



Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
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NEW CONSTRUCTION STAGE PROPERTY INSPECTION REPORT

AS4349.0-2007



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Table with 2 columns: Field Name, Value. Fields include Report Number, Inspection Date, and Property Address.

SERVICE

As requested and agreed with the Client, the inspection carried out by the Building Consultant for the purpose of an agreed new construction stage inspection comprising of a property report.

“Client” means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” means a person, business or company who is qualified and experienced to undertake a building inspection in accordance with Australian Standard AS 4349.0-2007 Inspection of Buildings. The consultant must also meet any Government licensing requirement, where applicable.

This new construction stage inspection was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

TERMS ON WHICH THIS REPORT WAS PREPARED

PROPERTY REPORT

PURPOSE OF INSPECTION

The purpose of this inspection is to provide advice to the Client regarding the construction of the Building & Site at the time of inspection. This report is NOT an all-encompassing report dealing with the building from every aspect, yet it is a reasonable attempt to identify any obvious, visible or significant defects and or incomplete works visually apparent to the dwelling at the time of this scoped inspection.

SCOPE OF INSPECTION

The purpose and scope of the inspection selected by you (the client) is for the assessment of Quality and assurance of the selected construction stage inspection. The report will contain photographic evidence and comments of any visible findings found at the time of our inspection. This report is NOT a certificate of Compliance with the requirements of any Regulation, Standard, Ordinance or By-law.

INSPECTION PROCESS

The inspection process is a visual inspection only. The inspection will only cover the selected new construction stage inspection and only report on its findings on the day of the inspection. We will compare the construction works onsite with the approved construction drawings and report on any discrepancies.



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LIMITATIONS

The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by law or as a warranty or an insurance policy against problems developing with the building in the future. The inspection is a third-party inspection and only should be considered as an additional inspection to help with the Quality and Assurance during the construction process. Ultimately the full responsibility and liability lay with the Builder, Engineers, Certifiers. The Inspection and Report WILL NOT report on any defects which may not be apparent due to prevailing weather conditions at the time of inspection. Such defects may only become apparent in differing weather conditions.

NOTE: All builders are to warrant their work under part 2C, section 18B of the Home Building Act 1989.

This warranty towards the building work and practice must also be met as part of the building contracts obligations.

In the event this warranty is not met then you, the client, (the homeowner) subject to legal advice, have rights to enforce this Act, refer below:

The Home Building Act:

(18B Warranties as to residential building work, the following warranties by the holder of a contractor license, or a person required to hold a contractor license before entering a contract, are implied in every contract to do residential building work.)

(a) A warranty that the work will be performed with **due care and skill** and in accordance with the plans and specifications set out in the contract, (2015)

(b) A warranty that all materials supplied by the holder or person will be **good and suitable for the purpose** for which they are used and that, unless otherwise stated in the contract, those materials will be new,

(c) A warranty that the work will be done in accordance with, and **will comply with, this or any other law**,

(d) A warranty that the work will be done with due diligence and **within the time stipulated** in the contract, or if no time is stipulated, within a reasonable time,

(e) A warranty that, if the work consists of the construction of a dwelling, the making of alterations or additions to a dwelling or the repairing, renovation, decoration or protective treatment of a dwelling, the work will result, to the extent of the work conducted, in a dwelling that is **reasonably fit for occupation** as a dwelling,

(f) A warranty that the work and any materials used in doing the work will be **reasonably fit for the specified purpose** or result, if the person for whom the work is done expressly makes known to the holder of the contractor license or person required to hold a contractor license, or another person with express or apparent authority to enter into or vary contractual arrangements on behalf of the holder or person, the particular purpose for which the work is required or the result that the owner desires the work to achieve, so as to show that the owner relies on the holder's or person's skill and judgment.

Special Conditions or instructions

Special conditions or instructions No

The parties

Pre-engagement inspection agreement number:

Name of Client:

Address of Client:

Client's email:

Client's telephone number:



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RESULTS OF INSPECTION - SUMMARY

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

PROPERTY REPORT - SUMMARY

Type of Inspection Completed	Practical Completion Inspection
Have Architectural and/or Structural Engineering Plans been provided for this inspection:	Yes
It is the responsibility of you (the client) to provide us (the inspector) with a full set of construction and engineering drawings for us to compare the construction drawings to what is being built on site. Without these drawing we can Not comment on incorrect home and room dimensions, specified levels, engineer specifications and any relevant Australian Standards that has been referenced for the project.	
Prevailing weather conditions at the time of inspection:	Dry
In respect of significant items:	
Was there any MAJOR DEFECTS evident from this inspection?	Yes
Was there any MINOR DEFECTS evident from this inspection?	Yes

Definition of defective and Major Defect: marked by subnormal structure or function, incomplete and or deficient. Defect is a general word for any kind of shortcoming or imperfection,

S.18E (4) of the Home Building Act 1989 defines "major defect" as: "**major defect**" means:

- (A) a defect in a major element of a building that is attributable to defective design, defective or faulty workmanship, defective materials, or a failure to comply with the structural performance requirements of the National Construction Code (or any combination of these), and that causes, or is likely to cause:
 - (i) the inability to inhabit or use the building (or part of the building) for its intended purpose, or
 - (ii) the destruction of the building or any part of the building, or
 - (iii) a threat of collapse of the building or any part of the building, or
- (B) a defect of a kind that is prescribed by the regulations as a major defect.

