



Defects Liability Period Inspection Report

Inspection Date: 28 Apr 2021

Property Address: 8 Flaubert Rd Craigieburn 3064



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: 8 Flaubert Rd Craigleburn 3064

Date: 28 Apr 2021

Client

Name:

Email Address:

Phone Number:



Consultant

Name: Hetti Pathirana (BSc Eng)

Email Address: info@ibcpropertyinspections.com

Company Name: IBC Property Inspections

Company Address: 4 Mccullagh Street Bacchus Marsh VIC 3340

Company Phone Number: 0420614760

General description of property

Building Type:	Brick veneer + Render finished + Stone cladded
Storeys:	Single storey
Siting of the building:	Residential zone
Gradient:	The land is flat
Site drainage:	Appears inadequate
Orientation of the property:	North Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	18 degrees sunny

Primary method of construction

Main building – floor construction:	Concrete Slab
Main building – wall construction:	Timber framed
Main building – roof construction:	Tiled roof
Other building elements:	Alfresco , Family

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

Not Applicable

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- 1. Interior of the building
- 2. Exterior of the building
- 3. Area external to the building
- 4. Roof space
- 5. Roof exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- 1. Floor and wall coverings
- 2. Ceiling insulation and items kept in the roof space.
- 3. Furniture and items stored in all internal areas of the property

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- 1. Low clearance areas of roof space including areas above eaves.
- 2. Specifications of colour and Appliances excluded from the inspection.
- 3. Access to Structural timber member sizes- Not accessible
- 4. Assessment of BAL fire rating and energy assessment were excluded from this inspection.
- 5. Slab stage, frame stage , lock up stage , fixing stage and Pre- hand over inspections in relation to this property has been excluded from this inspection.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on 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. (See definitions & information below the summary to help understand the report)

Evidence of safety hazards	Not Found
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Evidence of non compliant works	Found
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Evidence of substandard workmanship	Found
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Evidence of incomplete works	Not Found
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Additional specialist inspections

The following inspections / reports are recommended

- Re- inspection is recommended after the listed defects are rectified by the builder.

Significant Items

Safety Hazard

No evidence was found

Non Compliant

Non Compliant 2.01

Location: East Elevation

Finding: Surface drain pipe- blocked

Storm water drainage pipe has been blocked with debris inside the pipe. As per plumbing code of Australia- NCC 2016 volume 3- section DP 2.3(b) blockage of storm water drainage system is a defect.



Non Compliant 2.02

Location: Roof Space

Finding: Pipe work- Not clipped

The pipework in this section of plumbing was found to have been not clipped adequately.

Lagging and clipping is used to contain pipe-wall vibrating noise and to insulate the pipework. AS3500.5 clause 2.13.2 calls for the area around pipework to be filled, including the area around penetrations in associated walls.

Where uninsulated pipes are used, a collar of lagging material or a neutral cure silicone sealant shall be used to fill the annular space.



Non Compliant 2.03

Location: Ensuite- Sanitary Plumbing System

Finding: Installation of AAV

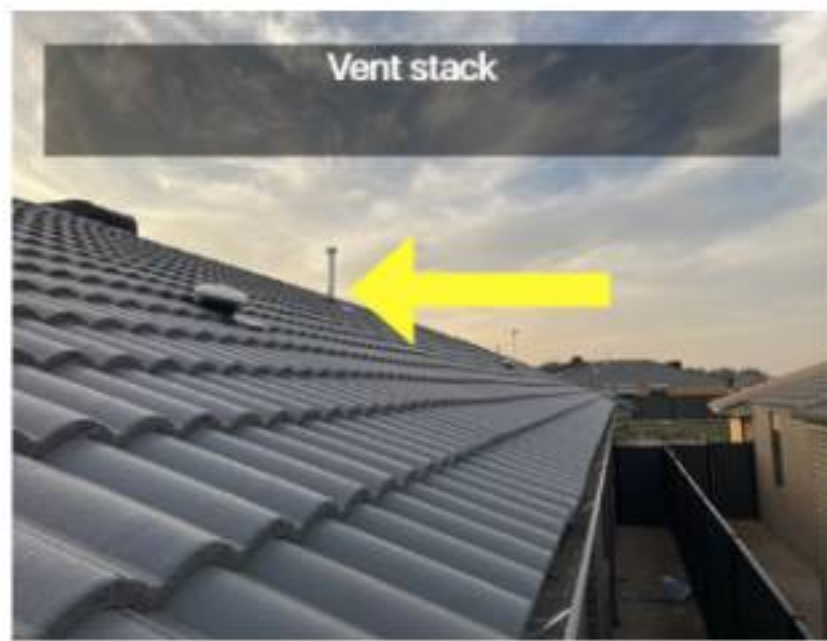
At the time of the inspection, metallic tapping noise has been heard from roof space when water is drained from WC and bath in Ensuite.

