

PCI Stage Defects Inspection Report

Provided By



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Inspection Address

Victoria



Report Information

Client Information

Client Name NA

Inspection Information

Report/Agreement # 171123083255294

Inspection Date: 17 Nov 2023

Inspection Time: 08:32 am

Practical Completion Inspection

The Scope of the Inspection: This report Complies with Australian Standards AS 4349.0-2007. Inspection of Buildings Part 0: General Requierments.

Only the individual named at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements: Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Changes to the Inspection Agreement: Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the Builder.

Please read the entire report. Refer to the terms & conditions as they form part of the report.

Warranties and Defects

The builder should generally provide the following to the owner or owner's agent at the handover stage.

- Final Certification/Occupation Certificate from Certifier/Council.
- Gas/Plumbing compliance certificate/s
- Electrical/Smoke Alarms compliance certificate/s
- Practical Completion certificate which includes a Defects Document with reference to the Defects Liability and Warranty Period including expiry date.
- Home Warranty Insurance certificate
- Certification and relevant information regarding Termite Management System
- User Manuals for all appliances and installations
- Remote controls for garage
- Keys to the property

Defect Rectification

The Builder prior to Handover or settlement, or as agreed by the owner and builder should rectify any items/defects mentioned in the Handover Report.

If you are required to sign a Practical Completion Certificate, or an authority to release the final payment you should ensure that any defects/defects/items mentioned in the Report are noted 'to be rectified by the builder' on a Defects Document, which should be signed and dated by the builder and the owner, or owners agent. Note: If there are any items that the builder does not agree with, these should also be noted on the defects document. The Practical Completion document should mention the provision of a Statutory Defects Period. The Defects Liability Period generally commences from the date the Practical Completion Certificate is signed. You should confirm the period and expiry date with the builder.

There should be provision in your contract for a final inspection by the owner prior to settlement. A final inspection ensures any defects and/or incomplete work have been satisfactorily completed, and any minor defects and/or incomplete work that may still exist at handover/settlement are noted, prior to final payment. You should check the Building Contract in relation to any Practical Completion/Handover requirements.

Defect Liability Period

As a general rule the building is covered for Structural and other defects for a specific period, we recommend you refer to your building contract to confirm the warranty period and check with your builder regarding the provision of any warranties that may be applicable.

We recommend you contact us to conduct a comprehensive Warranty Defects Report for you to provide to the builder. This needs to be done before the expiration of the warranty period.

Warranties under building law

Builders and tradespeople must honour the implied warranties in the Domestic Building Contracts Act, which require that they:

- Carry out the work in a proper and workmanlike manner, in accordance with the plans and specifications set out in the contract.
- ensure all materials supplied are good and suitable for the purpose and are new, unless otherwise stated in the contract.
- Carry out the work in accordance with all laws and legal requirements
- Carry out the work with reasonable care and skill and complete works by the date (or within the period) specified by the contract.
- Ensure new homes, extensions, renovations, repairs and kit homes (or similar) are suitable for occupation when completed.
- Ensure other types of work and the material used are reasonably fit for the intended purpose.

Additional Note

We strongly recommend you arrange insurance on the property from the date of handover, as the builder's insurance will not cover you for any loss or damage after that time.



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Summary Of Major Defects And Safety Hazards

Below Is A Summary Of Significant Items Requiring Immediate Action.

