



RESIDENTIAL | COMMERCIAL | BODY CORPORATE

EXPERT BUILDING DEFECTS REPORT

NCAT FILE NO:	N/A
This Report Date	08/04/2026
Applicant	Name withheld
Site Address	Sample Property, Suburb withheld
Lot No	
Deposited Plan	
Insured's Claim No	N/A
Respondent	[company withheld]
Building Consultant	Philip Lowry
On Line Reference Number	

Dear Name withheld,

As per your instructions dated 04/02/2026 I have completed an experts report for the dwelling dated 09/02/2026 for the dwelling located at Sample Property, Suburb withheld

The defects list of incomplete Items Provided to [company withheld] on 21/02/2025 for the Site, Building Exterior and building interior of the new dwelling located at Sample Property, Suburb withheld were inspected by Philip Lowry of Owner Inspections dated 06/02/2026.

During the inspection the inspector as a duty of care also inspected items that appeared to be defective in the building work and these items are also included in this report.

Please see this report for comments and recommendations for the builder's works to the dwelling located at Sample Property, Suburb withheld

Hope this report is of assistance. If you have any questions regarding the report please do not hesitate to call me.

Subject property at Sample Property, Suburb withheld

Kind regards – Philip Lowry
Owner Inspections
Email – enquiries@ownerinspections.com.au
Phone: 1300 471 805

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This Reports items Summary				
AREA/ ITEM	AREA	STATUS	ESTIMATE COST	PAGE
Item 1	SITE NB. This item cost includes building insurances for all rectifications	DEFECT	\$25,072.30	10-15
Item 2	BUILDING EXTERIOR	DEFECT	\$23,617.55	16-23
Item 3	ROOF EXTERIOR	DEFECT	\$8,787.96	24-30
Item 4	BUILDING INTERIOR	DEFECT	\$106,703.51	31-48
		TOTAL	\$164,181.32	-
Photo supplement for Sample Property , Suburb withheld				49

Overview

1.0 BUILDING DESCRIPTION

The subject property contains an existing double storey residential dwelling incorporating a garage.

The building is of composite brick veneer & cladded construction, timber and concrete floors, timber roof frame and metal roof coverings

2.0 REPORT OBJECTIVE

This report Objective is to comment on and make recommendations for the owner's complaint for the builder's works to the dwelling at Sample Property, Suburb withheld.

3.0 BUILDING LOCATION

The building is located in an inland environment, front setback oriented in a west south westerly direction located approximately 32 kilometres from the Sydney coast.

4.0 SITE CONDITIONS

On the date of inspection for this supplementary Building report the site conditions were dry and the external upper atmosphere clear to overcast conditions and the external upper atmosphere cloudy

5.0 THE BUILDING CODE OF AUSTRALIA

The subject dwelling is required to comply with Division 8A, Section 98 of the Environmental Planning & Assessment Regulation 2000 'Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989' Clause (3)' which in summary states that building works subject to authority approval are required to comply with the Building Code of Australia that was adopted and in use at the time of lodgement of the Construction Certificate relevant to those building works.

As the works in question are not subject to an application the relevant Building Code of Australia (NCC) by this Technical report is NCC 2022 (National Construction Code Series) gazetted on 2022 applies. Any references made in this Report refer to this edition

The reports claim is that the builder is in breach of section 18B of the *Home Building Act 1989 (NSW)*, as supported by the findings in the report

6.0 RELATIONSHIP WITH AUSTRALIAN STANDARDS

The BCA overrules any differences arising between it and any Australian Standard, rule, or specification.

7.0 REFERENCED INFORMATION

BCA – Building Code of Australia and NCC - National Construction Code

Guide to Standards & Tolerances 2017

Spacial Information Exchange Cadastral mapping

Visual inspection of the site by suitably qualified consultant

8.0 REPORT CRITEREA

The report has been conducted based on client instructions and any recommendations in the report based on visual inspection of the site and the information contained in item 6.0 above

9.0 REPORT PRIVILEGE

This report is legally privileged and is intended only for the parties noted in this report

10.0 DUTY TO THE COURTS/TRIBUNALS

If the report is required by a court/tribunal the inspector writing this report acknowledges that they have read the Expert Witness Code of Conduct - NCAT Procedural Direction 3 - Expert Evidence – Effective date 11/09/2024 This Procedural Direction sets out:

- (a) Code of conduct for expert witnesses (based upon Schedule 7 to the *Uniform Civil Procedure Rules 2005*); & NCAT Proceedural Direction 3 - Expert evidence Effective Date: 11 September 2024
- (b) Information on how experts may be required to give evidence.

Signed – Philip Lowry



11.0 CONSULTANTS QUALIFICATIONS

Diploma of Architectural Technology - 2014

Cert'IV Project Management - 2008

Builders Lc R91016 - 1996

Cert'III Carpentry & Joinery – 1982

[company withheld] Certificate - 2016

12.0 INSPECTORS EXPERIENCE

Building technician, roofing and roof membranes for residential and commercial structures 1977 - 1981

Carpenter leading hand, residential dwellings 1982 – 1989

Carpentry subcontractor, residential dwellings 1989 - 1996

Residential builder 1996 – 2024 (Licence current)

Project manager, residential dwellings 2008 – 2010

Building consultant/case manager HWI claims, Building consultant/manager Building Contract Review Program 2011 - 2013

Building consultant and Building designer 2014 – 2026

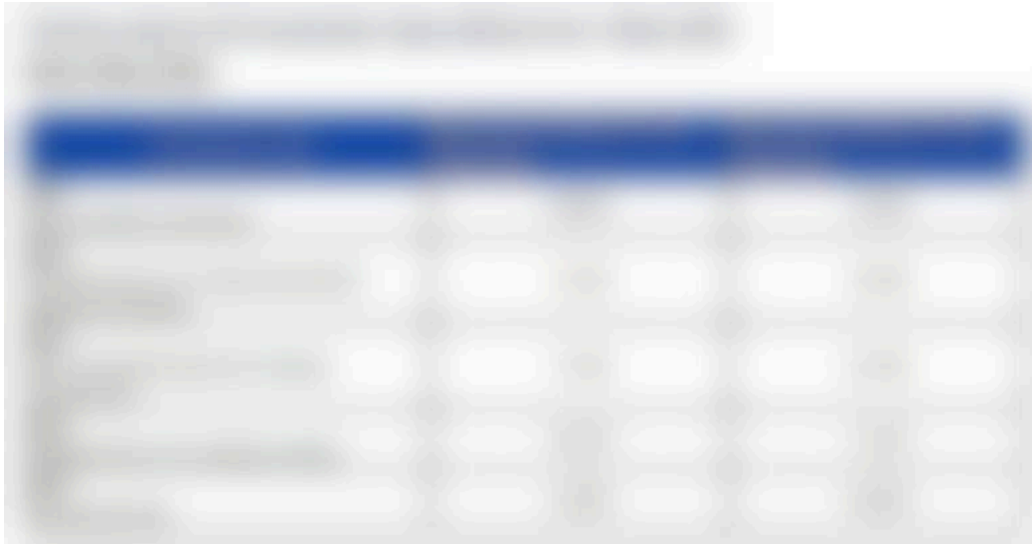
13.0 COSTING METHODOLOGY

1. The inspector has applied the standard construction code guide rates of **Rawlinson's Cost Guide 2025** Edition 33 (RCG) for the purpose of rates reference in this report.
2. All costs are builders margin and GST inclusive
3. **Australian Institute of Quantity Surveyor** – Building Cost Index September 2024 page B1 makes an allowance of 13% for building works at Sydney suburban sites [Reference 1 and Appendix A-4].

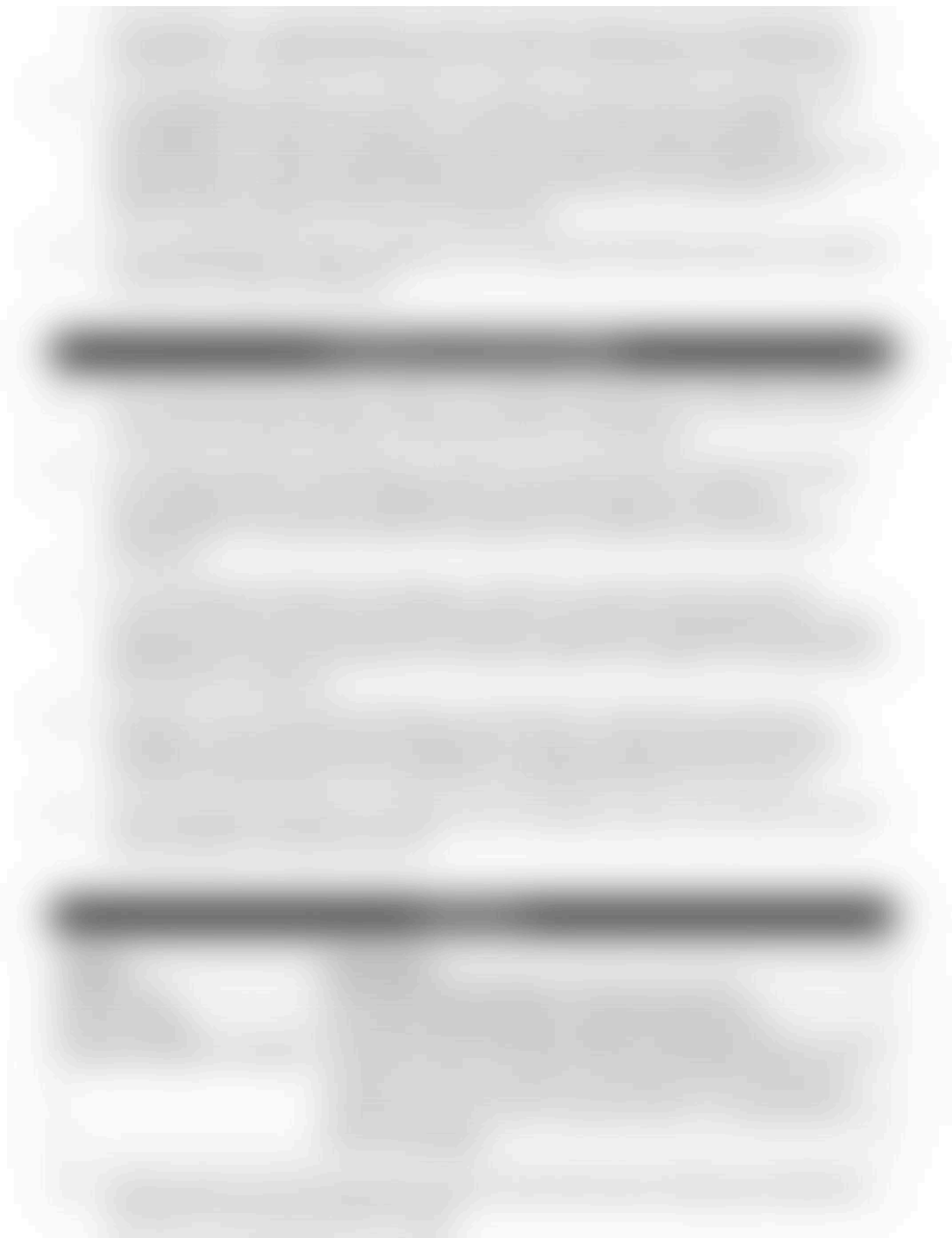


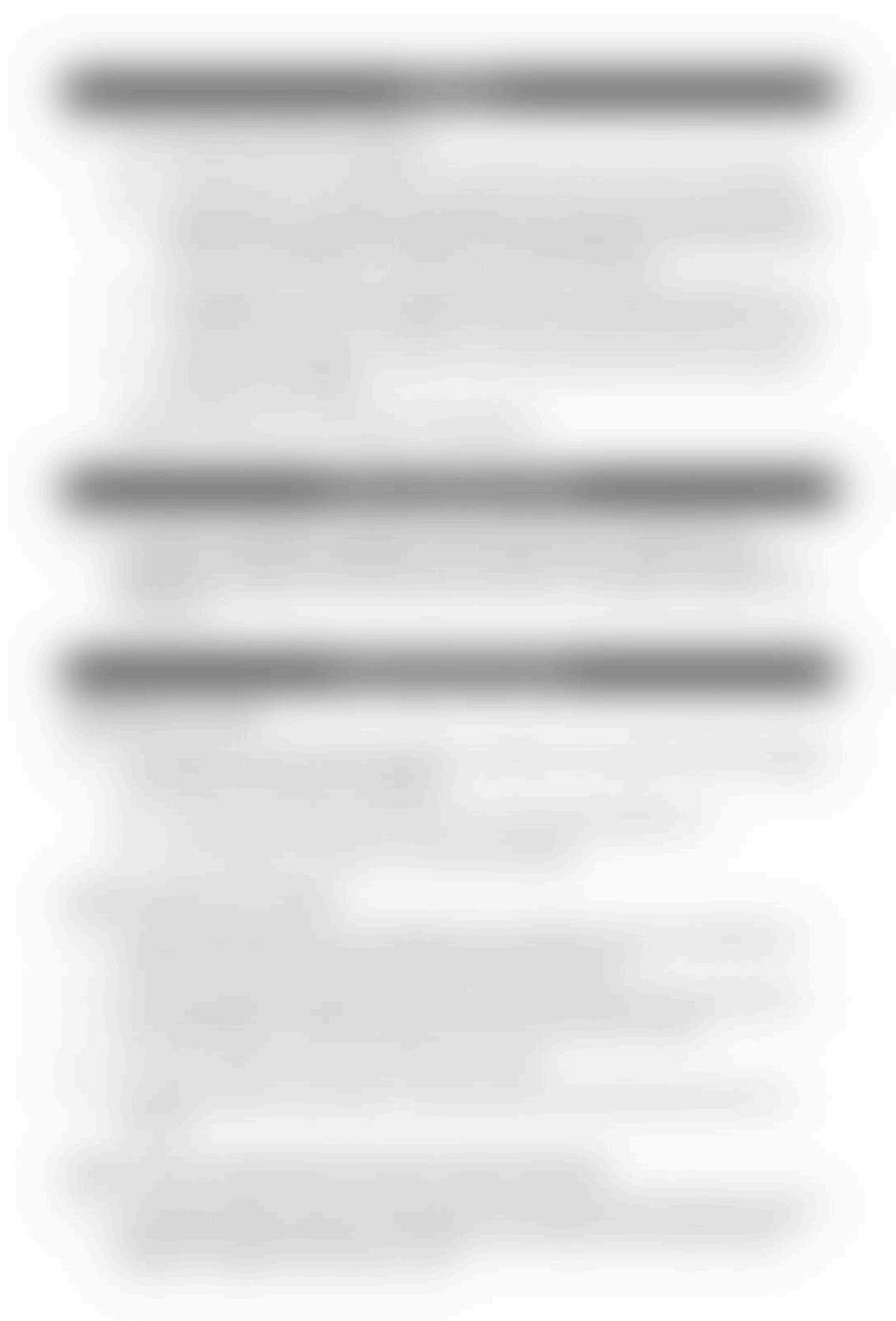
Reference 1 - AIQS Building Index Preliminaries

