



## NEW CONSTRUCTION STAGE PROPERTY INSPECTION REPORT AS4349.0-2007



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Report Number	
Inspection Date	
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. Whether or not a defect is considered significant or not, depends to a large extent on type of the building being inspected and whether the issue or alleged issue is of any significant non-compliance. Individuals and builders who rely upon the contents of this inspection report do so acknowledging that the following clauses, which define the Purpose, Scope and Limitations of the inspection, form an integral part of the report.

#### 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. The inspection is not a Structural report. Should you require any advice of a structural nature you should contact a Structural Engineer, or the Engineer associated with the builder. The inspection is an inspection to check for industry improper workmanship and non-compliance with relevant Australian Standards, Building Codes (NCC) and practices for the work viewed on the date of our inspection. Comparison work of the construction drawings will be checked on site with the works completed on site at the time of our inspection.

#### 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. We will compare onsite works with the compliance of relevant Australian standards, National Construction Code, Construction Manuals for relevant materials and The Home Building ACT. It is limited to those areas and sections of the property fully accessible and visible to the inspector on the date of the requested inspection. In two story construction the inspector’s vision is limited from the ground perimeters only. The inspection **DID NOT** include breaking apart, removing or moving objects including but not limited to mouldings, roof insulation, roof sarking, floor or wall coverings, sidings, ceilings or any stored items. The inspector **CANNOT** see areas that are concealed and or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures during the inspection process.



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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	Pre-lining Inspection
Have Architectural and/or Structural Engineering Plans been provided for this inspection:	Yes
<p>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.</p>	
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

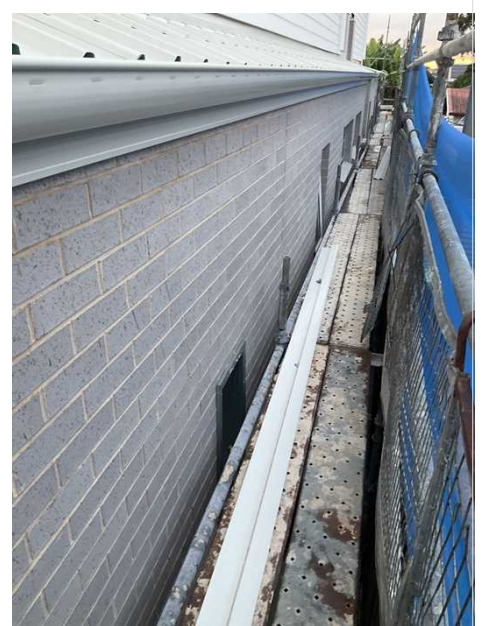
## OBSTRUCTION PHOTOS



+ Example of roof covering



+ Example of cladding



Showing example of Brickwork completed

## PROPERTY REPORT

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

### INSPECTION FINDINGS:



**Location:** Garage panel bracing.

**Details:** Panel bracing , panel 2 not fixed into position.

One side is missing fixings.

**Recommendation:** Fixings required at minimum 150mm spacings to edges of boards.







**Location:** Family room

**Details:** The family room far corner adjoining the alfresco.

The alfresco beam which sits on the internal wall of the family room is out of alignment by 10 mm.

This will cause plasterboard to be pushed out and be out of plumb.

**Recommendation:** Alfresco beam to be adjusted by at least 10mm further out.

This will allow sheeting to be fixed straight and plumb.