Note: The definition of "**major defect**" also applies for the purposes of section 103B (Period of cover.)

Note: The definition of a "**minor defect**" is anything other than a major defect.

Definition of Major Element: S.18E (4) of the Home Building Act 1989 defines "major element" as: "**major element**" of a building means:

- (a) an internal or external load-bearing component of a building that is essential to the stability of the building, or any part of it (including but not limited to foundations and footings, floors, walls, roofs, columns and beams), or
- (b) a fire safety system, or
- (c) waterproofing, or
- (d) any other element that is prescribed by the regulations as a major element of a building.

Definition of non-compliant: deficient in part, not finished in its intended proper form or required Australian Standard and or Building Code, works that are to be completed as per relevant Australian Standards and or Codes,

Definition of incomplete: not complete, not developed as intended, imperfect, not constructed and rendered inconsistent, works that are yet to be completed as was originally intended and lacking in part,

New Construction Stage Inspection Report.



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Definition of as intended: a planned thought out and proposed strategic process,

Definition of water-resistant: an application able to resist the penetration of water to some degree but not entirely,

Intended Purpose:

Intended purpose means that what is proposed and/or anticipated for a particular purpose or position in residential construction, MUST be provided. In the event it is not provided, then a dispute can arise and must be proven otherwise. If not, then such dispute cannot be resolved without an Alternative Solution that complies with Performance Provisions in compliance with the (BCA) Building Code of Australia and the (NCC) National construction Code.

Restitution:

Should a builder not agree to rectification works associated with this inspection report, then individuals have rights to seek restitution. This is not compensation as such compensation if it was paid, does not rectify the incomplete or defective works found. Acknowledgment is to be provided by the builder to ensure their intent is to complete these works as originally intended and under appropriate supervision.

Surface Water Drainage:

Subject to the Builders Contractual Obligations: the retention of water from surface run off and overland surface flow could influence this dwellings foundation material which in turn could affect the slabs intended performance to this as inspected property.

Builders best practice during construction and prior to PCI handover is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house and then into appropriate stormwater pipes installed by a qualified and licensed Plumber & Drainer. (Some circumstances will require a Hydraulic Engineer to design a drainage system suitable for properties.)

DRAINAGE DESIGN REQUIREMENTS (subject to the Builder's contractual obligations)

5.2.1 General requirements: The building and site drainage design and height of the floor level above finished ground level may be affected by factors other than structural design requirements.

Such factors include the following:

- (a) The run-off of water and the influence of local topography.
- (b) The effect of excavation or filling.
- (c) The possibility of flooding.
- (d) The effects of existing and post-construction landscaping.
- (e) The level of legal point of stormwater discharge.

Defects found are categorized into the following areas below:

SHOWN IN EACH ITEM AS FOLLOWS:

- A- Damage:** *(visual disruption resulting in loss of value or the impairment of usefulness,)*
- B- Distortion, Warping and Twisting:** *(a change in the shape of an image resulting from imperfections,)*
- C- Water penetration:** *(the egress or entry of forms of water and dampness,)*
- D- Material deterioration:** *(alteration and a decline of the products original intended finish,)*
- E- Operational:** *(not fit for proper functioning and /or ready for intended use,)*
- F- Installations & Appearance:** *(inappropriate fitting and finish of a products intended use)*
- G- Incomplete Works:** *(works that are yet to be completed as was originally intended and lacking in part)*
- H- Safety:** *(a duty to report on these issues to bring it to the attention to the Homeowner)*
- I- Defective Works:** *(marked by subnormal structure or function and a general word for a kind of imperfection)*



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J- Non-Compliant Works: (works that are to be completed as per relevant Australian Standards and or Codes)

K- General Maintenance Works: (works that are to be carried out by the Homeowner)

L- Inconsistent Works: (items not the same throughout and having self-contradictory and conflicting elements)

1/ Reference to any cracking of building elements for your future in this property

Ref: Relevant Australian Standards (if applicable)

Cracking Categories: Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:
Cracks over Category 2 an Engineer to certify

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

SAFETY NOTE: Two story properties only

2/ Top floor (if applicable) bedroom windows in two story homes, more than 2.0meters off the surface below must have non-removable screens fitted or a child resistant devise fitted to prevent windows from opening more than 125mm. (For all kid's protection)

OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?

