switch  IMPORTANT NOTE The adequacy and testing of smoke detectors and safety switch is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Orientation (to establish the way the property was viewed):	The façade of the building faces south. Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry. Fine
Other:	

### Primary method of construction

Main building – floor construction: Slab-on-ground.

Main building – wall construction: Brick veneer.

Main building – roof construction: Timber framed. Colourbond

### Obstructions

The following obstructions may conceal defects:

Built in furniture, wall linings/coverings, floor linings/coverings, ceiling linings/coverings.

Landscaping, Insulation, sarking, concrete paths/coverings, pipes, builders waste.

### Inaccessible areas

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Please be aware that when there is defects and incomplete areas the inspector cannot do a full inspection. We do not inspect new roofs due to slip hazard. It is a visual only

## Section D Condition Report

## 1: Serious safety hazards

## D1.1

**Where it is:** External

**What it is:** The dwelling has a Fire Attack Rating of 12.5. Must comply with AS3959

**Results:** At the time of inspection there was number of defects that do not comply with the rating of 12.5 Fire attack. The BAL was introduced to stop ember attack to dwellings rated at 12.5 needs to be rectified before handover. As per AS3959

## 5.4.2 Joints

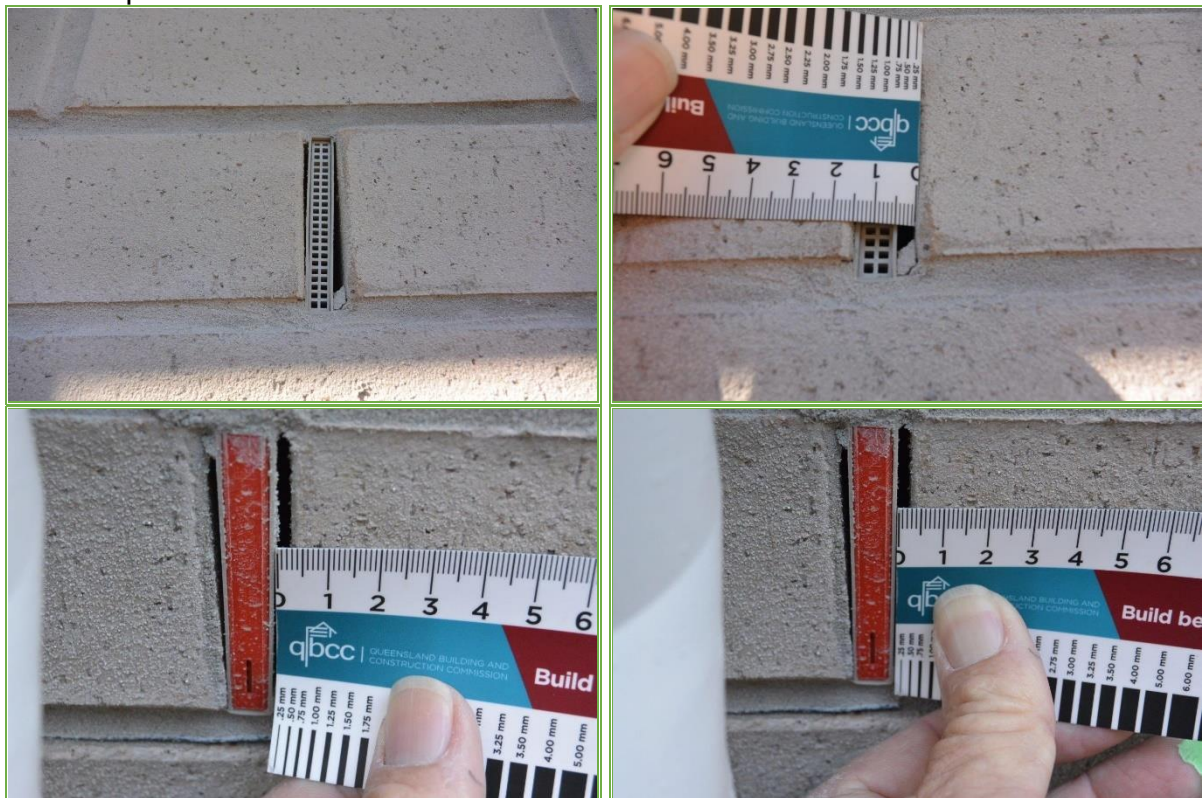
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.

Alternatively, sarking-type material may be applied over the outer face of the frame prior to fixing any external cladding.

## 5.4.3 Vents and weepholes

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

## 1. Weep holes not to BAL 12.5





## 2: Structural defects

### D2.1

**Where it is:** External

**What it is:** Stormwater pipes damage and – not deep enough.

**Results:** It appears that some of the stormwater drainage is not deep enough and damage, this will need reworking before handover.

I refer the Builder to the insert below AS 3500. 3.1.2.5 Stormwater drainage.

Where stormwater drainage system is installed, it must comply with the following:

- a) The position and manner of discharge of the stormwater drainage system must be to the satisfaction of the appropriate authority.
- b) The stormwater drainage system must be designed so that any overflow during heavy rain periods is prevented from flowing back into the building.

Explanatory information: The manner of discharge of stormwater drainage system includes consideration of discharge points. Some examples of discharge points which may be acceptable to the appropriate authority are: BCA 2010 Volume Two Australian Building Codes Board Page 102 S

**SITE PREPARATION:**

- a) A legal discharge point at the allotment boundary.
  - b) On-site catchment systems, such as stormwater tanks.
  - c) On-site soil drainage systems, such as soaker wells.
  - d) Cover to stormwater drains: the cover to 90mm Class 6 UPVC stormwater drains installed underground must be not less than
    - (i) Under soil-100mm
    - (ii) Under paved or concrete areas-50mm;or
    - (iii) Under areas subject to light vehicle traffic
- (A) Reinforced concrete -75mm; or  
(B) Paved -100mm

Explanatory information: Different depths of soil cover (or no cover at all) can be achieved using other types of pipes. The cover specified is measured from the top of the pipe to either the finished ground level or, in case of paved or concrete areas, to the underside of the paving or concrete.



**D2.2****Where it is:** External Front Yard**What it is:** Ground levels inadequate.**Results:** Ground levels are inadequate and can cause water to lay against the footings.