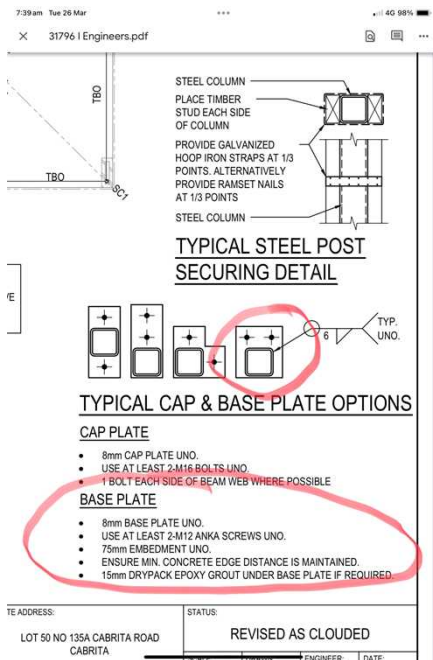


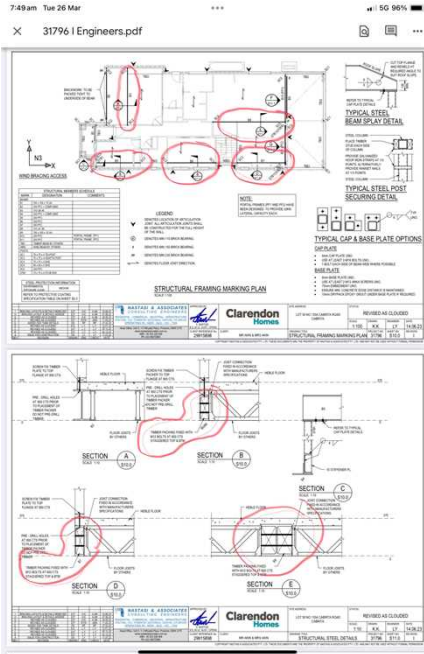
**Location:** Guest room ground floor.

**Details:** Structural post is missing tie down bolts.

As per engineers it requires 2 m12 bolts with 75mm embedment.

**Recommendation:** Builder to address prior to lining.





**Location:** Timber packers to structural beams to ground floor.  
Marked on architectural in red for locations.

**Details:** Timber infills/packers are required to have m12 bolts at 600mm centres staggered top and bottom throughout all beams, as detailed in the engineers drawings.

This has not been completed to any of the beams.

**Recommendation:** This bolts must all be installed prior to any sheeting.

Evidence of each beam and fixings to be provided.



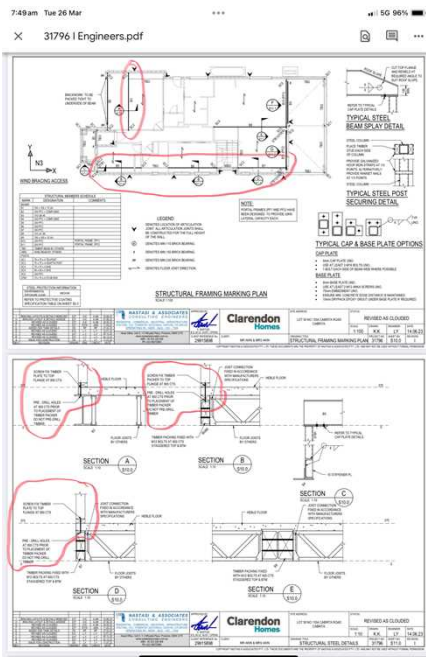
**Location:** Top frame tie down to lower structural beams.

**Details:** Refer to engineering detail.

The bottom plates on the first floor must be fixed with screws to the lower steel beams at 900mm centres.

On inspection there is no fixings which fix into the steel member.

**Recommendation:** Pre-drill holes and add screw fixings at 900mm centres as per engineers design.





**Location:** First floor flooring.

**Details:** Timber infill used for flooring above beam b8.

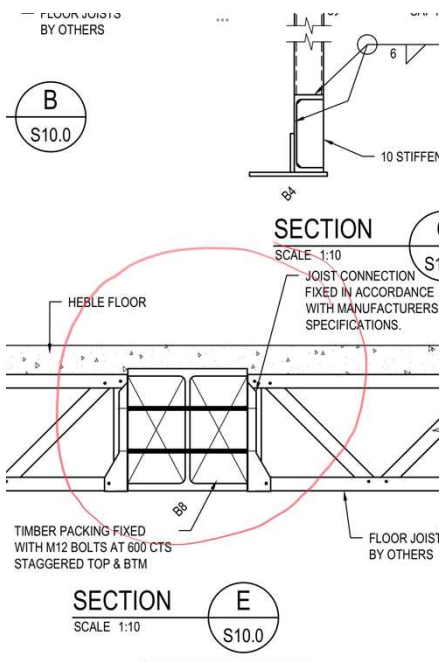
This is not the design.