4. The inspector has allowed for builder's margin as a percentage of the net cost. In this instance and based on experience, the inspector formed the opinion that a builders margin of **15%** for defect rectification works is reasonable and is reflective of what the industry charging for builder's margin on like projects
5. The inspector has added an **estimate amount** for insurance under the HBCF formerly (Home Warranty Insurance) based on a percentage rate of total cost for category H04 'Building work to an existing dwelling'









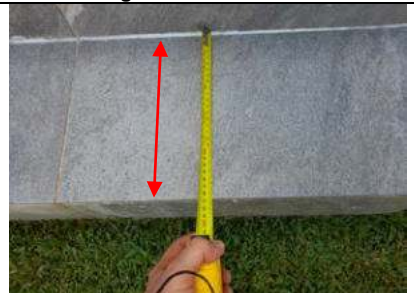
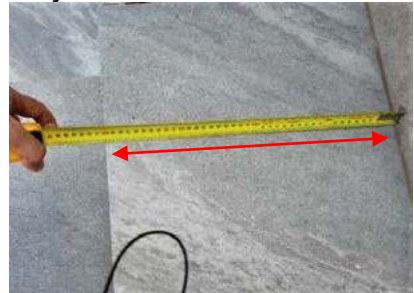




EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
1.	1.0 Owners complaint: List of incomplete Items Provided to [company withheld] dated 21/02/2025 for the Site, Building Exterior and building interior of the new dwelling located at Sample Property, Suburb withheld, listed below – Note: there are Owner and building inspector further supplementary items in this report additional to the incomplete defect items list provided to [company withheld] dated 21/02/2025 and are stated '(additional item)' in the owners list of complaints in this report and on inspection the observations are as follows – 1.1 Observation/assessment: SITE (allotment area) 1. There were marking/staining to boundary and site retaining walls (Photos 1 to 6) 2. There were loss of coatings, surface damage to retaining walls and missing mortar/grouting (Photo 4 to 7) 3. Driveway and dwelling pathways and concrete areas paint finish is peeling in areas (8 to 9) 4. Entry stair to property overhang the allotment boundary on to council nature strip and are a safety/liability issue. Requires site survey to confirm stair and boundary location and finished levels (additional item) (Site photo 10) 5. Cracked grout joint and gap at boundary point to tile joint in on entry stairs (Site Photo 11) 6. The front entry stair treads and risers vary greater than minimum 10mm in the stair flight with treads varying in depth from 270mm wide to 400mm in depth and the stair risers vary in height from 190mm to 197mm to the entry stairs (Site Photos 12 to 14) 7. The side 'northern' stairs to garage have not been tiled and stair treads and risers vary greater than minimum 10mm in the stair flight. The stair risers vary in height from 65mm to 205mm in height and are not to NCC deemed to satisfy standard for tread and risers (Site Photos 15 to 18) 8. There are no visible isolation/movement joints installed on either side of the side of the northern stairs to garage or to the southern stairs adjacent the dwelling (additional item) (Site Photos 19 to 23) 9. The OSD tank not fully supported and overhanging tank support concrete plinth (additional item) (Site Photo 25) 10. No termite management system sign in Switchboard area (only Photo voltaic system sign observed on electrical switchboards weatherproof lid /cover) (additional item) (Site Photo 26) See SITE 1.2 Normative and Informative standard/s requirement/s for above items

EXPERT BUILDING DEFECTS REPORT

ITEM #	SITE PHOTOS	SITE PHOTOS	SITE PHOTOS
1.	 1. Marking/staining to eastern boundary retaining wall	 2. Marking/staining to eastern boundary retaining wall	 3. Marking/staining to northern boundary retaining wall
	 4. Mortar missing from perp joint at masonry closer	 5. Damage to retaining wall units	 6. Marking/staining to southern boundary retaining wall
	 7. Front driveway to dwelling	 8. Paint delamination to surface coating	 9. Paint delamination to surface coating
	 10. Entry stair to property overhang the allotment boundary onto council nature strip	 11. Crack or gap at boundary point to tile joint in on entry stairs	 Entry stair tread 270mm width
			 Entry stair tread 400mm width
			12. Entry stair treads vary from 270mm wide to 400mm in depth

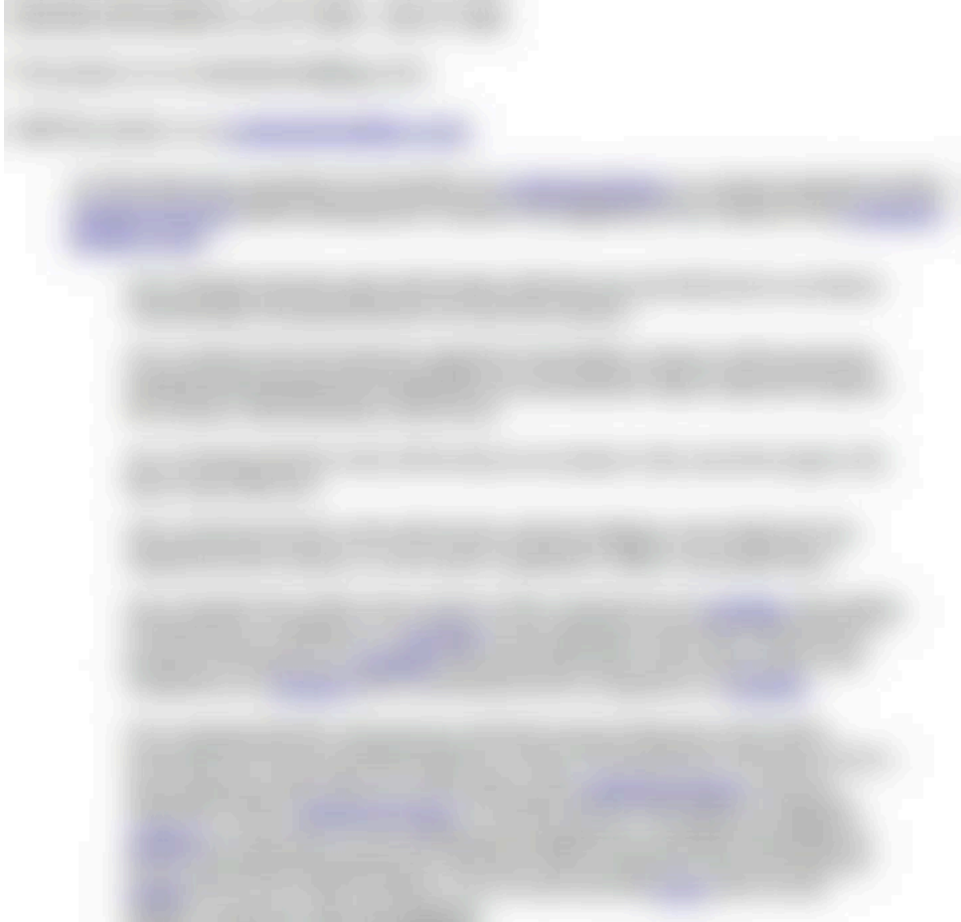
EXPERT BUILDING DEFECTS REPORT

ITEM #	SITE PHOTOS	SITE PHOTOS	SITE PHOTOS
1.	 13. Riser 190mm in height	 14. Riser 197mm in height	 15. Side northern stairs to garage
	 16. 195mm riser to side 'northern' stairs to garage	 17. 205mm riser to side 'northern' stairs to garage	 18. 65mm riser to side northern stairs to garage
	 19. No flexible isolation/movement joint visible to boundary retaining wall or dwelling wall	 20. No flexible isolation/movement joint visible to path against northern dwelling masonry wall	 21. Southern stairs adjacent the dwelling
	 22. No flexible isolation/movement joint visible against dwelling wall	 23. No flexible isolation/movement joint visible against southern boundary wall	 24. OSD water tank
	 25. OSD water tank overhanging concrete plinth	 26. No termite management system sign in Switchboard area (solar panelPhoto voltaic system sign observed in switchboard cover)	This space deliberately blank

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
1.	1.2 SITE: Normative and Informative standard/s requirement/s: MASONRY STRUCTURES NSW Guide to Standards and Tolerances 2017 3.9 Voids and holes in mortar Voids and holes in mortar in masonry walls, with the exception of weepholes and vents, are defective if they are visible from normal viewing position, which is 1.5 metres. 3.11 Cleaning, mortar smears and stains Stains, mortar smears and damage caused by cleaning are defective if they are visible from a normal viewing position. PAINTING Standards & Tolerances 13.2 - Surface finish of paintwork 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 PAVEMENTS AS 3727—1993 Guide to residential pavements 8.4.2 Isolation joints An isolation joint should be provided where a pavement adjoins a building or other rigid structure such as a drainage pit. Isolation joints should allow freedom of movement between the slab and the structure and resist the entrance of foreign matter. Typical isolation joints are shown in Figures 4 and 5. PAVEMENTS - General informative requirements: Isolation joints should include a minimum of 10mm thick proprietary compressible filler material, such as Ableflex foam, installed at the full depth of the pavement and stairs with compressible foam joint STAIRS NCC 2022 Class 1 & 10 Buildings 11.2.2 Stairway construction (1) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have... (c) constant goings and risers throughout each flight, except as permitted by (3) and (4), and the dimensions of goings (G) and risers (R) in accordance with (1), (2) and (3) are considered constant if the variation between— (i) adjacent risers, or between adjacent goings, is not more than 5 mm; and (ii) the largest and smallest riser within a flight, or the largest and smallest going within a flight, is not more than 10 mm;...  LOCATION OF PIPING AS3500.1-2003 Plumbing and Drainage – Part 1: Water services 5.5.3 Chases, ducts or conduits Pipes located in chases, ducts or conduits within walls or floors of masonry or concrete construction shall be installed in accordance with the following: (a) Pipes in chases shall be continuously wrapped with an impermeable flexible material. (b) Ducts shall be fitted with removable covers. (c) Conduits embedded in walls or floors shall comply with the requirements of the Building Code of Australia or New Zealand Building Code, as applicable. (d) Service pipes shall not be embedded or cast into concrete structures. TERMITE MANAGEMENT SYSTEMS NCC 2019 Vol 2 clause 3.1.4.3... 3.1.4.4 Durable notice A durable notice must be permanently fixed to the building in a prominent location, such as in a meter box or the like, indicating — (a) the termite management system used; and (b) the date of installation of the system; and (c) where a chemical is used, its life expectancy as listed on the appropriate authority's register label; and (d) the installer's or manufacturer's recommendations for the scope and frequency of future inspections of termite activity.

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
1.	1.3 Conclusion: SITE: 1. There were marking/staining to boundary and site retaining walls (Photos 1 to 6) 2. There were loss of coatings, surface damage to retaining walls and missing mortar/grouting (Photo 4 to 7) 3. Driveway and dwelling pathways and concrete areas paint finish is peeling in areas (8 to 9) 4. Entry stair to property overhang the allotment boundary on to council nature strip and are a safety/liability issue. Requires site survey to confirm stair and boundary location and finished levels (additional item) (Site photo 10) 5. Cracked grout joint and gap at boundary point to tile joint in on entry stairs (Site Photo 11) 6. The stair treads and risers vary greater than 10mm in the flight with treads varying in width from 270mm wide to 400mm in width and the stair risers vary in height from 190mm to 197mm to the entry stairs (Site Photos 12 to 14) 7. The side 'northern' stairs to garage have not been tiled and are unfinished and stair treads vary in width and the stair risers vary in height are not to NCC deemed to satisfy standard for tread and risers (Site Photos 15 to 18) 8. There are no visible isolation/movement joints installed on either side of the side of the northern stairs to garage or to the southern stairs adjacent the dwelling (additional item) (Site Photos 19 to 23) 9. The OSD tank not fully supported and overhanging tank support concrete plinth (additional item) (Site Photo 25) 10. No termite management system sign in Switchboard area (only Photo voltaic system sign observed on electrical switchboards weatherproof lid /cover) (additional item) (Site Photo 26) Reference is made to the Home Building Act 1989 - 18B (1)(a) to (f). This requirement has not been met, so it is my opinion, that the builder is in breach of the Home Building Act. 

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
1.	1.4 <u>Recommended scope of works:</u> SITE 1. Allow all insurance for the rectification works approximates for a \$100,000.00 contract are - (i) HOW \$4,000.00 (ii) Public liability \$500.00 (iii) workers compensation insurance (subcontractors to cover their own workers insurances) (iii) Contract works insurance \$500.00 2. Safely gain access to the site boundary and site retaining walls 3. Suitably protect surrounding areas from the work area 4. Supply and install site fencing where necessary to restrict access to the site 5. Allow site skip bin/s at \$400 per bin to be suitably placed on the site to allow owner vehicle access to and from the garage to the site 6. Remove retaining wall masonry units where there is a loss of coatings and surface damage to retaining wall units 7. Supply and install suitably matching masonry wall units to retaining walls where masonry units removed 8. Point up all new work and mortar beds and joints where there is missing mortar/grouting 9. High pressure clean all existing and new work so there are no mortar stains or marking to the retaining walls 10. Supply Survey to front stairs and site to confirm all levels and boundary lines 11. Supply engineer to inspect the entry stairs, side northern stairs, southern stairs and the OSD tank 12. Engineer to supply a detailed scope of works for stair locations and OSD tank within the site for the new isolation joints, reinforcement and concrete for the new stairs and OSD tank pad 13. Remove/demolish the entry stair, side northern stair and southern stair to the dwelling ensuring any water pipes/services are protected and dispose concrete waste to bin/s 14. Where water and gas service pipes installed to the exterior of dwelling were unprotected allow to move or install wrapping around pipes before the concreting phase 15. Supply and install new formwork and steel reinforcement to engineers detail 16. Supply and install concrete to the stairs and the concrete pad to the OSD tank 17. Allow inspection of site by licenced pest controller to determine a method of termite protection to the dwelling according to AS3660.2-2000 Termite management - In and around existing buildings and structures 18. Licenced pest controller to install physical/chemical barriers and install sign to dwelling meter box 19. Builder to clean and leave work area, access points and points of travel in a tidy state 1.5 <u>Estimate cost:</u> \$25,072.30 (note this cost includes all other building rectifications insurances)

