



# PRE HANDOVER INSPECTION REPORT & DEFECTS LIST

Lot 310 Sample Bvd, Rockbank

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## CLIENT & PROPERTY DETAILS

<b>Client Name(s):</b>	Mr & Mrs Sample
<b>Subject Property:</b>	Lot 310 Sample Bvd, Rockbank
<b>Builder:</b>	Mediocre Homes
<b>Dwelling Type:</b>	Double Storey
<b>BCA Classification:</b>	1a & 10a
<b>Construction Type:</b>	Brick Veneer
<b>Footing Type:</b>	Concrete Slab
<b>Roofing Type:</b>	Concrete Roof Tiles

## INSPECTION & REPORT DETAILS

<b>Inspection Date:</b>	Monday 8 <sup>th</sup> May 2017
<b>Inspection Time:</b>	10:00am
<b>Weather Conditions:</b>	Overcast
<b>Stage of Works:</b>	Nearing Completion
<b>Date of this Report:</b>	Monday 8th May 2017

## INSPECTION NOTES

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

1. There were several paint touch-ups that had not been completed, and for the most part do not form part of this report.

## 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 Acts & Regulations, the Building Code of Australia (BCA), any relevant Australian Standard, any manufacturer's installation instruction or the acceptable standards & tolerances as set down by the Victorian Building Authority (VBA).

## GENERAL

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.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'Brett'.

Brett Whittingham

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## OUTSTANDING ITEMS FROM OUR PREVIOUS REPORT

We last attended this property to conduct a Fixing & Waterproofing Inspection, and the following items have either not been completed, been incorrectly addressed, or not been fully rectified in all areas/instances.

### 1. Floor Level

The floor under the side-facing window in the master suite is 10mm out of level.



The Victorian Building Authority's Guide to Standards and Tolerances clause 2.08 Levelness of Timber & Concrete Floors, states that '*Except where documented otherwise, new floors are defective if within the first 24 months they differ in level by more than 10mm in any room or area, or more than 4mm in any 2 metre length*'.

This floor will need to be properly rectified so that it complies with this tolerance.

**Monday 16<sup>th</sup> January 2017**

This item has not been completed.

**Thursday 9<sup>th</sup> March 2017**

This item has not been completed.

**Monday 10<sup>th</sup> April 2017**

This item has still not been completed.



### 2. Cracked Brick/Mortar Joint

The brick/mortar joint at the top of the alfresco beam under the eave has a crack in it.



This will need to be rectified prior to handover.

**Monday 10<sup>th</sup> April 2017**

This item has not been completed.

### 3. Ensuite WC Door Parallel

The top of the Ensuite WC door has been constructed up to 6mm out of parallel with the cornice.



This item will need to be rectified, so the architrave is parallel with the cornice.

#### Monday 10<sup>th</sup> April 2017

This item has not been properly rectified. The architrave has been adjusted, however now the quirk margin is 7mm out of parallel with the door frame. The builder will need to address this properly so the door frame, architrave, cornice and ceiling are all square, level and parallel prior to handover.





## SCHEDULE OF NEWLY IDENTIFIED BUILDING DEFECTS

The following is a list of newly identified defects that exist in the finishes and the quality of those finishes, for which rectification can reasonably be expected to be the responsibility of the builder.

### 1. Brickwork Voids

There are numerous voids and holes in the finished faces of the mortar joints on all elevations around this house and garage.



The Victorian Building Authority's Guide to Standards and Tolerances clause 3.09 Voids and Holes in Mortar, states that '*Voids and holes in mortar in masonry walls, excepting weepholes and vents, are defects if they are visible from a normal viewing position*'.

These voids and holes need to be properly patched prior to the affected areas of the walls around this house and garage being re-cleaned.

### 4. Heater Flue

The heater flue has been fitted out of plumb, and has not been properly sealed to the sarking inside the roof cavity to meet the BAL 12.5 requirements.