The following obstructions may conceal defects

OBSTRUCTION PHOTOS



Showing example of Brickwork completed



Showing example of wall, floor & ceiling coverings



Showing example of cabinetry



+ Roof coverings.

PROPERTY REPORT

The following items and matters were reported on in accordance with the Scope of Inspection.

New Construction Stage Inspection Report.

INSPECTION FINDINGS:



Location: Slab edge to entire perimeter of home.

Details: Numerous spots have been excavated to expose the slab edge.

No vapour barrier visible to all locations.

Vapour barrier is required to prevent moisture penetration to the slab perimeters as it does for the underside.

As per clause

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. Refer figure 3.2.2.3 in NCC or figure 4.2.8 in NCC 2022

Recommendation: Entire slab edge will need to be exposed and excavated and be treated with a suitable membrane recommended by the acting engineers.



Location: Slab edge perimeters.

Details: More examples of no vapour barrier.

Recommendation: As per previous.



Location: Side and rear of home.

Details: Finished ground level is level.

It must have a fall of 50mm per 1m falling away from the property.

This is part of the National construction code requirements and detailed in the engineer drawings.

Surface water Drainage section 3.1.3.3 NCC 2019 or 3.3.3 of 2022

External finish surface surrounding the slab must be drained to move surface water away from the building

@ 25mm of 1 m for low rainfall intensity areas for surfaces that are reasonably impermeable or

50mm over 1m in any other case.

Recommendation: Landscaping to be re-completed ensuring compliance with falls is achieved and be directed to the drainage allocated at the rear of the property.



Location: Front of property

Details: Finished ground level is level.

As per previous must have a 50mm to 1m fall away from the property.

Also detailed in engineers.

Recommendation: Landscapers to redesign contours to suit regulations.





Location: Pavement as side of property.

Details: Entire concrete path is diverting water towards the house and its footings.

As per previous this is a breach of the NCC

In this case fall is to be 25mm per 1m for impermeable surface.

Surface water Drainage section 3.1.3.3 NCC 2019 or 3.3.3 of 2022

External finish surface surrounding the slab must be drained to move surface water away from the building

@ 25mm of 1 m for low rainfall intensity areas for surfaces that are reasonably impermeable or

50mm over 1m in any other case.

Recommendation: Concrete to be removed and recompleted with suitable falls.



Location: Front yard drainage.

Details: Incomplete. No drainage out. Just plastic cap.

Recommendation: Drainage put to be installed with relevant falls to pit prior to handover.





Location: Top of front wall/column.

Details: The top has not been sealed or has any type of capping.

Raw bricks exposed.

This has water run off from the wall penetrating the masonry.

This will cause render to deteriorate and paint to peel and bubble overtime.

DAMP proof course 3.3.5.8 or 5.7.4 NCC 2022

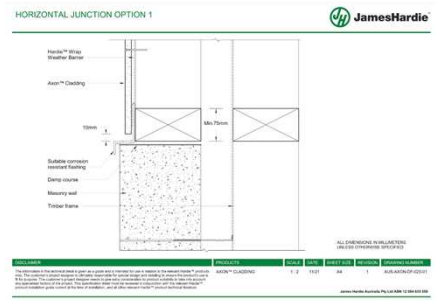
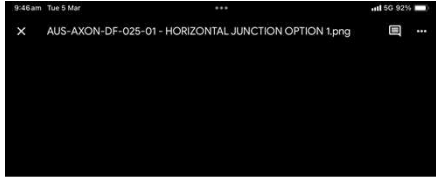
(a) Damp proof course and flashing must be-

C) where a masonry wall passes through a roof

D) where a roof abuts an external masonry wall

Recommendation: A simple flashing design would be suitable to prevent water penetration.

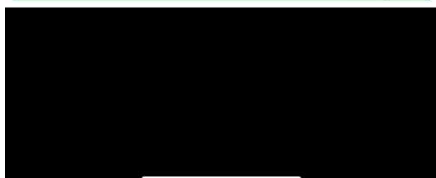
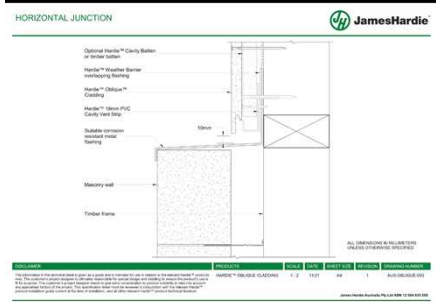
Next image will detail James Hardie requirement and details.



Location: Example of flashing options.

