



**IBC PROPERTY
INSPECTIONS**

KNOW THE TRUE CONDITION OF THE
PROPERTY

Practical Completion Inspection Report

Inspection Date: 31 May 2022



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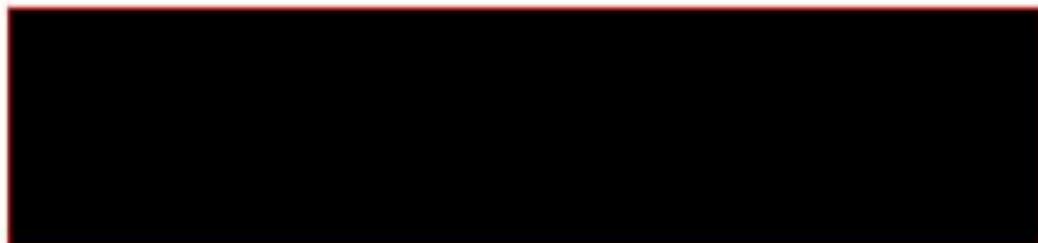
If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: 173 Forest Red Gum Drive Mickleham 3064

Date: 31 May 2022

Client



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
Storeys:	2 storey
Building age (approx):	1 Months
Smoke detectors:	2 smoke detectors installed on the property. Both working when tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Residential zone
Gradient:	The land is relatively flat
Site drainage:	Appears inadequate
Access:	Easy pedestrian and vehicular access
Occupancy status:	Not occupied
Furnished:	Unfurnished
Orientation of the property:	North Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	25 deg Sunny

Primary method of construction

Main building - floor construction:	Concrete Slab
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Main building – wall construction:	Timber framed
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Main building – roof construction:	Tiled roof
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Other building elements:	Double garage
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Overall standard of construction:	Average
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Overall quality of workmanship and materials:	Average
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Level of maintenance:	Average
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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
- 5. Roof Exterior (lower roof only)

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

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

Inaccessible Areas

The following areas were inaccessible:

- 1. Slab edge was inaccessible for inspection due to lack of 75 MM inspection zone.
- 2. Low clearance areas of roof space including areas above eave was inaccessible.

- 3. The upper roof's eave, roof plumbing, gutters, walls were inaccessible for inspection due to restricted working height. Further invasive inspection is advised

- 4. Specifications of materials, colour and Appliances were excluded from this inspection.

- 5. Check measure of rooms, walls and overall building size & it's squareness is 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	Found
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Additional specialist inspections

The following inspections / reports are recommended

- Re-inspection of corrected items is recommended before the final handover.

Significant Items

Safety Hazard

No evidence was found

Non Compliant

Non Compliant 1.01

Location: All External Areas

Finding: External windows- Missing Sealing

1. Defect:

Gaps noted on weather strips of windows allowing water/unhealthy air in to the home.

2. Applicable law/ Building code:

1. VBA Guide/ Guide to standards and Tolerances 2015-8.02

3. Action:

The builder to rectify. Re- inspection is advised





Non Compliant 1.02

Location: All External Areas

Finding: Site drainage- Inadequate

1. Defect:

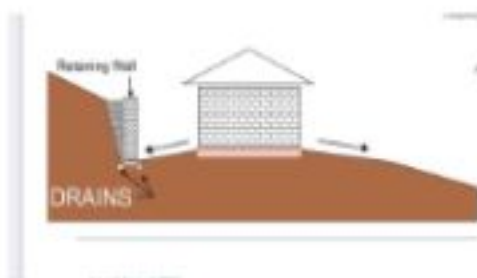
I noted inadequate site drainage around the property. Water ingress in to building's foundation due to inadequate site drainage will lead to movement of building.

2. Applicable law/ Building code:

Building code of Australia- Part 3.1.3.2

3. Action:

Site drainage is required to be maintained from the start of construction by the builder.





Non Compliant 1.03

Location: All Internal Areas

Finding: Missing Grouting & Joints

1. Defect:

I have noted missing Grouting and Inconsistent Waterproof sealant application.