Section	Location	Name	Comment
SITE	Surface Drainage	Drains	<p>Underground stormwater drain cover is inadequate, less than 100 mm observed.</p> <p>We refer to the National Construction code section 3.1.3.5 Stormwater Drainage which stipulated the minimum cover required along with AS3500:</p> <p>(c) Cover to stormwater drains: the cover to 90 mm Class 6 UPVC stormwater drains installed underground must be not less than—</p> <p>(i) under soil — 100 mm; or</p> <p>(ii) under paved or concrete areas — 50 mm; or</p> <p>(iii) under areas subject to light vehicle traffic—</p> <p>(A) reinforced concrete — 75 mm; or</p> <p>(B) paved — 100 mm.</p>
ROOF AND GUTTER	Metal Roof	Damaged Roofing - Colorbond	<p>Rainheads have not been installed to lower roof.</p> <p>We also note the location of the downpipe clashes with the switchboard, refer to attached architectural plans showing downpipe running beside switchboard.</p>
ROOF AND GUTTER	Metal Roof	Sumps Are Discharging Into Rainheads (Non DTS Outside of AS3500.3)	<p>We note sumps have been observed discharging into rainheads, this is considered a non Deemed to Satisfy Installation and is outside of the allowances stipulated in AS3500.3.</p> <p>We also refer to the VBA Practice Note "Roof Plumbing RP 02 I Box Gutters" which stipulates sumps discharging into rainheads are non DTS installations.</p> <p>Refer below extract: "Image 1 depicts 3 examples of non-DtS box gutter Installations. Designs such as these can only demonstrate compliance with the Performance Requirements of the PCA through the Performance Solution process."</p> <p>As per the above the builder will need to seek a performance solution to comply.</p>

ROOF AND GUTTER	Box Gutters	Box Gutters	Box gutters observed with change in direction. AS3500.3 2021 Clause 3.7.6 Layout (g) Box gutters shall - (i) be straight (without change in direction); (ii) have a horizontal constant width base (sole) with vertical sides in a cross-section; (iii) have a constant longitudinal slope between 1:200 and 1:40; The roof plumber will need to provide a Performance Solution for the current installation of box gutters on site, the current installation is outside of the allowances within AS3500.3 2021.
ROOF AND GUTTER	Box Gutters	Box Gutters	The box gutter length was measured in excess of the maximum length allowed before an expansion joint needs to be introduced as per SA HB 39:2015 Clause 5.3.2 Gutter Installation (b) states "Maximum length Box gutters are not to exceed the recommended maximum length given in Table 5.3.2 without the installation of appropriate expansion joints [see Figures 5.3.2(B) and 5.3.2(C)]." We also refer to AS3500.3 which states in table 4.3.2 the required spacings between expansion joints. The current installation does not meet this requirement.
ROOF AND GUTTER	Down Pipes	Down Pipe Findings	AS 3500.3; 4.5.6:- Downpipes shall be located at least 100 mm clear of any electrical cable or gas pipe. These requirements have not been met. The downpipe runs beside the electrical switchboard.
EXTERIOR	Weep Holes and Ventilation	Findings	Fire rated weep covers not installed to some areas, we also note gaps in excess of 3 mm were observed around the weep holes. We also note the weep covers are made of plastic, these should be corrosion resistant steel, bronze or aluminium AS3959:2018 summary attached. We note this dwelling requires a BAL12.5 rating and fire rated weeps need to be installed.
EXTERIOR	Exterior Walls	Condition	All external power points must be sealed to the top and sides of the connection to the brickwork as per AS 3000, clause 1.7.1. The power points are IP 53 rated only. They are not a water proof installation and as such require silicone to the bricks at the top and sides or internally at the wire to switch penetration.
EXTERIOR	Exterior Walls	Condition	AJ does not run full height of external wall per AS3700 requirement and architectural drawings attached.