This item must be properly rectified prior to handover.



## 5. Render Cleaning

There is render residue on several building elements, such as the garage fascia and gutter, and façade windows.



All of the render residue must be carefully removed prior to handover.

## 6. Render Over Downpipe

The downpipe on the right hand side of the porch has been rendered in, which will not allow it to be removed for maintenance without damaging the finished render wall.



This downpipe should be temporarily removed to allow the render to be neatly finished behind it.

## 7. Vapour Barrier

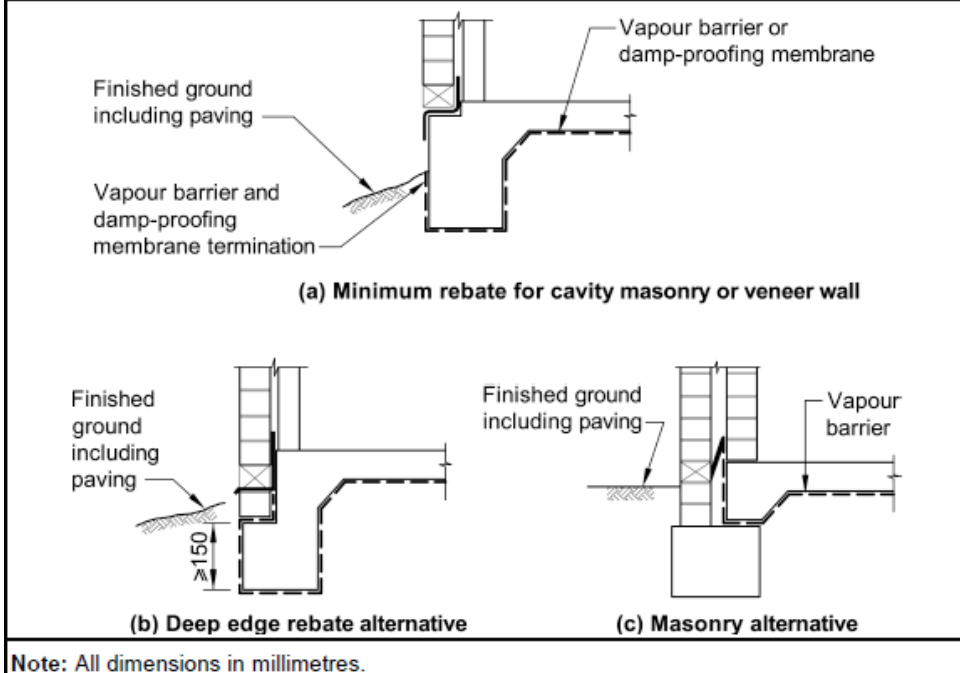
The polyethylene vapour barrier from beneath the concrete floor slab has not been turned up the external side faces of its edge beams continually around this home's floor slab, prior to them being back filled up against, which will allow moisture ingress via slab edge dampness into the internal timber wall skins and/or the floor coverings.



It is a requirement of Part 3.2.2.6 Vapour Barriers of the NCC/BCA that ***'The vapour barrier must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and extends under edge beams to finish at ground level in accordance with Figure 3.2.2.3'***

**Figure 3.2.2.3**

**ACCEPTABLE VAPOUR BARRIER AND DAMP-PROOFING MEMBRANE LOCATION**



All of the existing loose fill that has been placed up against the slabs edge beams will need to be removed and the polyethylene vapour barrier properly extended up the external side faces of the edge beams to at least the height of future finished ground level or paving i.e. 75mm below the damp-proof course and bottoms of the weepholes, after which any termite barriers that are in place, if required, will also need to be properly reinstated.