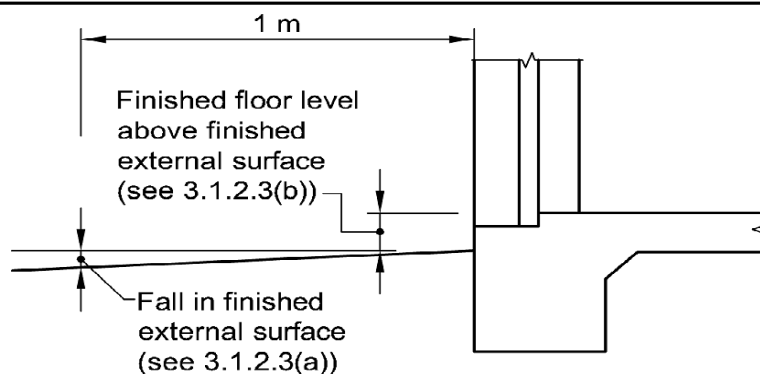
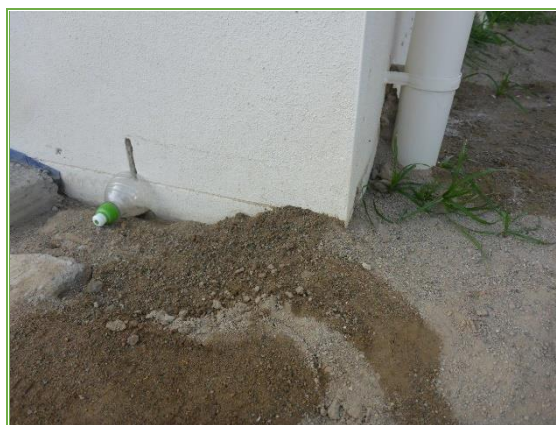
I refer the Builder to Slab-on-ground-finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.1.2.2)-

- (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well drained areas; or
- (ii) 50mm above impermeable (paved or concrete areas) that slope away from the building in accordance with (a); or
- (iii) 150mm in any other case.

Explanatory information: The appropriate slab height above the finished ground level and the slope of the external finished surface surrounding the slab may vary depending on:

1. The local plumbing requirements; in particular, the height of the overflow relief gully relative to drainage fittings and ground level (to work effectively they must be a minimum of 150mm below the lowest sanitary.
2. The runoff from storms, particularly in areas of high rainfall intensity, and the local topography.
3. The effect of excavation on a cut and fill site.
4. The possibility of flooding.
5. Termite barrier provisions.

The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and the surface water is prevented from ponding under the building. (See Figure 3.1.2.3)

**Figure 3.1.2.2****SITE SURFACE DRAINAGE****Section**



## D2.3

**Where it is:** External

**What it is:** Brick over-hang.

**Results:** The brick over hang to the dwelling needs to be supported. The BCA, part 3.2.2.7 calls for a maximum overhang of 15 mm. All must be reworked and supported in accordance with AS 2870 prior to handover.

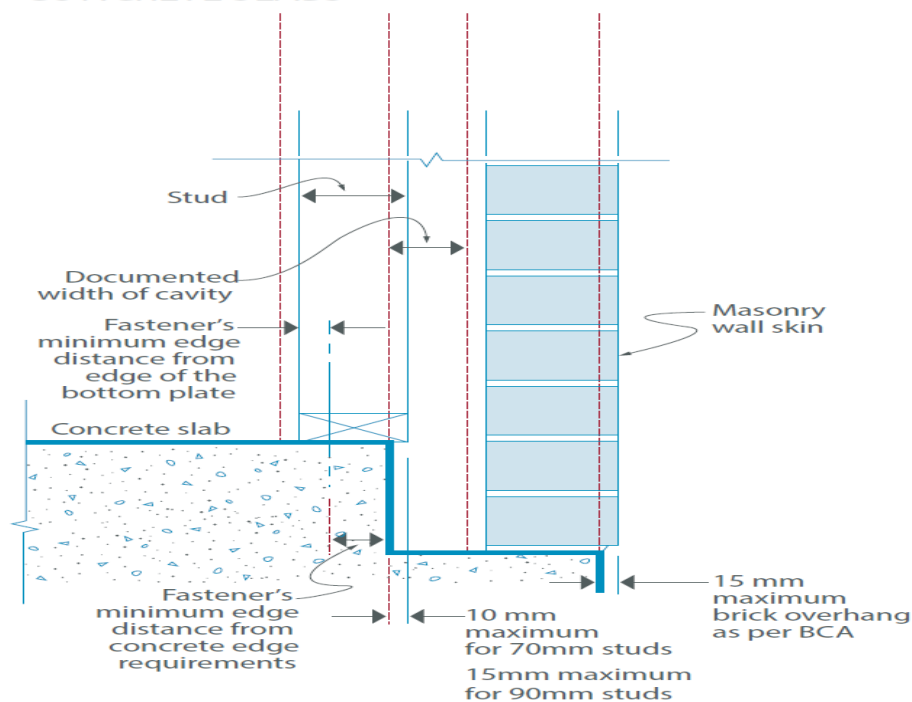
### 3.2.2.7 Edge rebates

Edge rebates for slab-on-ground, stiffened raft or *waffle raft* with masonry *cavity* or veneer construction must comply with the following:

- (a) The rebate must not be less than 20 mm, except as provided for in **(d)**.
- (b) Exterior masonry must not overhang more than 15 mm past the edge of the slab.
- (c) The edge rebate must be flashed and drained in accordance with **Part 3.3.4** and where it cannot be flashed it must be filled with mortar.

Refer Figure 4.11

**BOTTOM PLATES THAT OVERHANG CONCRETE SLABS**



## D2.4

### Where it is: Slab

**What it is:** There are large areas of open concrete voids to the slab edge. These areas are now showing the exposed reinforcement bars and that the slab has not been mechanically all compacted in areas as per the requirements of AS 2870. It is clear that the steel was not installed with the minimum concrete coverage area as per the mandated requirements of the BCA. I refer all to part 3.2.3.2. and AS 2870, part 6.4.7 and Part C6.1 that calls for the vibration in the 4<sup>th</sup> paragraph of that clause.

### 3.2.3.2 Steel reinforcement

- (d) Footings and slabs-on-ground must have concrete cover between the outermost edge of the reinforcement (including ligatures, tie wire etc.) and the surface of the concrete of not less than:
- (i) 40 mm to unprotected ground.
  - (ii) 30 mm to a membrane in contact with the ground.

The builder must:

- Seek engineering process and design for rectification of this defect **form 15**.
- Send the engineer to the site surveyor for approval **form 16**.
- Have the site Engineer witness the repair of the slab to ensure that the builder has carried out the works in accordance with the process's and rectification statements in the engineering documentation.
- Satisfy the defect has not been hidden by placing soil over the edge-beam of the slab.
- Copies of the engineering documentation sent to our client.





**D2.5**

**Where it is:** External Meter Box & Hot Water System

**What it is:** No Head flashings and wide gaps.

**Results:** It was noted at the time the inspection that I was unable to detect the head flashings above the meter box and gas hot water system. Either expose the DPC flashings above the meter box and hot water system or install them. I refer the builder to the BCA, page 220, part 3.3.4.7, under the heading of *Location of flashings*. At the time of inspection, it was noted that there are gaps in the render near the hot-water system that need to be closed off. The gaps either require caulking or depending on the opening, an infill installed. The infill will need to be coloured the same as the render. Any caulking must also match the exterior colour. this to be rework before Handover.