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
2.	2.0 Owner complaint: List of incomplete Items Provided to [company withheld] dated 21/02/2025 for the Site, Building Exterior and building interior of the new dwelling located at Sample Property , Suburb withheld listed below – Note: there are Owner and building inspector further supplementary items in this report additional to the incomplete defect items list provided to [company withheld] dated 21/02/2025 and are stated ‘(additional item)’ in the owners list of complaints in this report and on inspection the observations are as follows – 2.1 Observation/assessment: <u>BUILDING EXTERIOR</u> 1. Paint staining and marking to masonry walls and at weep hole and fretting to some mortar joints (require high pressure cleaning) (Building exterior Photos 1 to 5) 2. Marking and staining to panelling below master bedroom balcony apron tile (additional item) (Building exterior Photo 6) 3. Apron tile/s attached to the vertical face of the second story tiled master bedroom balcony do not have 90% coverage of tile adhesive to apron tiles (additional item) (Building exterior Photo 6 to 7) 4. Tile adhesive under apron tiles under ground floor front entry balcony not 90% coverage (additional item) (Building exterior Photo 8) 5. Concrete chipped at entry to garage door opening (not repaired before internal floor coating applied) (Photo 9) 6. Instantaneous hot water system installation not vertical/plumb (Building exterior Photo 10) 7. Water pump for recycled water system is not connected to dwelling and requires protective shroud to system (Building exterior Photo 11) 8. Generally water and gas service pipes installed to the exterior of dwelling are unprotected - a) Copper pipes are embedded or cast into concrete structures b) Pipes and fittings installed above the ground are not protected against the heating effects of solar radiation or other heat sources c) Pipes located in wall penetrations are not sealed sufficiently to prevent the transfer of moisture from the outer wall to the inner wall (Building exterior Photos 12 to 14) (additional item) 9. Window temporary plastic protectors on 2nd storey windows have not been removed from bedroom 3 & 2 aluminium windows and doors and remain uncleaned (Building exterior Photo 15 to 18) 10. Sill and head flashing not visible to dwelling windows or doors where visually accessible (additional item) Part 13.4.4 indicates where in the NCC silicone cannot act as the primary barrier to weatherproofing a dwelling (Building exterior Photos 19 to 23) 11. Rear Façade damaged with marking and fixing points visible to main bedroom wall on balcony and requires painting and timber moulding where moulding not suitably installed Building exterior (Photos 24 to 29) 12. No sealant or timber weather stops to internal corners of external wall claddings (additional item) (Building exterior Photos 30 to 34) 13. Damp proof course flashing not flush and projecting from rear external wall of dwelling (Building exterior Photo 35) See BUILDING EXTERIOR 2.2 Normative and Informative standard/s requirement/s for above items

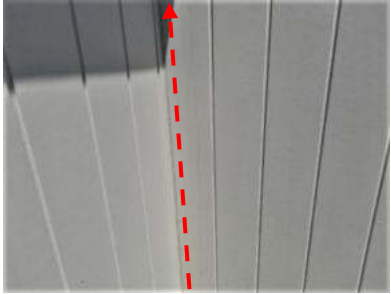
EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING EXTERIOR PHOTOS	BUILDING EXTERIOR PHOTOS	BUILDING EXTERIOR PHOTOS
2.	 1. marking and staining to masonry and at weep holes	 2. marking and staining to masonry wall	 3. marking and staining to masonry
	 4. Fretting, gouging to mortar joints	 5. marking and staining to masonry	 6. marking and staining to panelling below master bedroom balcony apron tile
	 7. Tile adhesive under apron tiles to master bedroom balcony not 90% coverage	 8. Tile adhesive under apron tiles under ground floor front entry balcony not 90% coverage	 9. Concrete chipped at entry to garage door opening
	 Instantaneous hot water system	 11. recycled water pump not connected to dwelling and requires protective shroud	 13. pipes embedded into concrete structures
	 10. Instantaneous hot water system unit not vertical/plumb digital level reading 89 degrees	 12. pipe penetrations not sealed to prevent moisture ingress	 14. pipe penetration not suitably sealed to prevent moisture ingress

EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING EXTERIOR PHOTOS	BUILDING EXTERIOR PHOTOS	BUILDING EXTERIOR PHOTOS
2.	 15. plastic protectors not removed from aluminium windows bedroom 3	 16. plastic protectors not removed from bedroom 3 aluminium windows	 17. plastic protectors not removed from bedroom 3 aluminium doors
	 18. plastic protectors not removed from bedroom 2 aluminium doors	 19. window head flashings not visible, silicone sealed around opening, 2 nail holes in cladding	 20. window sill flashings not visible, silicone sealed around opening
	 21. window sill flashings not visible, silicone sealed around openings	 22. no head flashing visible to laundry door head and no weather protection of door opening	 23. no head flashing visible to ground floor bathroom window
	 24. moulding unpainted adjacent main bedroom wall 2nd storey balcony	 25. timber ceiling joist projecting adjacent main bedroom wall 2nd storey balcony	 26. marking and staining visible to main bedroom wall 2nd storey balcony
	 27. marking and fixing points visible to main bedroom wall on balcony	 28. fixing points not flush & visible to main bedroom wall on balcony	 29. marking visible to main bedroom southern wall on balcony

EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING EXTERIOR PHOTOS	BUILDING EXTERIOR PHOTOS	BUILDING EXTERIOR PHOTOS
2.	 30. no timber stop to wall panel internal corner to protect sealant from UV radiation breakdown	 31. no timber stop and no sealant to internal corner of bed 3 balcony	 32. no sealant to exterior of Bed 3 door frame
	 33. no timber stop and no sealant to wall panel internal corner of bed 2 balcony	 34. no timber stop and no sealant to wall panel internal corner of bed 2 balcony	 35. Damp proof course flashing (blue) not flush and projecting out from rear external wall of dwelling

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
2.	2.2 Normative and Informative standard/s requirement/s: <u>BUILDING EXTERIOR</u> <u>TILING (Adhesives)</u> AS3958.1-2007 Ceramic Tiles - Guide To The Installation of Ceramic Tiles 5.6.2 Thin-bed fixing The application should be carried out in such a manner as to ensure that the final bed thickness does not exceed 3 mm and a minimum number of voids occurs behind the tiles. NOTE: Water may accumulate in voids and this may give rise to damage to the installation in frosty conditions. In thin-bed adhesives applied in thicknesses greater than 3 mm, excessive stresses may develop, possibly resulting in cracking of the tiles or adhesion failure. In this instance, consideration should be given to the use of thick-bed adhesives or mortar fixing. 5.6.4.2 Coverage Adhesive should be applied to the substrate and then spread using a notched trowel of an appropriate size and shape. Optimum coverage requires pressing of tiles into the adhesive bed and moving them perpendicular to the direction of the adhesive notches. The contact coverage of the adhesive should be maximized. Minimum contact coverage should be: Internal residential walls 65% Residential floors 80% Commercial and industrial walls 80% Commercial and industrial floors 90% Wet areas 90% <u>EFFLORESCENCE</u> Guide-to-Standards-and-Tolerances-2015 13.08 Calcification and efflorescence associated with decks and balconies Calcification or efflorescence caused by water coming from a deck or balcony that occurs on walls below or beside the deck or balcony, or that appears in the mortar joints of the deck or balcony tiling, is defective <u>PIPE LOCATION</u> 5.5 LOCATION OF PIPING 5.5.1 Location The following applies to the installation of water service pipes: (a) Any water service branch serving domestic or residential dwellings shall be located within the unit it serves. (b) Water service pipes shall not be embedded or cast into concrete structures. NOTES: 1 Care should be taken to ensure that the water service is not damaged during normal building activities. 2 Concealed piping should be maintained under a normal water pressure while subsequent building operations, which could cause damage to the pipes, are being carried out. 3 All pipes should be flushed with clean water at regular intervals until the building is occupied. 4 To prevent any unreasonable rise in the temperature of the cold water delivered to fixtures located within a building, pipes and fittings installed above the ground should be protected against the heating effects of solar radiation or other heat sources... 5.5.2 Concealed piping 5.5.2.1 Walls (d) Pipes located in cavities shall be installed so as to prevent the transfer of moisture from the outer wall to the inner wall. <u>WINDOW & DOOR FLASHINGS</u> 5.7.4 Damp-proof courses and flashings – installation - 2019: 3.3.5.8] (1) Damp-proof courses and flashings — installation (1) Damp-proof courses and flashings must be— (a) located so as to form a continuous damp-proofing barrier— (i) around the bottom perimeter of walls where constructed on a concrete slab; and ii) in walls and piers below suspended floors; and (iii) where a masonry wall passes through a roof; and (iv) where a roof abuts an external masonry wall; and (v) to the bottom and tops of windows and doors and the like in accordance with (c), except a damp-proof course or a flashing need not be provided to the top of a window or door where the opening is protected by an eave of a width more than 3 times the height of the masonry veneer above the opening; and (b) Continuous through the wall or pier and be visible from the outside face of the wall...

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
2.	2.2 Normative and Informative standard/s requirement/s: Continued - Part 13.4 - Building sealing 13.4.4 External windows and doors [2019: 3.12.3.3] (1) An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving— (a) a conditioned space; or (b) a habitable room in climate zones 4, 5, 6, 7 and 8. (2) A seal to restrict air infiltration— (a) for the bottom edge of a door, must be a draft protection device; and (b) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compressible strip, fibrous seal or the like. BUILDING EXTERIOR WINDOWS & DOORS WEATHERPROOFING NCC 2022- Class 1 & 10 buildings H2P2 Weatherproofing [2019: P2.2.2] A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements PAINTING Standards & Tolerances 13.2 - Surface finish of paintwork 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

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
2.	2.3 Conclusion: <u>BUILDING EXTERIOR</u> 1. Paint staining and making to masonry walls and at weep hole and fretting to some mortar joints (require high pressure cleaning) (Building exterior Photos 1 to 5) 2. Marking and staining to panelling below master bedroom balcony apron tile (additional item) (Building exterior Photo 6) 3. Apron tile/s attached to the vertical face of the second story tiled master bedroom balcony do not have 90% coverage of tile adhesive to apron tiles (additional item) (Building exterior Photo 6 to 7) 4. Tile adhesive under apron tiles under ground floor front entry balcony not 90% coverage (additional item) (Building exterior Photo 8) 5. Concrete chipped at entry to garage door opening (not repaired before internal floor coating applied) (Photo 9) 6. Instantaneous hot water system installation not vertical/plumb (Building exterior Photo 10) 7. Water pump for recycled water system is not connected to dwelling and requires protective shroud to system (Building exterior Photo 11) 8. Generally water and gas service pipes installed to the exterior of dwelling are unprotected - d) Copper pipes are embedded or cast into concrete structures e) Pipes and fittings installed above the ground are not protected against the heating effects of solar radiation or other heat sources f) Pipes located in wall penetrations are not sealed sufficiently to prevent the transfer of moisture from the outer wall to the inner wall (Building exterior Photos 12 to 14) (additional item) 9. Window temporary plastic protectors on 2nd storey windows have not been removed from bedroom 3 & 2 aluminium windows and doors and remain uncleaned (Building exterior Photo 15 to 18) 10. Sill and head flashing not visible to dwelling windows or doors where visually accessible (additional item) Part 13.4.4 indicates where in the NCC silicone cannot act as the primary barrier to weatherproofing a dwelling (Building exterior Photos 19 to 23) 11. Rear Façade damaged with marking and fixing points visible to main bedroom wall on balcony and requires painting and timber moulding where moulding not suitably installed Building exterior (Photos 24 to 29) 12. No sealant or timber weather stops to internal corners of external wall claddings (additional item) (Building exterior Photos 30 to 34) 13. Damp proof course flashing not flush and projecting from rear external wall of dwelling (Building exterior Photo 35) Reference is made to the Home Building Act 1989 - 18B (1)(a) to (f). This requirement has not been met, so it is my opinion, that the builder is in breach of the Home Building Act.

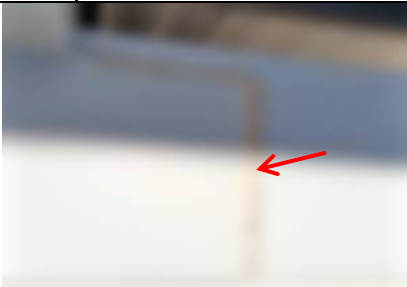
EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
2.	2.4 Recommended scope of works: BUILDING EXTERIOR 1. Safely gain access to the external walls of the dwelling 2. Suitably protect surrounding areas from the work area 3. Point up all mortar beds and joints where mortar/grouting has been gouged and where fretting has occurred 4. Where tile adhesive is not 90% coverage under apron tiles under ground floor front entry balcony carefully remove any tiles that are loose and re-install and grout/glue under all tiles to 90% coverage 5. Remove marking and staining to panelling below master bedroom balcony apron wall tile Note: apron tile rectification is included in 4.2 Recommended scope of works for the BALCONY for MASTER BEDROOM - 2nd Storey - Point 5 6. High pressure clean all existing and new work so there are no mortar stains or marking to the external walls or balcony apron tiling to the dwelling 7. Suitably clean paint from concrete chipped at entry to garage door opening (allow \$80) 8. Supply high adhesion concrete/grout to the chipped area and finish level with surrounding surface 9. On curing suitably apply matching floor paint to the repaired area 10. Plumber to disconnect and remove instantaneous hot water system installation to allow rectification of surrounding masonry 11. Mason or bricklayer to make corrections to the masonry wall to allow not vertical/plumb 12. Plumber to neatly reinstall and reconnect instantaneous hot water system ensuring the unit is plumb and check the system is fully commissioned 13. Plumber to suitably seal/protect water service pipes located in wall penetrations to prevent the transfer of moisture into dwelling internal walls 14. Remove window temporary plastic protectors on 2nd storey windows that have not been removed from bedroom 3 & 2 aluminium windows and doors and suitably clean frames and glazing to dwelling where window and door glass remain uncleared from the building phase of the dwelling 15. Safely gain access with mobile scaffolding to all sill and head flashing of windows and doors of the dwelling 16. Suitably protect internal furniture and fittings and surrounding areas from the work area 17. Contractor to carefully remove window fittings and window and door frames and internal architraves to openings where flashing not installed and safely set aside for later reinstallation 18. Supply and install suitable head and sill flashing to dwelling window and doors Note: all flashing required to "be visible from the outside face of the wall" according to 5.7.4 Damp-proof courses and flashings – installation 19. Re-install window and doors/frames allowing for new architraves where damaged to dwelling and make good all finishes 20. Safely gain access to rear Façade of dwelling and all other 2nd storey facades of the dwelling with mobile scaffolding where panelling is damaged by marking and fixing points on balconies and elsewhere where and where no corner moulding have been installed 21. Supply and install sealant and timber moulding where sealant and mouldings are not installed 22. Suitably prepare all wall panelling to dwelling where fixings and markings/blemishes have occurred ready for painting 23. Supply and apply 2 coats of matching paint coatings all walls to the nearest architectural breaks 24. Safely gain access to the damp proof course at the rear wall of the dwelling 25. Carefully remove masonry units where flashing is projecting from the dwelling wall 26. Supply and install mini adjustable temporary supports to masonry 27. Supply and install new damp proof course to affected area 28. Reinstall new matching or unmarked existing masonry units to wall 29. High pressure clean masonry to affected area 30. Builder to clean and leave work area, access points and points of travel in a tidy state 2.5 Estimate cost: \$23,617.55