2. Applicable law/ Building code:

Victorian Building Authority's Guide to standards and Tolerances 2015-11.06 & 11.07

3. Action:

The builder to rectify



Non Compliant 1.04

Location: All Internal Areas

Finding: Paint - poor surface finish

1. Defect:

1. Paint works in internal areas were noted as defective due to marks and irregularities as shown on photographic evidence. Marked with Blue tape.

2. Substandard painting works in the store room underneath the staircase.

2. Applicable Building code/ VBA reference:

Victorian Building Authority's Guide to standards and Tolerances 2015-12.02

12.02: Surface finish of paintwork

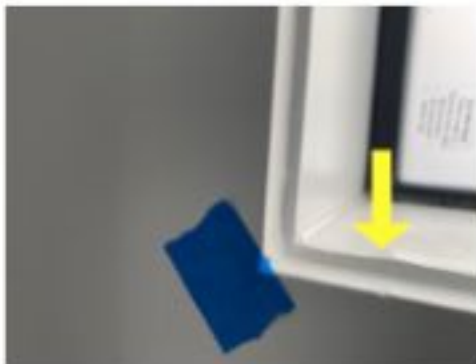
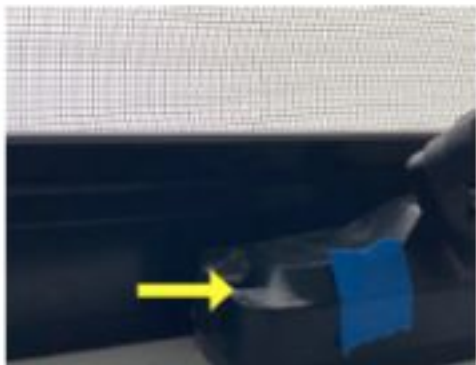
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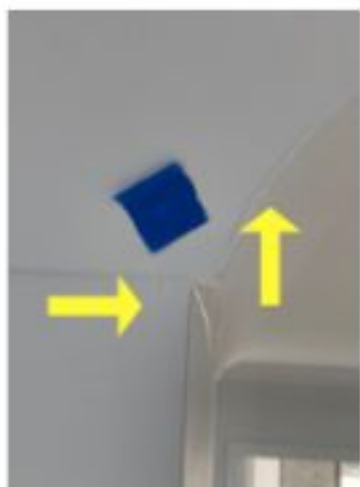
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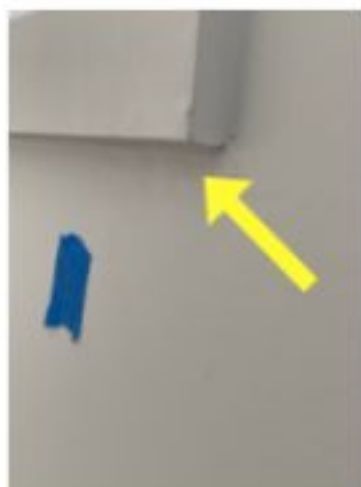
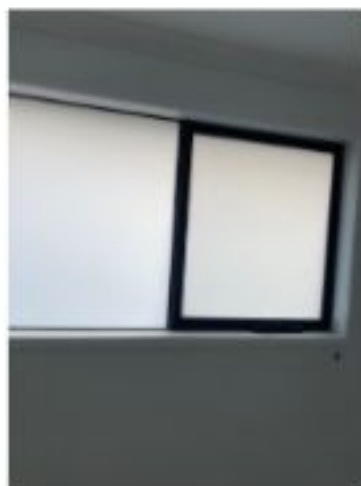
3. Action:

The builder to rectify. Re- inspection is advised

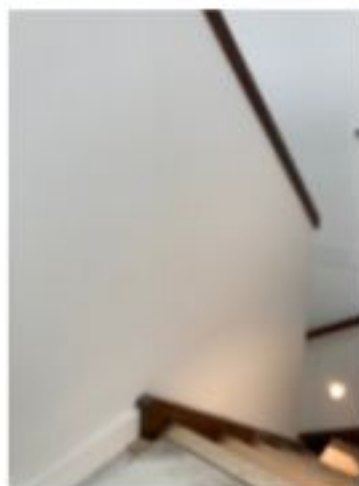


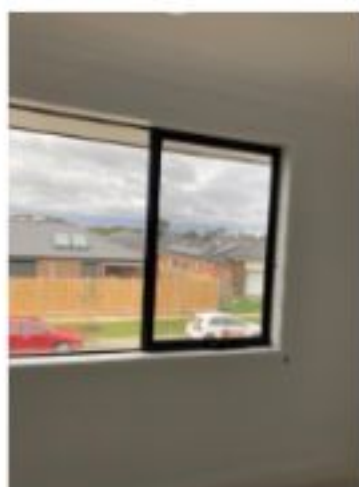


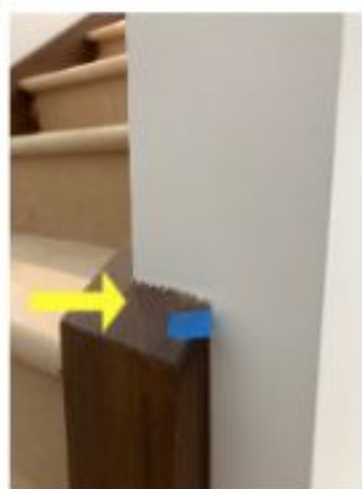








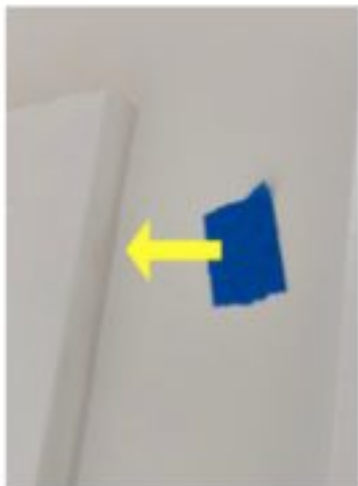




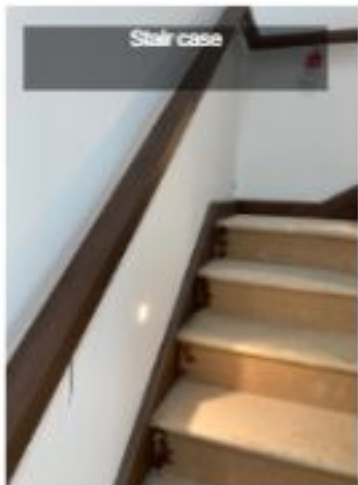
Ground Floor- living/ kitchen







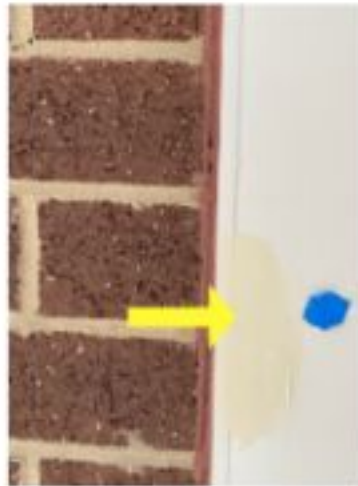
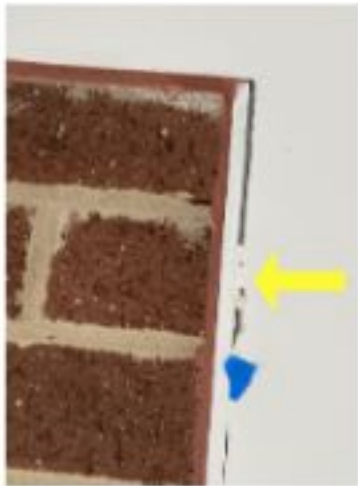