Installation of AAV should comply with AS/ NZS 4936: Air Admittance valves for use in sanitary plumbing and drainage systems.

AAV should be adequately sized to meet the determined air flow capacity in order to equalise the air pressure within the drainage system.

This report suspects that the AAV s installed has not been adequately sized or adequate air is not available within the roof space.

This inspection report advises to investigate further whether AAV is adequately sized and whether adequate air is available within the roof space.



Non Compliant 2.04

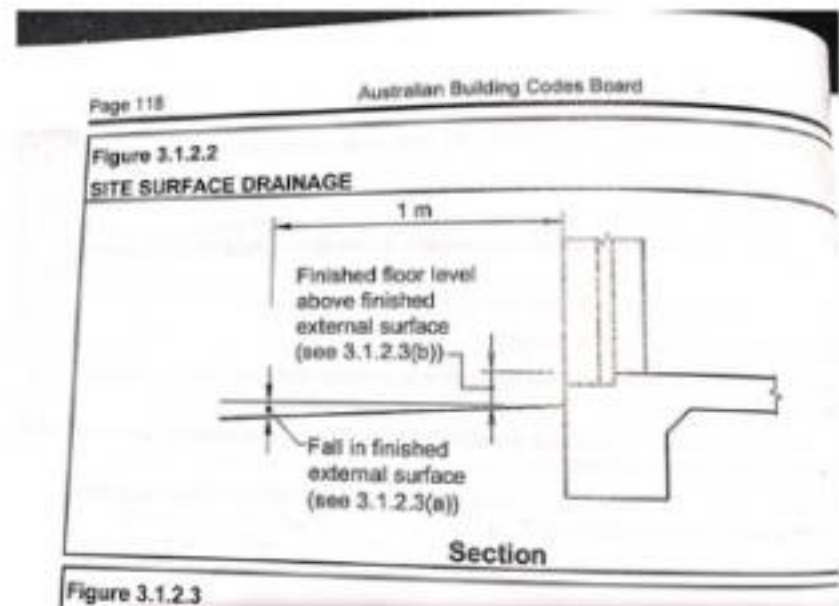
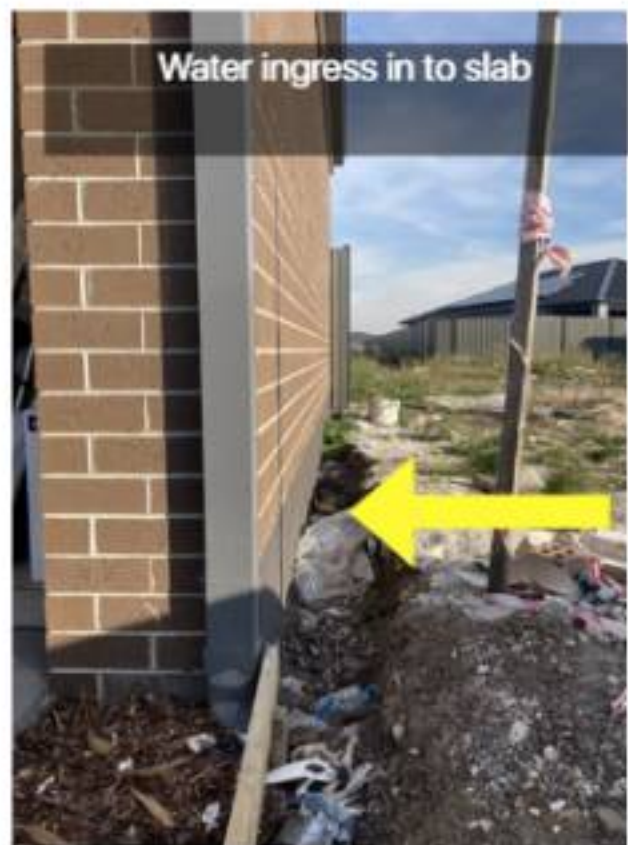
Location: West Elevation- Garage Slab