This should have Hebel and be consistent throughout the flooring.

Yes I can see why this was done. The thickness of the Hebel would be 5mm to big approximately. This is shown in the engineers detail though?

The Hebel can be easily sanded, plained back.

**Recommendation:** Remove timber infill and install Hebel as per design.





**Location:** WC first floor.

**Details:** Hebel has been poorly cut and has minimal bearing on joist.

The 2nd image shows very poorly cut Hebel.

Looks like it has lost some of its integrity at the end of the panel.

**Recommendation:** We are not engineers but have concerns.

We would like confirmation from the acting site engineers that the Hebel in this location is structurally sound. If not the engineer should detail required repairs.

Written response from engineers should be supplied to the client.



**Location:** Main bathroom

**Details:** Bottom plate has hardly any support.  
70mm plate with 35mm support.

**Recommendation:** Engineer to respond with advice to client.





**Location:** Main bathroom on first floor.

**Details:** Flooring on bathtub side has no support.

The plywood is cantilevered and flexing.

Requires trimmers throughout to support bathroom floor and bedroom 3 wall which also has no support under the Hebel.

**Recommendation:** Engineer to detail rectification and sign off on repairs.







**Location:** Bed 3 and bathroom

**Details:** Example of no support under bedroom 3 flooring and wall.

**Recommendation:**





**Location:** Flooring to bathrooms, ensuite.

**Details:** Plywood requires fixings as would particle board flooring.

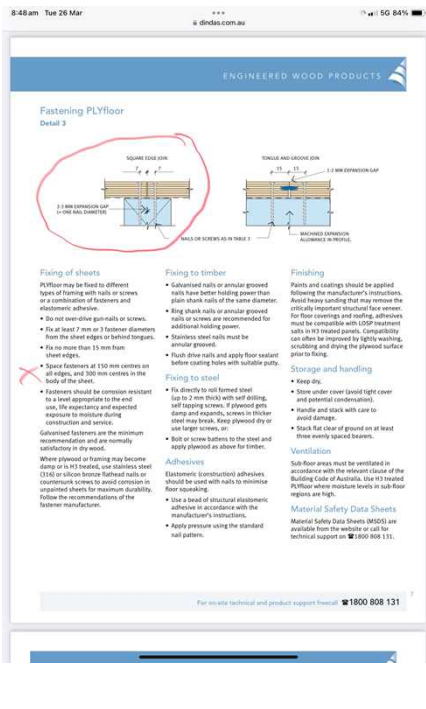
As per AS1684.2-2021 timber framing code

Clause.5.5.4.3 FIXING. Sheets to be glued and nailed to the top edge of the joists, Nails shall be 10mm from all edges and at 150mm centres at ends and 300mm max centre at intermediate joists.

Only amendment is plywood is not tongue and groove so requires end fixings 7mm apart.

Refer plywood engineer detail for flooring installation

**Recommendation:** All plywood flooring to have fixings added.



8:59 am Tue 26 Mar
5G 82%

X Hebel-75mm-PowerFloor-Design-and-Installation-Guide-HE...

### 1.4 DESIGN CONSIDERATIONS

#### ACOUSTICS

Placement of insulation in the ceiling cavity enhances the sound insulation performance of a floor/ceiling system. A carpet/underlay floor covering incorporated with Hebel PowerFloor will provide the best impact sound resistance. For hard surface floor coverings, we suggest using a floating floor and/or an independent ceiling system, incorporating resilient mounts or resilient furring channels.

For ceilings that incorporate resilient mounts or resilient furring channels, flanking sound paths through adjacent walls are common, especially in older framed buildings. To maintain R<sub>w</sub> and IIC ratings, the wall linings may also need to be resiliently mounted. For multi tenancy buildings, providing a control joint at the party wall will break a flanking path and maintain acoustic privacy.

#### ALTERNATIVE FRAMING

Alternative support framing systems including steel, and composite steel/concrete joists, laminated timber joists, and truss/proped web joists may be used without reducing the system's FRL rating for a fire source 'from above'. The design of joists will also be impacted by effects. Alternative support framing systems may affect acoustic performance and advice from an acoustic consultant is recommended.

