05 Independent Quality Assurance: Final Inspection

05 Independent Quality Assurance: Final Inspection / [redacted]

Complete

Flagged items	57
Inspection type	05 Independent Quality Assurance: Final Inspection
Job Name	[redacted]
Client	[redacted]
Site Address	[redacted] Australia [redacted]
Inspection Date	[redacted] 2023
Property description	Double storey Slab on ground Split level Timber frame Structural steel Sheet roof Lightweight cladding Rendered lightweight cladding
Inspection completed by	[redacted]
Weather	10:20 AM: 15°C, Sunny, Wind NNE 2 km/h

1.0: GENERAL

4 flagged

INSPECTION PROCESS:
Visual appraisal under normal or special lighting

BOUNDARIES OF THE INSPECTION:
The dwelling and it's immediate surroundings within the title boundary on the aforementioned property address. Items inspected are as per the list below.

REPORTING:
Any defects listed in reports will be based on elements that are known to not comply with the following but not limited to; Client supplied project drawings and Specifications, the Building Act 1993, the Building Regulations 2018, National Construction Code/Building Code of Australia Volume Two, AS 4349.0 – 2007 Inspection of buildings, relevant Australian Standards, the Victorian Building Authority Guide to Standards and Tolerances 2015, manufacturers guidelines, and other similar relevant documents.

LEGEND

- DEFECT
- SIGNIFICANT DEFECT
- CLOSED OUT
- OBSERVATION

[redacted]

1.1: GENERAL

4 flagged

1.1.2: Elevations appear as per plan?

SIGNIFICANT DEFECT

1. Approved plans show concrete edge beams to be rendered as per the external wall finish, on site these have been left as concrete.

Photo 1


Photo 2


Photo 3

Photo 4

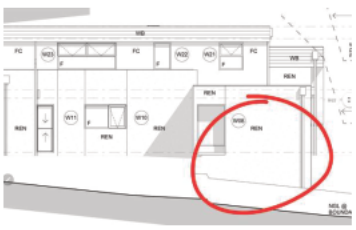


Photo 5

Photo 6

Photo 7

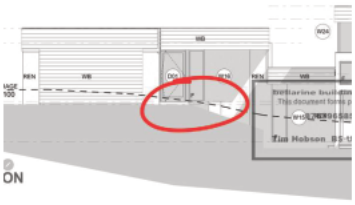


Photo 8

1.1.3: Perimeter surface drainage

DEFECT

Surface water is not being directed away from footings and collected into surface drainage/ silt pits throughout site.

Photo 9

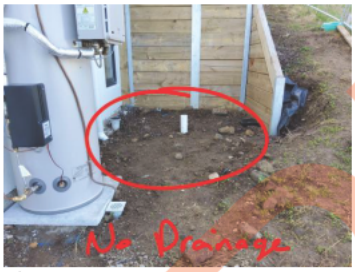


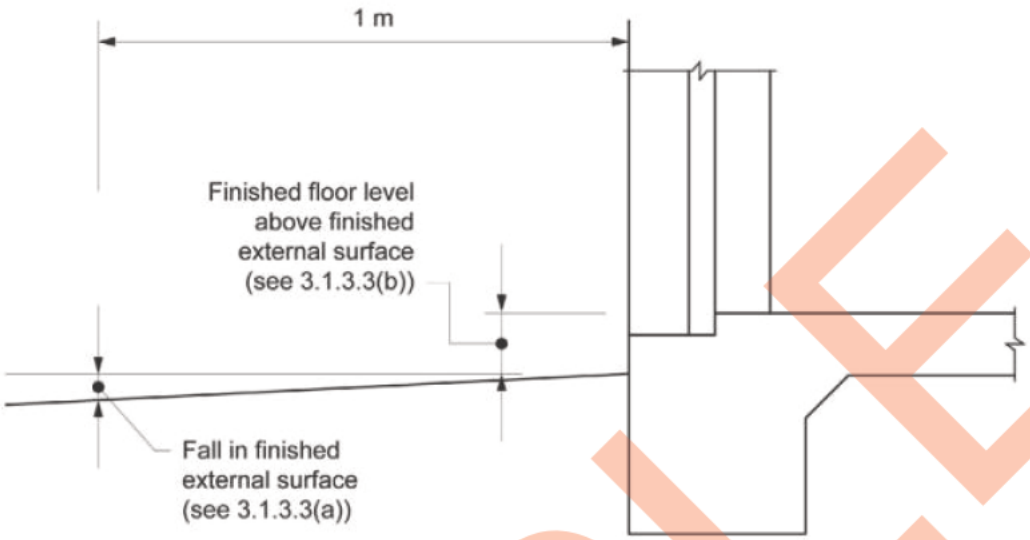
Photo 10

Photo 11

Photo 12

Site drainage is critical to the maintaining equal moisture levels around the the perimeter of the building. Ponding water or inadequate drainage will result in unequal moisture levels and movement of footings and foundations. Specific attention should be made to the Engineering and soil report requirements along with the National Construction Code/Building Code of Australia Volume 2 section 3.1.3.3 Surface water drainage:
"Surface water must be diverted away from Class 1 buildings as follows:
(a) Slab-on-ground — finished ground level adjacent to buildings:
the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (see Figure 3.1.3.2)—
(i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
(ii) 50 mm over the first 1 m from the building in any other case. (b) Slab-on-ground — finished slab heights:
the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.1.3.2)—
(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
(ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or
(iii) 150 mm in any other case."