Finding: Site drainage- Inadequate

The poor site drainage has been observed on west elevation. Surface water should be directed away from the building.

Surface water drainage is defective if it is not in accordance with the requirements of the Building Code of Australia.

Refer to BCA 3.1.2.3- surface water drainage



Non Compliant 2.05

Location: All Internal Areas
Finding: Coated paint Finish- defective with starved painted areas

Coatings used are to be suitable for the relevant conditions and relevant wear and tear.
Painting is defective if it does not comply with the manufacturer's installation instructions or AS/NZS 2311.

Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.

Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges

References:

12.01 Standard of painting

VBA guide to Standards and Tolerances 12.02 Surface finish of paintwork





Non Compliant 2.06

Location: Roof exterior

Finding: Flashings- Inadequate

Refer to Diagram 7.06 in Victorian Guide to Standards and Tolerances 2015.

Flashings are defective if they are not provided in accordance with the requirements of the Building Code of Australia.

Wall and step flashings, and sloping flashings cut into walls are defective if they do not incorporate weathering folds, anti-capillary breaks and sealing, or do not enter the masonry walls by at least 15 mm as shown in Diagram 7.06(A) and Diagram 7.06(B).

Pressure flashings are defective if they are not fixed on appropriate surfaces, or are not fixed in accordance with Diagram 7.06(C).





Finding: Surface drain- Appeared inadequate

Further investigation is recommended to check the adequacy of surface drain points as per drawings and specifications.



Finding: Slab Edge –inspection zone Not provided

An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 12 months to aid protection of the property against infestation.