EXTERIOR	Exterior Walls	Condition	<p>Articulation joints - NOT Extended all the way vertical</p> <p>Refer AS3700: Articulation joints must have a gap along the windows of 10mm or at least 5mm to each side of the window or door frames.</p> <p>There are no articulation joints observed along the side of the windows, cladding or door frames.</p> <p>There also must be a gap between the edge of the window frame and the brickwork in order for the articulation joints to be consistent vertically.</p> <p>The articulation or control joints throughout the exterior brickwork in areas were deemed as insufficient at the time of inspection.</p> <p>As per AS 3700, Articulation or control joints are defective if they do not extend from the brickwork to the widow or door frames.</p> <p>To comply with AS3700 all articulation joints must be a minimum gap of 10mm wide and a max gap of 15mm to the opening of the brickwork and continuous along the window and door frames.</p> <p>Alternatively there must be a minimum of 5mm gap between the window and brickwork to BOTH SIDES of the window & door frames to allow for movement.</p> <p>If the above has not been achieved, the window, cladding and door frames have the potential to compress and glass may shatter and/or the windows/doors may become inoperable.</p> <p>Failure to undertake these repairs may lead to cracking during extreme weather conditions, which may carry major implications for associated building elements if left unmanaged.</p> <p>These preventative works are important in ensuring the structural integrity of the associated masonry and should be performed prior to final handover.</p> <p>The Masonry Structures Code AS3700 limits the amount of movement to be accommodated at a vertical joint to 15mm, and requires that a gap of at least 5mm should remain after the movement has taken place. It limits the amount of movement to be accommodated at a horizontal joint to 10mm.</p> <p>The structural engineer will need to be engaged for further advice and recommendations, however based on past experience, normally the brickwork is dismantled and re-built.</p> <p>In this case this is a major re-build including external wall works once again.</p> <p>These works would require major disruption to the owner as the works will create a work site environment.</p>

EXTERIOR	Exterior Walls	Condition	<p>We note base rows of brickwork were measured overhanging the concrete slab in excess of the max allowable of 15 mm. As per the guide to standards and tolerances Section 3.16 Masonry that overhangs concrete slabs</p> <p>A masonry course is defective if it is laid on a concrete slab or strip footing so as to project over the edge of the slab or footing by more than 15 mm.</p> <p>Attached is the diagram for table 3.04 of the VBA Standards and Tolerances Guide.</p> <p>We also refer the builder to 3.2.2.7 of the NCC.</p> <p>The structural engineer will need to be contacted to provide a design detail to rectify the excessive brick overhang. A copy of this design detail will need to be provided to my client as per the Domestic Building Contracts Act.</p>
EXTERIOR	Exterior Windows	Overall Condition	<p>Minimum markings on windows not visible at the time of inspection.</p> <p>Excerpt from AS 1288:2006, Clause 5.23.3 Minimum marking requirements:</p> <ol style="list-style-type: none"> Each panel shall be marked with the following minimum requirements: The name, registered trademark or code of the manufacturer or supplier. The type of safety glass material. This may be in the form of a code as defined in AS/NZS 2208, e.g., T = Toughened. The Standard to which the safety glass has been tested, e.g., AS/NZS 2208. The grade of test classification, i.e., A. A number to indicate the nominal thickness for standard glazing material in millimetres, or a number to indicate the minimum thickness for nonstandard glazing material to the nearest tenth of a millimetre.
GARAGE	Garaging	Door Findings	Roller door bottom seal does not sit flush with concrete slab.
INTERIORS	Living Room	Door	<p>Door not square, large gap between door and frame.</p> <p>Water ingress point.</p>