Details:

Recommendation:





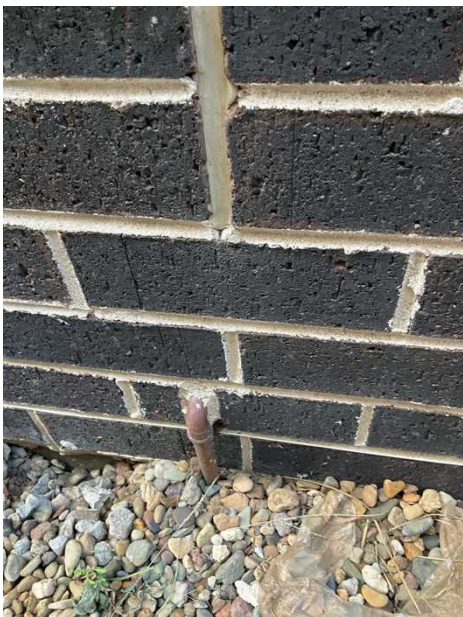
Location: Rear side of property.

Details: Articulation joint is incomplete.

VERTICAL articulated joints 3.3.5.13 not required for class A or S sites.

Articulation joints between masonry elements must have a width not less than 10mm.

Recommendation: Articulation joint to be completed and cut in.





Location: Exterior cladding.

Details: Cladding is a polystyrene product.

Polystyrene cladding requires articulation joints as would normal masonry.

Pending the brand used they would also require articulation joints above and below door and window openings.

There has been no articulation joints installed what's so ever.

This product will crack and have vertical and horizontal separation without articulation joints in place.

Recommendation: Builder to add articulation joints as required.

Builder to provide client with information on what product was used to be able to criss check AJ in the right locations.



Location: Front window sill rubbers.

Details: Gaps and voids into the wall cavity from window sill due to brick which has been cut short and has insufficient depth.

The other sill needs sill rubber repaired

Recommendation: Builder will to repair rubber and brick work to ensure no water ingress during rain.



Location: Lower windows at side of house.

Details: Sill rubbers are in bedded in the mortar and AJ.
Water ingress to cavity likely.

Recommendation: Sill rubber to be repaired to all windows
to ensure no water ingress into property.



Location: Front lower roof.

Details: Flashing is siliconed to masonry to provide seal and prevent water ingress.

Flashing must be built into the masonry leaf.

3.5.2.3 Flashing

Flashing for roof tiles must comply with the following.

A) wall and step flashings.

i) for masonry or similar walls , flashing must

A) follow the roof line allowing not less than 75mm upturn to the wall and a minimum of 150mm in width and moulded into the tiles and

B) have a horizontal over flashing , stepped over flashing or raked over flashing built into the masonry leaf or veneer, except that one continuous flashing may be used as an apron flashing or an over flashing

Recommendation: Flashing to be recompleted to comply with NCC.

Silicon should never be the primary source of preventing water ingress.



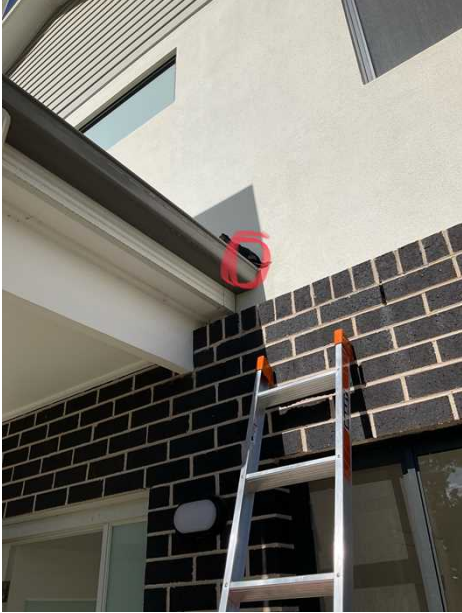
Location: Front eaves and wall junction.

Details: Gaps inbetween cladding and eaves.

All exterior surrounding should be sealed with no gaps.

Recommendation: Builder to caulk or install timber trims etc.





Location: Front lower roof gutter

Details: Gutter is loose. Missing bracket at stop end.

3.5.3.4 NCC Gutters

B) Eaves gutters must be

i) supported by brackets securely fixed at stop ends and at no more than 1.2m centres.

Recommendation: Install additional brackets as required.





Location: Front parapet wall.

Details: Exposed open gaps. Timber frame is visible.

Water ingress 100 percent during rain.

Capping flashing requires an overflashing at masonry wall, junction.

Fibro and masonry junction should be sealed as per James Hardie requirements to the front and back of the wall.

3.5.1.7 Flashings and cappings

A) sheet metal roof flashings and cappings must comply with the following .

I) Roof flashings and cappings must be purpose made, machine folded sheet metal sections of material compatible with all up and downstream metal roof covering materials in accordance with 3.5.1.2(b)

II) The type of fasteners for flashing and cappings must comply with 3.5.1.5

III) The fasteners and fixings frequency for flashings and cappings must comply with table 3.5.1.5

IV) joints in flashings and cappings must be not less than 75mm, lapped in the direction of the fall of the roof, and fastened at intervals not more than 40mm.