Reference: National construction code Volume 2 - section 3.1.3.3



Substandard Workmanship

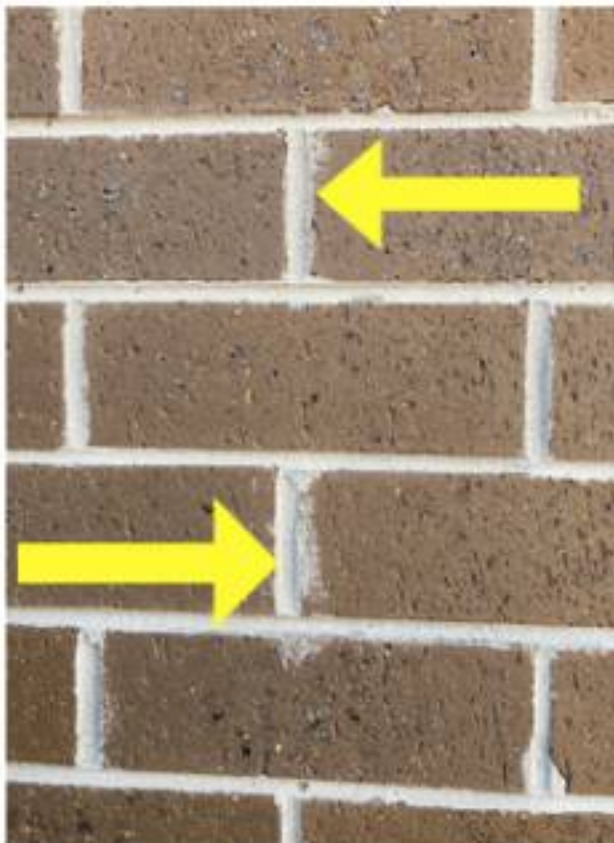
Substandard Workmanship 3.01

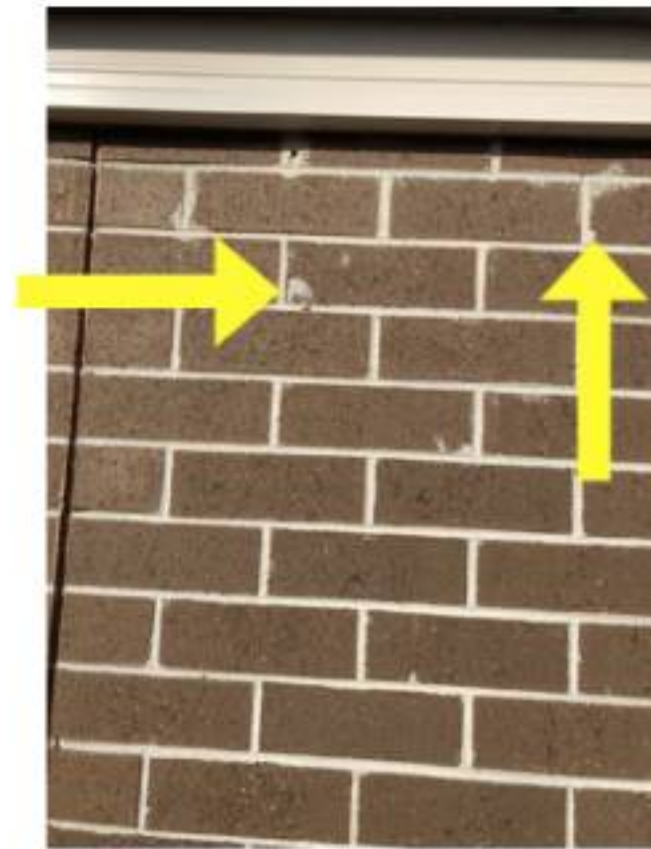
Location: All External Areas

Finding: Brickwork - Efflorescence

Efflorescence appears to be affecting the brickwork, concrete or tiles in this area. Efflorescence typically occurs when excess salts within the concrete are leached to the surface due to water transfer. A cleaning contractor or brick cleaner may be appointed to rectify.

As per VBA standard and tolerance guide 3.07 , masonry faces are defective if they are not cleaned and free of excess mortar.





Substandard Workmanship 3.02

Location: Garage

Finding: Surface - Chipped

Concrete floor is defective if it is chipped at handover.

As per VBA standards and tolerance guide 2.11, the finish to concrete slab is defective if it is not suitable for the documented applied finishes such as polished concrete.