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BATHROOM(S)	Bath Room 1	Flooring	<p>Water stop not connected to perimeter flashing. This generally leads to the deterioration of timber architraves adjacent to the entry of the door and the migration of subtile moisture outside the wet area.</p> <p>The doorway has not been properly waterproofed as required by the BCA and the relevant Australian Standard AS3740. This could allow water to leak into the frame and cause possible future damage.</p> <p>Part 3.8.1.2 of the NCC's Building Code of Australia (BCA) - Wet areas states that: "Building Elements in wet areas within a building must: a) be waterproof or water resistant in accordance with table 3.8.8.1 and; b) comply with AS3740"</p> <p>The relevant Australian Standard AS3740 - Waterproofing of domestic wet areas states in section 3.9.1.2 perimeter flashing at floor level openings that "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 installed at floor level openings. The water stop shall be waterproofed to the perimeter flashing."</p> <p>The builder must install fully waterproofed water stops to all of the wet area openings of this home as required by the NCC/ BCA and the relevant Australian Standard AS3740.</p>
BATHROOM(S)	Bath Room 1	Shower And Bath	<p>Waterproofing - Water Stop to Enclosed Shower Without Hob</p> <p>An inspection of the vertical separation requirement in the shower area found that it was NOT ADEQUATE.</p> <p>The waterstop must have a has a leg of a minimum of 5 mm under the shower screen frame.</p> <p>Waterproofing of domestic wet areas AS 3740 2010 Clause 3.13.4 Enclosed showers without hobs or set-downs At the extremity of the shower area- (a) where a shower screen is to be installed, a water stop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 3.6: and (b) where the water stop intersects with a wall or is joined, the junction shall be waterproof. NOTE: For a typical hobless construction, see Figure 3.6.</p>

BATHROOM(S)	Bath Room 2	Shower And Bath (Leak Test)	<p>Shower recess flood test was conducted at the time of inspection, the shower waste was plugged and 5-10 mm of water flooded the shower recess. It should be noted the shower was not caulked at the time of inspection however it should be noted that the caulking does not stop water from getting into a suspended floor, behind wall linings etc. Ultimately the waterproof membrane is responsible for stopping water egress from a wet area and shower area. We can confirm evidence of a failed shower recess and subsequent moisture emanating to the downstairs living/dining area (refer photos).</p> <p>We note the extract below from the National Construction Code states:</p> <p>P2.4.1 Wet areas</p> <p>To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating—</p> <p>(a) behind fittings and linings; or</p> <p>(b) into concealed spaces, of sanitary facilities, bathrooms, laundries and the like.</p> <p>This bathroom does not meet the above requirement. A strip out of the bathroom and re-application of the membrane will be required to rectify this defect.</p>
BATHROOM(S)	Bath Room 3	Shower And Bath	<p>Waterproofing - Water Stop to Enclosed Shower Without Hob</p> <p>An inspection of the vertical separation requirement in the shower area found that it was NOT ADEQUATE.</p> <p>The waterstop must have a has a leg of a minimum of 5 mm under the shower screen frame.</p> <p>Waterproofing of domestic wet areas AS 3740 2010 Clause 3.13.4 Enclosed showers without hobs or set-downs At the extremity of the shower area-</p> <p>(a) where a shower screen is to be installed, a water stop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 3.6: and</p> <p>(b) where the water stop intersects with a wall or is joined, the junction shall be waterproof.</p> <p>NOTE: For a typical hobless construction, see Figure 3.6.</p>

BATHROOM(S)	Bath Room 3	Shower And Bath (Leak Test)	<p>Shower recess flood test was conducted at the time of inspection, the shower waste was plugged and 5-10 mm of water flooded the shower recess.</p> <p>We can confirm evidence of a failed shower screen and subsequent moisture emanating through the bottom track (refer photos).</p> <p>We note the extract below from the National Construction Code states:</p> <p>P2.4.1 Wet areas</p> <p>To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating—</p> <p>(a) behind fittings and linings; or</p> <p>(b) into concealed spaces, of sanitary facilities, bathrooms, laundries and the like.</p> <p>This bathroom does not meet the above requirement.</p>
KITCHEN	Kitchen	Sink & Joinery	<p>NCC; O2.4.1, F2.4.1, & P2.4.1: -</p> <p>Objective Functionality Performance</p> <p>– safeguard the occupants and protect the building from damage – avoid creation of unhealthy or dangerous conditions</p> <p>– prevent water from penetrating into concealed spaces</p> <p>The undermount sink has not been sealed and therefore has not met this requirement.</p>
ROOF VOID	Insulation	Sarking	<p>The property has a BAL rating of 12.5.</p> <p>The sarking needs to be sealed around all penetrations.</p> <p>Refer AS3959:2018 summary attached.</p>