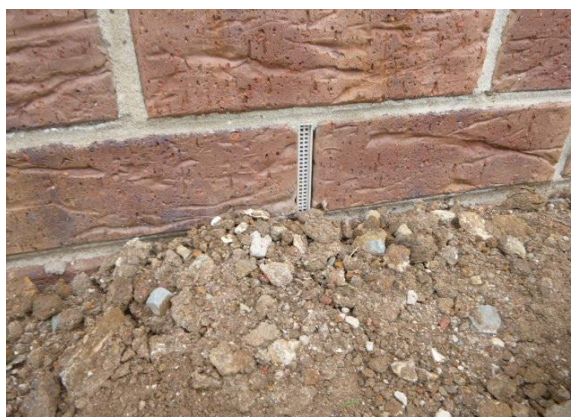
**8. Meter Box**

The meter box has not been cleaned out, which should be done prior to handover.



**9. Ground Backfill Height**

The finished ground height at the rear wall of this home has been left to high up the face of the walls, hard up under the weepholes.





The relevant Australian Standard AS 4773.2 Masonry in Small Buildings – Construction, clause 14.8.2 Damp-proof courses, requires that ***‘Damp-proof courses (DPCs) shall be provided to protect all masonry against rising ground water. The DPC shall be placed as low as possible in the wall and in no case higher than the finished floor level. The position of the DPC shall be not less than - 150 mm above the adjacent finished ground level; or 100 mm above sandy well-drained areas that extend to the full depth of the footing system; or 75 mm above the finished paved or concreted area; or 50 mm above finished paved or concreted area and protected from the direct effect of the weather by a carport, veranda or similar structures’.***

The present finished ground height must be lowered and left to fall away from the building as required by the Australian Standards.

#### 10. Living Window Frame

The bottom left-hand corner of the aluminium window frame has been damaged.



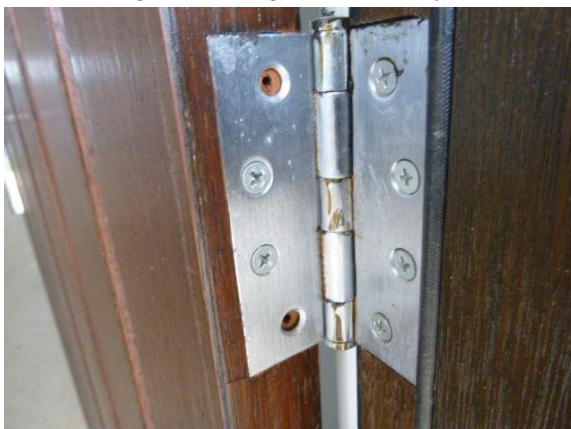
The glass beading on this frame also needs to be addressed, as it has been unnecessarily joined, and has not been done in a proper workmanlike manner.



These items must be properly rectified prior to handover.

#### 11. Entry Door Hinge Screws

There are several hinge screws missing in the hinges of the entry doors.



This item must be rectified prior to handover.

## 12. Entry Door Staining

The stain on the lower edge of the openable leaf has not been allowed to dry properly, and has come away from the door.

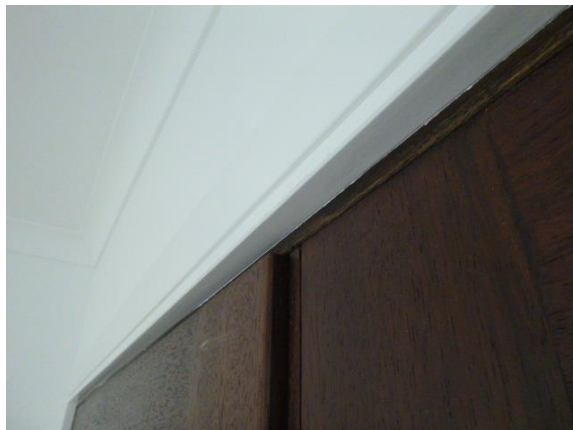


The Victorian Building Authority's Guide to Standards and Tolerances clause 12.02 Surface Finish of Paintwork, states '*Paintwork is defective if application defects or blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variation, surface cracks, irregular and coarse brush marks, sanding marks, blistering, uniformity of gloss level and other irregularities in the surface are visible from a normal viewing position*'.