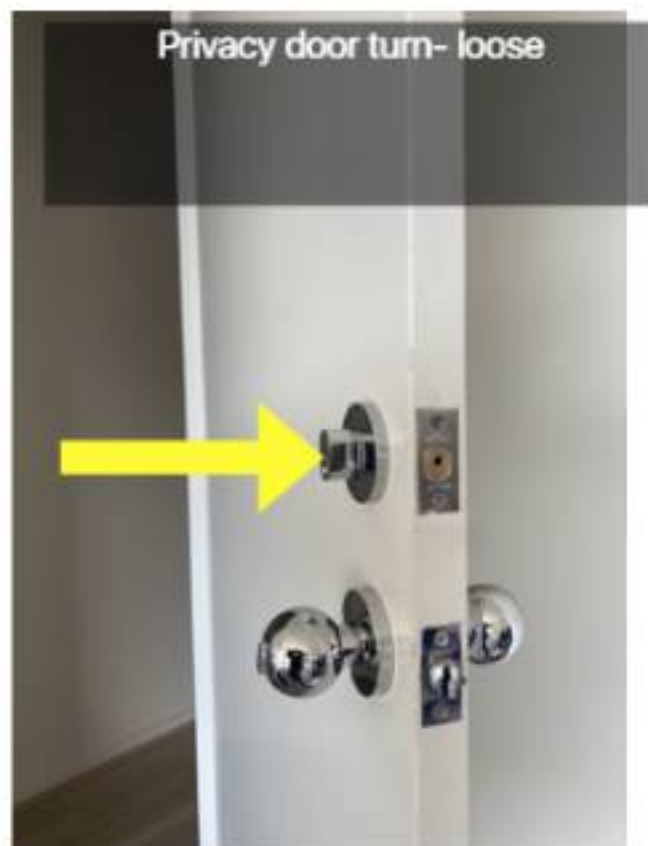
Substandard Workmanship 3.03

Location: Garage

Finding: Door furniture- defective

During the documented maintenance period after completion, handles, locks and latches are defective if they do not operate as intended by the manufacturer.

Reference: VBA guide to Standards and Tolerances 2015 - 8.03



Substandard Workmanship 3.04

Location: All Internal Areas

Finding: Faults and damage to Fittings- window

The fitting in this area is loose and requires adjustment to tighten. If left unmanaged, the fitting may further deteriorate.

As per VBA standards and tolerance guide 18.02, during the documented maintenance period after handover, fittings are if they do not operate as intended by the manufacturer.



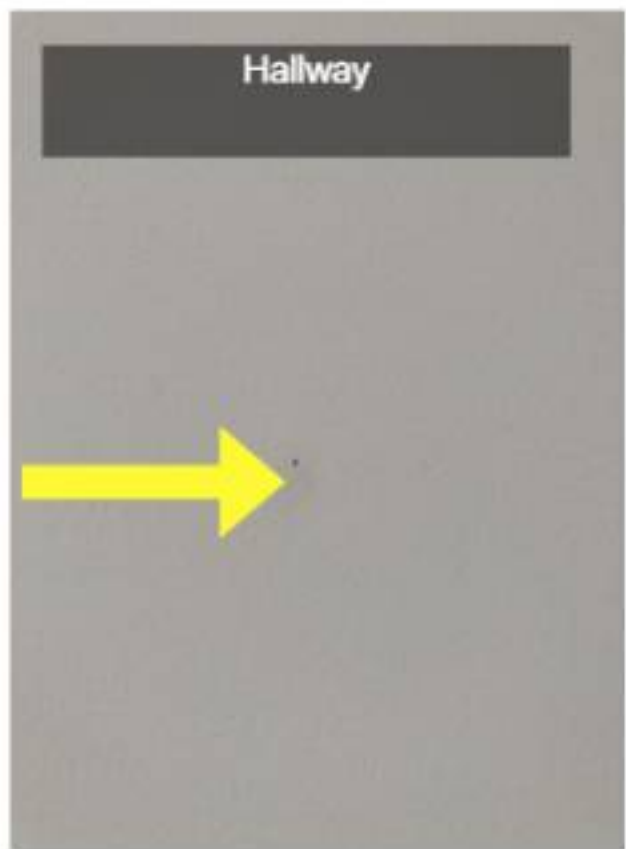


Substandard Workmanship 3.05

Location: All Internal Areas

Finding: Walls - surface chipped

Chipped wall surface has been observed at the time of inspection. Internal walls are defective if it is chipped at handover.



Substandard Workmanship 3.06

Location: Alfresco

Finding: Paint finish - Incomplete(Alfresco Beam)

The paint finish in this area was identified as being incomplete at the time of inspection. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials. Incomplete paint finishes should be sanded back, filled, levelled and painted.

Unless documented otherwise, coatings are defective if they fail by lifting, blistering, flaking, fading etc., within the minimum period shown in Table 12.05 of Victorian Guide to Standards and Tolerances 2015.

Minimum 36 months of durability of coated paint finishes is required as per Victorian guide to standards and Tolerances 2015.



Substandard Workmanship 3.07

Location: Bathroom

Finding: Water leak- Wash Hand Basin

Water leaks were found to be present to exterior plumbing work. It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present.