Figure 3.1.3.2 Site surface drainage



Elevation

1.1.4: Downpipe locations as per plan/support adequate/damage?

DEFECT

1. Downpipe not installed as per approved plans.

Photo 13

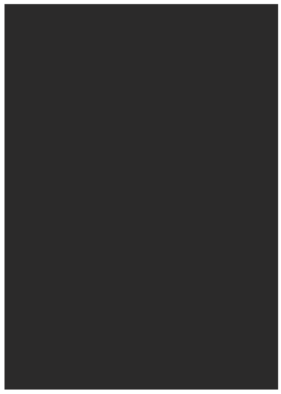
Photo 14

1.1.6: Generally clean/clear

DEFECT

Site not yet cleaned.

Photo 15



As per the VBA's Guide to Standards and Tolerances section 18.08: "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 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."

2.0: EXTERNAL

23 flagged

2.2: RENDER

3 flagged

Applicable?	YES
2.2.1: Finish	DEFECT

Numerous imperfections visible in render from a normal viewing position as per marked up plans and photos.

Photo 17


Photo 18

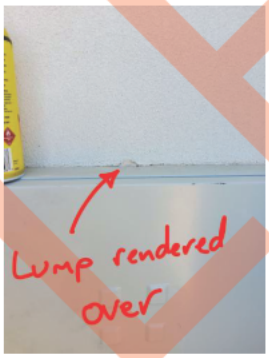


Photo 19


Photo 20

Photo 21


Photo 22

Photo 23


Photo 24

Photo 25

Photo 26

Photo 27

Photo 28

Photo 29

Photo 30

Photo 31

Photo 32

Photo 33

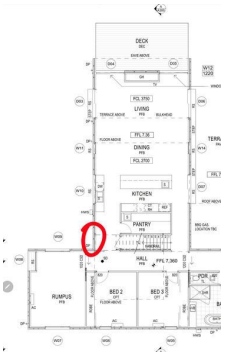


Photo 34

Photo 35

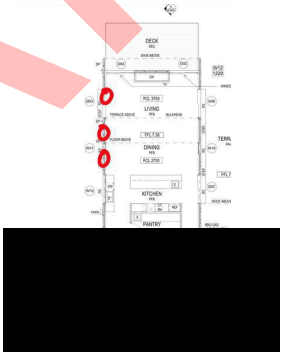
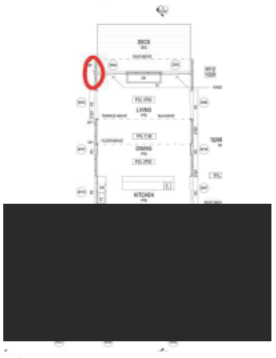


Photo 36

Photo 37

Photo 38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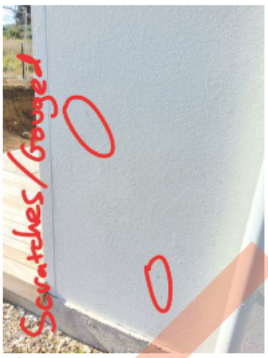


Photo 40

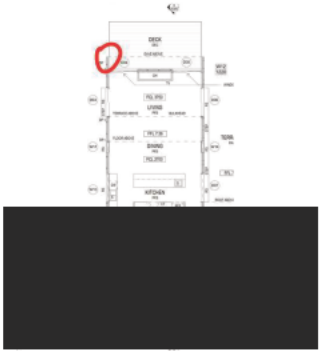


Photo 41

Photo 42

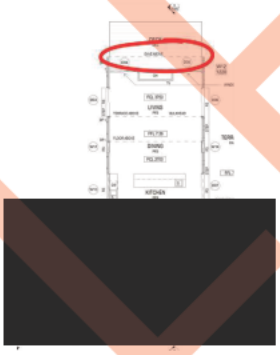


Photo 43

Photo 44


Photo 45

Photo 46

As per the VBA's Guide to Standards and Tolerances section 9.04 Cracking and other blemishes in rendered or hard plastered surfaces on a masonry substrate:
"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."

Other item 2.2.4.

2 flagged

Other item 2.2.4. 1

1 flagged

DEFECT

Downpipe has been hidden within the wall space however a section at the top has been left exposed.