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Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
SITE	Site Clean	Site Clean	General site clean required. VBA guide to standards and tolerances 2015: - All areas shall be cleaned prior to handover, in accordance with part 18.08. This requirement has not been met.
ROOF AND GUTTER	Tiled Roof	Tiled Roofs	Roof tiles require cleaning. VBA guide to standards and tolerances 2015: - All areas shall be cleaned prior to handover, in accordance with part 18.08. This requirement has not been met.
ROOF AND GUTTER	Tiled Roof	Tiled Roofs	We note the mortar bed pointing was poorly installed in a manner that will require re-application. We refer the builder to below: AS 2050, part 3.6 All must be in neat/regular appearance and uniform colour. Unless documented otherwise, the absence of pointing where required by the BCA, AS 2050 - Installation of Roof Tiles or the contract is a defect. Within the first 12 months of completion of the work, pointing is defective if it becomes dislodged or washed out. Minor cracking of pointing is not a defect. Within the first 12 months of completion of the work, pointing is defective if it is not uniform in colour, texture and trowelled off to provide a neat appearance. The rectification of pointing shall match the existing colour and texture as close as practicable.
ROOF AND GUTTER	Eaves Gutters	Eaves Gutters	AS 3500.3; 4.5.1: - There shall be no restriction to the free flow of stormwater due to debris. For example: cement, mortar, clippings, etc; as well as protrusions and obstructions. The roof gutter installation has not met this requirement.
ROOF AND GUTTER	Down Pipes	Down Pipe Findings	The stormwater PVC pipes have not been painted. The installation of the storm water plumbing system is regulated under AS 3500.3. 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) below. 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 pipe 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 NCC and is adopted. Most Building Surveyors will not pass a home as being completed until the pipes are painted. This dwelling will not be completed as per the Australian Standards until such time as this is rectified.

HOT WATER SYSTEM	Hot Water Unit	Hot Water Unit Findings	The hot water system has yet to be installed.
EXTERIOR	Exterior Walls	Condition	<p>Split masonry units have been installed to the base row of brickwork, refer photos and VBA Standards and Tolerances Guide below.</p> <p>3.15 Base bed joint and base row of masonry Exposed base bed joints above the finished ground level are defective if they exceed 20 mm in thickness. Base bed joints that are not exposed above the finished ground level are defective if they are greater than 40 mm. Split masonry units and units on edge used in the base course of masonry walls are defective if they are exposed.</p>
EXTERIOR	Exterior Walls	Condition	<p>There are some voids and small holes as well as mortar smears in the finished faces of the mortar joints around this house and garage. The Building Commission'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 with a mortar that matches the existing and then re-cleaned.</p>
EXTERIOR	Exterior Windows	Overall Condition	Paint / mortar marks found on window frame, cleaning required.
EXTERIOR	Exterior Windows	Overall Condition	Fit off fly screen.
GARAGE	Garaging	Door Findings	Paint touch ups required.
GARAGE	Garaging	Internal Wall Findings	Paint touch ups required
BALCONY	Balcony Findings	Frame Condition	Paint touch ups required to timber beam.
BALCONY	Balcony Findings	Drains	3500.2 - 2018, part 4.3.1 (g): - the interior of each pipe must be cleared of any foreign matter prior to commissioning. The stormwater pipework was observed with an amount of debris and/or trade waste at the time of inspection.
BALCONY	Balcony Findings	Balustrade Condition	Render to brick piers require touch ups.
INTERIORS	Office/Study	Walls	Paint touch ups required.
INTERIORS	Lounge Room	Ceiling	Paint touch ups required.
INTERIORS	Lounge Room	Windows	Paint touch ups required.
INTERIORS	Hallway/s	Walls	Paint touch ups required.
INTERIORS	Internal Stair Case	Condition	Paint touch ups required.
INTERIORS	Bedroom 1	Door	Paint touch ups required as indicated by markers