Substandard Workmanship 3.08

Location: Kitchen

Finding: Installation - substandard or incomplete

The installation of this building element appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.



Substandard Workmanship 3.09

Location: All Internal Areas

Finding: Door - Striker plate missing or poorly installed

The striker plate to this door is misaligned and has consequently resulted in the doors operation being compromised. Readjustment of the striker plate is recommended.

As per Victorian guide to Standards and Tolerances guide 2015 - 8.01, doors are defective if they are not installed in accordance with the manufacturer's installation instructions.

It is advised to check and rectify all internal doors including main door.



Substandard Workmanship 3.10

Location: Laundry

Finding: Missing grout on floor tiles

Grouting is defective if it is not carried out in accordance with the requirements of Clause 5.7 of AS 3958.1.

Joints are defective if they are not, as far as is practicable, of consistent width and can be seen from a normal viewing position.

Finished grout is defective if it is not uniform in colour, smooth, without voids, pinholes or low spots.

a) The top surface of the grout may be tooled to provide a contoured depression of no deeper than 1 mm for up to 6 mm wide joint and up to 2 mm for a 6-10 mm wide joint (clause 5.7(e) of AS 3958.1).

b) Joint widths for floor tiles should not exceed 3 mm for pressed tiles and 6 mm for extruded tiles (clause 4.6(c)(i) of AS 3958.1).

c) Joint widths for wall tiles should not exceed 1.5 mm for pressed tiles and 6 mm for extruded tiles (clause 5.4.6(c)(ii) of AS 3958.1).

d) Joint alignment should be consistent throughout the installation within a tolerance of 4 mm in 2 m8 (clause 5.4.6(d) of AS 3958.1).

Grout is defective if it becomes loose within 24 months of handover.



Substandard Workmanship 3.11

Location: Separate Toilet

Finding: Flexible sealants to junctions- Inconsistent colour

Flexible or waterproof sealants to junctions are defective if they are not installed when required by the Building Code of Australia and AS 3958.1, or in accordance with the manufacturer's installation requirements.



Substandard Workmanship 3.12

Location: Roof exterior

Finding: Rendered surface- Inconsistent colour

Repairs to surfaces that have been rendered are defective if they do not match the colour and texture of the remaining wall or adjacent area as close as practicable

Reference: VBA guide to Standards and Tolerances 2015- 9.05



Substandard Workmanship 3.13

Location: Garage

Finding: Cleaning, Mortar smears and stains

Stains, mortar smears and damage caused by cleaning are defective if they are visible from normal viewing position.

Please refer to VBA standards and tolerance guide 3.11.



Substandard Workmanship 3.14

Location: All areas

Finding: Surface - Marked

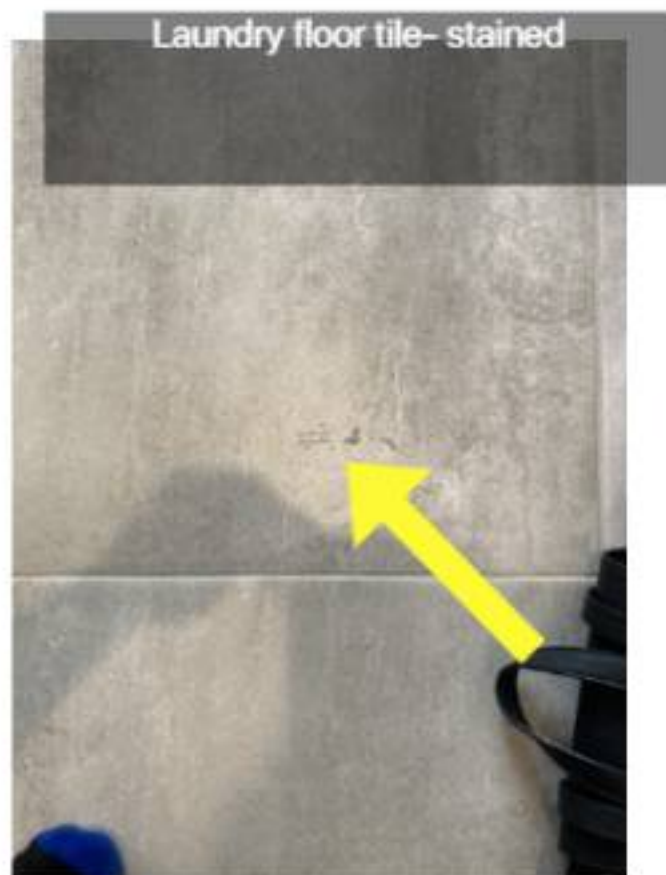
Marked or stained floor has been noted during the inspection.