Refer to the Domestic Building Contracts Act section 8 Implied warranties concerning all domestic building work:
"The following warranties about the work to be carried out under a domestic building contract are part of every domestic building contract—
(a) 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;
.....

(d) 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;"

Photo 47

Photo 48

Other item 2.2.4. 2 1 flagged

SIGNIFICANT DEFECT

Hole visible through external wall cladding exposing wall framing.

Refer to the National Construction Code, performance requirement P2.2.2 Weatherproofing: "A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements."


Photo 49


Photo 50

Photo 51

2.3: WALL CLADDING 4 flagged

Applicable? YES

+2.3.1: Finish DEFECT

Numerous cladding joints throughout are poorly finished.


Photo 52


Photo 53

As per the VBA's Guide to Standards and Tolerances section 5.02 states:
"Staining, folds, splits, dents, open joints between panels, cracking and other distortions in wall cladding are defective if they are visible from a normal viewing position at ground level or an upper floor level."

+2.3.2: Weatherproof

SIGNIFICANT DEFECT

1. Wall penetration not sealed.

Photo 54

Photo 55

The Building Code of Australia Volume 2, Performance Requirement P2.2.2 Weatherproofing:
“A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—
(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
(b) undue dampness or deterioration of building elements.”

Other item 2.3.3.

2 flagged

Other item 2.3.3. 1

1 flagged

DEFECT

Cladding is short leaving an open void into the roof.

Photo 56

Photo 57

Other item 2.3.3. 2

1 flagged

SIGNIFICANT DEFECT

Cladding not clear of decking 50mm, confirm manufacturers warranty remains with this type of installation detail.

Refer to page 5 of the james Hardie Scyon™ Cladding installation guidelines under Ground clearances:
"Install James Hardie external cladding with a minimum 150mm clearance to the earth on the

exterior of the building or in accordance with local building codes if greater than 150mm is required. Maintain a minimum 50mm clearance between James Hardie external cladding and roofs, decks, paths, steps and driveways. Adjacent finished grade must slope away from the building in accordance with local building codes, typically a minimum slope of 50mm minimum over the first metre. Do not install external cladding such that it may remain in contact with standing water.
NOTE: Greater clearance may be required in order to comply with termite protection provisions, see below for more information."

Photo 58


Photo 59


Photo 60

2.4: WINDOWS

5 flagged

2.4.1: Windows clean

DEFECT

Windows not yet clean and render stains visible throughout.


Photo 61


Photo 62


Photo 63


Photo 64

As per the VBA's Guide to Standards and Tolerances section 18.08 Cleaning: "Building works are defective where windows are not clean". As not clean damage not easily visible.

2.4.2: Windows sealed

DEFECT

The eave lining is short to the window frame.

Photo 65

Photo 66

The Building Code of Australia Volume 2, Performance Requirement P2.2.2 Weatherproofing:
"A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—
(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
(b) undue dampness or deterioration of building elements."

+2.4.4: Damage to window frame/door tracks visible

DEFECT

Photo 67

Photo 68

Photo 69

Photo 70

Photo 71

Photo 72

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material:
"Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Other item 2.4.5

2 flagged

Other item 2.4.5 1

1 flagged

DEFECT

Window infill loose and not securely fixed in place.

Photo 73

Photo 74

Other item 2.4.5 2

1 flagged

SIGNIFICANT DEFECT

Flashing gapped and not sealed to bottom of window allowing wind driven rain to enter the wall cavity.

Refer HB39 - Installation code for metal roof and wall cladding, Clause 8.4 WALL AND STEP FLASHINGS:
For material, thickness, expansion, sizes and covers, and wall and step flashings, see Clause 8.1. Additionally, the following points are to be observed (see Figure 8.4(A)]:

(d) Where high wind velocities are frequently encountered, extra cover and fasteners may be required to prevent wind-driven rain from entering the building. The joint containing the weathering fold is to be made watertight using mortar or appropriate sealants.

Photo 75

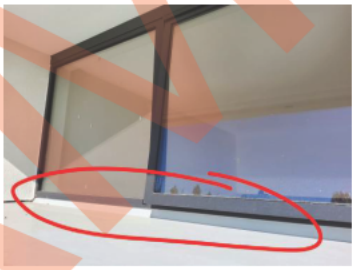


Photo 76

Photo 77

2.6: SHEET ROOF

11 flagged

Applicable?

YES

2.6.1: Appearance

SIGNIFICANT DEFECT

Numerous roof sheets have been creased and split open, these damaged sheets require replacement.

Refer to Standards Australia HB 39:2015 Installation code for metal roof and wall cladding section 3 .8 Surface Damage:
"There are occasions when a prepainted surface can be scratched or slightly damaged. The general rules are:
(a) Do not use paint spray cans to touch up scratches.
(b) If you cannot see the scratch from the ground, balcony, window, leave it alone.
(c) If damage is severe, the sheets in questions are to be replaced."