INTERIORS	Bedroom 1	Walls	Paint touch ups required.
INTERIORS	Bedroom 2	Walls	Paint touch ups required.
BATHROOM(S)	Powder Room	Walls	Paint touch ups required.
BATHROOM(S)	Powder Room	Toilet	Toilet seat is not installed.
BATHROOM(S)	Bath Room 1	Toilet	Toilet seat is not installed.
BATHROOM(S)	Bath Room 2	Shower And Bath	Caulking incomplete to shower.
BATHROOM(S)	Bath Room 3	Door	Paint touch ups required.
BATHROOM(S)	Bath Room 3	Walls	Caulking incomplete.
BATHROOM(S)	Bath Room 3	Walls	Paint touch ups required.
BATHROOM(S)	Bath Room 3	Toilet	Toilet seat is not installed.
KITCHEN	Kitchen	Door	Paint touch ups required.
KITCHEN	Kitchen	Walls	Paint touch ups required.
KITCHEN	Laundry	Door	Door stop requires location adjustment.
KITCHEN	Laundry	Walls	<p>The tiles are stepped and uneven creating an unsightly look. The tiles are not installed in accordance with the relevant Australian Standard AS 3958.1 – 2007 Ceramic Tiles – Guide to the Installation of Ceramic Tiles.</p> <p>Section 5.4.3 Item (c) of AS 3958 states with due allowance to tolerance for the tiles make the corners of all tiles flush and level with the corners of the adjacent tiles. See extract below taken from AS 3958.</p> <p>The tiles are defective and do not have an even finish. The defect can be seen from a normal viewing position. Removal and replacement of the incorrectly cut tiles is required.</p>
KITCHEN	Laundry	Walls	Paint touch ups required.
ROOF VOID	Insulation	Condition	Sections of the insulation were poorly installed / laid with gaps visible in sections. Recommendations: Engage insulation contractor to assess.
PROPERTY AND INSPECTION INFORMATION	Utility Status	Gas	There was no gas connection at the time of the inspection.

SITE

Site Clean

Site Clean

General site clean required.

VBA guide to standards and tolerances 2015: - All areas shall be cleaned prior to handover, in accordance with part 18.08.

This requirement has not been met.





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Surface Drainage

Drains

Underground stormwater drain cover is inadequate, less than 100 mm observed.

We refer to the National Construction code section 3.1.3.5 Stormwater Drainage which stipulated the minimum cover required along with AS3500:

(c)

Cover to stormwater drains:

the cover to 90 mm Class 6 UPVC stormwater drains installed underground must be not less than—

(i)

under soil — 100 mm; or

(ii)

under paved or concrete areas — 50 mm; or

(iii)

under areas subject to light vehicle traffic—

(A)

reinforced concrete — 75 mm; or

(B)

paved — 100 mm.

TABLE 6.2.5
MINIMUM PIPE COVER—FINISHED SURFACE TO TOP OF PIPE

Location	Ductile iron, galvanized steel	Plastics
	Minimum cover, mm	
1 Not subject to vehicular loading:		
(a) Without pavement—		
(i) for single dwellings; or	100	100
(ii) for other than single dwellings	100	300
(b) With pavement of brick or unreinforced concrete.	100*	100*
2 Subject to vehicular loading:		
(a) Other than roads:		
(i) Without pavement	300	450
(ii) With pavement of—		
(A) reinforced concrete for heavy vehicular loading; or	Nil*	100*
(B) brick or unreinforced concrete for light vehicular loading.	Nil*	75*
(b) Roads—		
(i) sealed; or	600	600
(ii) unsealed.	600	750
3 Subject to construction equipment loading or in embankment conditions	600	750
4 Land zone for agricultural use	600	600

* Below the underside of the pavement.

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FITTINGS

Services and Installations

Installed

A Ducted A/C System is installed but not tested.