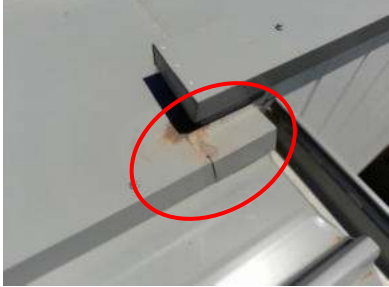
EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
3.	3.0 Owner complaint: List of incomplete Items Provided to [company withheld] dated 21/02/2025 for the Site, Building Exterior and building interior of the new dwelling located at Sample Property, Suburb withheld listed below – Note: there are Owner and building inspector further supplementary items in this report additional to the incomplete defect items list provided to [company withheld] dated 21/02/2025 and are stated ‘(additional item)’ in the owners list of complaints in this report and on inspection the observations are as follows – 3.1 Observation/assessment: ROOF EXTERIOR (all are additional items) 1. Cliplok roof sheeting on lower roof (above living room) was 0.8 degrees in pitch in areas and below minimum 1 degree pitch for Cliplok roof sheeting (Roof exterior Photos 1 to 2) 2. Damage/buckling to some roof sheets on lower roof above living room (Roof exterior Photo 3) 3. Part of sheeting on lower roof has no guttering and is draining onto lowest roofs flashings (Roof exterior Photo 4 to 5) 4. No overflashing/pressure flashing to capping and silicone oversealing exposed to UV radiation (Roof exterior Photos 6 to 7) 5. Flashings not terminated and sealed on lower roof (Roof exterior Photo 7 to 8) 6. Flashings sealant on lower and upper roof exposed to UV radiation (Roof exterior Photos 9 to 11) 7. Rivet spacings not 40mm minimum spacings on upper roof (Roof exterior Photo 12) 8. Screw fixings to longitudinal cappings on lower and upper roofs not maximum 500mm spacings (Photos 13 to 14) 9. No back guttering/cappings to upper roof sheeting where roof changes length (Roof exterior Photo 15) 10. Capping on upper roof not installed in direction of stormwater flow or fall (Roof exterior Photo 16) 11. Decktite flashing on upper roof deflecting and not allowing total drainage above to solar panel roof penetration and silicone exposed to UV radiation at Decktite flashing (Roof exterior Photo 17) 12. No falls to guttering on upper roof (Roof exterior Photo 18) 13. Gutter sealed with no downpipe on upper roof and will drain on wall claddings on front elevation over front of garage below (Roof exterior Photo 19) 14. Down pipe spreader on lower roof draining on roof flashing (Roof exterior Photo 20) 15. Downpipe draining upper roof to lowest roof has no spreader on lowest roof to suitably drain stormwater and lower roofs drainage capacity is not large enough to drain upper roof stormwater catchment area (Roof exterior Photo 21) See ROOF EXTERIOR 3.2 Normative and Informative standard/s requirement/s for above items

EXPERT BUILDING DEFECTS REPORT

ITEM #	ROOF EXTERIOR PHOTOS	ROOF EXTERIOR PHOTOS	ROOF EXTERIOR PHOTOS
3.	 1. Cliplok sheeting on lower roof 0.8 degree fall below 1 degree minimum fall	 2. Cliplok sheeting on lower roof	 3. Damage/buckling to some roof sheets on lower roof above living room
	 4. No guttering to part of lower roof above living room	 5. Lower roof has no guttering to part of the roof and roof sheets draining on to roof flashings of lowest roof	 6. Lower roof - No over-flashing/ pressure flashing to capping upturn and silicone over-sealing exposed to UV radiation
	 7. apron flashing not terminated, no overflashing_/_pressure flashing	 8. apron flashing not terminated and sealed	 9. Silicone exposed to UV radiation breakdown on lower roof
	 10. Silicone exposed to UV radiation breakdown on upper roof	 11. Silicone exposed to UV radiation breakdown on upper roof	 12. Rivet spacing's not 40mm minimum spacing's on upper roof
	 13. Screw fixings to all longitudinal cappings on lower and upper roofs not maximum 500mm spacings	 14. Screw fixings to all longitudinal cappings on lower and upper roofs not maximum 500mm spacings	 15. No continuous back guttering/capping's up to apex of upper roof sheeting where roof changes length

EXPERT BUILDING DEFECTS REPORT

ITEM #	ROOF EXTERIOR PHOTOS	ROOF EXTERIOR PHOTOS	ROOF EXTERIOR PHOTOS
3.	 16. Capping on upper roof not lapped in direction of stormwater flow	 17. Decktite flashing on upper roof deflecting and not allowing total drainage above to solar panel roof penetration and silicone exposed to UV radiation breakdown	 18. Ponding and no falls - 0 degree falls to guttering on upper roof
	 19. 2nd storey Gutter above garage - outlet sealed with no downpipe connected on upper roof and will overflow/drain on wall claddings on front elevation over front of garage below	 20. Down pipe spreader on lower roof draining on roof flashing	 21. Downpipe draining upper roof to lowest roof has no spreader on lowest roof to suitably drain stormwater

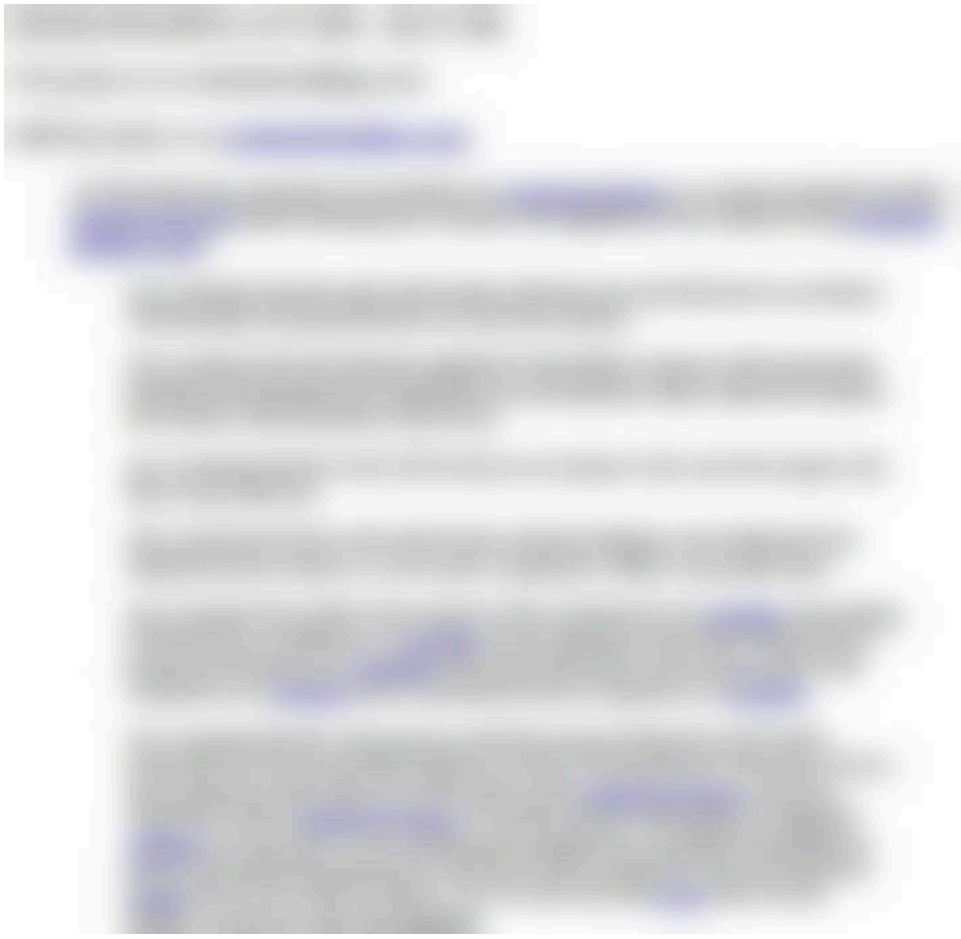
EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
3.	3.2 Normative and Informative standard/s requirement/s: ROOF EXTERIOR: <u>ROOF SHEET/COVERING – Minimum pitch</u> NCC 2022- Class 1 & 10 buildings 7.2.3 Minimum pitches for metal sheet roofing profiles [2019: 3.5.1.3] Metal sheet roofing must comply with the minimum pitch requirements for the associated roof profile in accordance with Figure 7.2.3.  <u>ROOF SHEET - impact damage</u> AS1562.1 Design and installation of sheet roof and wall cladding Part 1 Metal 2018 3.2.2 Imposed actions Imposed actions shall be appropriate for the roof categories defined in AS/NZS 1170.I. For roof category R2, the design documentation (see Clause 3.5) shall clearly identify whether the roof is designed for either one of the following: (a) Cladding providing direct support and that persons may walk or stand anywhere on the roof without causing damage to the sheet. <u>FLASHINGS</u> SA HB 39-2015 Installation code for metal roof and wall cladding 8.4 WALL AND STEP FLASHINGS For material, thickness, expansion, sizes and covers, and wall and step flashings, see Clause 8.1. Additionally, the following points are to be observed [see Figure 8.4(A)]: (a) Fixings to align with roof covering ribs. Wall and step flashings are to incorporate a weathering fold, enter the masonry walls by at least 22 mm and the capping sealed as stated in Clause 8.3(b) [see Figure 8.4(A)(a)]. (b) All wall and step flashings are to be fastened into masonry walls with galvanised, aluminium/zinc alloy-coated or aluminium/zinc/magnesium-coated sheet metal wedges at each end of each length and other than pressure flashings at intermittent intervals not exceeding 500 mm [see Figure 8.4(B)]. Alternatively, sloped wall flashings are to incorporate a weathering fold fixed into a 25 mm deep saw cut [see Figure 8.4(A)(b)]. Pressure flashings may be used in lieu of cutting grooves into walls, provided they are used only with smooth surface finished walls <u>FLASHINGS Rivet Spacings – Sealant Exposed To Uv Radiation</u> AS 3500.3 Stormwater drainage 4.13.2.2 Sealant Sealant joints shall be used in conjunction with mechanical connections or fasteners as specified in AS/NZS 2179.1, spaced at not more than 40 mm centres. The sealant shall be sandwiched between clean surfaces of the components of the joint to ensure a positive seal and to protect the sealant from exposure to ultraviolet radiation <u>FLASHINGS – installed in direction of fall</u> SA HB 39-2015 Installation code for metal roof and wall cladding 5.8 JOINTING METHODS FOR OTHER THAN ALUMINIUM 5.8.1 General Soldered or silicone-sealed joints are to be flush and lapped 25 mm in the direction of the fall, with one row of rivets or other approved type fastenings at spacings not exceeding 40 mm.

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT														
3.	3.2 Normative and Informative standard/s requirement/s: Continued - ROOF EXTERIOR CAPPING - Screw Fixing Spacings SA HB 39-2015 Installation code for metal roof and wall cladding TABLE 4.2 FASTENER SPACING FOR FLASHINGS AND CAPPINGS <table><tr><th rowspan="2">Flashing type</th><th colspan="2">Fastener spacing</th></tr><tr><th>Non-cyclonic wind regions</th><th>Cyclonic wind regions</th></tr><tr><td>Transverse flashing edge (at an angle to the ribs or profile greater than 5°)</td><td>At not more than 310 mm centres</td><td>At not more than 310 mm centres</td></tr><tr><td>Longitudinal flashing edge along cladding (at an angle less than or equal to 5°)</td><td>At not more than the batten/purlin/girt spacing</td><td>At not more than 500 mm centres along the cladding</td></tr><tr><td>Flashing edge to material other than metal cladding (e.g. barge flashing edge fixed to concrete wall)</td><td>At the same or less spacing as the fastener spacing on the other flashing surface (e.g. roof or wall cladding)</td><td>At not more than 500 mm centres</td></tr></table> ROOF PENETRATIONS AS1562.1 Design and installation of sheet roof and wall cladding Part 1 Metal 2018 4. 7 PROJECTIONS THROUGH THE CLADDING Flashings shall be installed around any projections through roof or wall cladding so that all pans drain. All cut sections of the sheeting shall be supported by additional roof framing . SA HB 39-2015 Installation code for metal roof and wall cladding 8.6 PENETRATIONS 8.6.1 Collar flashings Where any part of the roof surface is penetrated by any pipe, pole, duct, flue, shaft, cable or tank support, the penetration is to be flashed to prevent the entry of rainwater, AS 3500.3 – 2003 - Stormwater drainage 4.8 EAVES GUTTERS Eaves gutters shall be installed as follows: (a) Gradients Deviations from nominal gradients shall be smooth and not cause permanent ponding. NOTES: 1 Where a building is likely to move due to reactive soils, gradients may need to be not flatter than— (a) 1:250 to achieve an effective gradient not flatter than 1:500; or (b) 1:500 to achieve an effective gradient with no permanent ponding. DOWNPIPE SPREADERS Spreaders 5.7.7 SA HB 39-2015 5.7.7 Spreaders Spreaders may be used to drain rainwater from a higher roof surface with a catchment area not exceeding 15 m2 provided the following conditions are satisfied (see Figure 5.7.7): (a) When discharging onto a tiled roof, the lower section is sarked a minimum width of 1800 mm, either side of the point of discharge extending down to the eaves gutter. (b) When discharging onto a corrugated roof, a minimum width of 1800 mm on either side of the point of discharge is sealed for the full length of the side laps. (c) The increased roof water volume from the upper roof is not to enter any seam of the roof coverings of the lower roof. (d) No spreader is to discharge roof water onto or over ridge tiles, mortar jointed tiles, flashings, timber fascia or a roof sheet side lap. (e) No spreader is to have its discharge entering any part of any building. (f) Spreaders are to discharge all roof water onto roof coverings in the direction of flow, avoiding discharging onto laps on lower roof sheets and tiles. When discharging an upper roof catchment onto a lower roof, the total roof area including the additional upper roof catchment area is to be considered for inclusion when sizing the lower roofing, gutters and downpipes. (g) Spreaders do not discharge on sheets or tiles discharging to valleys. NOTE: The spreader catchment area indicated above is based on a standard corrugated roofing profile and may only exceed 15 m2 provided the additional upper roof discharge does not exceed the lower roof profile manufacturer's design-carrying capacity.	Flashing type	Fastener spacing		Non-cyclonic wind regions	Cyclonic wind regions	Transverse flashing edge (at an angle to the ribs or profile greater than 5°)	At not more than 310 mm centres	At not more than 310 mm centres	Longitudinal flashing edge along cladding (at an angle less than or equal to 5°)	At not more than the batten/purlin/girt spacing	At not more than 500 mm centres along the cladding	Flashing edge to material other than metal cladding (e.g. barge flashing edge fixed to concrete wall)	At the same or less spacing as the fastener spacing on the other flashing surface (e.g. roof or wall cladding)	At not more than 500 mm centres
Flashing type	Fastener spacing														
	Non-cyclonic wind regions	Cyclonic wind regions													
Transverse flashing edge (at an angle to the ribs or profile greater than 5°)	At not more than 310 mm centres	At not more than 310 mm centres													
Longitudinal flashing edge along cladding (at an angle less than or equal to 5°)	At not more than the batten/purlin/girt spacing	At not more than 500 mm centres along the cladding													
Flashing edge to material other than metal cladding (e.g. barge flashing edge fixed to concrete wall)	At the same or less spacing as the fastener spacing on the other flashing surface (e.g. roof or wall cladding)	At not more than 500 mm centres													