The door/doors will need to be sanded back and re-finished to ensure uniformity.

## 13. Entry Door Alignment

The entry doors do not properly align flush with the frame at the top when closed, which must be rectified prior to handover.



## 14. Entry Door Fixed Door Bolts

The screw that secures the door bolt plate at the top of the entry fixed door has been broken off, and will need to be removed and replaced prior to handover.

Additionally, the door bolt at the bottom of the door does not engage with the sill properly, and will need to be adjusted.



### 15. Roof Tiling

The roof tiles at the front of the garage are lipped, and there are numerous broken and chipped tiles visible throughout the roof generally that must be replaced, including the top of the valley at the rear of the garage, visible from bed 2 window.



The builder should have the roof tiling serviced to ensure that the entire roof is properly covered, not just the visible areas.

### 16. Window Motif Stickers

The glazing within several of the windows and doors do not have the required motifs or the present motifs do not meet the requirements of the NCC/BCA.



Part 3.6.4.6 Visibility of Glazing of the NCC/BCA states that *'If the presence of glazing in a door, side panel or panel capable of being mistaken for a doorway or opening is not made apparent by means of transoms, colonial bars, other components of the glazing system, permanent motifs or other decorative treatment on or etched into the glass, of sufficient magnitude to be readily apparent, or the glass is opaquely coloured or patterned to indicate its presence., the glass must be marked to make it readily visible'*.

These missing motifs must be properly installed.

### 17. Skirting Mitre

The skirting mitre in the entry, at the plaster feature that backs onto the garage has not been joined flush.



This item must be properly rectified prior to handover.



### 18. Garage Access Frame

There are gaps between the aluminium and timber sections of the garage access frame on both the inside and garage side of the frame that should be caulked/sealed.



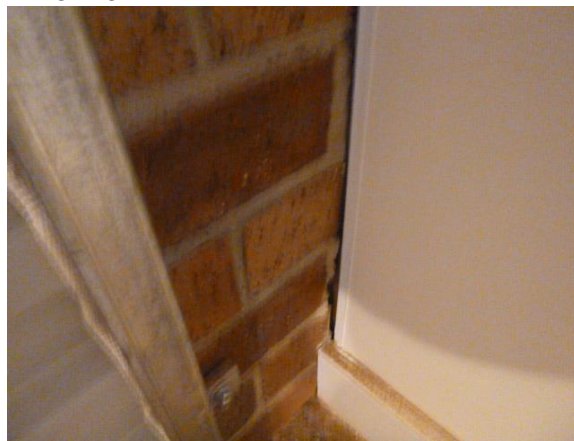
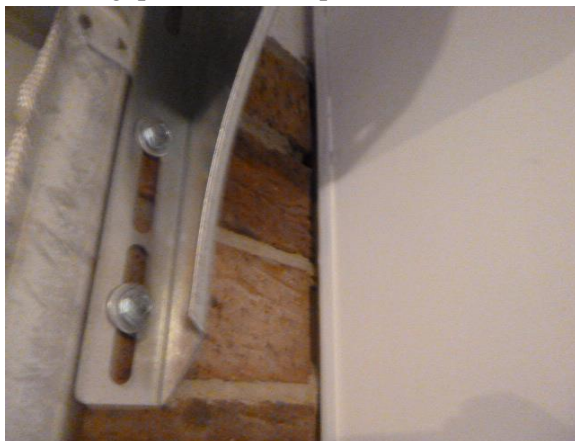
This must be rectified prior to handover.

### 19. Garage Access Deadlock

The striker on the deadlock of the garage access door frame has not been fitted, which must be done so the door is operable prior to handover.