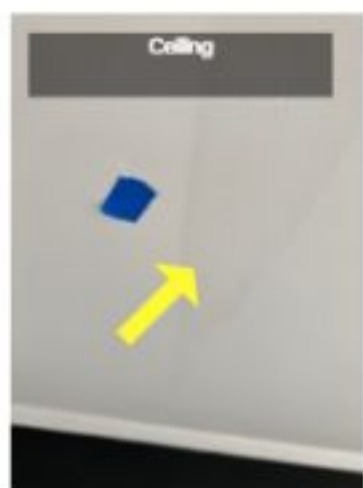












External eave quad- garage



Non Compliant 1.05

Location: Roof Space

Finding: Inadequate ceiling clearance around LED lights

1. Defect:

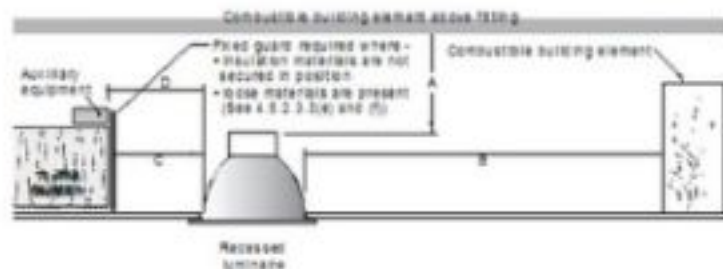
50 MM clearance of ceiling insulation has not been kept. Most of the LED lights have been covered with insulation without any clearance being kept. This is a fire hazard

2. Applicable law/ Building code:

1. AS/ NZS 3000- 2007- Electrical Installations

2. Nathers Technical note- <https://www.nathers.gov.au/sites/default/files/Technical%2520Note%25202.pdf>

3. Action: The builder to rectify. Re- inspection is advised



Dimension	Clearance
A – Clearance above luminaire	200 mm
B – Side clearance to combustible building element	200 mm
C – Side clearance to bulk thermal insulation	50 mm
D – Clearance to auxiliary equipment (transformer for example)	50 mm

FIGURE 4.7 DEFAULT MINIMUM CLEARANCES FOR RECESSED LUMINAIRES



Non Compliant 1.06

Location: Roof Space

Finding: Bathroom exhaust- discharged in to roof space

1. Defect:

It has been observed that kitchen and bathroom exhaust has been discharged directly in to roof space. The roof space appeared unventilated.

2. Applicable law/ BCA reference: Building code of Australia(BCA) part 3.8.7.3

3. Action:

Exhaust from a bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air. The builder to rectify. Re- inspection is recommended



Non Compliant 1.07

Location: Ground Floor- Living/ Dining

Finding: Cracks In concrete slab- Category 1

1. Defect:

Cracks In concrete slabs

Refer to Table 2.10 for descriptions of categories of crack

2. Applicable law/ VBA reference:

VBA guide to standards and tolerances 2015-2.10

3. Action:

Category 1 and 2 cracks to slabs are to be monitored for a period of 12 months. At the end of the monitoring period, cracks are defective if they are greater than category 2 and attributed to the actions of the builder.

TABLE 2.10 CLASSIFICATION OF DAMAGE TO CONCRETE FLOORS

Description of typical damage	Approximate crack width limit in floor	Change in offset from 3 m straight edge placed over defect	Damage category
Hairline cracks, insignificant movement of slab from level	< 0.3 mm	< 5 mm	0 Negligible
Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or changed in level	< 2.0 mm	< 15 mm	2 Slight
Wide cracks. Obvious curvature or change in level	2 mm to 4 mm	15 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level	4 mm to 10 mm	> 25 mm	4 Severe



Non Compliant 1.08

Location: All Internal Areas

Finding: Pipe penetration through external wall and inside cupboard

1. Defect:

I have noted that pipes are not fitted through a neat minimal size hole.