2 garden taps were installed at the time of inspection.

The power was connected at the time of inspection.



PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was Overcast and Dry at the time of the building inspection.

Property Information

Building Type

The dwelling is a Residential House.

Construction Type

The wall cladding is Brick. With Gypsum internal wall lining. (Brick Veneer)

Rendered light weight sheeting

Roof Cladding

Tile roofing

The roof is metal

Roof Design

The roof is a Pitched roof design.

Flat roof design. Note: We are unable to access the roof void on flat roof, or any roof roof which has no access. The only method of accessing is by removing roof cladding. We cannot comment on whether any defects exist between the roof cladding and the ceiling lining.

Footings Type

Slab On Ground Footing Construction.

Storeys

Two storey home

People Present

The owner was present.

Areas Where Full Inspection Restricted

Areas Inspected

Building Exterior

Building Interior

Garage

Roof Exterior

Roof Void

Site

Areas Not Inspected

Windows as they were locked.

Inaccessible roof void sections due to access limitations and or insulation and ducting.

Second storey roof due to height restrictions.

Utility Status

Water

The water was Connected.

Electricity

Electricity to the dwelling was connected

Gas

There was no gas connection at the time of the inspection.



TERMS AND CONDITIONS

General Definitions used in this Report:

Definitions specific to Building Inspections and Reports for new buildings. You should read and understand the following definitions of words used in the Inspection Agreement and the Report.

Acceptable: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

Rectification work required: A defect or a number of defects were visible that will require assessment and or repair by a qualified trades person.

Monitor: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

Strata: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

Significant Item: An item that must be reported in accordance with the scope of the inspection.

Major Defect: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a Significant Item or major defect.

Safety Hazard: A defect that presents unsafe conditions and must be reported as a Major defect.

Accessible Area: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Building Element: A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Client: The person(s) or other legal entity for which the inspection is to be carried out. If ordered by an agent then it is agreed that the agent has the authority to act for and on behalf of the person.

You/Your/The Purchaser/Client: The party identified on the face page of this report as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

Defect: A fault or deviation from the intended condition of the material, assembly or component.

Handover: The moment the builder hands over the keys and the owner officially takes possession of the property.

Firm: The business company, partnership, trust or individual named on the report, its agents, or employees that you have requested to carry out the property inspection and Report.

Inspector: The person or organization responsible for carrying out the inspection. (See also "Our/Us/We" below.)

Limitation: Any factor that prevents full completion of the purpose of the inspection.

Manhole (cover) or Access hole: An opening in the structure to allow for safe entry to carry out an inspection.

Practical Completion: The stage of construction when contract works are considered completed and the building is considered reasonably fit for habitation. There may be some minor defects and incomplete work outstanding.

Property: The structure to be inspected and the site upon which it stands to within 30 metres of the dwelling.

Report: A document and any attachments containing advice about the condition of the Property and issued to you by us following our inspection of the Property.

Visual Inspection: The inspection shall comprise visual assessment of accessible areas of the Property to identify major visible defects to the building structure and to form an opinion regarding the general condition of the structure of the property. Note: If cracking to masonry building elements is noted in the Report a Structural Engineer must be consulted.

Safe and Reasonable Access - is interpreted to mean areas that are safe and unobstructed. Does not include the use of destructive or invasive inspection methods or moving of building materials, stored goods, furniture, vehicles etc.

AS 4349.1-2007 defines the extent of safe and reasonable access as follows:

"The extent of accessible areas shall be determined by the Inspector at the time of inspection, based on the conditions encountered at the time of the inspection. The Inspector shall also determine whether sufficient space is available to allow safe access.

The inspection shall include only accessible areas and areas that are within the Inspectors line of sight and close enough to enable reasonable appraisal."

Areas for Inspection shall cover all safe and accessible areas the Property.