Photo 78

Photo 79

Photo 80

Photo 81


Photo 82


Photo 83

The VBA's Guide to Standards and Tolerance's section 6.02 states "Staining, folds, splits, dents, open joints between panels, cracking and other distortions in roof cladding is defective if it is visible from a normal viewing position at ground level or an upper floor level."

+2.6.6: Weatherproof

SIGNIFICANT DEFECT

Void visible into wall cavity.


Photo 84


Photo 85

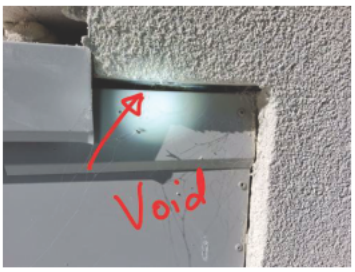


Photo 86

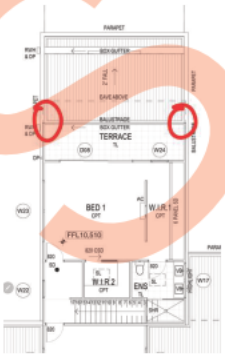


Photo 87

Photo 88

Photo 89

The Building Code of Australia Volume 2, Performance Requirement P2.2.2 Weatherproofing:
"A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—
(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and

(b) undue dampness or deterioration of building elements."

Other item 2.6.9.

9 flagged

Other item 2.6.9. 1

1 flagged

DEFECT

Compression flashing not turned up or overflashed.

Refer to HB39 - Installation code for metal roof and wall cladding, Clause 8.4 WALL AND STEP FLASHINGS:
For material, thickness, expansion, sizes and covers, and wall and step flashings, see Clause 8.1. Additionally, the following points are to be observed (see Figure 8.4(A)]:

(c) Pressure flashings may be used in lieu of cutting grooves into walls, provided they are used only with smooth surface finished walls, e.g. smooth finished concrete or smooth finished brickwork with flush pointed mortar courses, provided [see Figure 8.4(C)]-
(i) the pressure flashings are purpose-made machine folded with a safety/stiffening fold at the upper edge or alternatively constructed with a safety/stiffening fold at 45 deg from vertical to allow for the placement of a silicone filler;
(ii) the sealant is applied in a sandwiched seal of approximately 20 mm (iii) the fixing of the flashing will ensure a durable seal is maintained;
(iv) the seal is protected from excessive movement due to expansion and contraction;
(v) the fixing centres are at no more than 100 mm spacings, and
(vi) the fixing devices are fit for purpose and compatible with the flashing material.

Photo 90

Photo 91

Photo 92

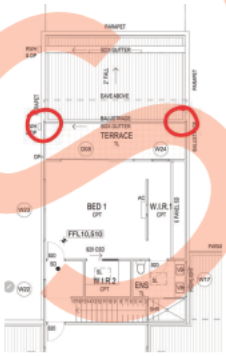


Photo 93


Photo 94


Photo 95

Other item 2.6.9. 2

1 flagged

DEFECT

Box gutter does not extend to the bottom of the roof sheets exposing the timber framing.

Refer to HB39 - Installation code for metal roof and wall cladding, Clause 5.3.2 Gutter installation:

In the installation of box gutters, lear gutters and associated equipment and components, particular attention is to be paid to the following:
(j) Gutter upstand Box gutters to be installed without gaps between the underside of the roof coverings and the top of the gutter upstand or alternatively be provided with suitable hanging flashings with weathering folds.

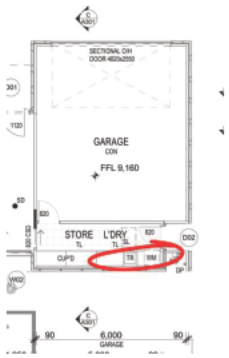


Photo 96


Photo 97

Other item 2.6.9. 3 1 flagged

DEFECT

Rivet head in box gutter not sealed.

Refer to HB39 - Installation code for metal roof and wall cladding, Clause 5.8.4 Fastening and sealing with rivets for steel sheets:

Rivets are to be of plugged or waterproof aluminium alloy or zinc-coated steel sealed over with solder or neutral curing silicone sealant. While steel rivets need to be soldered over, this is not necessary if the waterproof aluminium rivets are located so they pass through wet silicone rubber sealant.

Photo 98

Photo 99


Photo 100

Other item 2.6.9. 4 1 flagged

DEFECT

Flashing / capping joints not sealed throughout roof.

Refer Standards Australia HB 39:2015 Installation code for metal roof and wall cladding section 8.7 ALL OTHER FLASHINGS AND CAPPINGS:
"All other flashings and cappings to be fastened on the metal roof cover at intervals not exceeding 500 mm with self drilling roof screws into the roof supports or rivets into the roof cover. All

self-drilling self-tapping roof screws are to be fastened on crests of roof covers. For particular situations, the following is to be taken into consideration.