Owners are entitled to expect that the building site and works are clean and tidy on completion. Building sites are defective if they are not clear of building debris.

Building works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, troughs, baths, etc. are not cleaned, and shelving, drawers and cupboards ready for use.

Reference: VBA guide to Standards and Tolerances 2015- 18.08





Substandard Workmanship 3.15

Location: Front Main Door

Finding: Door furniture- defective

During the documented maintenance period after completion, handles, locks and latches are defective if they do not operate as intended by the manufacturer.

Reference: VBA guide to Standards and Tolerances 2015 - 8.03



Substandard Workmanship 3.16

Location: Kitchen

Finding: Fitting or fixture - Loose

The fitting in this area is loose and requires adjustment to tighten. If left unmanaged, the fitting may further deteriorate.



Incomplete

No evidence was found

Additional comments

Not Applicable

For Your Information

For Your Information 5.01

Location: All areas

Finding: Appliances and fittings

The owner is responsible for organising warranty service for faults in appliances and fittings supplied as part of the building contract where the builder has provided the warranty documents to the owner. Service outside the warranty period is the responsibility of the owner.

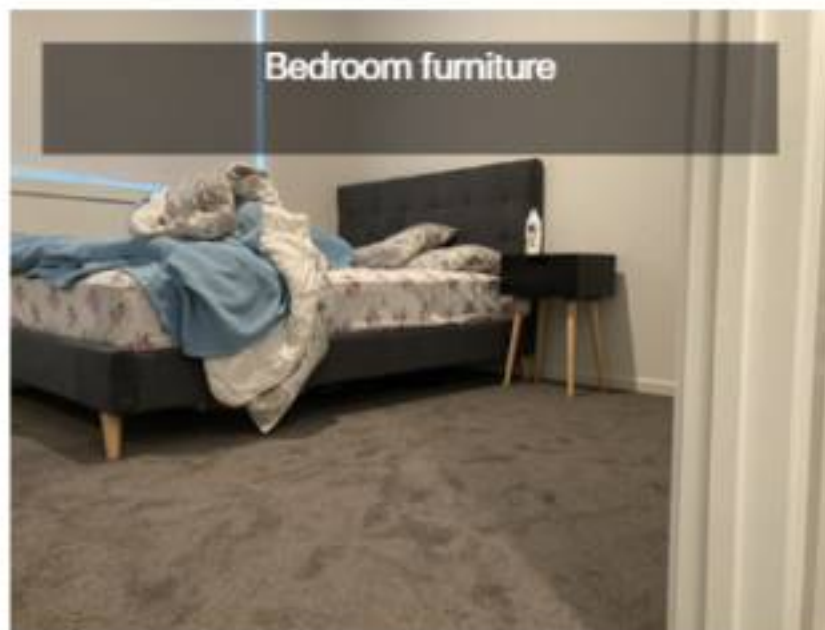
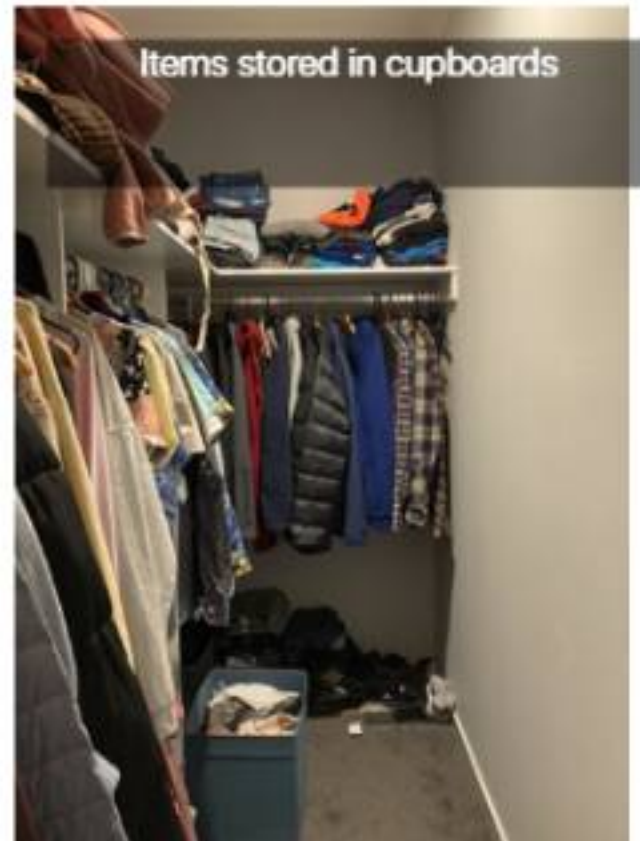