#### PENETRATION RESTRICTIONS

Penetrations are required to accommodate services, such as waste pipe-work, water pipe-work, and air conditioning ductwork, etc. Hebel PowerFloor can accommodate an 80mm maximum circular penetration without a reduction in structural performance. Multiple penetrations in the same panel are to be in a straight line, parallel to the long edge of the panel. For large or clustered multiple penetrations, additional joints in bedding should be included for support of the panel in this area. Refer to the 'Penetration & Notching Details' section of this guide. All penetrations are a possible source for water ingress if not sealed, and should be sealed with appropriate flexible fire rated sealant or proprietary collar.

#### CONTROL JOINT LAYOUT

Control joints are a necessary part of Hebel PowerFloor. Control joints provide a region in which to relieve stress due to movement of the structural system, and to control the location where movement can occur without a detrimental effect on the floor finish.

Recommended locations for control joints are:

- Typically at a max. spacing of 6000mm,
- Over lines of support for the joists. Refer to Fig 2.4.3.
- Located at changes in joist orientation.

#### WET AREA FLOOR CONSTRUCTION

Where Hebel PowerFloor is installed in wet areas (i.e. bathrooms and showers), the building designer should ensure adequate equalisation bonding is achieved to meet the requirements of AS/NZS 3000. Electrical installation rules shown in the Wiring Rules. For further information please contact Hebel Technical Services.

All wet areas require a waterproof membrane layer over the Hebel PowerFloor panel. Waterproofing membranes shall be nominated by the designer or specifier, and installed in accordance with manufacturer's recommendations.

#### SERVICEABILITY BEHAVIOUR

The deflection limits of the floor are governed by the selected joist size. As a guide, the following typical deflection limits provide acceptable behaviour and dynamic response:

- Dead Load (DL): span/200 or 12.5mm max.
- Live Load (LL): span/260 or 9mm max.
- DL + LL: span/100.
- Dynamic Response: 2mm max. under a 1kN point load.

#### CONCENTRATED LOADS

For concentrated loads, such as loadbearing wall or point loads, the designer should ensure additional joists or blocking are provided beneath the wall or bearing plate. This will reduce the localized bearing stress. Bearing stress in the AAC shall be limited to 1.0MPa.

NOTE: The maximum bearing stress shall be limited to 1.0MPa.

#### BRACING WALLS

For bracing walls parallel to joists, a joist shall be positioned beneath the wall. For bracing walls perpendicular to joists, blocking shall be positioned beneath the wall. Blocking shall have a minimum width of 45mm. Bearing stress in the AAC shall be limited to 1.0MPa.

#### PANEL SUPPORT


All Hebel PowerFloor panels are to start and finish on a joist. Panels must be joined on a joist.

**Location:** Hebel floor installation first floor.

**Details:** Hebel floor has no control joints installed to its width.

Installation manual requires 6m length and 6m width.

**Recommendation:** Engineer to sign off no control joints or builder to add as per Hebel installation manual.





**Location:** Hebel flooring.

**Details:** Expansion joint to its lengths is past the 6m recommendation.

Another location is also beyond the 6m.

This may be ok but does require engineer sign off.

**Recommendation:** Builder to provide engineer sign off or complete required repairs.





**Location:** Balcony

**Details:** No floor waste installed. Is detailed in drawings and is a legal requirement. It does seem to be likely to be installed from the markings.

As per

AS3500.3/2021

Clause 5.4.1 General - Drainage overflow.

Surface water drainage systems shall be designed to provide protection against potential losses caused by any overflows including damage to buildings and their contents and injury and nuisance to persons.

**Recommendation:** Install drainage and over flow must comply with AS3500.3-2021

3.8 Balcony and terrace areas.

Systems for drainage balconies and terraces shall be designed for-

A) In Australia

i) 5% AEP (20 years ARI) rainfall intensity; and

ii) 1% AEP (100 years ARI) rainfall intensity for overflow.



**Location:** Balcony door, window.

**Details:** The detail completed onsite will be difficult to make compliant with External waterproofing AS4654.2-2012

The flashing installed will need to fold down and the tile fixed over it. It is a very strange way to finish balcony.

Generally the waterproofing continues up the wall/floor joists and under the door with waterstop installed.