Photo 101

Photo 102

Other item 2.6.9. 5

1 flagged

DEFECT

Rainheads not sealed to box gutters, check all.

Photo 103

Photo 104

Photo 105

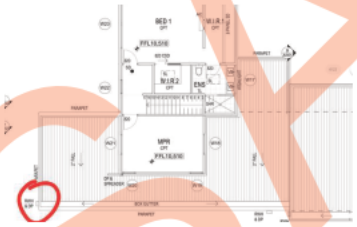


Photo 106

Photo 107

Photo 108

Other item 2.6.9. 6

1 flagged

DEFECT

End of spreader discharging against rib and not in the direction of flow.

Refer to SA HB 39:2015, Installation code for metal roof and wall cladding, Section 5.7.7 Spreaders:

Spreaders may be used to drain rainwater from a higher roof surface with a catchment area not exceeding 15 m^3 provided the following conditions are satisfied (see Figure 5.7.7):
(a) When discharging onto a tiled roof, the lower section is sarked a minimum width of 1800 mm,

either side of the point of discharge extending down to the eaves gutter.
(b) When discharging onto a corrugated roof, a minimum width of 1800 mm on either side of the point of discharge is sealed for the full length of the side laps.
(c)The increased roof water volume from the upper roof is not to enter any seam of the roof coverings of the lower roof.
(d) No spreader is to discharge roof water onto or over ridge tiles, mortar jointed tiles, flashings, timber fascia or a roof sheet side lap.
(e) No spreader is to have its discharge entering any part of any building.
(f) Spreaders are to discharge all roof water anto roof coverings in the direction of flow, avoiding discharging onto laps on lower roof sheets and tiles. When discharging an upper roof catchment onto a lower roof, the total roof area including the additional upper roof catchment area is to be considered for inclusion when sizing the lower roofing, gutters and downpipes.
(g) Spreaders do not discharge on sheets or tiles discharging to valleys.
NOTE: The spreader catchment area indicated above is based on a standard corrugated roofing profile and may only exceed 15 m^3 provided the additional upper roof discharge does not exceed the lower roof profile manufacturer's design-carrying capacity.

Photo 109

Photo 110

Other item 2.6.9. 7

1 flagged

DEFECT

Photo 111

Photo 112

Other item 2.6.9. 8

1 flagged

DEFECT

Flashing join not fixed and sealed.

Refer Standards Australia HB 39:2015 Installation code for metal roof and wall cladding section 8.7 ALL OTHER FLASHINGS AND CAPPINGS:
"All other flashings and cappings to be fastened on the metal roof cover at intervals not exceeding 500 mm with self drilling roof screws into the roof supports or rivets into the roof cover. All self-drilling self-tapping roof screws are to be fastened on crests of roof covers. For particular situations, the following is to be taken into consideration.

Photo 113


Photo 114


Photo 115

Other item 2.6.9. 9

1 flagged

DEFECT

A load banging noise could be heard from the roof in the master bedroom during mildly windy conditions.

Roof plumber to check for loose sheets / cappings / flashings.

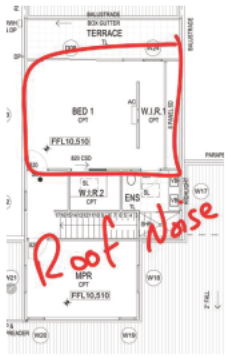


Photo 116

3.0: SERVICES 1 flagged

3.1: GENERAL SERVICES 1 flagged

+3.1.4: Condensate directed to drain?

SIGNIFICANT DEFECT

Condensate drain not connected to stormwater.

Photo 117

Photo 118

Refer to the VBA's Technical Solution Sheet 7.08, 7: Mechanical Services (Including duct heating) which informs practitioners on the requirements for the safe discharge of condensate from split system air-conditioners, and the secure fixing of condenser units. Refer to page 2 that notes:
"The surface must be graded away from the building so that ponding does not occur, and the discharge does not present a safety risk to pedestrians (e.g. across a footpath), nor cause damage to buildings by changing moisture conditions."
Also referring to the CSIRO's "Foundation Maintenance and Footing Performance: A Homeowner's Guide" section Water Service and Drainage:
"Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation. Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil"

5.0: PAINT

Although specific paint defects do not form part of this inspection some items of significance may be commented on and identified by using blue 14 day masking tape. For the clients use/reference the VBA's Guide to Standards and Tolerances section 12.02 states:
"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. Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges."

DIAGRAM F NORMAL VIEWING POSITIONS

6.0: COMMON AREAS

10 flagged

6.1: ENTRY

1 flagged

6.1.1: Front door (Binding, clearance, twist, door furniture works)

DEFECT

Entry door not painted and has been damaged.