Access Table 3.2 from AS 4349.1-2007

Table Notes:

1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
2. Sub floor or slab areas sprayed with chemicals will not be inspected unless it is considered safe to do so. Our/Us/We/The

General and Important Information:

Important Information Regarding the Scope and Limitations of the Inspection and this Report. Any person who relies upon the contents of this report does so acknowledging that the clauses, which define the Scope and Limitations of the inspection, and forms an integral part of inspection agreement and the inspection and the Report.

General Requirements:- Inspection of residential buildings under construction or completed residential building inspections i.e. Practical Completion Inspection (PCI); Building Stage Report; Handover Inspection Report; Warranty Report; Building Defects Report. Standards & Tolerances applies; Standard AS4349.0-2007 Inspection of buildings Part 0: General requirements applies.

Scope and Limitations: - Residential Buildings Under Construction and Completed Building Inspections:

The inspection is based on a visual assessment of the property to identify any major defects, the incidence of minor defects, and safety hazards associated with the property, and to form an opinion regarding the general condition of the property at the time of inspection, for the relevant inspection as ordered by The Client and agreed in the Inspection Agreement. The inspection and reporting will include any accessible parts of the property, according to the type of inspection being inspected.

The inspection will be carried out in accordance with AS4349.0-2007. Exclusion of Items from Inspection is in accordance with Appendix D of AS4349.1-2007. The report is a reasonable attempt to assess the quality of the work and to identify any obvious or significant defects apparent at the time of the inspection. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. If Cracking of Building Elements is noted in the Report or you require any advice of a structural nature you will consult the builder, and a Structural Engineer as necessary. Refer to Appendix E of AS4349.1-2007. (CRACKING OF BUILDING ELEMENTS)

The Client is responsible for the signing of any documents relating to the construction or handover of the property. The Client shall obtain any relevant notices and certificates relating to the subject building from the builder or certifier for the completion of the property, as required by relevant building legislation.

Limitations: The Inspection is a non-invasive visual inspection, which is limited to those accessible areas and sections of the property to which Safe, and Reasonable Access is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of the inspection. These may include; any sections/areas of the building that were obstructed at time of inspection by; contractors, goods, materials, vehicles etc. in, on or against section/areas of the building belonging to the builder, contractors, owner, and/or other parties. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions.

The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed.

Purpose: The purpose of the inspection is to provide advice to the Client or owner of a residential dwelling that is under construction, or a recently completed residential dwelling, regarding the condition of the property at the time of inspection. The visual inspection will identify significant building defects, minor defects, incomplete work, omissions, safety hazards and/or maintenance issues, so that the Client may provide a written report of a defect list to the builder or relevant person/s, so as to enable them therewith to negotiate the rectification of any such defects etc. The inspection shall include specific requirements or conditions requested by the client, and agreed upon, in the Inspection Agreement. The Report is for the Clients purpose only.

Exclusions: The Report will not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. The Report will not include the inspection and assessment of items or matters that do not fall within the Building Consultant or Inspectors direct expertise. 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. The Client acknowledges that this Report excludes and specifically does not cover or deal with inspection of specific items, mentioned in the Inspection Agreement. Exclusion of Items from Inspection is in accordance with Appendix D of AS4349.1-2007. If Cracking of Building Elements is noted in the Report the Client will consult a Structural Engineer. Refer to Appendix E of AS4349.1-2007. Estimating the cost of rectification of defects is not included in a standard property report.

Exclusive Use: The Report may not be provided to any other Person without Our express written permission, unless The Client is authorized to do so by relevant Legislation. Any such permission may be subject to conditions and further payment. The Report will be made solely for the use and benefit of The Client. Only The Client may rely on the Report.

NOT A PEST REPORT: This inspection and report will not inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

Contact the inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector to discuss and have this report and its content explained to you.

The Inspection and Report was carried out by: David Dunat

Contact the Inspector on: 0421 166 980

For and on Behalf of: D.C Building Inspectors