V) wall and step flashing must be fastened into masonry walls with galvanised or zinc/aluminium sheet metal wedges at each end of each length and at intermediate intervals of not more than 500mm and must overlap by not less than 75mm in the direction of flow.

Recommendation: Overflashing to be installed at capping and masonry junction to prevent water ingress into the wall framing and roof below.



Location: Rear roof to alfresco.

Details: Missing gutter bracket at stop end.

Recommendation: Install additional gutter brackets.



Location: Left rear lower roof tile and wall junction.

Details: Flashing is insufficient in this location.

Roofer to address junction complying with NCC requirements below,

Snippet provided.

3.5.2.3 Flashing

Flashing for roof tiles must comply with the following.

A) wall and step flashings.

i) for masonry or similar walls , flashing must

A) follow the roof line allowing not less than 75mm upturn to the wall and a minimum of 150mm in width and moulded into the tiles and

B) have a horizontal over flashing , stepped over flashing or raked over flashing built into the masonry leaf or veneer, except that one continuous flashing may be used as an apron flashing or an over flashing and

C) have joints overlap the one below by not less than 75mm in the direction of flow

ii) for flashing where the upturn can be fixed to or behind the supporting frame or cladding, it must

A) follow the roof line, allowing not less than 75mm upturn to the wall and a minimum of 150mm in width and moulded into the roof tiles and

B) be fastened into or behind the wall cladding at each end and at a maximum 600mm centres and

C) have joints overlap the one below by not less than 75mm in the direction of flow.

Recommendation: Fix flashing junction.

Attention to items below.

A) follow the roof line allowing not less than 75mm upturn to the wall and a minimum of 150mm in width and moulded into the tiles and

C) have joints overlap the one below by not less than 75mm in the direction of flow.



Location: Junction between both garages.

Details: Flashing requires attention to prevent water ingress. Open gaps. Visibly see framing below.



Recommendation: Builder to address flashing to ensure water seal and no water ingress.

Complying with flashing principles , overlapping and fixings etc.



Location: Front door.

Details: Not sealed as per NCC requirements.

As per NCC 2019 section 3.12.3.3 or 13.4.4 of NCC 2022 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-

1. a conditioned space or

2. A habitable room in climate zones 4,5,6,7 and 8 (Sydney is 5 and 6)

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 openings , may be a foam or rubber compressible strip, fibrous seal or the like.



Recommendation: Door to be sealed prior to hand over.



Location: Ground floor bathroom and laundry.

Details: Shower door requiring a door stop for safety reasons.

Door can hit Toilet pan and shatter.

This is safety issue and concern.

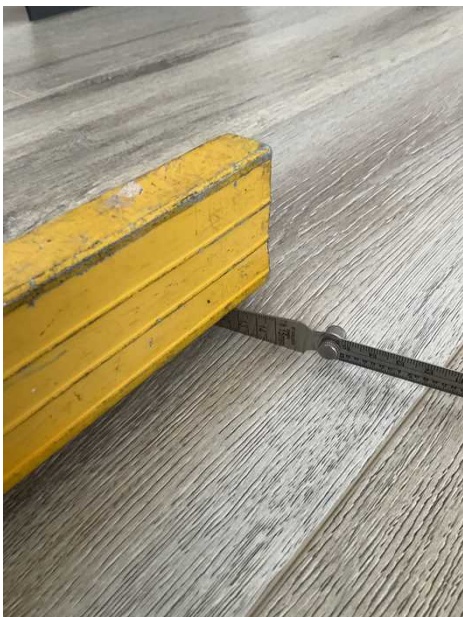
Not practical.

Recommendation: Builder to address door issue.

The building Act states

A warranty that all the materials supplied by the holder or person will be good and suitable for the purpose of which they are used.

Work and materials used in doing the work will be reasonably fit for the specified purpose or result.



Location: Bedroom 2

Details: Floor is bulging.

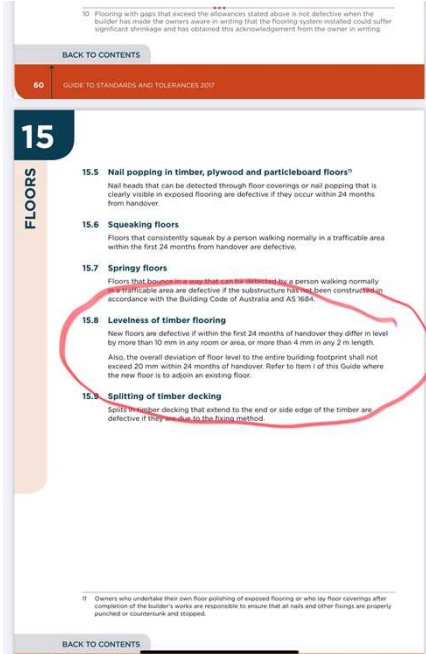
Out of level by 13mm over 1.8m straightedge,

Continues to dip along the room.