Aluminium door frame damaged.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material:
"Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Photo 119

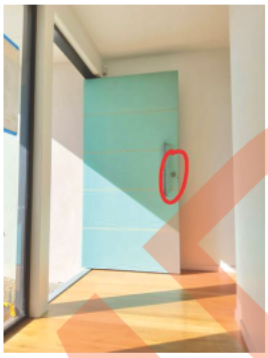


Photo 120


Photo 121

Photo 122

6.2: HALLWAY 1

2 flagged

6.2.2: Windows

SIGNIFICANT DEFECT

Upper floor window opens wider yhan 125mm.

Refer to the National Construction Code, Part 3.9.2.6 Protection of openable windows — bedrooms:
"(a) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath."

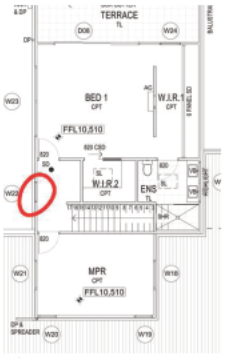


Photo 123

[redacted]

6.2.4: Floor coverings; are complete no stains/damage

DEFECT

Stain on carpet.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material: "Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Photo 126


Photo 127

Photo 128

6.4: DINING ROOM

1 flagged

Applicable?

YES

6.4.2: Windows

DEFECT

Window frame damaged.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material: "Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Photo 129

Photo 130

6.7: RUMPUS ROOM

1 flagged

Applicable?	YES
6.7.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)	DEFECT

Corner visibly out of square.

Refer to the VBA's Guide to Standards and Tolerances section 9.02 Straightness of internal and external wall surfaces:
"Walls are defective if they deviate from plane (bow) by more than 5 mm over a 1.8 m straight edge. This tolerance includes internal walls with a build-up of plaster at internal and external corners of the plasterwork. Refer to Diagram E on page 13..." (of the VBA's Guide)

Photo 131

Photo 132


Photo 133

Photo 134

6.13: GARAGE

5 flagged

+6.13.4: Internal access door sealed	SIGNIFICANT DEFECT

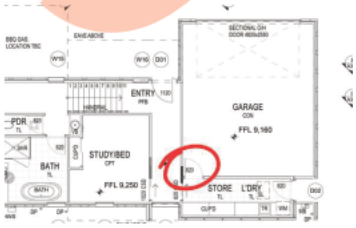


Photo 135

Photo 136

Photo 137

The Building Code of Australia Volume 2, Part3.12.3.3 External windows and doors:
"(a) An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving—
(i) a conditioned space; or
(ii) a habitable room in climate zones 4, 5, 6, 7 and 8.
(b) A seal to restrict air infiltration—
(i) for the bottom edge of a door, must be a draft protection device; and
(ii) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compressible strip, fibrous seal or the like."

6.13.6: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

DEFECT

Refer to the VBA's Guide to Standards and Tolerances section 9.02 Straightness of internal and external wall surfaces:
"Walls are defective if they deviate from plane (bow) by more than 5 mm over a 1.8 m straight edge. This tolerance includes internal walls with a build-up of plaster at internal and external corners of the plasterwork. Refer to Diagram E on page 13..." (of the VBA's Guide)

Photo 138

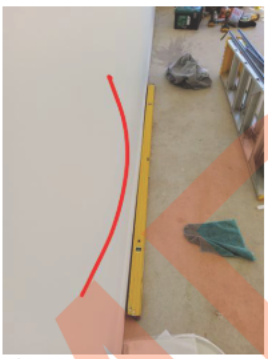


Photo 139

Photo 140

6.13.7: Floor clean

DEFECT

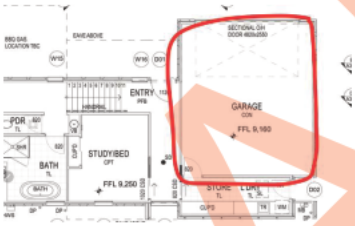


Photo 141

Photo 143

Refer to the VBA's Guide to Standards and Tolerances section 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.
Building sites are defective if 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."

+6.13.8: Auto door/s working

DEFECT

Bottom edge of garage door appears to be bent / damaged.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material:
"Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Photo 144

Photo 145

Other item 6.13.9.

1 flagged

Other item 6.13.9. 1

1 flagged

DEFECT

Slab is short and wall cladding does not cover the void.

Photo 146

Photo 147

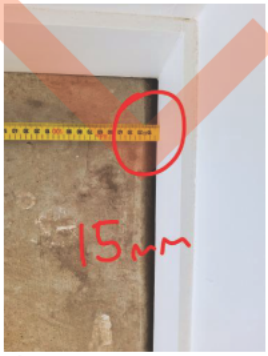


Photo 148

7.0: BEDROOMS

11 flagged

7.1: MAIN BEDROOM

8 flagged

7.1.1: Door (Binding, clearance, twist, door furniture works)

DEFECT

Screws missing from door hinges.