### 3.3.4.7 Location of flashings

A *flashing* must be provided—

- (a) where the *cavity* of a *cavity* masonry or masonry veneer wall is interrupted by a structural element (other than a wall tie), opening or the like; and
- (b) within the cavity where a roof abuts a *cavity* wall and an external masonry leaf or veneer becomes a wholly or partly internal wall; and
- (c) from an external masonry leaf or veneer onto an abutting roof; and
- (d) at the base of a *cavity* where—
  - (i) there is no other means of dispersing water from within the *cavity*; and
  - (ii) the external masonry has not been waterproofed in accordance with 3.3.4.12(a); and
- (e) from a masonry chimney onto the abutting roof.



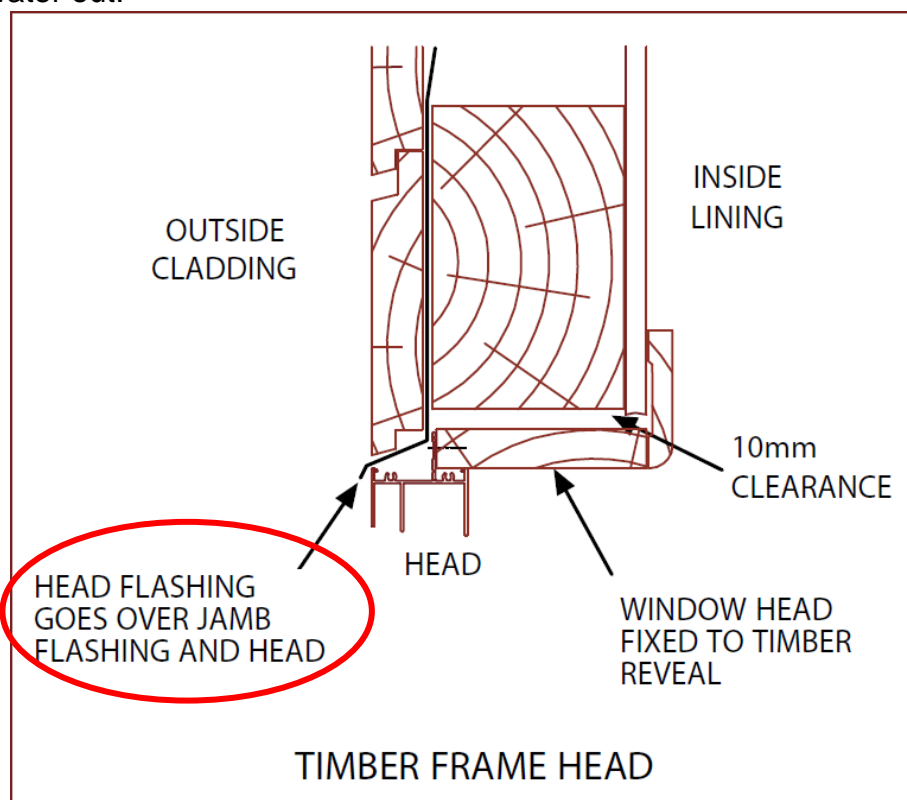
**D2.6****Where it is:** Front Windows**What it is:** It appears the window have no header flashing installed

**Results** It was noted that windows don't have header flashing installed for weatherproofing. All needs to be reworked before handover and Deemed-to-Satisfy Provisions are an optional means of achieving compliance with the mandatory Performance Requirements of BCA/NCC. The Australian Window Association (AWA)

**Head Flashing**

Provided to stop water wetting the inner skin by bridging across the window or door head.

Provided above any wall penetrations not specifically designed to stop water reaching the inner skin, ie; exhaust fans and ventilation ducts. Must project horizontally a minimum of 150mm both sides past the opening. Must be of approved materials to AS2904. Must be provided with weep holes to let the water out.



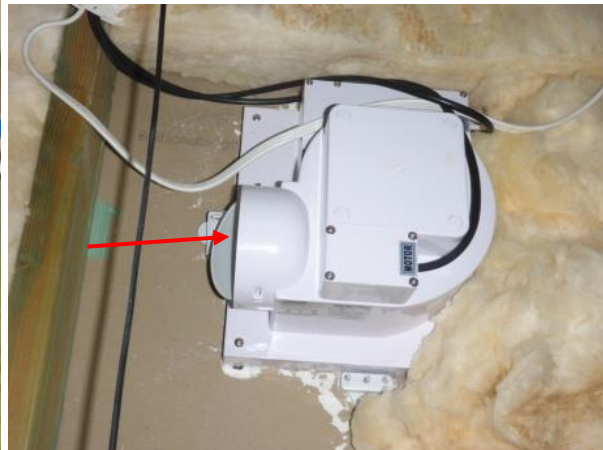
**D2.7**

**Where it is:** Internal Ensuite

**What it is:** Mechanical Ventilation needs to be ducted or vented.

**Results:** There is no ducting or venting from the mechanical ventilation this will need to be rectified before handover. I refer the Builder to the B.C.A section 3.8.5.2 sub section (c) outlines the requirements of a builder in relation to ventilation of a sanitary compartment. The sanitary compartment on this dwelling needs to be mechanically vented, via a ducting system, to the external of the building. This item needs to be rectified. 3.8.5.2 Ventilation Requirements: ventilation must be provide to a habitable room, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose by any of the following means: (a) Permanent openings, windows, doors or other devices which can be opened.

- (i) With an aggregate opening or openable size not less than 5% of the floor area of the room required to be ventilated; and An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry, or bathroom provided contaminated air exhausts
- (ii) Directly to outside the building by way of ducts; or
- (iii) Into a roof space that- is (A) adequately ventilated by open eaves, and/or roof vents; or (B) is covered by roof tiles without the sarking or similar materials which would prevent venting through the gaps between the tiles.

**D2.7**

**Where it is:** Internal.

**What it is:** It was noted at the time of inspection that the control joint does not continue through the cornice. This will need to be rework so that the control joint continues through to comply with the standard AS 2589 see insert.

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AS/NZS 2589:2017

**3.4 CONTROL JOINTS**

Control joints and their positioning shall be determined at design stage and included on relevant specifications and diagrams including accurate details for installation.

Control joints shall be provided at not more than 12 m intervals in either direction for internal walls and ceilings, and at not more than 6 m intervals in either direction for external ceilings. Where a control joint is required in a wall or ceiling it shall be continuous through battens and mouldings, such as cornices, in order to maintain continuity. Additionally, control joints shall coincide with movement joints in the substrate and with a change in substrate material.

Control joints shall be capable of accommodating the magnitude of the following expected movement:

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## D2.8

**Where it is:** Bathrooms

**What it is:** Shower nook not draining away and the waste is too high water will not drain away, and lippage more than the allowable rate.