2. Applicable reference:

Victorian Building Authority's Guide to standards and Tolerances 2015-7.08

Applicable reference:

https://www.vba.vic.gov.au/__data/assets/pdf_file/0015/111492/Guide-to-Standards-and-Tolerances-2015.pdf

3. Action: Builder to rectify



Non Compliant 1.09

Location: Roof

Finding: Missing roof flashing- All areas of lower roof

1. Defect:

Missing roof flashings noted on lower roof with water ingress across entire property.

2. Applicable law/ Building code:

1. VBA Guide/ Guide to standards and Tolerances 2015-6.01

6.01 Leaks in roofing, flashings and accessories

Roofing, including flashings and accessories, is defective if it leaks under normal weather conditions and is due to the builder's workmanship, causes unhealthy or dangerous conditions, loss of amenity for occupants, undue dampness or deterioration of building elements.

3. Action:

The builder to rectify. Re- inspection is advised

Upper roof was not checked due to working height restrictions. The builder must investigate upper roof as well to detect flashing issues and rectify.







Capping not secured on to bricks



Missing flashing with water entry in to brick wall



Non Compliant 1.10

Location: Lower Roof

Finding: Water retention on gutters

1. Defect:

Water retention on gutters of 11 mm noted. This will lead to decay of gutters.

2. Applicable reference:

VBA Guide/ Guide to standards and Tolerances 2015-7.03

7.03 Water retention in gutters

Gutters are defective if they retain a depth of more than 10 mm of water

Applicable reference:

https://www.vba.vic.gov.au/___data/assets/pdf_file/0016/111492/Guide-to-Standards-and-Tolerances-2015.pdf

3. Action:

The builder to rectify. Re- inspection is recommended . The builder must check upper roof

The builder to rectify. Re- inspection is recommended . The builder must check upper roof gutters and rectify



Substandard Workmanship

Substandard Workmanship 2.01

Location: First Floor Ensuite

Finding: Noisy fan

1. Defect:

Noisy fan noted. On subsequent inspection of roof space, fan was partly covered with ceiling insulation batts with potential obstruction to movement of blades.

2. Applicable VBA reference:

VBA | GUIDE TO STANDARDS AND TOLERANCES 2015- 18.02 Faults and damage to appliances and fittings

3. Action:

The builder to further investigate all exhaust fans and rectify.



Substandard Workmanship 2.02

Location: First Floor- Master Bedroom

Finding: Bulkhead - Not plumb

1. Defect:

Bulkhead is not plumb. Deviation is 6 MM.

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 8 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify:



Substandard Workmanship 2.03

Location: Roof

Finding: Water ingress from around Evaporative cooling unit flashing

1. Defect:

Significant gap around flashing of evaporative cooling unit. Lifted tiles observed with water ingress and potential wild life entry.

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1995 (VIC) - Section 8 (a)

The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify.



Substandard Workmanship 2.04

Location: Staircase

Finding: Internal mouldings- defective finish

1. Defect:

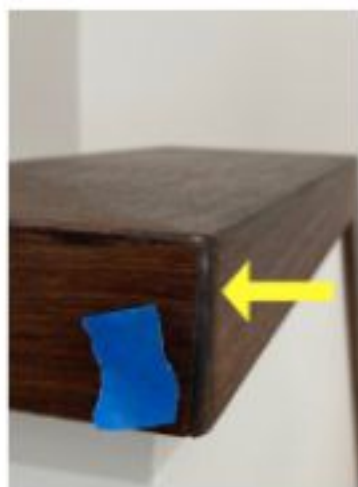
Internal mouldings are not aligned and flush at mitres and butt joints and the misalignment can be seen from a normal viewing position.

2. Applicable law/ BCA reference :

1. VBA guide to standards and tolerances 2015- 10.02 -Joints in fixing of internal mouldings

2. Domestic Building Contracts Act 1995 (VIC) - Section 8 (a)- The builder warrants that the work is carried out in a workmanlike manner

3. Action: The builder to rectify.



Substandard Workmanship 2.05

Location: All areas

Finding: General photographic evidence for substandard workmanship

1. General defects of substandard workmanship

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 6 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify.