Photo 149

Photo 150

7.1.2: Windows

DEFECT

Glass is scratched.

As per the VBA's Guide to Standards and Tolerances section 18.04 Glazing: "Scratches, fractures, chips or surface blemishes on glazing and mirrors are defective if they exist at handover and can be seen from a normal viewing position. Minor scratches, fractures, chips or other blemishes that are not more than 10 mm long and where there are not more than three blemishes per pane, are not defects."

Photo 151

7.1.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

DEFECT

The VBA's Guide to Standards and Tolerances section 9.14 Cracking in plasterboard, hard plaster and other plaster elements:
"Cracking in walls, ceilings and bulkheads is defective if it exists at handover or exceeds 1 mm in width within the first 24 months of completion and can be seen from a normal viewing position. Cracking in recessed and butt joints is defective if it exists at handover or exceeds 1 mm in width within the first 24 months of completion and can be seen from a normal viewing position."

Photo 154

Photo 155

Other item 7.1.5.

2 flagged

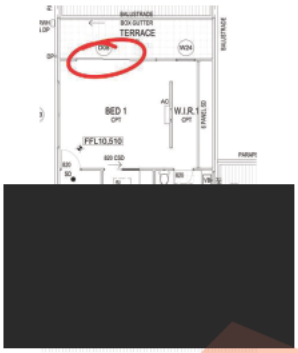
Other item 7.1.5. 1

1 flagged

DEFECT

Aluminium door frame scratched.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material: "Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."



[redacted]
Photo 156

[redacted]

Photo 159

Other item 7.1.5. 2

1 flagged

DEFECT

Light switch is faulty, when switched on the light only sometimes works.

Photo 160


Photo 161

Photo 162

7.1.2: ENSUITE

3 flagged

7.1.2.2: Door (Binding, clearance, twist, door furniture works)

DEFECT

Refer to the VBA's Guide to Standards and Tolerances section 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. 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."

[redacted]

Photo 163

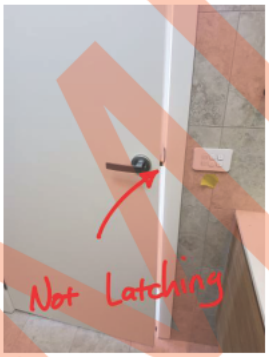


Photo 164

7.1.2.11: Shower enclosure tiling; workmanship, damaged tiles, grout inconsistent etc

DEFECT

Grout residue remains.

Refer to AS 3958 Guide to the installation of ceramic tiles section 5.8 CLEANING TILES:
"Upon completion of setting and grouting, the tiles should be thoroughly sponged and washed. Glazed tiles should be finally polished with clean, dry cloths."

[redacted]

Photo 165

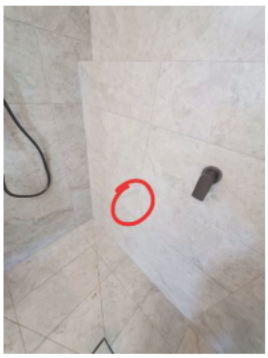


Photo 166

Photo 167

Other item 7.1.2.18. 1 flagged

Other item 7.1.2.18. 1 1 flagged

DEFECT

Waterstop not visible at shower opening. Builder to confirm installation in accordance with AS 3740 section 3.9.1.2 Perimeter flashing at floor level openings:
"The following applies:
(b) For other than whole wet area floor waterproofing A water stop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings. The water stop shall be waterproofed to the perimeter flashing."

Photo 168

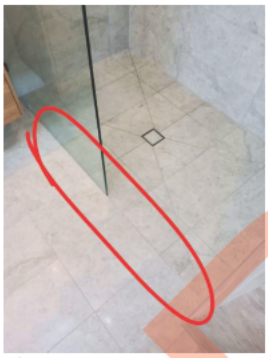


Photo 169

Photo 170

7.2: BEDROOM 2

1 flagged

7.2.4: Wardrobe

DEFECT

Sliding door track scratched.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material:
"Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Photo 171


Photo 172

Photo 173

7.3: BEDROOM 3

2 flagged

Applicable? YES

7.3.1: Door (Binding, clearance, twist, door furniture works) DEFECT

Door not latching.

Refer to the VBA's Guide to Standards and Tolerances section 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. 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."

Photo 174

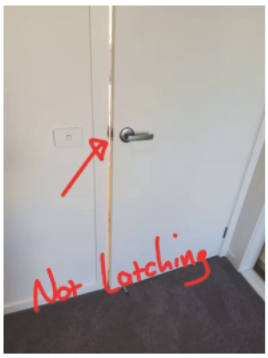


Photo 175

7.3.4: Wardrobe

DEFECT

Sliding door track scratched.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material: "Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Photo 176


Photo 177

Photo 178

8.0: WET AREAS

8 flagged

8.1: KITCHEN

3 flagged

8.1.3: Cabinetry free from damage

DEFECT

Cabinet chipped around fixing and not covered by cover.