**Results:** It was noted at the time of inspection after testing the shower, the nook and base appears to be holding water and there are tiles that are level and have some back fall to the wall and waste is too high, this is preventing the water from draining to the floor waste, this will need to be reworked to the minimum standard set out as per, I refer the Builder to, 103 AS 3958.1-2007 Appendix D FALLS IN FLOOR FINISHES D1 General.

The primary consideration for falls in finishes is to ensure water does not remain on the finished floor in a manner that can adversely affect the health or amenity of the occupants or deteriorate building elements. Falls in finishes should ensure water exits the area at the floor waste or doorway if that is the designed exit point (e.g. laundry door to exterior) **Water should not pond** on the finished floor, with the exception of residual water remaining due to surface tension.

**D2 FACTORS AFFECTING FALLS:** The ratio of fall achieved in a floor may vary depending upon the

- a) Finished height requirements at doorways;
- b) Heights of fixtures or fittings;
- c) Dimensions' of the tiles used, adequate falls become more difficult to achieve as the size of the tiles used increase;
- d) Area of the floor to be drained; and
- e) Requirements of a person with disabilities.

## D3 FALL RATIOS

The recommended ratio of fall within a shower area is between 1:60 and 1:80

The recommended ratio of fall in other areas is between 1:80 and 1:100

In some circumstances the fall in the floor finishes in the same area may vary. Where falls steeper than 1:100 are not achievable, the effectiveness of the floor drainage should be confirmed to ensure it meets the primary consideration set down in Paragraph D1 AS 3740 D1 General.

**B3 FALL RATIOS:** Clause 3.4 specifies that a fall ratio of 1:100 in shower areas.

**B4 DIAGONAL CUTTING OF TILES** may be required in the area around the waste to achieve the required falls, sufficient drainage and to ensure lipping is kept within the guidelines of AS 3958.1.

As per AS 3958.1, lippage between tiles must be restricted to 2 mm maximum

#### 5.4.6 Tile finish and joints

The recommendations for tile finish and joints are as follows:

- (a) When measured with a straightedge, the finished surface of the tiling should be flat and true to within a tolerance of  $\pm 4$  mm in 2 m from the required plane. The lippage between two adjacent tiles should not exceed 2 mm. In the case of tiles where the surface has been ground flat, for example polished tiles, the lippage should not exceed 1.5 mm, and for joint widths of 3.0 mm or less the lippage should not exceed 1.0 mm.



**D2.9****Where it is:** Main Bathroom**What it is:** Top of the tiles have gaps. This will allow moisture/water to penetrate behind fittings/linings and cause unhealthy conditions and damage into concealed spaces.

The BCA part F2.4.1, P2.4.1 and O2.4.1 call for all wet areas, or a like to be fully sealed to all parts. This will need to be reworked and rectified before handover as this is a health hazard.

**OBJECTIVE****O2.4.1 Wet areas**

The *Objective* is to safeguard the occupants from illness or injury and protect the building from damage caused by the accumulation of internal moisture arising from the use of *wet areas* in a building.

**FUNCTIONAL STATEMENT****F2.4.1 Wet areas**

A building is to be constructed to avoid the likelihood of—

- (a) the creation of any unhealthy or dangerous conditions; or
- (b) damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.

**PERFORMANCE REQUIREMENT****P2.4.1 Wet areas**

To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating—

- (a) behind fittings and linings; or
- (b) into concealed spaces, of sanitary facilities, bathrooms, laundries and the like.



### 3: Non-Structural defects

1. It was noted that the ridge capping has been poorly installed and is defective. This will need rework before handover, not in an appropriate, skilful way or with reasonable care and skill listed below:

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

**Standard of work and exercise of care and skill**

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

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





2. The Colourbond gutter to the dwelling is defective and is holding water which needs to be reworked. The gutter is bowed to the side of the dwelling; this will need to be replaced as the manufacture did not make the guttering bow out of shape.

I refer the builder to BCA 3.5.2.4 Installation of gutters.

#### 3.5.2.4 Installation of gutters

(a) Gutters must be installed with a fall of not less than—

(i) 1:500 for eaves gutters, unless fixed to metal fascia; and

(ii) 1:100 for box gutters.

(b) Eaves gutters must be supported by brackets securely fixed at stop ends and at not more than 1.2 m centres.

All must be made as new prior to handover and fit for purpose.





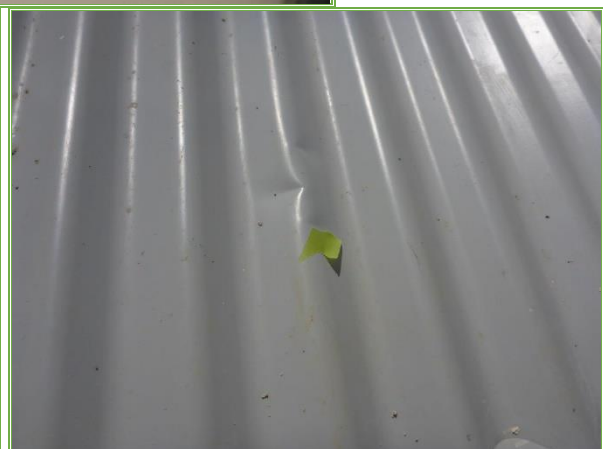
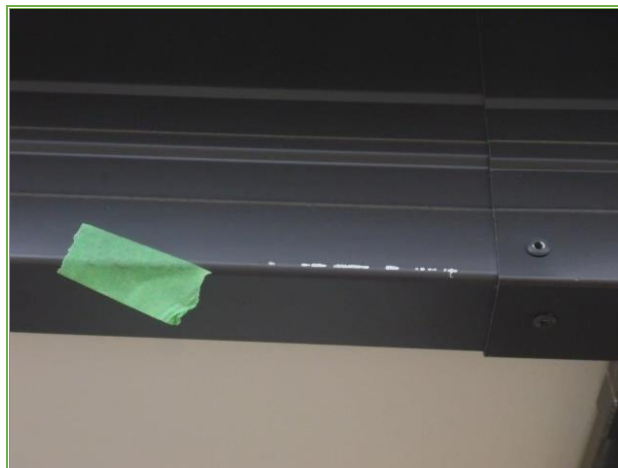
3. The roof sheets and guttering has scratches/marks and the roof sheeting has marks caused during the carrying out of building work. Roofs and Guttering are defective if they are dented or mark in the first 12 months of completion, this will need to be rectified. We refer the Builder to Below

**QBCC Standards and Tolerances. 7.3 Roof cladding**

Within 12 months from date of completion of the works, staining, folds, splits, dents, open joints between panels, cracking and other distortions in roof cladding, are defects if they are visible from a normal viewing position at ground level or an upper floor level,

Roof cladding and/or flashings screws and other fixings are defective if they do not comply with the corrosion resistance provisions of the BCA for the exposure conditions of the site.