NCC and timber framing code provide no tolerance for out of level either does HIA guidelines.

The guides and tolerances provides a fair assessment and tolerance guidelines.

Recommendation: Builder to address issue and have repaired
Builder to repair within guide and tolerances guidelines.



Location: Example of door jambing on flooring.

Example of guide and tolerances allowances.

Details:

Recommendation:





Location: Wet area doors.

Details: Underside of wet area doors have not been painted. They will swell from moisture damage over time.

Recommendation: Builder to paint underside of all wet area doors.





Location: Red stickers throughout the property indicate defects.

Few sample images added but not all cosmetic defects added to report.

Details: Defects are either cosmetic, paint and plasterboard joints and cleaning.

Recommendation: All red sticker defects should be attended to as per below for painting.

As per AS2311-

Section C3.3 paint application

B) there is proper paint covering applied to all corners, crannies, thin edges, arched surfaces, properly stopped up cracks, end grain and other difficult places of paint application.

As per AS2311-

Section C4 final inspection

The final inspection should ensure the following where appropriate

A) the painted surface shows

- iii) uniformity of gloss, colour and opacity
- iv) correct range of dry film thickness of paint
- v) free of painting defects such as-

A) tackiness and paint application defects

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

vi) general cleanliness and absence of disfigurement related to paint application.

Note: surfaces, fixtures and fittings must ensure that they have been masked or removed, and that all paint spills or stains have been removed.

as set in the specifications.



Location: Red sticker example of defects.

Details: Joint is very noticeable.

Looks like a butt joint.

Should be repaired as per below.

Gypsum linings, finishes

As per AS 2589-2007

Section

Appendix E

E2 recess joint unacceptable if

A)The joint width is less then 250mm

B)The joint is hollow '

C)The joint is overbuilt and exceeds 2mm over the width of the joint.

D) the joint build is less than 2mm over the width of the joint but the profile joint exhibits a distinct peak or ridge at the centre. The joint does not have an even convex profile over its full width.

E)Gouges, scratches,voids or pock marks are visible

F)The edges of joints not sanded correctly and feathered to the surface of the lining.

G)Over sanding resulting in scuffing of the paper.

E3 Butt joint is unacceptable if

Less then 250mm joints or less than 500mm for but joints formed on frames.

As above.

Recommendation: Repair as required.



Location: Kitchen doors above range hood.

Details: No push catches. Was very difficult to open.

Recommendation: Push catches to be added.



Location: Masonry at cladding and brick junction.

Details: Mortar stains.

Requires cleaning.

Recommendation: Builder to clean all bricks of paint and mortar stains to exterior surrounds.





Location: Exterior surrounding.

Details: Example of typical staining to masonry surrounds.

Recommendation: All staining, wall and floor surfaces to be cleaned prior to hand over.

CONCLUSION

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

Builder to address all issues.

Any disagreements should detail the relevant clause and standard it complies with.

Any disagreements can be taken up with the building commission.



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IMPORTANT NOTES

PROPERTY REPORT - IMPORTANT NOTE

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

ADDITIONAL COMMENTS	
ADDITIONAL INSPECTIONS RECOMMENDED	End of Defect Liability Inspection

ANNEXURES TO THIS REPORT

Annexures to this report	No annexures to this report
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CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report.

Inspector Name:	Robert Taboas
Licence Number:	Builders Licence 211725C Pest Management Licence 5074237
Inspector Phone:	
Inspector Email	
Authorised Signatory:	
Date of Issue:	

REFERENCES & GENERAL NOTATIONS on Australian Standards & Reporting Qualification: *If applicable*

- Australian Standards:** "AS:3700 & AS:4773.1 & AS:4773.2 Masonry
- Bricks Size:** The manufacturers of bricks aim to achieve the overall dimension to their as advertised brick sizes being 230mm x 75mm x 110mm. From time to time bricks may differ in size up to 3mm making it inconsistent for the bricklaying trades. This size inconsistency causes out of plumb perp joints, differing sizes of per joints and even discrepancies in bed jointing. This is common and is not a defect nor does it contribute to a loss unless otherwise so stated. I have taken this and general brick sizes into consideration when conducting my inspection of this dwelling.
- Chipped Bricks:** By "Brick Manufacturers" in general: ***"What if my products are damaged or the order is not correct?"***



