



NEW CONSTRUCTION STAGE PROPERTY INSPECTION REPORT AS4349.0-2007



Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
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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-Slab 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)

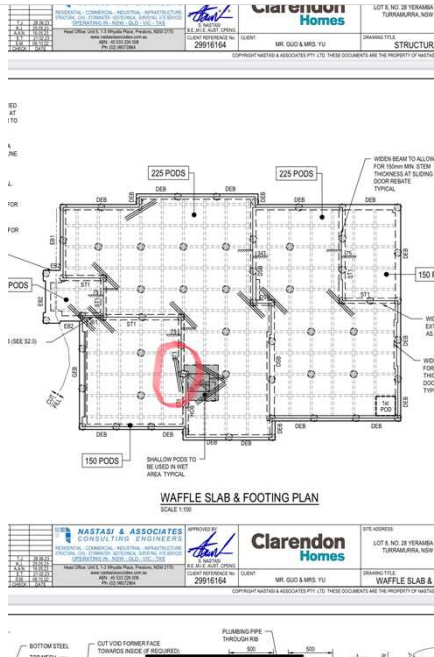
OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?	There were no obstructions
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PROPERTY REPORT

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

INSPECTION FINDINGS:



Location: As per image: Garage area abutting ensuite

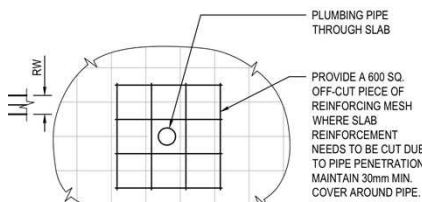
Details: 2m long crack control bars have not been installed.

Recommendation: Install 3/n12 2m long to underside of mesh as per design.



E ADDRESS: LOT 8, NO. 28 YERAMBA STREET TURRAMURRA, NSW 2074		STATUS: ISSUED FOR CONSTRUCTION		6 of 19
SCALE: 1:100	DRAWN: C.L.	ENGINEER: C.L.	DATE: 28.06.2	
AWING TITLE: WAFFLE SLAB & FOOTING PLAN		PROJECT NO: 32849	SHEET NO: S1.0	REVISION: E

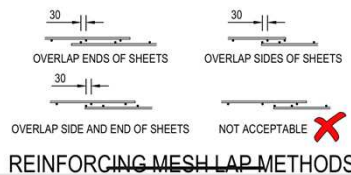
ARE THE PROPERTY OF NASTASI & ASSOCIATES PTY. LTD. AND MAY NOT BE USED WITHOUT FORMAL PERMISSIONS

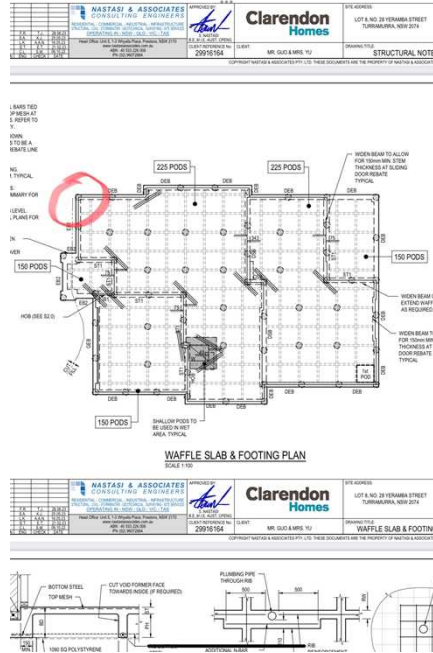


Location: Example of pipe penetration. All penetrations require attention.

Details: 600x600 mesh not installed over penetrations where reinforcement was cut.

Recommendation: As per design, all penetrations with cut reinforcement require 600x600 mesh installed over pipe.





Location: As per mark out.

Details: Insufficient lapping of reinforcement.

As per section 3.2.3.2 of the NCC

Square and rectangular mesh
Minimum 2 outermost wires lapping.