Roof cladding and/or flashings, screws and other fixings are defective if they have not been installed in accordance with the requirements of the BCA and manufacturer's installation instructions.



4. Substandard finished to the render in a few areas, and substandard finish on the paint in some external areas. This will need rework before handover as marked. Not in an appropriate, skilful way or with reasonable care and skill.

**QBCC Tolerance & Standards 10.2 Cracking and other blemishes in external rendered surfaces on masonry substrate**

Assess crack categories and defects in external rendered surfaces on masonry substrate in accordance with Table 4.2. Category 0 and 1 cracks are not defects. Category 2 cracks are defects if they are identified within 12 months from the date of completion of the work.

Within the first 12 months after completion of the work, obvious spot rust marks, due to the composition of the material and other blemishes, are defects if they are visible from a normal viewing position.

**QBCC Standards and tolerances 13.2 Surface finish of paintwork**

Within the first 12 months after completion of the work, paintwork is defective if application defects or 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, uniformity of gloss level and other irregularities are visible in the surface from a normal viewing position.





5. Substandard finish on the cladding with gaps, open joints. This will need to be rectified before handover. Not in an appropriate, skilful way or with reasonable care and skill.

#### **Standards & Tolerances 6.2 Wall cladding**

Within the first 12 months of completion of the work, staining, folds, splits, dents, **open joints** between panels, cracking and other **distortions in wall cladding, are defects** if they are visible from a normal viewing position at ground level or an upper floor level. Within 6 years and 6 months from completion of the work, the wall cladding is defective if it compromises the structural adequacy of the wall or building, allows water penetration into the building or compromises the health and safety of those who use the building.



6. External wall mortar voids/holes and a hole in the brick. This will all need to be rectified before handover.

#### **QLD Standards & Tolerances 4.10 Voids and holes in mortar**

Within 12 months from date of completion of the work, voids and holes in mortar in masonry walls, excepting weepholes and vents, are defects if they are visible from a normal viewing position.



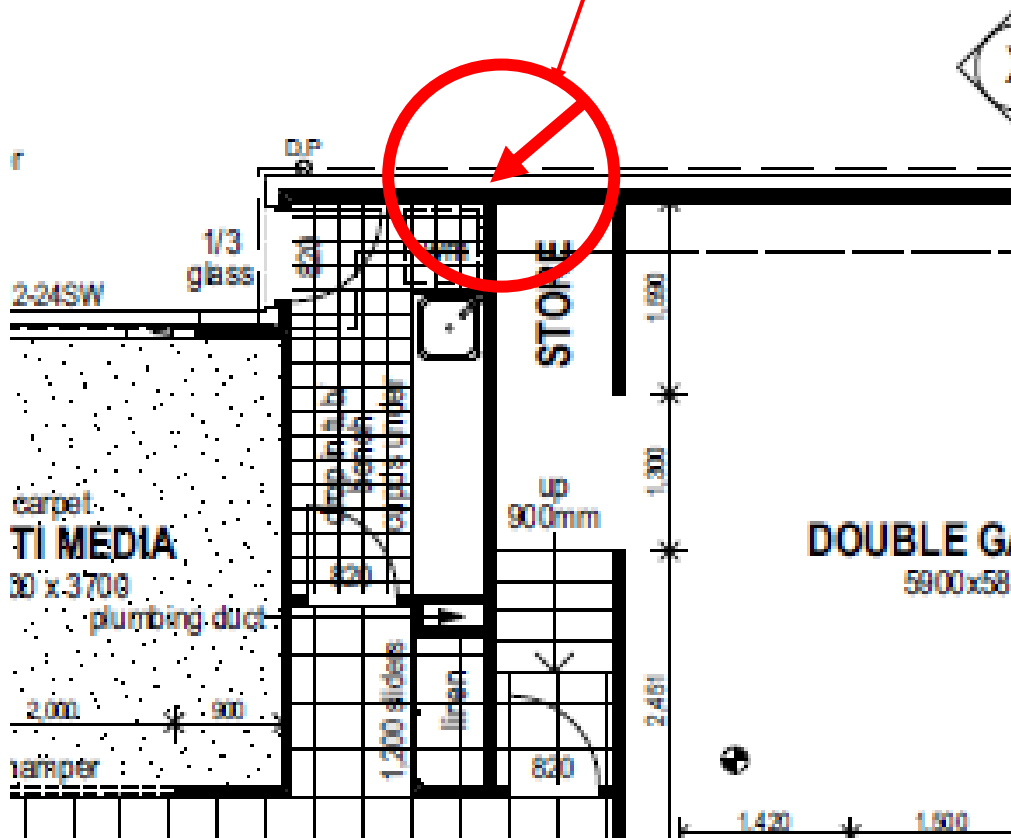
7. Substandard finish to the wall not as per plan showing flush to the concrete, the front elevation, as well as the air-con not as per plan. This will all need reworking to bring it up to a suitable standard that is acceptable before handover. Not in an appropriate, skilful way or with reasonable care and skill.

**Section 24 Schedule 1B of the Queensland Building and Construction Commission Act 1991 ('QBCC Act'). Division 3—Implied warranties for particular contracts**

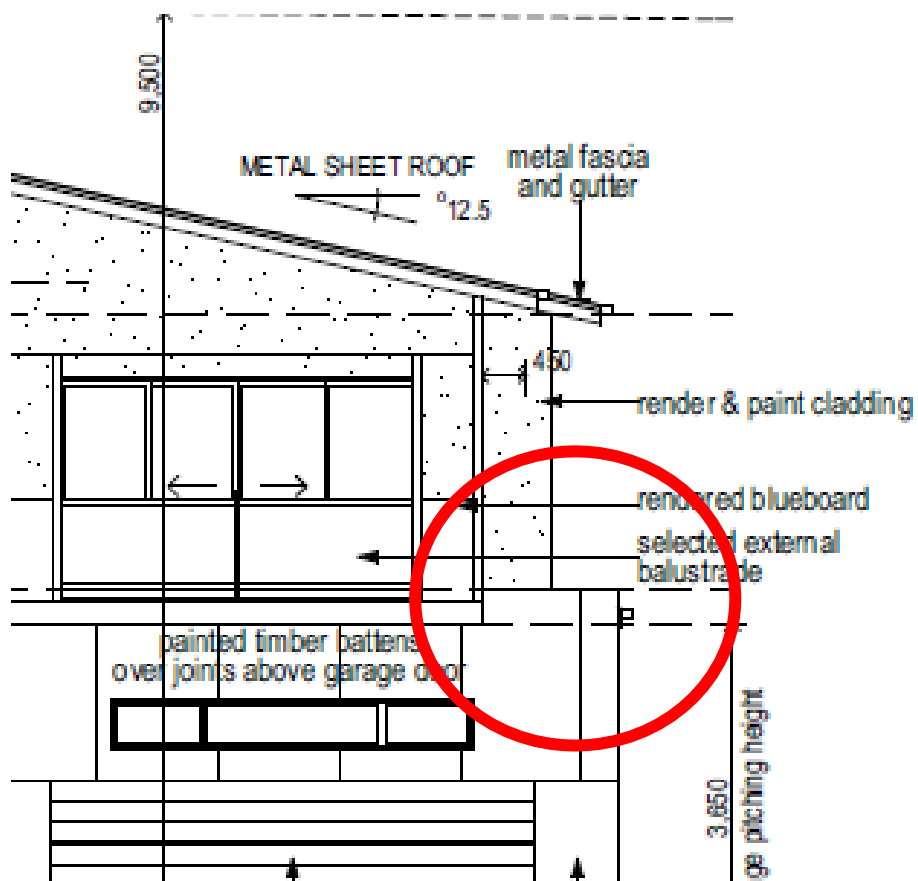
**Adherence to plans and specifications**