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All damages and irregularities must be notified within 2 working days of the delivery. You must notify us (the brick supplier) of the exact amount missing or damaged and replacements will be sent on the next available delivery. It may be necessary for us to send out a representative to approve the replacements. Due to the nature of the goods it is acceptable to have between 3-5% wastage, these can be used for cuts. If on first inspection you notice that there are damages, please indicate this on the driver's paperwork"

4. **What to do with Chipped Bricks:** In the event chips on the brick surface exposed faces are chipped greater than 8mm the "NAWKAW can be utilised to rectify this issue, it is not a defect but damage during installation.
5. **What to do with Odd Coloured Bricks or wrongly Blended Coloured Bricks:** In this event "NAWKAW can be utilised to rectify this issue, it is not a defect but inconsistent works by the bricklaying trades installation.
6. **NAWKAW.** www.nawkaw.com.au any type of masonry or concrete walling, any colour.
Nawkaw technology can change any type of concrete and masonry to virtually any colour imaginable. Our Nawkaw colour systems, penetrate concrete and masonry walling surfaces and won't crack or peel like paints. It will withstand rain and extreme temperatures, and is UV resistant, so the results are long-lasting and allows a cost-effective simulation of high-end architectural finishes with visually stunning results.
7. **Brick Line:** The top edge of the horizontal brick courses is intended to be straight and the bottom edges will at times be out of line due to the discrepancies in brick sizes. This is not a defect unless the top edge is out of line.
8. **Alignment:** Brick piers on patios and alfresco areas, can at times be out of line due to brick sizes; however out of square and or overhanging more than 1/3rd of the brick width is deemed works to be rectified and re-laid with due care and skill. Should brick base courses and or piers by overhanging more than 1/3rd of its width then a Structural Engineer is to design an alternative solution for rectification support.
9. **Weep Holes:** As per AS4773, weep holes may be omitted under brick windowsills
10. **Ref to AS:3700-2018 states: (Tolerances)**
(Horizontal) Bed joints must be a nominal; of 10mm then + or - 3mm = **7mm minimum to 13mm maximum,**
(Vertical) Perp joints must be a nominal; 10mm then + or - 5mm = **5mm minimum to 20mm maximum,**
(Face of Bricks) Lipping = no more than 3mm.
11. Residential construction inspections must be carried out by Qualified, Insured and Licenced Builder's to ensure the credibility of the intended purpose of the inspection as instructed. Other qualifications may include but are not limited to Cert IV in building and construction, a Structural Engineer, diploma and building and construction and or being an Architect.
12. However, NOTE from the NSW Office of Fair-Trading website, excerpt below:
"Building Consultancy"
"Effective 16 September 2009, building consultancy work is no longer regulated under the Home Building Act in NSW. This means that building consultancy related to Pre-Purchase Inspections AS4349.1-2007 work is no longer licensed by Fair Trading. This action was taken in response to a Council of Australian Government's (COAG) commitment to rationalize/downsize occupational licensing across Australia to cut the red tape"
13. This inspection carried out _____ is not building consultancy, it is a qualified inspection that is required to check and confirm compliance, what is a defect etc, what is incomplete works and what if any, is a breach of the warranty conditions under the NSW Home Building Act 1989.
14. Unqualified and advocated opinions are not party to our inspection processes or to any construction compliance confirmation.
15. **Paint finishes:** All paint finishes are to be completed with Due Care and Skill, coverage of surfaces is to be applied as per the contract specifications and relevant Australia Standards. In the event this is not the case it is essential a complete paint finish assessment be carried out where all surfaces are marked up and noted in an expert report so the builder can complete as intended.

New Construction Stage Inspection Report.



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Paint finishes are sometimes marked up by an unqualified eye that creates an illusion of defective works.

Separation of building finishing elements are incomplete works and are not defective, thus the builder MUST complete with due care and skill.

Surfaces must only be marked up and numbered that prove to be a breach and not just an unqualified opinion.

16. Any allegations or issues in the future that may refer to The NSW Guide to Standards & Tolerances will not be deemed defective as this is **only a guide** and is **not used for Legal advice**, refer to their disclaimer etc., excerpts below: (OFT 2017 Guide to standards and Tolerances)

17. We **will not** enter any unqualified and inconclusive discussions. An alleged defect must be backed up with proof as to why it is a defect.

18. **Building Inspection Reporting:**

Reports defining defects must always attribute to page numbering and referencing with the alleged defect categorised to define into "what" the defect is, "why" it is a defect and "where" the defect is located.

19. **Photos in Inspection Reporting:**

Reports must contain photographic evidence for difficult situations where further explanations are required. All such photos, singular or collectively, must have a description.

20. **Strata Reporting:** (if applicable)

This report does not relate to any Strata Laws or By Laws required by the occupant.

21. **Clients Lists:** (if applicable)

A list of alleged issues will be reviewed only. One list is to be provided and not to be added on. Upon HnK review we will assess each item on its statute, code and or standard required. Warranties are applied upon completion of your dwelling and "1" (one) list only is to be provided to your builder at the end of the warranty period so you home can be completed as intended.