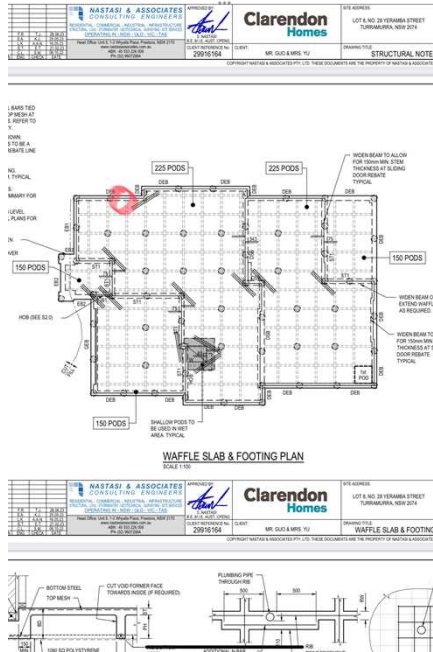
Mesh to lap full width of T intersections

Outer bars to continue 500 mm around corner L intersection corner

Steel reinforcement bars 500 mm splice/lap min

Trench mesh 500 mm splice/lap minimum

Recommendation: 3 new bars installed with minimum 500mm lap.



Location: As per mark out.
Details: Insufficient lapping.
Bars need to one and continuous.

As per section 3.2.3.2 of the NCC

Square and rectangular mesh
Minimum 2 outermost wires lapping.

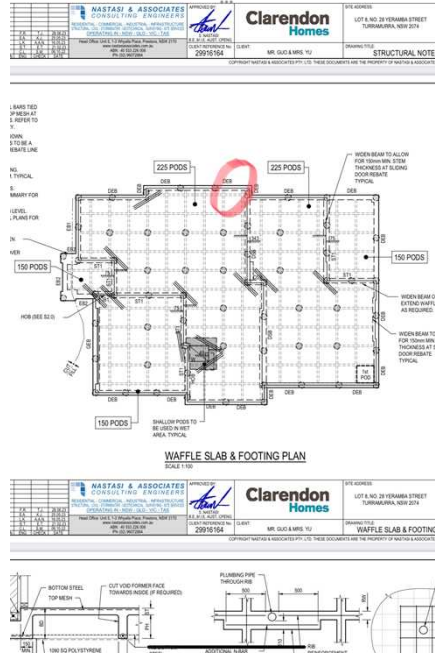
Mesh to lap full width of T intersections

Outer bars to continue 500 mm around corner L intersection corner

Steel reinforcement bars 500 mm splice/lap min

Trench mesh 500 mm splice/lap minimum

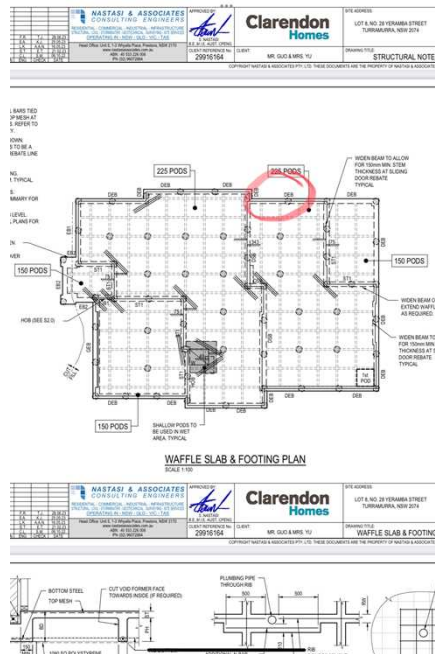
Recommendation: Replace with 3 bars continuous bars with minimum lap of 500mm either side.



Location: As per mark out
Details: Trench mesh has no cover what's so ever.

As per section 3.2.3.2 of the NCC
 FOOTINGS AND SLABS REO COVER
 40 mm to unprotected ground
 30 mm to a membrane
 20 mm to an internal surface
 40 mm to external exposure

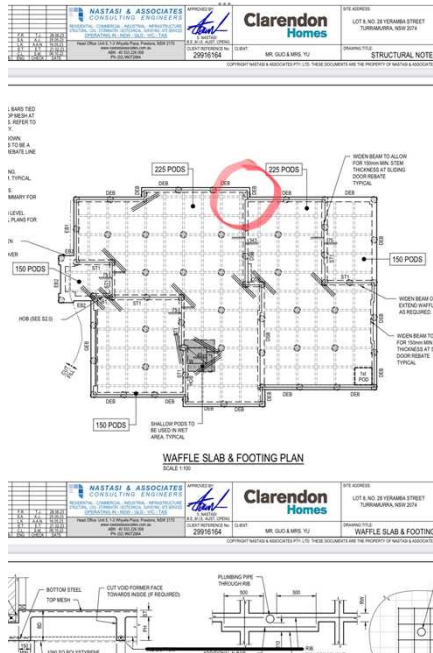
Recommendation: Add additional bar chairs ensuring sufficient cover to underside of reo.



Location: As per mark out.
Details: No cover to trench mesh what's so ever.