**45.(1)** This section applies to a regulated contract if plans and specifications form part of the contract.

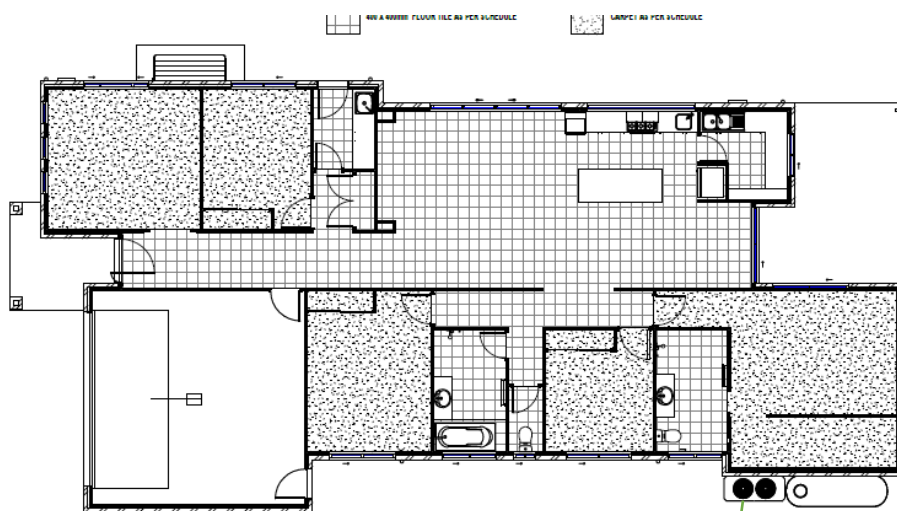
**(2)** The building contractor warrants the subject work will be carried out in accordance with the plans and specifications.



Front Elevation







**BUILDING PERMIT  
PLATINUM BUILDING APPROVALS**  
Brian Downing  
Building Certifier Registration No: A1149441  
Approval 1590-Arch plans REVC.pdf

Correct

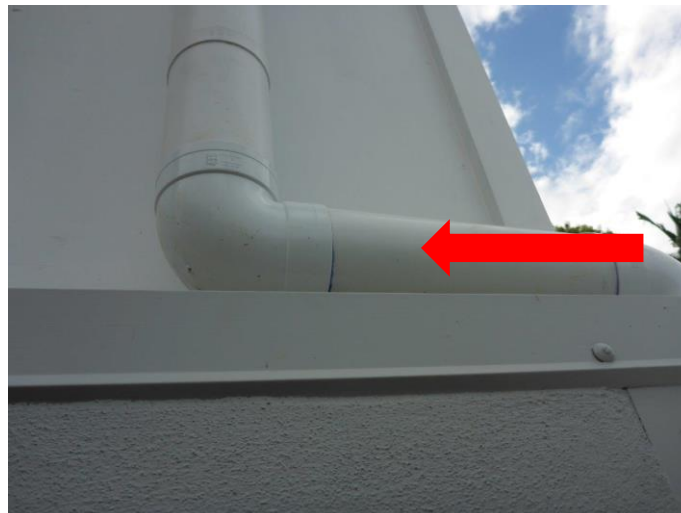
SIGNATURES  
H. Maheshwari  
OWNER  
N.P.

8. Some of the stormwater pipes have not been painted, this needs to be rectified before handover. We refer the Builder to the insert:

The installation of the storm water plumbing system is regulated under AS3500.3

In section 2.3 and section 2.4.4 of this Australian Standard it clearly states that materials and products used in a plumbing and sanitary installation shall be selected to ensure satisfactory service for the life of the installation.

Note the requirements in section (c). Note section (a) in 2.4.4 The white PVC storm water pipes that are exposed to direct sunlight is not UV rated and MUST be protected from direct sunlight. The pipes must be painted in a UV rated paint in a colour that matches the downpipe. Polyvinyl chloride (PVC) pipes and fittings as specified in AS 1254, AS/NZS 1260. AS 1273. AS/NZS 1477 and AS/NZS 2179.2 (Int) shall where exposed to direct sunlight, have resistance to UV radiation or alternatively be protected in accordance with AS 2032. This Australian Standard is called for in the BCA and the NCC and is adopted.



9. The water tank is hard against the brick wall.

This is creating a Bridging and Breaching of termite management, this will need to be reworked to comply with insert below

DEEMED TO SATISFY REQUIREMENTS AS 3660.1:2014

## SECTION 2 DESIGN REQUIREMENTS

### 2.1 SCOPE OF SECTION

This Section sets out the design requirements for termite management systems for new building work.

### 2.2 ATTACHMENTS AND ITEMS ADJACENT TO BUILDINGS

Attachments to buildings such as downpipes and service pipes shall have a nominal gap, to allow **clear and uninterrupted visual inspection** across the inspection zone.

Attachments and items adjacent to buildings such as steps, verandas, porches, access ramps, carports, trellises, decks, hot-water systems, air conditioners, downpipes, service pipes, or similar attachments, shall be separated from the building by a gap of at least 25 mm, to allow clear and uninterrupted visual inspection across the inspection zone.

NOTE: Sufficient clearance and access should be provided between any building and adjacent items **to allow for inspection and maintenance.**

Where attachments or structures abut a building and there is no clear gap, the system shall be provided or extended to the attachment so that a continuous inspection zone is preserved.

Where a plate or grid is used to cover the gap (e.g. for providing wheelchair access), it shall be detachable.

### 2.3 ELEMENTS THAT BRIDGE OR BREACH TERMITE MANAGEMENT SYSTEMS

Structures, fixtures or fittings attached to a building **shall not bridge or breach** a termite management system unless that attachment is also provided with a termite management system.





10. The IO pipe and Water Meter Box have been damage caused during the carrying out of building work, all will need to be rectified and present as new at handover, listed below:

### **QBCC Standards & Tolerances 1.5 Responsibility to rectify**

Contractors do not have to rectify damage caused by the owner's actions or inactions or those of other people engaged by the owner. Contractors will be liable to repair any consequential damage caused by, or as a consequence of carrying out building work on a residential building site or to a residential building on an adjacent site.