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
3.	3.3 Conclusion: <u>ROOF EXTERIOR</u> 1. Cliplok roof sheeting on lower roof (above living room) was 0.8 degrees in pitch in areas and below minimum 1 degree pitch for Cliplok roof sheeting (Roof exterior Photos 1 to 2) 2. Damage/buckling to some roof sheets on lower roof above living room (Roof exterior Photo 3) 3. Part of sheeting on lower roof has no guttering and is draining onto lowest roofs flashings (Roof exterior Photo 4 to 5) 4. No overflashing/pressure flashing to capping and silicone oversealing exposed to UV radiation (Roof exterior Photos 6 to 7) 5. Flashings not terminated and sealed on lower roof (Roof exterior Photo 7 to 8) 6. Flashings sealant on lower and upper roof exposed to UV radiation (Roof exterior Photos 9 to 11) 7. Rivet spacings not 40mm minimum spacings on upper roof (Roof exterior Photo 12) 8. Screw fixings to longitudinal cappings on lower and upper roofs not maximum 500mm spacings (Photos 13 to 14) 9. No back guttering/cappings to upper roof sheeting where roof changes length (Roof exterior Photo 15) 10. Capping on upper roof not installed in direction of stormwater flow or fall (Roof exterior Photo 16) 11. Decktite flashing on upper roof deflecting and not allowing total drainage above to solar panel roof penetration and silicone exposed to UV radiation at Decktite flashing (Roof exterior Photo 17) 12. No falls to guttering on upper roof (Roof exterior Photo 18) 13. Gutter sealed with no downpipe on upper roof and will drain on wall claddings on front elevation over front of garage below (Roof exterior Photo 19) 14. Down pipe spreader on lower roof draining on roof flashing (Roof exterior Photo 20) 15. Downpipe draining upper roof to lowest roof has no spreader on lowest roof to suitably drain stormwater and lower roofs drainage capacity is not large enough to drain upper roof stormwater catchment area (Roof exterior Photo 21) Reference is made to the Home Building Act 1989 - 18B (1)(a) to (f). This requirement has not been met, so it is my opinion, that the builder is in breach of the Home Building Act. 

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
3.	3.4 Recommended scope of works: <u>ROOF EXTERIOR</u> 1. Safely gain access to the roof exterior of the dwelling 2. Install safety barriers where required by Work safe Australia 3. Suitably protect surrounding roof surface areas from the work area 4. Carefully remove lower roof flashings where required to gain access to affected roof sheeting and carefully set aside for later reinstallation 5. Carefully remove damaged lower roof sheeting where sheeting is below 1 degree in pitch and set aside undamaged roof sheeting for later reinstallation 6. Make suitable adjustments to the roof framing to allow a minimum roof pitch of 1 degree 7. Supply new roof sheeting where existing roof sheeting is damaged and cannot be reinstalled 8. Carefully reinstall only undamaged roof sheeting to lower roof 9. Supply new flashings where existing flashing is damaged and cannot be reinstalled 10. Reinstall flashings to lower roof to code requirements 11. Supply flashing materials matching existing roof flashings to dwelling to suit flashing rectifications 12. Supply flashing to areas where flashing is not terminated on lower roof to code requirements ensuring sealants applied are not exposed to UV radiation 13. Remove sealant where oversealed on upper roof where exposed to UV radiation ensuring sealant is sandwiched between existing flashing overlaps 14. Supply and install rivets to flashings on lower and upper roofs where spacings are greater than 40mm 15. Remove flashing and reinstall flashing where overlap/s are not in direction of stormwater flow 16. Supply and install suitable screw fixings to all cappings where spacings between fixings are greater than 500mm in length 17. Carefully remove all gutters on lower and upper roofs where falls are less than 1:100 or less than 10mm per 1metre of fall 18. Remove and reinstall/adjust all gutter brackets to achieve 1:100 fall for gutterings 19. Supply new guttering on lower roof where gutterings were not installed to the lower roof 20. Reinstall all gutterings to lower and upper roofs ensuring gutterings have suitable falls to outlets 21. Supply and install gutter outlet and downpipe to the small gutter on the upper roof on the western side of the dwellings roof 22. De-energise the solar array on the upper main roof and make safe 23. Locally remove solar panel/s array covering solar panel electrical cable penetrating roof sheeting to gain access to the cable decktite flashing and safely store for later reinstallation 24. Carefully disconnect and remove the cable penetrating the roof sheeting and place aside for later reinstallation 25. Supply and install continuous back guttering/soaker gutter over roof penetration above cable penetration continuous up to roof apex to allow full drainage above penetrations 26. Reinstall cable penetrating the roof sheeting on new backguttering with new decktite flashing installed on backguttering 27. Supply and install continuous back guttering/soaker gutter up to roof apex to upper roof sheeting where roof changes length on the western side of the upper roof 28. Remove down pipe spreader on lower roof draining on roof flashing 29. Supply and install down pipe spreader on lower roof draining on roof flashing (Roof exterior Photo 20) 30. 15. Supply and install down pipe spreader on lowest roof that drains upper roof
	3.5 Estimate cost: \$8,787.96

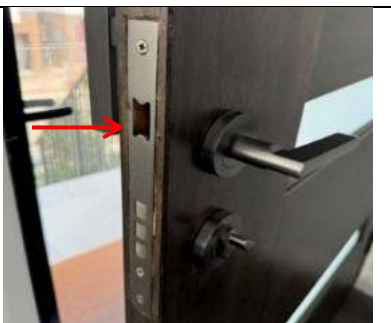
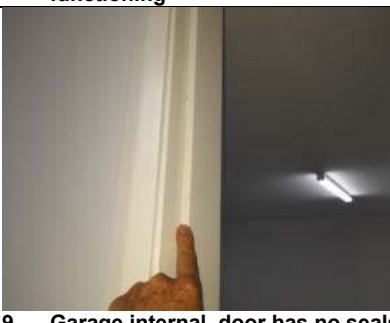
EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.0 Owner complaint: List of incomplete Items Provided to [company withheld] dated 21/02/2025 for the Site, Building Exterior and building interior of the new dwelling located at Sample Property, Suburb withheld listed below – Note: there are Owner and building inspector further supplementary items in this report additional to the incomplete defect items list provided to [company withheld] dated 21/02/2025 and are stated ‘(additional item)’ in the owners list of complaints in this report and on inspection the observations are as follows –
	4.1 Observation/assessment: <u>BUILDING INTERIOR – GROUND FLOOR</u> <u>FOYER (front room)</u> - Aluminium door frame damaged to foyer sliding door frame (Building interior Photos 1 & 2) - Door bell/video intercom not functioning requires technician to commission system (Building interior Photo 4 to 5) - Security system is not functioning and requires technician to diagnose the system shorting the electrical trip switch (Building interior Photo 6) <u>ENTRY HALLWAY (Ground Floor)</u> - Front door has no weather seal to the bottom of door (Building interior Photo 3) - Front door handle and tubular latch misaligned to faceplate tubular latch opening and not functioning (Building interior Photo 7) - No seals to conditioned spaces of the dwelling at front door, bottom of doors, garage door and laundry door openings to prevent leakage/energy losses to internal conditioned spaces (additional item) (Building interior Photos 8, 9 & 10) - The front entry western door and the side southern laundry door leak and are not protected from undue dampness or deterioration of building elements from the direct affects of weather events to the dwelling (Building interior Photo 3) & (Building exterior Photo 22) - Painting to architrave around front door, has bare or starved painted areas - Standards & Tolerances 13.2 Surface finish of paintwork defective if the application has bare or starved painted areas (Building interior Photo 11) <u>KITCHEN (Ground Floor)</u> - Rangehood not flush with top joinery (Building interior Photo 12 to 13) - Damaged/dented balcony door unit adjacent to kitchen frame balcony (Building interior Photo 14) - No membrane turnup visible adjacent weephole under kitchen balcony sliding door unit (additional item) (Building interior Photo 15 & 16) <u>LAUNDRY (Ground Floor)</u> - Laundry door dead bolt not latching to keeper, Thumb latch loose to dead bolt (Building interior Photo 17) - Laundry door has no finish coat applied externally on hallway side of door (Building interior Photo 18 & 19) Standards & Tolerances 13.2 Surface finish of paintwork - Internal architrave to head of Laundry door not fixed flush to door frame (Building interior Photo 20) - Plasterboard bulkhead damaged to corner of wall adjacent external laundry door opening (Building interior Photo 21) - Joinery doors scratched to laundry cupboards (Building interior Photo 22 & 23) - Grouting not cleaned at tile angle at laundry entry (Building interior Photo 24) <u>BATHROOM (Ground Floor)</u> - Latch to bathroom door marking tile wall (additional item) (Building interior Photos 25 & 26) - Vanity units sink does not fit the vanity cupboard and is oversized (Building interior Photo 27) - Vanity unit joinery is damaged from multiple holes drilled in vanity unit (Building interior Photo 28 to 29) - Toilet roll holder incorrectly installed and is loose (Building interior Photo 30) - Toilet Seat in bathroom is loose and crooked (Building interior Photo 31) - Waterproofing upturn not visible at metal water-stop to GF bathroom door opening (Building interior Photo 32) - Waterproofing upturn not visible at shower recess waterstop. Clear Silicone has been applied above the waterstop post tile installation (additional item) (Building interior Photo 33) - Shower recess tiled floor is 5 mm per metre fall to shower recess waste and is not to a minimum of 12.5 degree fall over 1 metre (additional item) (Building interior Photo 34 to 35) - Tile floors are 4 mm per metre fall to floor waste under vanity is not a minimum of 12.5 degree fall over 1 metre and the floor waste is not centred in bathroom floor tile field to allow falls from all directions to the waste (additional item) (Building interior Photo 36 to 37) <u>LIVINGROOM (Ground Floor)</u> - no sealant between skirting and floor to mask floor/skirting variations or to seal the conditioned spaces of the dwelling (additional item) (Building interior Photo 38 to 39) <u>INTERNAL STAIRS (ground floor to 2nd storey)</u> - Carpet damaged from passage of builders trades and Carpet cleaning report stating all marks could not be removed from the new carpet (Building interior Photo 41) (see Photo 40 carpet cleaning report) - Balustrade marked/damaged during building phase and damaged from passage of builders trade (Building interior Photo 42) - The glass panels in the timber balustrade on 2nd storey are paint marked trade (Building interior Photo 43) - Paint patch repairs to stairwell wall visible from a normal viewing position (additional item) (Building interior Photo 44) - Timber and glass balustrade on 2nd storey does not match the glass balustrade advertised in the builders sales brochure as was expected by the owners (Building interior Photo 45) See BUILDING INTERIOR 1.2 Normative and Informative standard/s requirement/s for above items

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.1 Continued – <u>Observation/assessment:</u> <u>BEDROOM 3 – (2nd Storey)</u> 1. Bedroom 3 door latch keeper poorly installed, installation damage around keeper (Building interior Photo 46) 2. Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 63) 3. Protective film not removed from bedroom 3 & 2 aluminium doors & windows (Building interior Photos 47 to 49) <u>Bedroom 3 & 2 Juliet Balconies</u> 4. Bedroom 3 & 2 Juliet Balcony tiles have sealant not colour matching and exposed to UV radiation applied to internal corners at floor wall junctions under door hob and around circumference of balcony (additional item) Building interior photo 50) 5. Missing grout to tile under door hob upstand (additional item 51) 6. There is no tile overhang to balconies or apron tiles with drip groove to the free edge of the balconies to suitably drain stormwater and the aluminium angle installed is preventing drainage to free edge of balcony & the angle poorly installed & not secured (additional) (Building interior 52) <u>BEDROOM 2 - (2nd Storey)</u> 1. Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 53) 2. Bedroom 2 door latch keeper poorly installed (Building interior - Photo 54) 3. Balcony rail anchor caps are loose and there is no upturn of waterproofing membrane to the rails anchor - Standards & Tolerances 13.2 (Building interior Photo 55) 4. Bedroom 2 sub-sill installed to balcony sliding door incorrect size and projects into bedroom floor space (Building interior Photo 56) 5. Protective plastic not removed from transom windows (Building interior Photo 47 to 49) <u>BEDROOM 1 - (2nd Storey)</u> (over garage where replacement/new window was re-installed) 1. Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 57) 2. Bedroom 1 door latch keeper poorly installed damage patched around keeper (Building interior Photo 58) 3. Skirting board painting defective Standards & Tolerances 13.2 Surface finish of paint (Building interior Photo 59) 4. Child safety window stops (with maximum 125mm opening) were not installed on the new window where window opening sills were below 1.7m in height and the distance to ground level from the windows finished floor was 2 metres or more (Building interior Photo 60) <u>LIVING AREA - (2nd Storey)</u> 1. Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 84) <u>MASTER BEDROOM - (2nd Storey)</u> 1. Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 61) 2. Master bedroom door latch keeper damaged, installation damage around keeper (Building interior Photo 62) <u>MASTER BEDROOM ENSUITE - (2nd Storey)</u> 1. Waterstop angle at ensuite entrance waterstop damaged and tile chipped (Building interior Photo 64) 2. Waterproofing upturn not visible to the entrance waterstop (additional) (Building interior Photo 65) 3. Bathroom floor 8mm fall to floor waste, the minimum required fall is 12.5mm per metre or 1:80 fall (additional item) (Building interior Photos 66) 4. Shower recess channel drain installed does not have a positive fall to its own internal waste (additional item) (Building interior Photo 67) 5. No waterproofing upturn visible to waterstop in shower recess. silicone applied to waterstop (additional item) (Building interior Photo 68) 6. Ensuite tiled Shower recess wall bowed (additional item) (Building interior Photo 69) 7. Toilet Seat installation is loose and crooked (Building interior Photo 70) 8. Ensuite window paint chipped and dent damaged (Building interior Photo 71) <u>BALCONY - MASTER BEDROOM - (2nd Storey)</u> 1. Balcony sliding door unit has no freeboard and no allowance for membrane upturn (additional item) (Building interior Photo 72) 2. Balcony tiles have sealant not colour matching and exposed to UV radiation applied to internal corners at floor wall junctions under sliding door opening around circumference of balcony (additional item) (Building interior Photo 73 to 74) <u>MAIN BATHROOM - (2nd Storey)</u> 1. Vanity basins to main bathroom are misaligned, not centred with vanity unit below & tap outlets are misaligned with basins under the taps (Building interior Photo 75) 2. Vanity unit joinery is damaged from scratching/markings (Building interior Photo 76) 3. Toilet Seat in bathroom is loose and crooked (Building interior Photo) (Building interior Photo 77) 4. No visible waterproofing upturn to waterstop at bathroom door entry (additional item) (Building interior Photo 78) 5. Falls in main 2nd storey bathroom are 5mm and 10mm per metre respectively to the waste and are below the minimum 1:80 fall or 12.5mm per metre for wet area floors (additional item) (Building interior Photo 79 to 80) 6. Bath water inlet upstand has no waterproofing detail under floor cover plate (Building interior Photo 81) 7. No waterproofing upturn visible in 2nd storey Main bathroom shower recess (additional item) (Building interior Photo 82) 8. Bathroom IXL exhaust fan/light is leaking water from the light cover and is an electrical/safety hazard (Client Photo 83) See BUILDING INTERIOR 1.2 Normative and Informative standard/s requirement/s for above items