As per section 3.2.3.2 of the NCC
 FOOTINGS AND SLABS REO COVER
 40 mm to unprotected ground
 30 mm to a membrane
 20 mm to an internal surface

Recommendation: Add additional bar chairs ensuring minimum cover to reo is achieved.



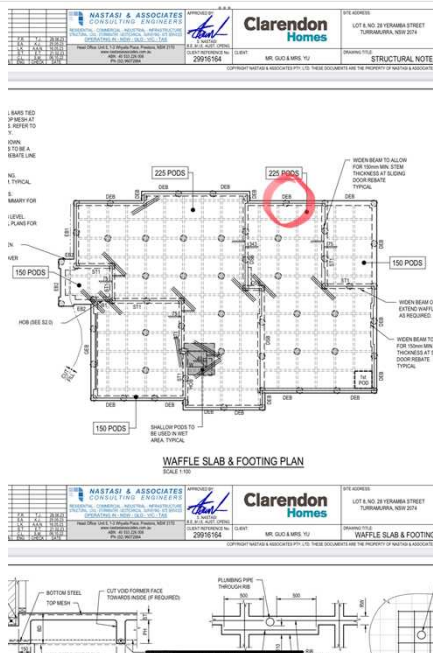
Location: As per mark out.

Details: Step beam and deep edge beam trench mesh are not tied in together?

Generally trench mesh is all tied in together.

Recommendation: Engineer to provide written advice on this corner.

If this is ok as is we require written comments detailing this corner.

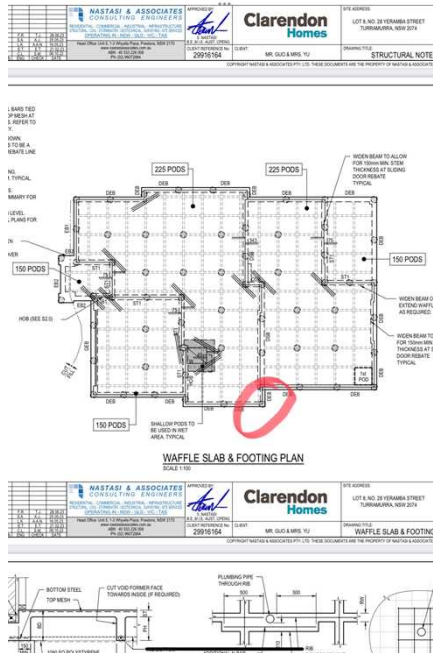


Location: As per mark out

Details: Minimum splice of 500mm to either side of butt jointed trench mesh not completed.

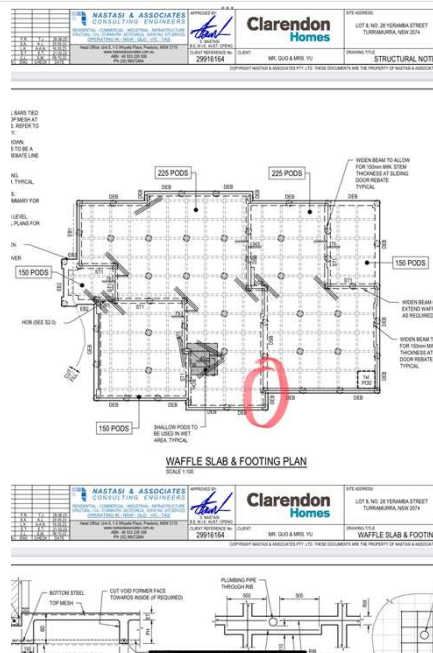
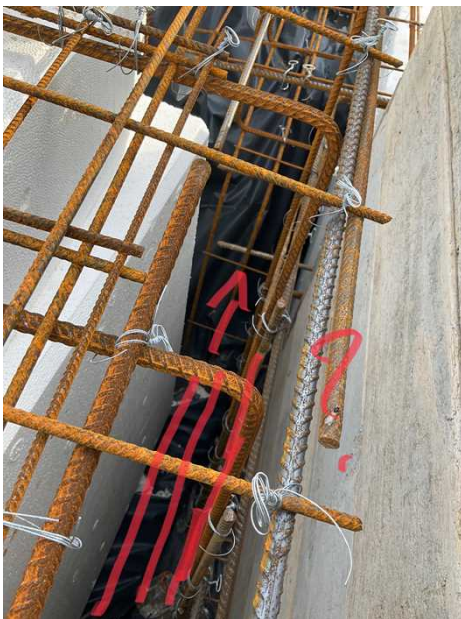
Recommendation: Replace 3 bars ensuring 500mm splice/lap to either side of butt jointed trench mesh.