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

### ***Division 2—Implied warranties for all contracts***

#### **Suitability of materials**

**42.(1)** The building contractor warrants that all materials to be supplied for use in the subject work—

- (a) will be good and, having regard to the relevant criteria, suitable for the purpose for which they are used; and
- (b) unless otherwise stated in the contract, **will be new.**





11. External cleaning required, there are areas with excessive over-painting, stains/mortar smears all will need to be cleaned off before handover. Not in an appropriate, skilful way or with reasonable care and skill.

**QBCC Standards and Tolerances 4.8 Masonry facing**

Within the first 12 months from completion of the work and unless documented otherwise, masonry faces are defective if they are not cleaned and free of excess mortar or stains when viewed from the normal viewing position.

**QBCC Standards and Tolerances 4.12 Cleaning, mortar smears and stains**

Within the first 12 months from completion of the work, stains, mortar smears and damage caused by cleaning are defects if they are visible from a normal viewing position.

**QBCC Standards and tolerances 13.2 Surface finish of paintwork**

Within the first 12 months after completion of the work, excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges is a defect.





12. Tiles are not supported in a proper workmanlike manner

As per AS 3958.1, all tiling installed must be supported. I noted that porch tiling has an over lipping of about 25mm. That is 25mm of unsupported tile hanging over the edge. This will need to be re-worked before handover.

AS 3958.1—2007

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## 5.6 INSTALLATION OF CERAMIC TILES WITH ADHESIVE

### 5.6.4.3 Distribution

- The coverage should be sufficiently distributed to give full support to the tile with particular attention to this support under all corners and edges of the tile.

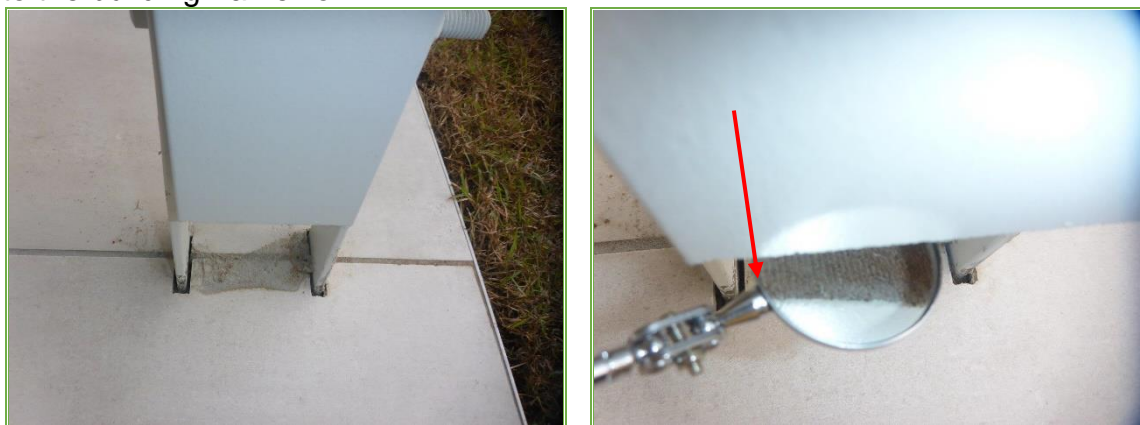
Expressing contact coverage as a percentage alone presents some problems. For example, 80% coverage on a floor tile is not generally acceptable if a significant portion of the tile (e.g., one edge) is left without any adhesive. To assist, in the absence of the specific instructions from the adhesive manufacturer, Figure 5.6 illustrates a guide for satisfactory contact coverage.



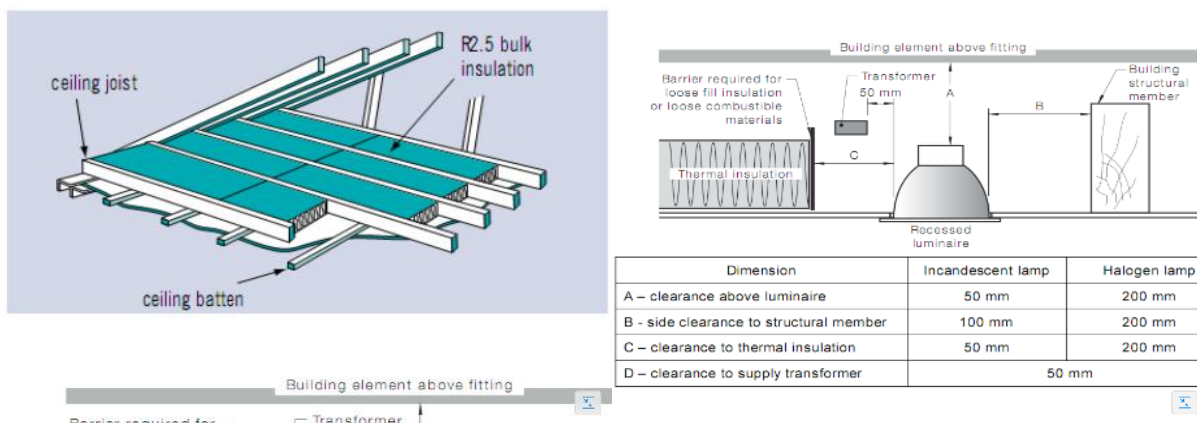
13. End grains need to be fully painted, completed before handover

### As per AS 2311 2.2.3 Painting end-grain

During wetting or drying the rate of water movement along the grain of timber is extremely rapid compared with the rate of water movement across the grain. This explains why cracking often begins at the unsealed cut ends of butt and mitre joints and at the bottom edge of vertical boards. Design should make provision for the protection of all end-grain of external timber. To retard the ingress of moisture, exposed timber cladding should be coated all round before being attached to the building framework.



14. Roof void: Insulation is defective this will need to be rectified before handover. Other trades appear to have removed batts from their work areas with little regard for the information inserted below. Note that batts must be installed up to the 50 mm area around protected down lights. The insulation needs to be reworked so as to be installed in a manner that complies with AS 3999 with all areas covered and the batts flush to the top of the plaster. The inserted diagrams demonstrate the minimums that must be achieved. These diagrams are basic and easily to adhered too. Installing insulation Installation guidelines. It is vital that insolation is installed with careful attention to detail, as incorrect or inappropriate installation will significantly decrease performance. For instance, failure to but all ends and edges of batts to give a snug fit could result in 5% of the ceiling area not been covered, losing up to 50% of the potential insulation benefits.