Substandard Workmanship 2.06

Location: Staircase

Finding: Top rail substandard installation

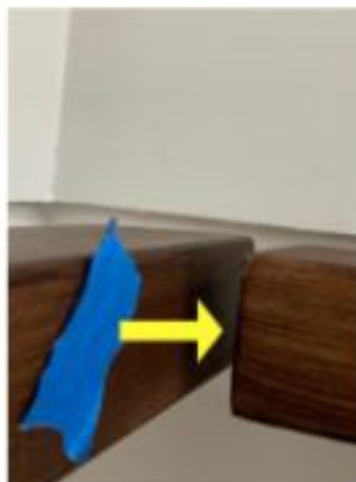
1. Defect:

Top rail installation- inconsistent gaps

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 8 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify.



Substandard Workmanship 2.07

Location: Ground Floor- Living/ Dining

Finding: Window Architrave- loose

1. Defect:

Window Architrave- loosely fitted

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 8 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify.



Substandard Workmanship 2.08

Location: First Floor- Separate Toilet

Finding: WC commode cistern- loosely fitted

1. Defect:

WC- cistern loosely fitted

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 8 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify.



Substandard Workmanship 2.09

Location: Ground Floor- Theatre

Finding: Bulkhead- Not plumb

1. Defect:

Bulkhead is not plumb. Deviation is 5 MM

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 8 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify:



Substandard Workmanship 2.10

Location: Ground Floor- Study
Finding: Bulkhead is not plumb

1. Defect:

Bulkhead is not plumb. Deviation is 5 MM.

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 8 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify.



Substandard Workmanship 2.11

Location: All External Areas
Finding: Defects on external brickwork

1. Defect:

Voids in brickwork & inconsistent mortar thickness

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1996 (VIC) - Section 8 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify.



Substandard Workmanship 2.12

Location: Garage

Finding: Water stain mark on ceiling

1. Water stain noted on ceiling. Garage roof's defects noted with lack of flashing with water entry.

2. Applicable law/ BCA reference :

Domestic Building Contracts Act 1995 (VIC) - Section 6 (a)- The builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract.

3. Action: The builder to rectify all roof flashing defects. The builder should further investigate water stain on ceiling and rectify the source of leak.



Incomplete

Incomplete 3.01

Location: All areas

Finding: General Builder's cleaning- Not completed

1. Defect:

All internal areas were noted as uncleaned. The builder should clean the site at practical completion stage.

2. Applicable reference:

VBA Guide/ Guide to standards and Tolerances 2015-18.08

18.08 -Cleaning

Owners are entitled to expect that the building site and works are clean and tidy on completion. Where handover is delayed for any reason the owner must expect that dust may have settled on interior exposed surfaces.

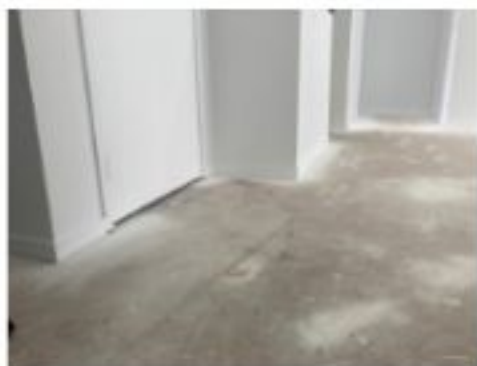
Building sites are defective if they are not clear of building debris.

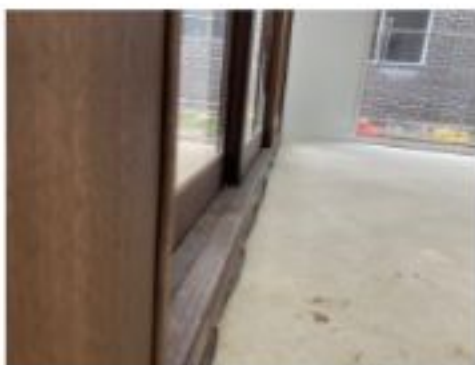
Building works are defective where windows are not clean, floors are not swept, mopped or vacuumed as appropriate, tiles, sinks, basins, troughs, baths, etc. are not cleaned, and shelving, drawers and cupboards ready for use.