Bars need to be 1m long.



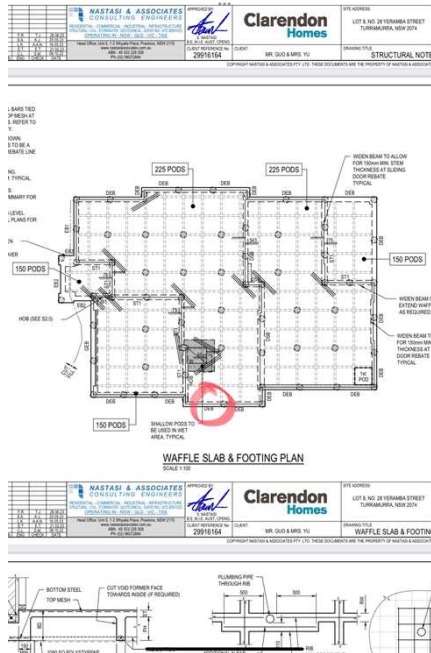
Location: As per mark out.
Details: Insufficient splicing.
Requires minimum 500mm lap/splice
Only 300mm on one side.

Recommendation: This needs to be replaced with 3 bars, 1m long with 500mm lap either side.



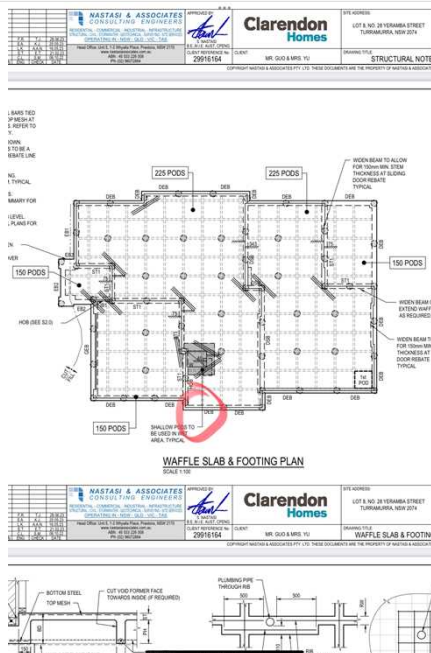
Location: As per mark out.
Details: Step beam and deep edge beam trench mesh is not tied into to each other.
Step beam edge beam finishes short in the middle of no where.
Both ends are the same.

Recommendation: Engineer to provide detail comments on this in writing detailing if this is as per design.



Location: As per mark out.
Details: Trench mesh not spliced correctly.
Minimum lap of 500mm either side on but jointed bars.

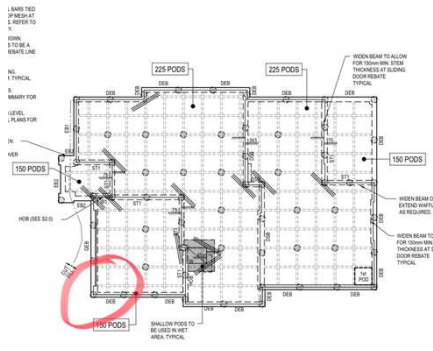
Recommendation: Replace bars ensuring minimum 500mm lap either side.



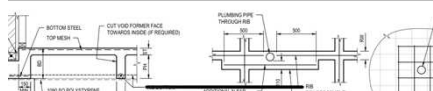
Location: Further images of previous defect.
Details:
Recommendation:



MASTASI & ASSOCIATES CONSULTING ENGINEERS 11/11-11/13 WILSON ROAD, GORDON NSW 2072 TEL: 02 8329 7997 MR. QUD & MRS. YU 29916164		Clarendon Homes MR. QUD & MRS. YU 29916164	SITE ADDRESS: LOT 6 NO. 28 YERAMBA STREET TURRAMURRA NSW 2074
DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 20/11/2023		PROJECT: WAFFLE SLAB & FOOTING P DRAWING NO: 3284	