Please check images from AS4654.2-2012 in the following defects.

**Recommendation:** Clause 2.8.3 Doors and windows onto external waterproof areas.

For doors and windows onto external waterproofed areas the following apply.

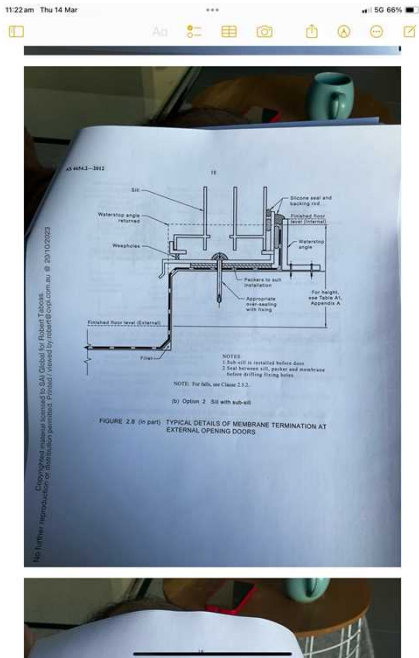
A) subsill flashing shall be included as part of the membrane system

B) where the internal and external finished floor levels do not allow an upturn the membranes shall be fixed under the sill and terminate in the stormwater system.

Notes:

1, for typical detail of sub sill flashing see figure 2.8

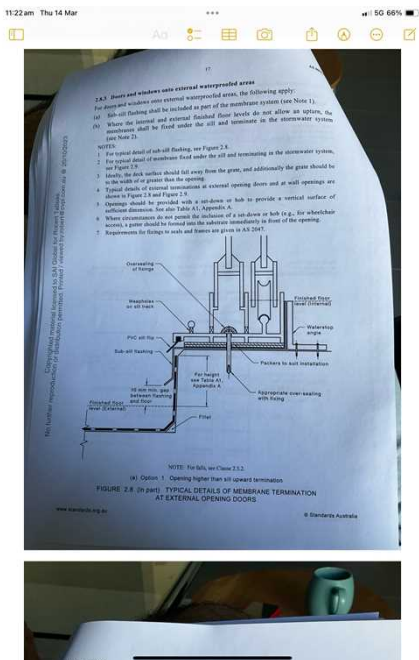
2, for typical detail of membrane fixed under the sill and terminating in the stormwater system see figure 2.9



**Location:** Balcony.

**Details:** Example of waterproofing details from External waterproofing AS4654.2-2012

**Recommendation:** Builder to provide further information on design and finish to door and balcony junction.





**Location:** Balcony cladding and flashing detail.

**Details:** Flashing junction poorly finished with silicon.

Builder to address finish.

I understand this is a difficult junction but perhaps engage a professional joint sealer to seal with sikaflex or similar rather than blobs of silicon.

**Recommendation:** Builder to address junction prior to completion of job.





**Location:** All bathrooms, ensuite, WCs

**Details:** Ensure all mechanical exhaust is roughed in and ducted to outside air.

**Recommendation:** 10.8.2 of NCC 2022 Exhaust systems.

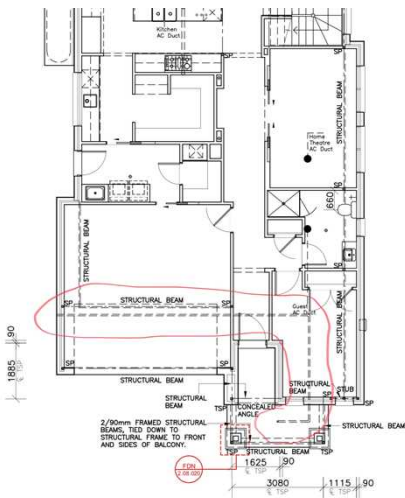
- 1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of
  - i) 25L/s for a bathroom or sanitary compartment and
  - ii) 40L/s for a kitchen or Laundry
- 2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air .
- (3) where a venting clothes dryer is installed it must discharge directly or via a shaft or duct to outdoor air



**Location:** Balcony

**Details:** No stormwater drain roughed in.

**Recommendation:** Builder to address this prior to sheeting.



DATE \_\_\_\_\_



**Location:** Roof outside dining room.

**Details:** The overflashing needs to be re-completed.

The flashing is insufficient length.