22. **WARRANTY:** The Home Building Act warranty is 2 years non-structural and 6 years structural.

23. **PCA:**

The PCA, "Principal Certifying Authority is contracted to by the builder.

Their role is to assess and delivery compliance to Standards and Codes that they all have been met prior to the issuance of the (OC) Occupation Certificate.

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If not met the PCA is responsible to explain why not!

Certificates of compliance are issued to the PCA only as a means of assuring some trades have complied like Plumbers, Electricals, Waterproofing, Site Drainage and Engineering and alike.

24. **Cleaning Brickwork: Ref doc, "Think Brick Australia" Industry reference guide, 5th Edition: Section 4:**
Using high pressure water.

Cleaning brickwork with high pressure water can be effective but failure may occur if the operator:

- 1/ Increases the acid content,
- 2/ Moves the nozzle too close to the wall,
- 3/ Increases the water pressure,
- 4/ Reduces the spray angle and/or,
- 5/ Uses a turbo head nozzle

Any of these may cause damage requiring costly repairs.

The last four points can lead to erosion or 'blowout' of the mortar joints and may even erode the brick face, particularly of dry-pressed bricks.

If high-pressure water cleaning is to be used, specify a minimum nozzle angle of 15 degrees, maximum pressure of 7000 to 8000 kPa (1000 to 1200 psi) and a preferred operating distance of 500 mm and never less than 300 mm. Supervision is essential.

Some mortar dags will resist even a high-pressure spray and should be removed with a scraper prior to cleaning.

25. **Mortar:**

Brickwork mortar, must be of a mix consistency of 5 sand and 1 cement (5-1), if a 6-1 mix is used then blowouts will be imminent to the brick mortar and a 4-1 mix is very hard and will cause possible damage to the brick face trying to remove excess mortar

26. **Brick Acid Burn:**

Brickwork when cleaned using excessive acid will cause burning and iron oxide staining to the brick faces and give the appearance of staining and discolouring.
Iron oxide stains frequently resultant from the use of hydrochloric acid on clay masonry.

NEW CONSTRUCTION CERTIFICATES AND WARRANTIES

The following Certificates and or Warranties are to be provided to the homeowner (Check with your Builder for relevant ones)

1. TERMITE TREATMENT NOTICE: The pest treatment type used in this construction. Clear directions must be shown in relation to annual inspections. (A Termite treatment notice **must be evident** within the meter box unit, which **MUST BE** followed by you the homeowner)
2. Engineer's certification for the concrete slab's reinforcement, that the designed building is as executed on the approved Engineer's plans, contours are followed, and all structural steelwork & LVL timber beams, and property retaining walls (if installed)
3. Hydraulic Engineer's design and certification for any detention pits or tanks and the home and G/Flat is built as executed as per the approved designs and the Engineer's plans, PL levels have been followed (as installed) and for relevant site surface drainage. (*if applicable to this property*)
4. Geotechnical Engineer's certification for the site's soil classification and the fact the slab design complies with such site classification,
5. Frame and Truss manufacturer's Certification for bracing layouts and the timber type used. (*Same applies for steel frames.*) (**NOTE: Metal braces in cavities will at times rattle if knocked, NO defect**)
6. Home Compensation Fund Insurance Certificate. (*This certificate must show the same amount as per the builder contract*)
7. Final Survey document. (*This document to state boundary dimensions and side boundary distances.*)

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8. Interim and or Final Occupation Certificate. (All of the PCA's/Council's stage inspection certificates should accompany this OC or the OC must state that all stage inspection certificates have been sited.)
9. Wet area, (balcony, *if applicable*) and Waterproofing warranties and compliance Certification.
10. Plumber's Certificate of Compliance for Plumbing, Drainage, Metal Roofing (*if applicable*) and all Site Surface Overflow Drainage in compliance with AS: 2870 and works have been carried out as per the contract documentation, (*if applicable*).
11. Electrician's Certificate of Compliance, (Meter Box installation) and Smoke Alarm Certification and works have been carried out as per the contract documentation.
12. Shower Screen's Glazing Certificate.
13. BaSIX Certificate: Installation of the as contracted wall and or ceiling insulation, the exhaust fans and range hoods to comply with BaSIX requirements as was originally certified. (The insulation, installation also to comply with the requirements around any installed ceiling downlights and any fitted exhaust fan units.)
14. BAL Fire rating certification (*If applicable to this property*)
15. Window and door manufacturer certification that a final adjustment has been carried out prior to handover to doors and windows as intended.
16. Wall and or Ceiling insulation, installation certification that the insulation installed in this dwelling complies with the relevant Australian Standards. (CERTIFICATE TO BE PROVIDED)