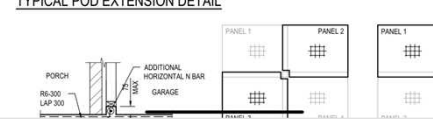
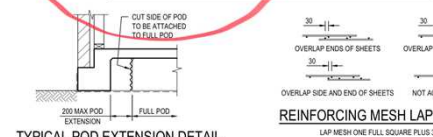
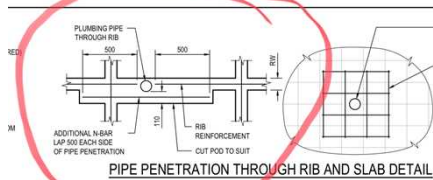
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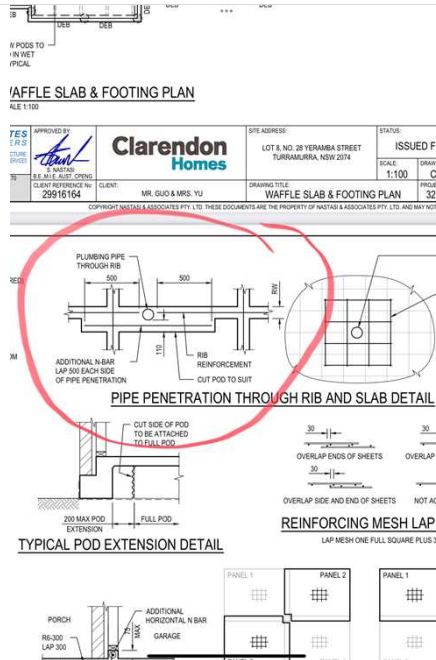
Location: As per mark out.
Details: As per previous defects with splicing issues?
Recommendation: Requires minimum 500mm lap.



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Location: ST1 beam at garage.
Details: Trench mesh cut at pipe penetration and additional bar not added as per engineers design.
Recommendation: Add addition 1m long bar ensuring 500mm lap either side.



Location: Deep step beam

Details: Penetration through trench mesh. Reo has been cut and no additional bar added as per design.

Recommendation: Add additional 1m bar ensuring 500mm lap either side.

One bar is touching pvc pipe. This requires minimum 30mm cover.



Location: 3 pipe penetration at kitchen area.
Details: Vapour barrier is insufficient.

VAPOUR BARRIERS 3.2.2.6
a vapour barrier must be installed under slab on ground construction.
Must be branded AS2870 concrete underlay , 0.2 medium impact resistance
Installed
Not lap less then 200 mm at all joints
And tape or seal with a close fitting sleeve around service penetrations
And fully seal were punctured with additional polyethylene film and tape.

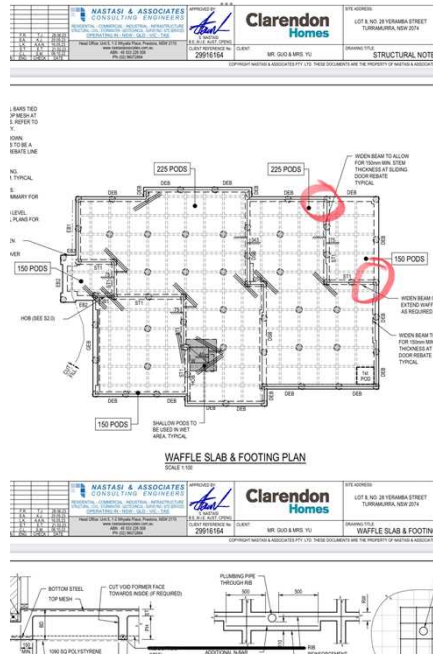
Recommendation: Additional sheet to be added to penetrations. Taping opening will not work.



Location: Throughout all areas.
Details: Polystyrene debris everywhere.

Footing preparations 3.2.2
Footing excavations must be free of loose earth, tree roots, mud and debris immediately before pouring concrete.

Recommendation: Full clean out prior to pouring required. Ensuring loose polystyrene is removed.



Location: ST1 and deep edge beam junction to alfresco.

Details: Trench mesh is not tied into lower trench mesh of deep edge beam.

Recommendation: Engineer to confirm junction detail.

Should trench mesh run down deep edge beam and tie into lower trench mesh?

Current stops short.

Only 200mm vertical bars for deep edge beam is the only tie in of both beams.

Engineer to provide detailed advice of the junction.

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 and engineer to provide written advice on RFI?

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	Pre-Slab 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:	14/11/2023

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.
- 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"
- 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.
- 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.
- 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.
- 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.
- 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.

New Construction Stage Inspection Report.



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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 _____ 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.

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)
"Disclaimer"
"The content in this Guide is based on technical standards and industry tolerances that describe (or refer to) what is considered an acceptable standard of finished workmanship in home building construction.

Please note that this is a guide only and that all other documents prescribing statutory and contractual requirements, relevant to the state or territory legislation in which the work has been undertaken and the contract for the work, take precedence over this Guide.

Parties to a building project should agree on the standards they consider appropriate, and include comprehensive detail in the contract documents"



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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.
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.



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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.
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**)

New Construction Stage Inspection Report.