3. Action: The builder to rectify











Incomplete 3.02

Location: All areas

Finding: Incomplete works

Following incomplete works noted during inspection. The builder should complete all work prior to final handover as per contract's inclusion list.

1. Heating/ cooling - Not commissioned at the time of inspection
2. Hot water not commissioned at the time of inspection
3. Oven, dishwasher, cooktop, hot water unit not installed at the time of inspection





Incomplete 3.03

Location: Bathroom/ Ensuite

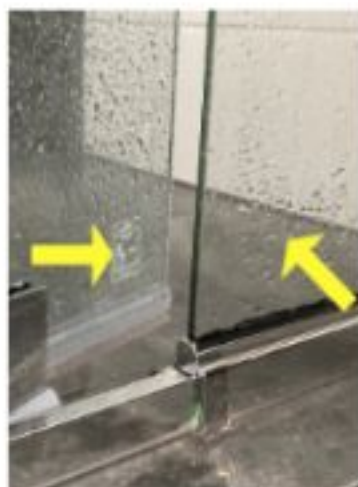
Finding: Shower screens- Not stamped to AS standards

1. Defect:

I have noted that shower screens (each panels) have not been stamped with the name, registered trademark and the code of manufacturer.

2. Applicable Building code/ AS standard reference:
AS 2308- Safety glazing materials in buildings)

3. Action: The builder to replace panels with stamped ones.



Incomplete 3.04

Location: Ground Floor- Store Room/ Laundry

Finding: Missing door locks/ missing doors

1. Defects:

1. Missing door locks- store room
2. Missing door to the laundry
3. Missing back door to the garage

Action: The builder to install door locks





Additional comments

Not Applicable

For Your Information

For Your Information 4.01

Location: All areas

Finding: Additional Photos

Additional photos are provided for your general reference.





For Your Information 4.02

Location: External Area- South Elevation

Finding: Damage to VIC roads Assets

1. Defect:

Concrete foot path has been damaged on south/ west corner.

Action:

The client must inquire from the builder whether this is covered by Asset protection insurance.





Conclusion

Building consultant's summary

1. The client has asked me to inspect the new home at the practical completion stage. Our role is to assist the client in outlining any issues within the scope of the builder and ensuring that all construction items relevant to practical completion stage are correctly constructed and completed in a workmanlike manner and meet with relevant building codes and industry practices.

2. The overall inspection is a visual inspection of overall finish presented by the builder at the time of inspection.

This report has listed items that in our opinion do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner in relation to the Building Code of Australia (BCA), Victorian Building Authority's standards and Tolerances guide and any relevant Australian Standards.

3. Entry to the site was obtained under the section 240 of Building Act 1993 and under the sections 17 & 19 of the Domestic Building Contracts Act 1995(VIC).

4. Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Building Act 1993.

5. Our inspection was carried out on the quality of the fixtures and finishes as installed and no investigation of any documentation or statutory requirements was carried out to verify their correctness. Any contractual documentation made available to us is only viewed on an informal basis and we make no certification that the building has been built in accordance with them.

6. We recommend that the client book a re-inspection to check that the builder has rectified defects listed in the report prior to handing over stage.

7. The client is entitled to a 90 day defects liability period from the date of occupancy according to the Domestic Building Contracts Act 1995 VIC. Any defects found within this period should be submitted to the builder for rectification at the end of the DL period.

8. Applicable reference:

https://www.vba.vic.gov.au/_data/assets/pdf_file/0018/111492/Guide-to-Standards-and-Tolerances-2015.pdf

Building code of Australia.

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 1985.

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.