### 20. Garage Plaster Gaps

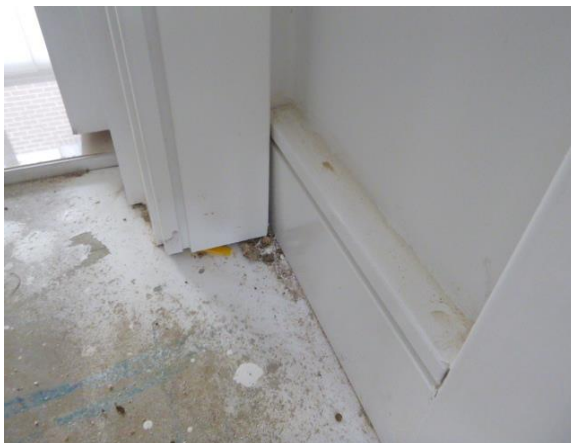
There are gaps between the plaster and brickwork in the garage that have not been sealed



This must be rectified prior to handover.

### 21. Skirting Board Missing

There is a small section of wall between the garage access door and the laundry door where no skirting board has been fitted.



This must be rectified prior to handover.

### 22. Master Suite Door

The striker plate on the fixed leaf of the master suite entry doors has not been fitted, which must be done prior to handover.



### 23. Laundry Splashback Tiling

There is a hole at the corner of the tiled splashback in the laundry which will allow water behind the tiles.



This item must be properly rectified prior to handover.

### 24. Hinge & Stricker Checkouts

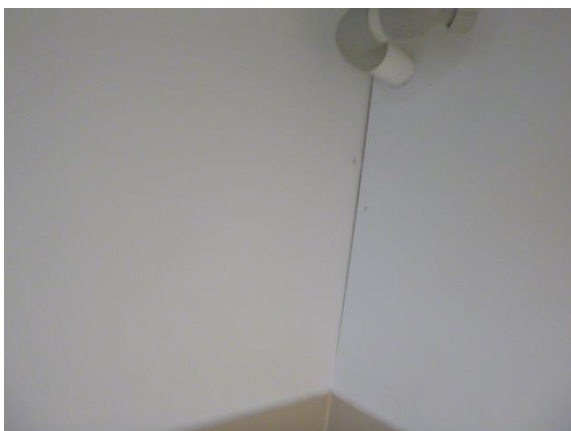
There are several areas where the door hinges and striker plates have been adjusted, which has left an unfinished gap in the door jamb, most noticeably, but not limited to the powder room and upstairs WC.



These frames will all need to be checked, and the offending areas properly filled, sanded and repainted prior to handover.

### 25. Powder Room Plaster

The plastering at the internal corner under the powder room vanity has not been completed, with a large visible gap through to the wall frame.



This item must be properly rectified and the walls repainted prior to handover.

### 26. Paint Clean Up

There are several areas where the paint needs to be removed from surfaces not intended to be painted, such as the pantry striker plate, and around the kitchen joinery. There are also small sections of paint overspray on several joinery doors throughout the wet rooms of this home that must be carefully removed prior to handover.

### **27. Rear of Kitchen Island Bench**

There are gaps at the rear of the kitchen island bench that should be sealed to the joinery.



This item must be properly rectified prior to handover.

### **28. Living Room Windows**

There are several small cracks appearing within the painting of the window frames that must be rectified prior to handover.



### **29. Master Suite Cornice**

The cornice over the bulkhead at the entry to the ensuite has been poorly finished at the ceiling line.



This item must be properly rectified prior to handover.

### **30. Ensuite Shower Tiles**

There is a gap between the shower wall tiles and the plaster at the top of the ensuite shower that has not been properly sealed, and will allow water and moisture in behind the wall tiles.



### 31. Ensuite Walls

The walls at the sides of the ensuite vanity joinery have not been properly finished, which must be rectified prior to handover.



### 32. Bedroom 2 Window Sill

There are numerous visible humps and lumps on the finished sill of the bed 2 window, which will need to be rectified and repainted prior to handover.