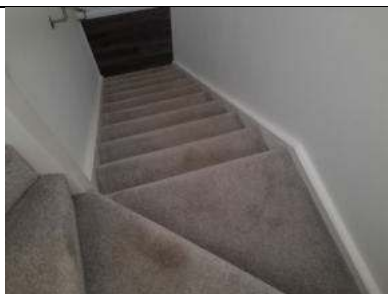
EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS
4.	 1. Foyer/front aluminium door frame buckling/impact damage	 2. Foyer/front aluminium door frame buckling/impact damage	 3. Front door leaking during weather event (owner image)
	 4. Door bell and video to intercom not functioning	 5. Door bell and video Intercom Control panel not functioning	 6. Home alarm system not functioning
	 7. Front door handle and tubular latch misaligned with faceplate, latch not projecting out of door	 8. Front door has no seals to seal off conditioned space	 9. Garage internal door has no seals to seal off conditioned space
	 10. Laundry door has no seals to seal off conditioned space	 11. Bare or starved painted areas to front entry door frame architrave	 12. Range-hood faceplate not flush to soffit face of cupboard
	 13. Range-hood where faceplate is not flush to soffit face of cupboard	 14. Loose door handle to kitchen balcony sliding door unit	This space deliberately blank

EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS
4.	 15. No membrane turn-up visible adjacent weephole under kitchen balcony sliding door unit	 16. Weephole location under kitchen balcony sliding door unit	 17. Laundry door dead bolt not latching to keeper, Thumb latch loose
	 18. Bare or starved painted areas to external of laundry door	 19. Bare or starved painted areas to external of door 'close up'	 20. Internal architrave to head of Laundry door not fixed flush to door frame
	 21. Laundry bulkhead plasterboard chipped/damage	 22. Scratching to vanity veneer	 23. scratching, marking, staining to cupboard veneer
	 24. Grouting not cleaned at tile angle at laundry entry	 25. Latch tongue to bathroom door marking tile wall - ground floor bathroom	 26. Tubular door latch marking tiling close up - ground floor bathroom
	 27. Basin misaligned, not centrally fixed to vanity unit below - ground floor bathroom	 28. Multiple holes for waste pipe and multiple screw fixing damaged inside vanity carcass - ground floor bathroom	 29. Cupboard veneer scratched in ground floor bathroom

EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS
4.	 30. Loose toilet roll holder - ground floor bathroom	 31. Loose toilet seat- ground floor bathroom	 32. No waterproofing membrane upturn visible at water-stop to GF bathroom door opening - ground floor bathroom
	 33. No waterproofing upturn visible at shower recess water-stop - ground floor bathroom	 34. Shower recess 5 mm fall per metre, minimum is 12.5mm fall per metre ground floor bathroom	 35. Shower recess 5 mm fall per metre, minimum is 12.5mm fall per metre
	 36. Falls of 4mm per metre to floor waste under vanity, minimum is 12.5mm fall per metre GF bathroom	 37. Falls of 4mm per metre to floor waste under vanity, minimum is 12.5mm fall per metre GF bathroom	 38. no sealant between skirting to seal off conditioned spaces
	 39. no sealant between skirting to seal off conditioned spaces	 40. Carpet cleaning receipt stating all stain marks not removed	 41. Discolouration/markings/ staining to carpet on stairs
	 42. Paint damage to timber stair rail	 43. Paint marking/over runs to glass panels on timber balustrade	 44. Paint patch repairs to stairwell wall visible from a normal viewing position

EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS
4.	 45. Timber and glass railing installed not a glass railing as described in the builders sales brochure	 46. Bedroom 3 door keeper, damage around keeper	 47. Protective film not removed from bedroom 3 & 2 aluminium doors
	 48. Protective film not removed from bedroom 3 & 2 aluminium windows	 49. Protective film not removed from bedroom 3 & 2 aluminium windows	 50. Bedroom 3 & Bedroom 2 balcony - sealant not colour matching and exposed to UV radiation
	 51. Missing grout to tile under door hob upstand	 52. aluminium angle preventing drainage to free edge of balcony, angle not secured	 53. Carpet to Bedroom 2 marked at doorway, owner photo
	 54. Bedroom 2 door latch keeper damage around keeper, overpainted, owner photo	 55. Balcony rail anchor, no upturn of waterproof membrane, anchor cover plate loose, owner photo	 56. Bedroom 2 sub-sill installed to balcony sliding door too large for sliding door unit above it
	 57. Bedroom 1 Carpet marked during building phase by trades owner photo	 58. Bedroom 1 door keeper, damage around keeper	 59. Paint top coat missing in Bedroom 1 above carpet line

EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS
4.	 60. Opening 270mm, No child safety stop of 125mm max to awning bedroom 1 window above garage	 61. Master bed room - Carpet unprotected, marked from builders trades (owner photo)	 62. Master bedroom door keeper, damage around keeper
	 63. Bedroom 3 Carpet unprotected, marked from passage of builders trades (owner photo)	 64. Water-stop angle damaged and chipped tile to Ensuite entry	 65. Waterproofing upturn not visible to water-stop at Ensuite door entry
	 66. 8mm fall to bathroom floor waste, minimum required fall is 12.5mm over metre	 67. Channel drain has 4mm fall away from its own waste	 68. No waterproofing upturn visible to water-stop in shower recess, silicone applied to waterstop
	 69. Ensuite tiled Shower recess tile wall bulging/bowed at wall mixer	 70. Toilet Seat installation is loose and crooked	 71. Ensuite window chipped/paint damaged
	 72. No freeboard to master bedroom below balcony door frame	 73. balcony door sill & wall sealant not colour matching, exposed to UV radiation	 74. Balcony tiles have sealant not colour matching, exposed to UV radiation

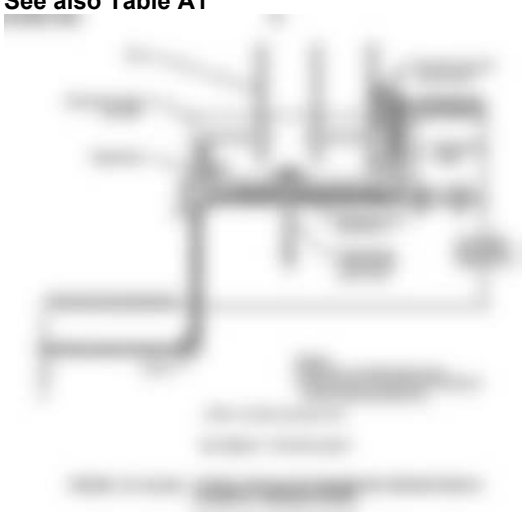
EXPERT BUILDING DEFECTS REPORT

ITEM #	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS	BUILDING INTERIOR PHOTOS
4.	 75. Vanity basins to 2nd storey main bathroom are misaligned, not centred with vanity unit below & tap outlets misaligned with basins	 76. Vanity unit joinery is damaged from scratching/marking	 77. Toilet seat loose - 2nd storey main bathroom
	 78. No visible waterproofing upturn to water-stop at 2nd storey main bathroom door entry	 79. Falls to floor waste main 2nd storey main bathroom 5 degrees and below 12.5 degrees minimum fall	 80. Falls to floor waste main 2nd storey Bathroom 10 degrees, are below minimum 12.5 degrees
	 81. Bath water inlet upstand has no waterproofing or upturn detail under floor cover plate (Owners photo)	 82. No waterproofing upturn visible in 2nd storey Main bathroom shower recess	 83. Bathroom IXL fan/light leaking water out of light cover, an electrical hazard
	 84. 2nd storey living area carpet marked during building phase by trades (owner photo)	THIS SPACE BLANK	THIS SPACE BLANK

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.2 Normative and Informative standard/s requirement/s: BUILDING INTERIOR CONDITIONED SPACES NCC 2022- Class 1 & 10 buildings - combined-Volume 2 -housing-provisions 13.4.4 External windows and doors [2019: 3.12.3.3] (1) An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving— (a) a conditioned space; or (b) a habitable room in climate zones 4, 5, 6, 7 and 8 (2) A seal to restrict air infiltration— (a) for the bottom edge of a door, must be a draft protection device; and (b) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compressible strip, fibrous seal or the like. (3) A window complying with the maximum air infiltration rates specified in AS 2047 need not comply with (2)(b). NCC 2022- Class 1 & 10 buildings 13.4.6 Construction of ceilings, walls and floors [2019: 3.12.3.5] (1) Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with (2) when forming part of the external fabric of— (a) a conditioned space; or (b) a habitable room in climate zones 4, 5, 6, 7 and 8. (2) Construction required by (1) must be— (a) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or (b) sealed at junctions and penetrations with— (i) close-fitting architrave, skirting or cornice; or (ii) expanding foam, rubber compressive strip, caulking or the like PAINTING – Guide To Standards And Tolerances 2017 13.2 Surface finish of paintwork 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. 13.3 Nail and screw fixings Fixings or unfilled depressions caused by fixings are defective in painted or stained surfaces if they can be seen from a normal viewing position. INTERNAL WET AREA WATERPROOFING NCC 2022- Class 1 & 10 buildings 10.2.12 Construction of wet area floors — FALLS [New for 2022] Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50. 10.2.18 Unenclosed showers (without hob or set down) [New for 2022] (1) Unenclosed showers must be constructed as follows: (a) A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose (b) The vertical leg of the waterstop must finish— (i) flush with the top surface of the floor (see Figure 10.2.18); and (ii) where the waterstop intersects with a wall or is joined— (A) the junction must be waterproof; or (B) the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area. 

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.2 <u>Normative and Informative standard/s requirement/s</u>: Continued - EXTERNAL WATERPROOFING - Balconies Guide-to-Standards-and-Tolerances-2015 13.08 Calcification and efflorescence associated with decks and balconies Calcification or efflorescence caused by water coming from a deck or balcony that occurs on walls below or beside the deck or balcony, or that appears in the mortar joints of the deck or balcony tiling, is defective Guide to Standards and Tolerances - 2017 14.4 Leaks in waterproof decks and balconies Waterproof decks and balconies that leak are defective 14.5 Waterproof decks and balconies substrate Waterproof decks and balconies are defective if they are not constructed in accordance with the BCA and AS 4654.2 14.6 Decks and balcony freeboard outside windows and doors Waterproof decks and balconies are defective if they do not have a drainage system sufficient to withstand wind-driven water surging from the deck or balcony that complies with the Building Code of Australia and AS 4654.2 Normative / informative Provisions: AS 4654.2-2012 Waterproofing Membranes for External above ground use 2.8 TERMINATION OF MEMBRANES 2.8.1 Upward terminations 2.8.1.1 Height Where the membrane termination is to prevent water entry, the finished height of the membrane above the finished surface level shall be sufficient to prevent water, including wind driven, flowing over the top of the membrane 2.8.1.3 Membrane termination finishing The sheet membrane shall be finished with over-flashing or cover-flashing. Note: Detail of Over-flashing for liquid or fully bonded sheet membranes figure 2.2 2.8.2.2 Parapet - The top edges of the membrane shall be protected by the downturn of the cavity flashing NOTE: The typical methods of finishing over a parapet are shown in Figure 2.5. For a typical termination at a cavity parapet, see Figure 2.6 2.8.3 Doors and windows onto external waterproofed areas For doors and windows onto external waterproofed areas, the following apply: (a) Sub-sill flashing shall be included as part of the membrane system (see Note 1 or Figure 2.8) (b) Where the internal and external finished floor levels do not allow an upturn, the membranes shall be fixed under the sill and terminate in the stormwater system Notes: 4. Typical details of external terminations at external opening doors and at wall openings are shown in Figure 2.8 5. Openings should be provided with a set-down or hob to provide a vertical surface of sufficient dimension. See also Table A1  BUILDING EXTERIOR WINDOWS & DOORS WEATHERPROOFING NCC 2022- Class 1 & 10 buildings H2P2 Weatherproofing [2019: P2.2.2] A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.2 Normative and Informative standard/s requirement/s: Continued - WALLS - DEVIATION AS NZS 2589.1-1997 Gypsum linings in residential and light commercial construction - Application and finishing 1.1.1 Fixing surfaces The requirements for fixing surfaces are as follows: (c) The deviation in the position of the bearing surface of the finished framing (just prior to installation of lining) from a 1.8 m straight edge shall not exceed 4 mm when measured over a 1.8 m span WINDOWS - PROTECTION OF OPENABLE WINDOWS NCC - 2022 11.3.7 Protection of openable windows – bedrooms [2019: 3.9.2.6] (1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 metres or more above the surface beneath. (2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following: (a) The openable portion of the window must be protected with— (i) a device capable of restricting the window opening; or (ii) a screen with secure fittings. (b) A device or screen required by (a) must— (i) not permit a 125 mm sphere to pass through the window opening or screen; and (ii) resist an outward horizontal action of 250 N against the— (A) window restrained by a device; or (B) screen protecting the opening; and (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. (3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection. (4) A barrier covered by (3) must not— (a) permit a 125 mm sphere to pass through it; and (b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 11.3.7).  NEW CARPET Carpet is covered by automatic, legally enforceable consumer guarantees under the Australian Consumer Law (ACL), which exist independently of any express manufacturer warranties. These guarantees ensure that the product is of acceptable quality, matches its description, and is fit for purpose. Here are the key statutory warranty provisions and consumer rights for new carpet: - Automatic Consumer Guarantees (ACL) Acceptable Quality: Carpet must be safe, durable, free from defects, and acceptable in appearance and finish. Fit for Purpose: Carpet must be fit for its intended use (e.g., residential carpet should withstand normal household foot traffic) Matching Description: The product must match the description, sample, or demonstration model provided. Duration: These guarantees do not have a set expiry date; they last for a "reasonable" time, which depends on the price and quality of the carpet