The flashing is not cut into the masonry.

Compression flashings are not completed like this I'd it is to be used.

As per the NCC

Clause 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

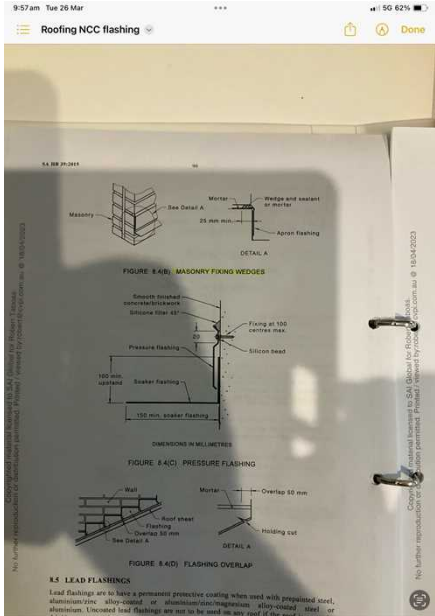
III) The fasteners and fixings frequency for flashings and cappings must comply with table 3.5.1.5

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:** Re-complete this area

This area needs to be detailed and encourage Clarendon to check all flashing and cladding junctions.



**Location:** Example of how compression flashing should be vs what's on site.

**Details:**

**Recommendation:**





**Location:** As per previous location.

**Details:** Flashing must be lapped 75mm.

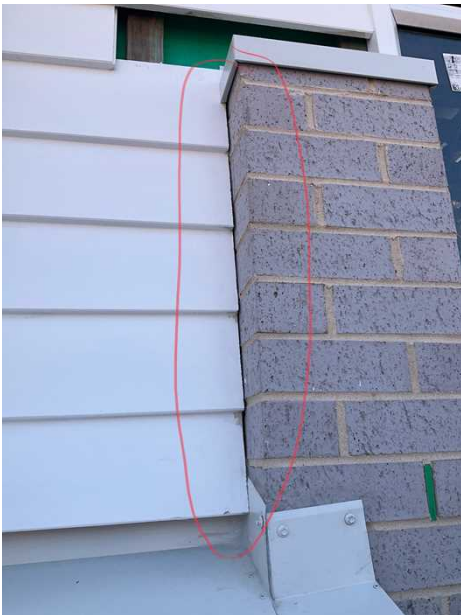
The flashing has been but jointed and siliconed up to provide a seal.

As per the NCC

Clause 3.5.1.7 Flashings and cappings

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.

**Recommendation:** Flashings to be recompleted.



**Location:** As per previous, same location.

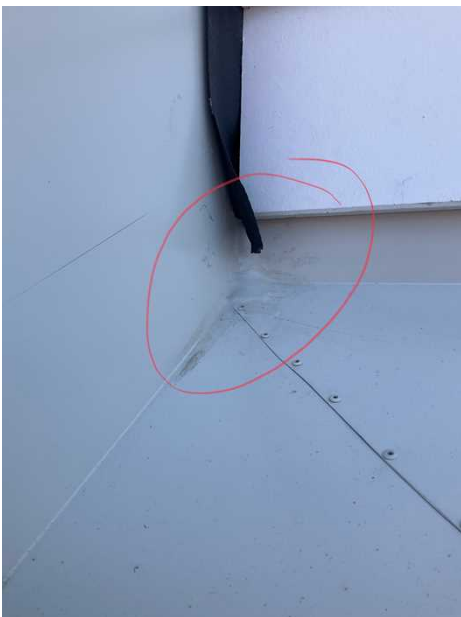
**Details:** Recommend Clarendon check with cladding manufacturer on cladding and brick junction requirements.

In our opinion it would be best to install angle flashing at this junction.

It may or may not be required pending manufacturing details.

Sikaflex joint may be suitable.

**Recommendation:** Clarendon to review flashing in this location.



**Location:** Exterior roof junction at guest and dining room exteriors,

**Details:** Examples of flashing not lapped 75mm and but jointed, sealed with silicon.

As per previous this is a breach of the NCC metal roof flashing requirements.