### 33. Bathroom Wall

The wall under the bathroom vanity joinery has also been poorly finished, which must also be rectified prior to handover.



### 34. Bedroom 2 Light Switch

The light switch in bed 2 has not been installed level, which must be rectified prior to handover.

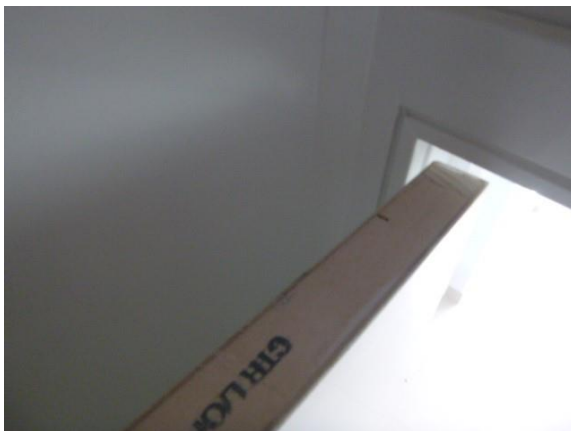


**35. Ensuite WC Exhaust Fan**

The fan in the ceiling of the ensuite WC has not been fitted flush, which must be rectified prior to handover.

**36. Wet Area Doors**

The top and bottom edges of the Ensuite, Bathroom, WC and Laundry etc have not been properly sealed.



The Victorian Building Authority's, Guide to Standards and Tolerances clause 8.06 Sealing of Door Edges, states that *'Door leaves are defective if they do not have all sides, top and bottom edges that are sealed to prevent moisture entering'*.

These edges need to be properly sealed in accordance with this requirement.

**37. Render Colour**

The render colour on the upper left-hand side of the façade, and at the articulation joint (AJ) under the study window have not been properly painted.



This item must be properly rectified prior to handover.

**38. Balcony Holding Water**

The balcony waste appears to be blocked, as the floor area is holding water, which will lead to water leaking issues if not addressed immediately.



This item must be properly rectified prior to handover.



### **39. Balcony Hole**

There is a hole in the rendered wall on the left hand side of the balcony door that may allow water ingress into the house if not sealed.



This item must be properly rectified prior to handover.

## TERMS & CONDITIONS FOR THE PROVISION OF THIS REPORT

1. The Report is expressly produced for the sole use of the Client. Legal liability is limited to the Client.
2. 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.
3. Any dimensions given are approximate only. Should any dimensions be considered critical, or important, they should be accurately measured.
4. 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 Inspector 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.
5. Any charge-out rate quoted relates to normal work and are not applicable for work relating to arbitration, mediation, conciliation, expert witness, court appearance or any other legal application.
6. 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.
7. We have not inspected framework or other parts of the structure/property that are covered, unexposed or inaccessible, and are therefore unable to report that any such part of the structure is free from defect.
8. 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 Inspector gives no undertaking that they will inspect all items present on the day of the inspection.
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  - a. Supplying the Report again; or
  - b. Paying the cost of having the Report supplied again.
14. If the Report fails to conform in any material respect to the terms and conditions set out herein, then:
  - a. 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
  - b. The liability of the Inspector is, in any case, limited to the cost of providing this inspection, and the Inspector is not liable for any consequential damage.
15. The provisions of clause 13 above are subject to the provision of any statutory condition or warranty that cannot legally be excluded.
16. Payment to the Inspector will be made at the time of inspection or prior to the supply of the report.
17. The terms and conditions contained herein:
  - a. Constitute the entire agreement and understanding between the Client and the Inspector, on everything connected to the subject matter of the Agreement; and
  - b. Supersede any prior agreement or understanding or anything connected with that subject matter.
18. 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:
  - a. These terms and conditions make up the terms of the contract between you and us; and
  - b. You agree to be bound by these terms and conditions.
19. 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:
  - a. You do not want to make a contract with us; and
  - b. Do not want us to provide our service to you.