15. Doors substandard installation with door margins not even and binding as marked. This will need to be reworked before handover, I refer the builder to the insert below

#### **QBCC Standards and Tolerances 9.4 Internal door clearances**

With the exception of fire doors and unless documented otherwise, the installation of doors is defective, if within 12 months of completion of the work, clearances between door leaves and frames and between adjacent door leaves are not uniform and within 1 mm of the documented dimension. Within the first 12 months after completion and if not otherwise documented:

- a) A clearance between door leaves or between a door leaf and the frame is defective if it is less than 2 mm or greater than 5 mm in width
- b) Unless additional clearance is required for removable toilet doors or air ventilation, a clearance between the door and the floor finish is defective if it is greater than 20 mm after installation of the floor covering.

#### **QBCC Standards & Tolerances 9.5 Distortion of doors**

Door leaves are defective if, within 12 months of completion of the works, they twist or bend to the extent that the door will not properly close, latch or lock.

Door leaves are defective if they allow water penetration into the building under weather conditions anticipated by the BCA.

#### **QBCC Standards & Tolerances 9.7 Operation of windows and doors**

Within the first 12 months after completion of the work, doors and windows are defective if they bind or jam as a result of the contractor's poor workmanship.





16. Some of the internal doors as marked appeared to be staved of paint coverage, all will need to be reworked before Hanover.

AS 2311 states:

#### C4 FINAL INSPECTION

The final inspection should ensure the following where appropriate:

- (a) The painted surface shows—
  - (i) uniformity of gloss, colour and opacity;
  - (ii) correct range of dry film thickness of paint;
  - (iii) freedom from painting defects such as—
    - (A) tackiness and paint application defects; and

- (B) brush marks, roller coater marks, spray application defects and those irregularities in texture, which are inconsistent with good trade practice.

NOTE: Differences in appearance will occur; however, where such differences are not clearly discernible from a distance of typically 1.5 to 2 m the finish is usually considered acceptable. Joinery should be also inspected for the presence of light surface grit or coarse particles which may only be identified by touching the surface.

- (iv) General cleanliness and absence of disfigurement, related to paint application.

NOTE: Surfaces, fixtures and fittings should be checked to ensure that they have been masked or removed, and that all paint spills or stains have been removed as set out in the specifications.

- (b) The surrounding area is clean, tidy and undamaged, and all of the paint contractor's materials, equipment and debris related to the work performed, are removed from the premises or site.





17. There are internal areas that have been damage caused during the carrying out of building work, all will need to be rectified and present as new at handover, listed below:

### **QBCC Standards & Tolerances 1.5 Responsibility to rectify**

Contractors do not have to rectify damage caused by the owner's actions or inactions or those of other people engaged by the owner. Contractors will be liable to repair any consequential damage caused by, or as a consequence of carrying out building work on a residential building site or to a residential building on an adjacent site.

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

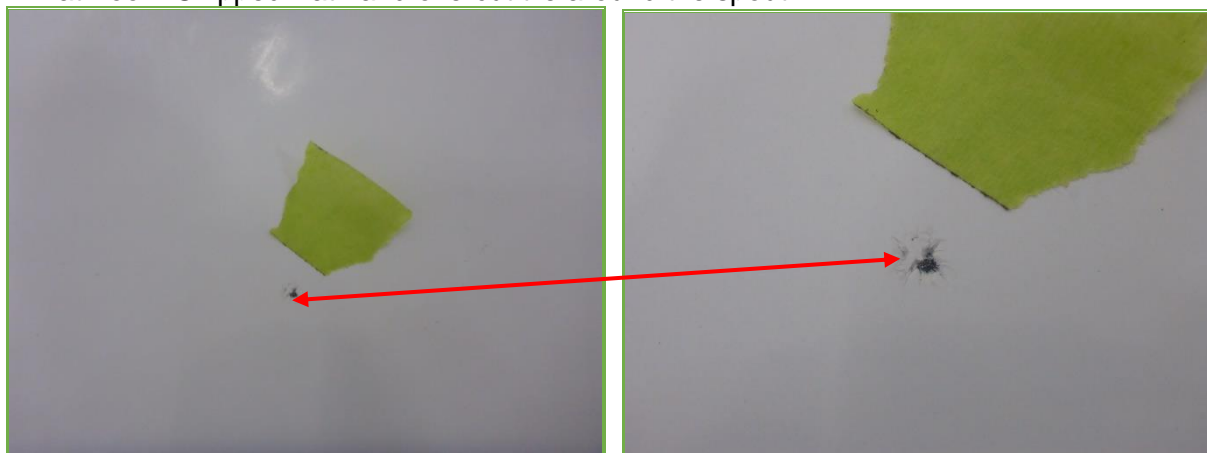
### ***Division 2—Implied warranties for all contracts***

#### **Suitability of materials**

**42.(1)** The building contractor warrants that all materials to be supplied for use in the subject work—

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- (b) unless otherwise stated in the contract, **will be new.**

A. Bathroom Chipped Bath and overcut tile around the spout.



B. Ensuite shower flick-mixer damaged



18. Poorly applied and missing silicon.

This will need to be reworked and finished before Handover.

Kitchen bench missing silicon and behind vanities, behind bath missing silicone. All needs to be reworked and completed before handover.

**QBCC Standards & Tolerances 11.9 Sealing around benches and items installed in benches**

Within the first 12 months after completion of the work and where required, junctions between bench tops and adjoining surfaces are defective if they are not sealed with an agreed or suitable flexible sealant of matching colour. Within the first 12 months after completion of the work, sealing around items such as sinks, hand basins etc., is defective if the joint leaks, or if it is not carried out in accordance with the manufacturer's installation instructions.



19. No (durable notice) has been installed in the kitchen cupboard this will need to be installed before handover. I refer the Builder to BCA 2010 Volume Two Australian Building Codes Board 117 3.1.3.2 (b) At least two durable notices must be permanently fixed to the building in prominent locations, such as in a meter box and a kitchen cupboard or the like, indicating-

- i. The method of termite risk management; and
- ii. The date of installation of the termite management measures; and
- iii. Where a chemical Authority label; and
- iv. The installer's or manufacture's recommendations for the scope and frequency of future inspections for termite activity. (B) A durable notice must be permanently fixed to the building in prominent location.

20. Paint Touch-ups required; general paint defects as marked to be completed before handover.

**QBCC Standards and tolerances 13.2 Surface finish of paintwork**

Within the first 12 months after completion of the work, paintwork is defective if application defects or 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, uniformity of gloss level and other irregularities are visible in the surface from a normal viewing position.



21. Internal cleaning required, there are areas with excessive over-painting, stains/mortar smears as marked, all will need to be cleaned off before handover. Not in an appropriate, skilful way or with reasonable care and skill.

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. Building sites are defective if, upon handover, they are not clear of building debris. 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.

**QBCC Standards and tolerances 13.2 Surface finish of paintwork**

Within the first 12 months after completion of the work, excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges is a defect.





## Section E Conclusion

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

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## Section F Important note

Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

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

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## Section G Certification

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

Authorised Signatory: *David Tacon*

Name: David Tacon Date of Issue: 21 January, 2020