**Recommendation:** Builder to review all flashings completed onsite.

The roof flashing work completed is not the usual Clarendon quality.

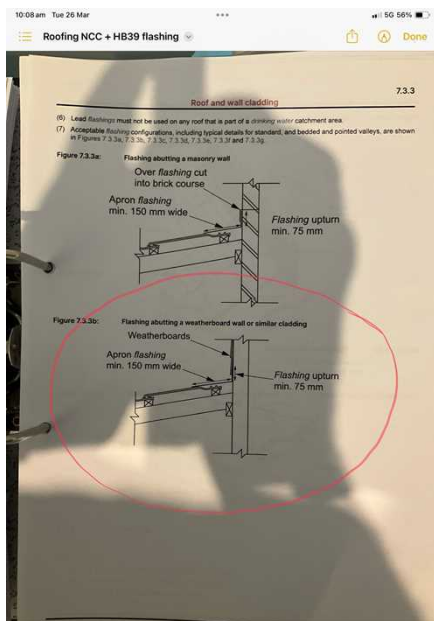


**Location:** Flashing and wall cladding detail to perimeters of building.

**Details:** Flashing does not upturn 75mm behind cladding.

Will require atleast one more board installed.

There is no battens installed to complete the addition boards without puncturing the installed flashing?



2022 NCC Flashing

Clause 7.3.3 details requirements. Image attached.

**Recommendation:** Cladding and flashing detail requires attention to be water tight and comply with the 2022 NCC requirements.





**Location:** Alfresco and garage roof junction to brick work.

**Details:** Further examples of non compliant work.



**Recommendation:** As per previous builder to address all flashing work for compliance and QA



**Location:** Front garage parapet flashing.

**Details:** Non compliant and poorly completed.

Wall Flashing does not over lap apron by 75mm

Bulk silicon used as finish.

Why doesn't apron flashing turn and be under the wall flashing instead of the bulk silicon detail finished?



**Recommendation:** As per previous allot of. The flashing/junctions need replacement and repairs.



**Location:** Capping flashing at garage.

**Details:** Parapet capping have insufficient fixings. 500mm spacings max.

Flashing has visible creases very notable on the anti capillary breaks.

Below NCC requirements for compliance.

Clause 3.5.4.8 Parapet Cappings NCC 2019 or clause 7.5.8 NCC 2022

a) cappings must

1. be purposed made, machine folded sheet metal
2. Extend not less than 50mm down the sides of the parapet and
3. Be seperate from the supporting framing by a vapour permeable Sarking and
4. Be fixed with either self drilling screws or rivets with rubber washers at intervals not more than 500mm that do not penetrate the top of cappings , except at joints and corners.

B) the top of capping must slope a minimum of 5 degrees

C) joints in capping must not be less than 50mm in the direction of flow and

Be securely fastened at intervals not more than 40mm and have sealant installed between laps.

Lead cappings must not be used with pre painted steel.

**Recommendation:** Builder to make suitable repairs as to comply with NCC and replace any damaged flashing.

## 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 non compliance defects.**

**Provide engineer sign off where required.**

**Complete all engineer details that have not been completed.**

**Builder to address balcony detail?**

**Builder to address all roof flashing onsite prior to any scaffolding being removed.**

New Construction Stage Inspection Report.



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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	LockUp/Waterproofing 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 perp 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.

New Construction Stage Inspection Report.

3. **Chipped Bricks:** By "Brick Manufacturers" in general: *"What if my products are damaged or the order is not correct?"*  
*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](http://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 1/3<sup>rd</sup> 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 1/3<sup>rd</sup> 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 by Clear View Property Inspections 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.



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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.

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 should only be used as guidance on areas of building standards that are not covered by legislation. The Guide can be used to help resolve building disputes about quality and standards of work. However, it should be understood that this document is intended as a guide only, all other documents stating statutory and contractual requirements take precedence over the guide. (refer A Introduction of the NSW Guide to Standard 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 CVPI 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.

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, 5<sup>th</sup> Edition: Section 4:**  
Using high pressure water.



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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.*)
  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.
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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)