For Your Information 5.02

Location: All areas

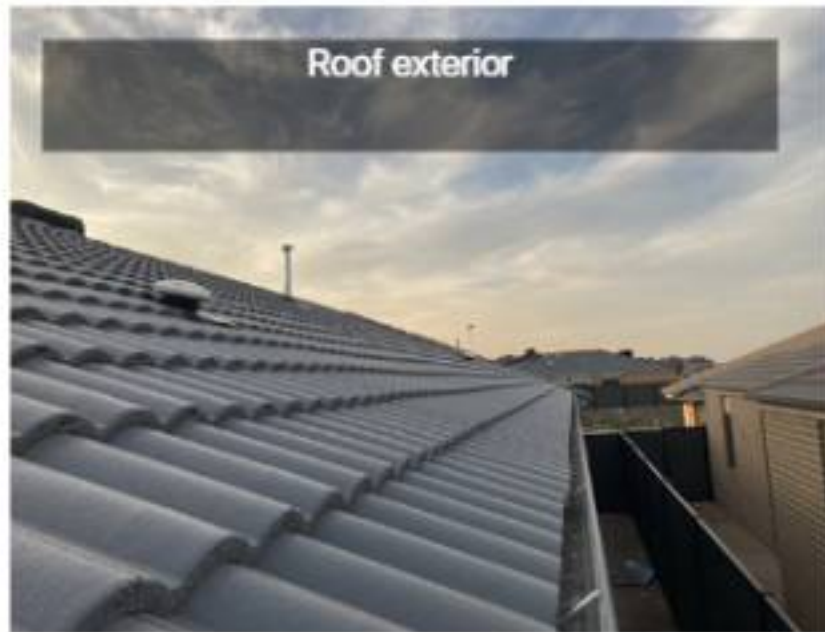
Finding: Obstructions

Photographic evidence is submitted to show obstructions to this inspection.



For Your Information 5.03

Location: All areas
Finding: Additional Photos
Additional photos are provided for your general reference.



Conclusion

Building consultant's summary

1. This report recommends to fix all the defects listed in the report including non-compliant items and substandard/ incomplete items.
2. As per provisions of Domestic Building Contracts Act 1995 VIC , the builder has the contractual obligation to the owner to fix defects found during defects liability period which is 3 months from the date of handover.
3. This report recommends to organise the warranty service for all the appliances and fittings including cooling and heating. It is advised to obtain all the warranty documents from the builder.
4. It is advised to obtain structural warranty documents from the builder in relation to the structural integrity of the property .

Signature of consultant -



Terms on which this report was prepared

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-purchase agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the Civil Law (Sale of Residential Property) Act 2003 . This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant

injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight. Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

a)
The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b)
We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.