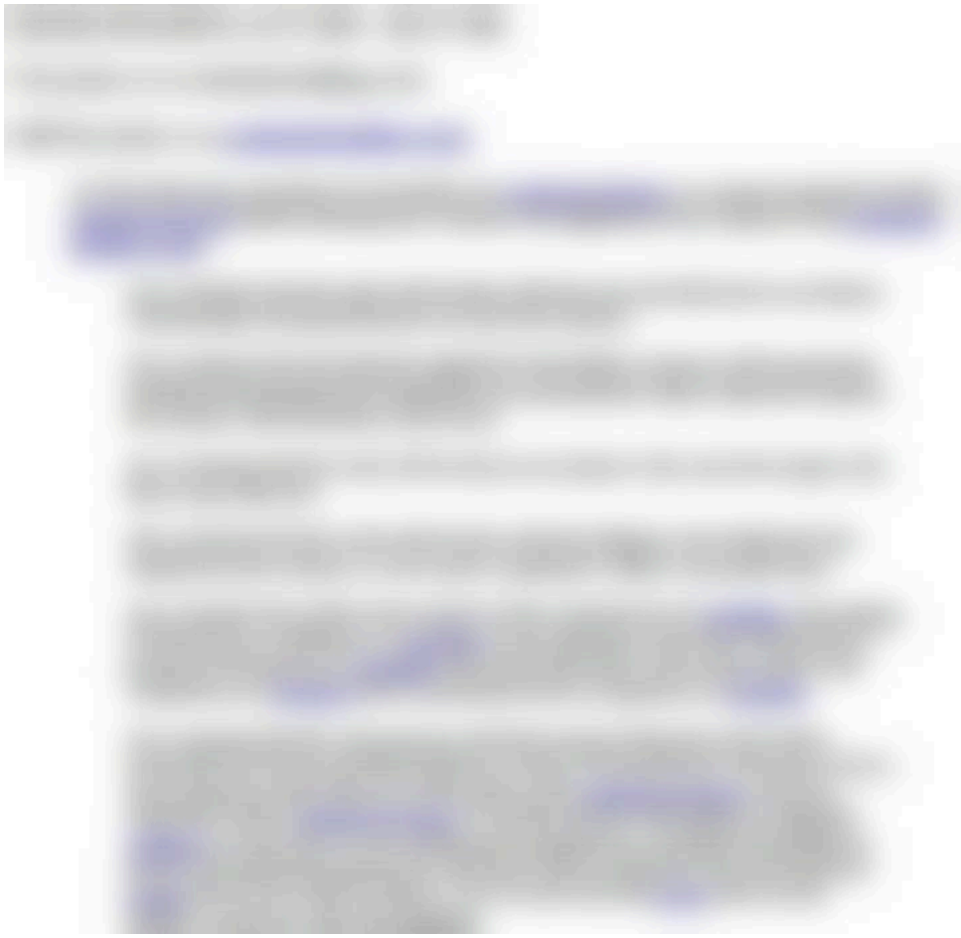
EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.3 Conclusion: <u>BUILDING INTERIOR – GROUND FLOOR</u> <u>FOYER (front room)</u> 1. Aluminium door frame damaged to foyer sliding door frame (Building interior Photos 1 & 2) 2. Door bell/video intercom not functioning requires technician to commission system (Building interior Photo 4 to 5) 3. Security system is not functioning and requires technician to diagnose the system shorting the electrical trip switch (Building interior Photo 6) <u>ENTRY HALLWAY (Ground Floor)</u> 1. Front door has no weather seal to the bottom of door (Building interior Photo 3) 2. Front door handle and tubular latch misaligned to faceplate tubular latch opening and not functioning (Building interior Photo 7) 3. No seals to conditioned spaces of the dwelling at front door, bottom of doors, garage door and laundry door openings to prevent leakage/energy losses to internal conditioned spaces (additional item) (Building interior Photos 8, 9 & 10) 4. The front entry western door and the side southern laundry door leak and are not protected from undue dampness or deterioration of building elements from the direct affects of weather events to the dwelling (Building interior Photo 3) & (Building exterior Photo 22) 5. Painting to architrave around front door, has bare or starved painted areas - Standards & Tolerances 13.2 Surface finish of paintwork defective if the application has bare or starved painted areas (Building interior Photo 11) <u>KITCHEN (Ground Floor)</u> 1. Rangehood not flush with top joinery (Building interior Photo 12 to 13) 2. Damaged/dented balcony door unit adjacent to kitchen (Building interior Photo 14) 3. No membrane turnout visible adjacent weephole under kitchen balcony sliding door unit (additional item) (Building interior Photo 15 & 16) <u>LAUNDRY (Ground Floor)</u> 1. Laundry door dead bolt not latching to keeper, Thumb latch loose to dead bolt (Building interior Photo 17) 2. Laundry door has no finish coat applied externally on hallway side of door (Building interior Photo 18 & 19) Standards & Tolerances 13.2 Surface finish of paintwork 3. Internal architrave to head of Laundry door not fixed flush to door frame (Building interior Photo 20) 4. Plasterboard bulkhead damaged to corner of wall adjacent external laundry door opening (Building interior Photo 21) 5. Joinery doors scratched to laundry cupboards (Building interior Photo 22 & 23) 6. Grouting not cleaned at tile angle at laundry entry (Building interior Photo 24) <u>BATHROOM (Ground Floor)</u> 1. Latch to bathroom door marking tile wall (additional item) (Building interior Photos 25 & 26) 2. Vanity units sink does not fit the vanity cupboard and is oversized (Building interior Photo 27) 3. Vanity unit joinery is damaged from multiple holes drilled in vanity unit (Building interior Photo 28 to 29) 4. Toilet roll holder incorrectly installed and is loose (Building interior Photo 30) 5. Toilet Seat in bathroom is loose and crooked (Building interior Photo 31) 6. Waterproofing upturn not visible at metal water-stop to GF bathroom door opening (Building interior Photo 32) 7. Waterproofing upturn not visible at shower recess waterstop. Clear Silicone has been applied above the waterstop post tile installation (additional item) (Building interior Photo 33) 8. Shower recess tiled floor is 5 mm per metre fall to shower recess waste and is not to a minimum of 12.5 degree fall over 1 metre (additional item) (Building interior Photo 34 to 35) 9. Tile floors are 4 mm per metre fall to floor waste under vanity is not a minimum of 12.5 degree fall over 1 metre and the floor waste is not centred in bathroom floor tile field to allow falls from all directions to the waste (additional item) (Building interior Photo 36 to 37) <u>LIVINGROOM (Ground Floor)</u> 1. no sealant between skirting and floor to mask floor/skirting variations or to seal the conditioned spaces of the dwelling (additional item) (Building interior Photo 38 to 39) <u>INTERNAL STAIRS (ground floor to 2nd storey)</u> 1. Carpet damaged from passage of builders trades and Carpet cleaning report stating all marks could not be removed from the new carpet. The carpet is not in new condition (Building interior Photo 41) (see Photo 40 carpet cleaning report) 2. Balustrade marked/damaged during building phase and damaged from passage of builders trade (Building interior Photo 42) 3. The glass panels in the timber balustrade on 2nd storey are paint marked trade (Building interior Photo 43) 4. Paint patch repairs to stairwell wall visible from a normal viewing position (additional item) (Building interior Photo 44) 5. Timber and glass balustrade on 2nd storey does not match the glass balustrade advertised in the builders sales brochure as was expected by the owners (Building interior Photo 45)

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.3 Conclusion: Continued - <u>BUILDING INTERIOR – 2nd STOREY</u> <u>BEDROOM 3 – (2nd Storey)</u> - Bedroom 3 door latch keeper poorly installed, installation damage around keeper (Building interior Photo 46) - Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 63) - Protective film not removed from bedroom 3 & 2 aluminium doors & windows (Building interior Photos 47 to 49) <u>Bedroom 3 & 2 Juliet Balconies</u> - Bedroom 3 & 2 Juliet Balcony tiles have sealant not colour matching and exposed to UV radiation applied to internal corners at floor wall junctions under door hob and around circumference of balcony (additional item) Building interior photo 50) - Missing grout to tile under door hob upstand (additional item 51) - There is no tile overhang to balconies or apron tiles with drip groove to the free edge of the balconies to suitably drain stormwater and the aluminium angle installed is preventing drainage to free edge of balcony & the angle poorly installed & not secured (additional) (Building interior 52) <u>BEDROOM 2 - (2nd Storey)</u> - Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 53) - Bedroom 2 door latch keeper poorly installed (Building interior - Photo 54) - Balcony rail anchor caps are loose and there is no upturn of waterproofing membrane to the rails anchor - Standards & Tolerances 13.2 (Building interior Photo 55) - Bedroom 2 sub-sill installed to balcony sliding door incorrect size and projects into bedroom floor space (Building interior Photo 56) - Protective plastic not removed from transom windows (Building interior Photo 47 to 49) <u>BEDROOM 1 - (2nd Storey)</u> (over garage where replacement/new window was re-installed) - Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 57) - Bedroom 1 door latch keeper poorly installed damage patched around keeper (Building interior Photo 58) - Skirting board painting defective Standards & Tolerances 13.2 Surface finish of paint (Building interior Photo 59) - Child safety window stops (with maximum 125mm opening) were not installed on the new window where window opening sills were below 1.7m in height and the distance to ground level from the windows finished floor was 2 metres or more (Building interior Photo 60) <u>LIVING AREA - (2nd Storey)</u> - Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 84) <u>MASTER BEDROOM - (2nd Storey)</u> - Carpet unprotected during building phase and damaged from passage of builders trades. The carpet is not in new condition (Building interior Photo 61) - Master bedroom door latch keeper damaged, installation damage around keeper (Building interior Photo 62) <u>MASTER BEDROOM ENSUITE - (2nd Storey)</u> - Waterstop angle at ensuite entrance waterstop damaged and tile chipped (Building interior Photo 64) - Waterproofing upturn not visible to the entrance waterstop (additional) (Building interior Photo 65) - Bathroom floor 8mm fall to floor waste, the minimum required fall is 12.5mm per metre or 1:80 fall (additional item) (Building interior Photos 66) - Shower recess channel drain installed does not have a positive fall to its own internal waste (additional item) (Building interior Photo 67) - No waterproofing upturn visible to waterstop in shower recess. silicone applied to waterstop (additional item) (Building interior Photo 68) - Ensuite tiled Shower recess wall bowed (additional item) (Building interior Photo 69) - Toilet Seat installation is loose and crooked (Building interior Photo 70) - Ensuite window paint chipped and dent damaged (Building interior Photo 71) <u>BALCONY - MASTER BEDROOM - (2nd Storey)</u> - Balcony sliding door unit has no freeboard and no allowance for membrane upturn (additional item) (Building interior Photo 72) - Balcony tiles have sealant not colour matching and exposed to UV radiation applied to internal corners at floor wall junctions under sliding door opening around circumference of balcony (additional item) (Building interior Photo 73 to 74) <u>MAIN BATHROOM - (2nd Storey)</u> - Vanity basins to main bathroom are misaligned, not centred with vanity unit below & tap outlets are misaligned with basins under the taps (Building interior Photo 75) - Vanity unit joinery is damaged from scratching/markings (Building interior Photo 76) - Toilet Seat in bathroom is loose and crooked (Building interior Photo) (Building interior Photo 77) - No visible waterproofing upturn to waterstop at bathroom door entry (additional item) (Building interior Photo 78) - Falls in main 2nd storey bathroom are 5mm and 10mm per metre respectively to the waste and are below the minimum 1:80 fall or 12.5mm per metre for wet area floors (additional item) (Building interior Photo 79 to 80) - Bath water inlet upstand has no waterproofing detail under floor cover plate (Building interior Photo 81) - No waterproofing upturn visible in 2nd storey Main bathroom shower recess (additional item) (Building interior Photo 82) - Bathroom IXL exhaust fan/light is leaking water from the light cover and is an electrical/safety hazard (Client Photo 83)

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	Reference is made to the Home Building Act 1989 - 18B (1)(a) to (f). This requirement has not been met, so it is my opinion, that the builder is in breach of the Home Building Act. 

EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.4 Recommended scope of works: <u>BUILDING INTERIOR – GROUND FLOOR</u> <u>FOYER</u> (front room) 1. Remove damaged sliding door unit to foyer and dispose to site waste bin 2. Supply new matching sliding door unit to foyer 3. Install new sliding door unit to opening with architrave matching existing (see allowance in Building exterior scope BUILDING EXTERIOR 2.4 Recommended scope of Works - 'point 20.'for 're-installation of sliding door and window units) 4. Electrician/Technician to diagnose door bell/video intercom system and technician to re-commission system 5. Electrician/Technician to diagnose the security system shorting the electrical trip switch and re-commission system <u>ENTRY HALLWAY</u> (Ground Floor) 1. Remove existing front door and disassemble lock set and set aside for later reinstalation 2. Dispose of existing front door to site waste bin 3. Supply and fit seals to door jamb to prevent losses to internal conditioned spaces 4. Supply and fit new front door and refit lockset to match existing 5. Supply and fit weather seal to the bottom of front door, hallway/garage door & bathroom external door 6. Paint new front door to match previous stained door 7. Paint beading around door to match existing internal colour scheme 8. Re-paint hallway walls where damaged to the nearest architectural break 9. Supply and install awnings over front entry western door and side southern laundry door to weather protect openings <u>KITCHEN</u> (Ground Floor) 6. Adjust/tighten Rangehood cover to close gap between cover and soffit face of cupboard joinery 7. Remove damaged balcony door unit adjacent to kitchen and dispose to site waste bin 8. Supply new matching sliding door unit to balcony adjacent kitchen 9. Remove tiles and skirting tiles to balcony adjacent kitchen and dispose to site waste bin 10. Clean off substrate to balcony and supply and install waterproof membrane to balcony and upturn to sliding door unit as per AS 4654.2 2.8 termination of membranes 11. Install new sliding door unit to opening with architrave matching existing (see installation allowance in Building exterior scope - 2.4 Recommended scope of Works - 'point 20.'for 're-installation of sliding door and window units) 12. Supply and apply paint matching the existing colour scheme to the nearest architectural break <u>LAUNDRY</u> (Ground Floor) 1. Adjust Laundry door dead bolt so it latches to keeper 2. Adjust and tighten Thumb latch to dead bolt 3. Carefully remove and reinstall laundry door jamb architrave 4. Top coat Laundry door externally on hallway side of door to match existing finish/colour 5. Patch Plasterboard bulkhead damaged to corner of wall adjacent external laundry door opening and paint bulkhead to the nearest architectural to match existing 6. Clean off grouting at tile angle located at laundry entry <u>BATHROOM</u> (Ground Floor) 1. Safely gain access to the ground floor bathroom 2. Suitably protect protect the surrounding areas from damage 3. Safely cap off and de-energise all water and electrical services to the Ensuite bathroom allowing for later reactivation/commissioning 4. Remove all fixtures from the bathroom and dispose to site waste bin 5. Carefully remove all fittings and shower screen and store for later reinstalation 6. Remove all wall and floor tiles from the bathroom and safely dispose 7. Clean off the existing tile adhesive and membranes to the wall and floor surfaces 8. Carefully remove door lock and keeper from bathroom door and store for later installation 9. Remove existing bathroom door and frame and dispose to site waste bin 10. Supply and install new door frame and matching door and reinstall door furniture to allow clearance of door latch 11. Install waterproof membrane to AS 3740-2004 Waterproofing of wet areas within residential buildings 12. Supply and install matching new wide format tiles cut to size according to AS3958.1-2007 Ceramic Tiles - Guide To The Installation of Ceramic Tiles and to 5.6.2 Thin-bed fixing and 5.6.4.2 Coverage and falls to NCC 2022 10.2.12 Construction of wet area floors — FALLS – 1:80 10.2.18 Unenclosed showers (without hob or set down) 13. Replace damaged vanity with new identical but smaller vanity with bench top overhangs equal on either side and tapset spout centre of the vanity 14. Re-install mirror securely fixing/adhesing mirror frame to wall 15. Reinstall all fixtures and fittings in a workman like manner 16. Paint/make good where necessary to surrounding/affected surfaces to the nearest architectural break according to AS 2311 Guide to the painting of buildings 17. Clean and leave work area, access points and points of travel in a tidy state

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ITEM #	COMMENT
4.	4.2 Recommended scope of works: Continued - LIVINGROOM (Ground Floor & all affected areas) 1. Neatly install sealant between skirting and floor to seal the conditioned spaces of the dwelling to all areas where skirtings and floors expose air gaps inside the dwelling neatly cleaning off remnant sealant INTERNAL STAIRS (ground floor to 2nd storey) 1. Gain access to the internal stairs 2. Suitably protect protect the surrounding areas from damage 3. Remove all carpet from stairs and dispose to site waste bin 4. Supply and install new matching carpet to stairs 5. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings 6. Clean and leave work area, access points and points of travel in a tidy state BUILDING INTERIOR – 2ND STOREY BEDROOM 3 1. Gain access to bedroom 3 2. Suitably protect protect the surrounding areas from damage 3. Remove door latch keeper, fill and sand repair around keeper, reinstall and allow painting (see painting item 6 below) 4. Remove all carpet from room and dspose to site waste bin 5. Supply and install new matching carpet 6. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings 7. Clean and leave work area, access points and points of travel in a tidy state BEDROOM 3 & 2 – BALCONY 1. Gain safe access to bedroom 3 & balconies 2. Suitably protect protect the surrounding areas from damage 3. Safely gain access with mobile scaffolding to the front balcony of the dwelling (see BUILDING EXTERIOR 2.4 Recommended scope of works: Point 15 Scaffolding) 4. Remove balcony railing and store for later reinstallation 5. Remove sliding door unit and safely store for later reinstallation (see door activity in BUILDING EXTERIOR 2.4 Recommended scope of works: Points 18 & 20) 6. Remove all floor tiles and door hob tiles from under sliding door opening from balconies to bedrooms 3 & 2 and dispose to site waste bin 7. Clean off the existing tile adhesive and membranes to the floor door hob surfaces 8. Install waterproof membrane to AS 4654.2-2012 Waterproofing Membranes for External above ground use 9. Supply and install matching new wide format tiles cut to size according to AS3958.1-2007 Ceramic Tiles - Guide To The Installation of Ceramic Tiles and to 5.6.2 Thin-bed fixing and 5.6.4.2 Coverage and falls to NCC 2022 ensuring tiles overhang balcony free edge with apron tiles allowing a drip groove to the free edge of the balconies to suitably drain stormwater 10. Reinstall balcony railing and make good surrounding surfaces 11. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings BEDROOM 2 - (2nd Storey) 1. Gain access to bedroom 2 2. Suitably protect protect the surrounding areas from damage 3. Remove door latch keeper, fill and sand repair around keeper, reinstall and allow painting (see painting item 6 below) 4. Remove all carpet from room and dspose to site waste bin 5. Supply and install new matching carpet 6. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings 7. Clean and leave work area, access points and points of travel in a tidy state

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ITEM #	COMMENT
4.	4.2 Recommended scope of works: Continued - BEDROOM 1 - (2nd Storey) 1. Gain access to bedroom 1 2. Suitably protect protect the surrounding areas from damage 3. Remove door latch keeper, fill and sand repair around keeper, reinstall and allow painting (see painting item 6 below) 4. Remove all carpet from room and dispose to site waste bin 5. Supply and install new matching carpet 6. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings 7. Clean and leave work area, access points and points of travel in a tidy state MASTER BEDROOM - (2nd Storey) 1. Gain access to Master bedroom 2. Suitably protect protect the surrounding areas from damage 3. Remove door latch keeper, fill and sand repair around keeper, reinstall and allow painting (see painting item 6 below) 4. Remove all carpet from room and dispose to site waste bin 5. Supply and install new matching carpet 6. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings 7. Clean and leave work area, access points and points of travel in a tidy state MASTER BEDROOM ENSUITE - (2nd Storey)- (2nd Storey) 1. Safely gain access to the master bedroom bathroom 2. Suitably protect protect the surrounding areas from damage 3. Safely cap off and de-energise all water and electrical services to the Ensuite bathroom allowing for later reactivation/commissioning 4. Remove all fixtures from the bathroom and dispose to site waste bin 5. Carefully remove all fittings and shower screen and store for later reinstallation 6. Remove all wall and floor tiles from the bathroom and safely dispose 7. Clean off the existing tile adhesive and membranes to the wall and floor surfaces 8. Install waterproof membrane to AS 3740-2004 Waterproofing of wet areas within residential buildings 9. Supply and install matching new wide format tiles cut to size according to AS3958.1-2007 Ceramic Tiles - Guide To The Installation of Ceramic Tiles and to 5.6.2 Thin-bed fixing and 5.6.4.2 Coverage and falls to NCC 2022 10.2.12 Construction of wet area floors — FALLS – 1:80 10.2.18 Unenclosed showers (without hob or set down) 10. Replace vanity with new vanity, bench top overhangs equal on either side and tapsets spouts centre of the vanity 11. Re-install mirror securely fixing/adhesing mirror frame to wall 12. Reinstall all fixtures and fittings in a workman like manner 13. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings 14. Clean and leave work area, access points and points of travel in a tidy state BALCONY - MASTER BEDROOM - (2nd Storey) 1. Gain safe access to bedroom 3 & balconies 2. Safely gain access with mobile scaffolding to the front balcony of the dwelling (see BUILDING EXTERIOR 2.4 Recommended scope of works: Point 15 Scaffolding) 3. Remove balcony railing and store for later reinstallation 4. Remove sliding door unit and safely store for later reinstallation (see door activity in BUILDING EXTERIOR 2.4 Recommended scope of works: Points 18 & 20) 5. Remove all floor, skirting and apron tiles from from balcony and dispose to site waste bin 6. Clean off the existing tile adhesive and membranes to the floor door hob surfaces 7. Install waterproof membrane to AS 4654.2-2012 Waterproofing Membranes for External above ground use 8. Supply and install matching new wide format tiles cut to size according to AS3958.1-2007 Ceramic Tiles - Guide To The Installation of Ceramic Tiles and to 5.6.2 Thin-bed fixing and 5.6.4.2 Coverage and falls to NCC 2022 ensuring tiles overhang balcony free edge with apron tiles allowing a drip groove to the free edge of the balconies to suitably drain stormwater 9. Reinstall balcony railing and make good surrounding surfaces 10. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings

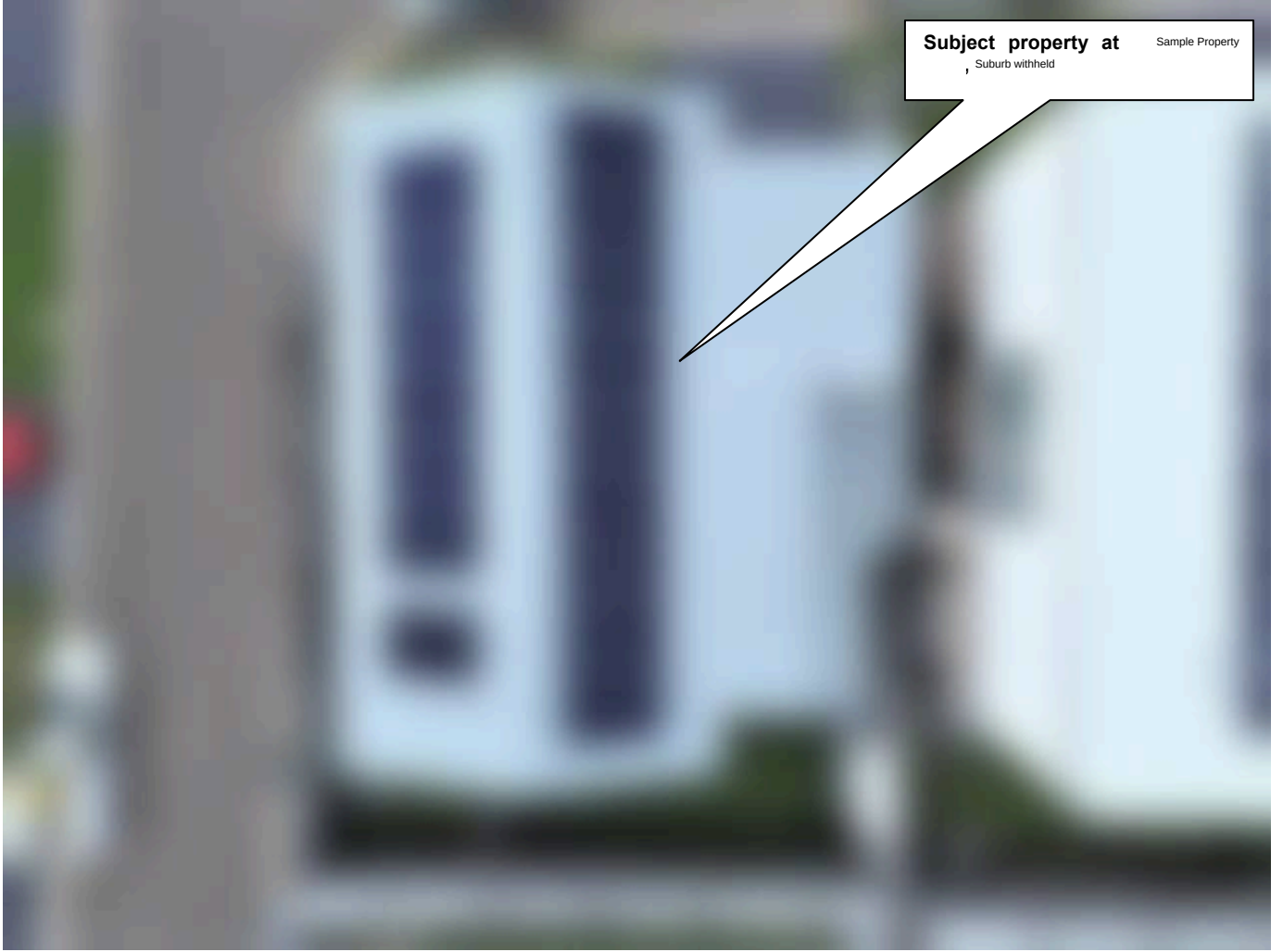
EXPERT BUILDING DEFECTS REPORT

ITEM #	COMMENT
4.	4.2 <u>Recommended scope of works:</u> Continued - <u>MAIN BATHROOM</u> - (2nd Storey) 1. Safely gain access to the master bedroom bathroom 2. Suitably protect protect the surrounding areas from damage 3. Safely cap off and de-energise all water and electrical services to the Ensuite bathroom allowing for later reactivation/commissioning 4. Remove all fixtures from the bathroom and dispose to site waste bin 5. Carefully remove all fittings and shower screen and store for later reinstallation 6. Remove all wall and floor tiles from the bathroom and safely dispose 7. Clean off the existing tile adhesive and membranes to the wall and floor surfaces 8. Install waterproof membrane to AS 3740-2004 Waterproofing of wet areas within residential buildings 9. Supply and install matching new wide format tiles cut to size according to AS3958.1-2007 Ceramic Tiles - Guide To The Installation of Ceramic Tiles and to 5.6.2 Thin-bed fixing and 5.6.4.2 Coverage and falls to NCC 2022 10.2.12 Construction of wet area floors — FALLS – 1:80 10.2.18 Unenclosed showers (without hob or set down) 10. Replace vanity with new vanity bench top overhangs equal on either side and tapsets spouts centre of the vanity 11. Re-install mirror securely fixing/adhesing mirror frame to wall 12. Reinstall all fixtures and fittings in a workman like manner 13. Electrician to de-energise and remove bathroom IXL fan/light that is leaking water out of light cover 14. Roof contractor to inspect leak location and determine source of leak 15. Roof contractor to rectify leak 16. Electrician to re-energise circuit and reinstall bathroom IXL fan/light and cover 17. Paint/make good where necessary to surrounding/affected surfaces according to AS 2311 Guide to the painting of buildings 18. Clean and leave work area, access points and points of travel in a tidy state
	4.5 <u>Estimate cost:</u> \$106,703.51

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Photo Supplement for Sample Property , Suburb withheld

Subject property at Sample Property
Suburb withheld



DJI Drone aerial photo for Sample Property , Suburb withheld

End Report