Photo 179


Photo 180

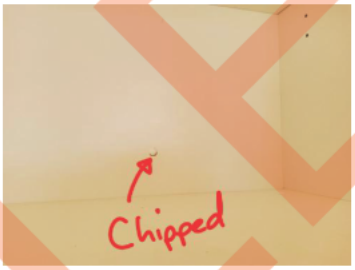


Photo 181

The VBA's Guide to Standards and Tolerance's section 10.06 "Manufactured material" states: "Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

8.1.7: Tolerable gaps cupboards/doors/drawers

DEFECT

Cabinet doors not aligned throughout.

Photo 182

Photo 183

The VBA's Guide to Standards and Tolerance's section 10.04 states: "Unless otherwise specified, cabinet door and drawer fronts are defective if they are not aligned, or do not have consistent gaps between them at handover, and can be seen from a normal viewing position."

8.1.8: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

DEFECT

Refer to the VBA's Guide to Standards and Tolerances section 9.13 Level of finish for plasterboard: "Unless documented otherwise, a plasterboard finish is defective if Level 4 finish (as defined below) is not provided: A Level 4 finish shall be the default level for gypsum lining, unless specified otherwise. Flat or low sheen paints shall be used for this Level 4. All joints and interior angles shall have tape embedded in jointing cement/jointing compound and a minimum of two separate coats of jointing cement/jointing compound applied over all joints, angles, fastener heads and accessories. All jointing compound shall be finished evenly and be free of tool marks and ridges in preparation for decoration."

Photo 184

Photo 185

8.3: LAUNDRY

2 flagged

8.3.1: External Door (Binding, clearance, twist, door furniture works)

DEFECT

Door frame damaged.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material:
"Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."

Photo 186


Photo 187


Photo 188

8.3.6: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

DEFECT

Refer to the VBA's Guide to Standards and Tolerances section 9.02 Straightness of internal and external wall surfaces:
"Walls are defective if they deviate from plane (bow) by more than 5 mm over a 1.8 m straight edge. This tolerance includes internal walls with a build-up of plaster at internal and external corners of the plasterwork. Refer to Diagram E on page 13..." (of the VBA's Guide)

Photo 189

Photo 190

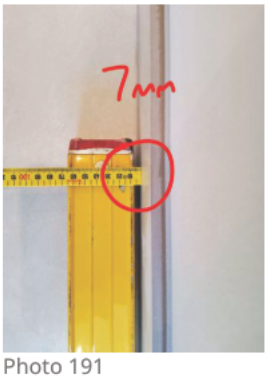


Photo 191

8.5: BATHROOM

2 flagged

8.5.14: Wall finishes; workmanship, damaged tiles, grout inconsistent etc

DEFECT

Grout residue remains. Refer to AS 3958 Guide to the installation of ceramic tiles section 5.8 CLEANING TILES:
"Upon completion of setting and grouting, the tiles should be thoroughly sponged and washed. Glazed tiles should be finally polished with clean, dry cloths."

Photo 192

Photo 193

Other item 8.5.17.

1 flagged

Other item 8.5.17. 1

1 flagged

DEFECT

Basin not sealed to benchtop.

Refer to the VBA's Guide to Standards and Tolerances section 10.09 Sealing around benches and items installed in benches:
"Where required, junctions between bench tops and adjoining surfaces are defective if they are not sealed with a suitable flexible sealant of matching or agreed colour. Seals around items such as sinks, hand basins or the like are defective if the joint leaks or they are not installed in accordance with the manufacturer's installation requirements."

Photo 194

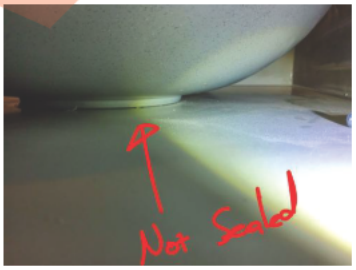


Photo 195

Photo 196

8.6: WC

1 flagged

Applicable?

YES

+8.6.6: Floor; Tiling; workmanship, damaged tiles, grout inconsistent etc

DEFECT

Grout residue remains. Refer to AS 3958 Guide to the installation of ceramic tiles section 5.8 CLEANING TILES:
"Upon completion of setting and grouting, the tiles should be thoroughly sponged and washed. Glazed tiles should be finally polished with clean, dry cloths."

Photo 197

Photo 198

LIMITATIONS:

Specific limitations restricting our visual inspection?

[redacted]

[redacted]

This report is prepared in accordance with AS 4349.0 - 2007: Inspection of buildings. It is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future.

Has there been any previous Quality Assurance Inspections by Manse Group

NA

CONCLUSION

Conclusion

[redacted]

Report completed by

[redacted]

QUALIFICATIONS:
- Registered Building Practitioner [redacted]

[redacted]