

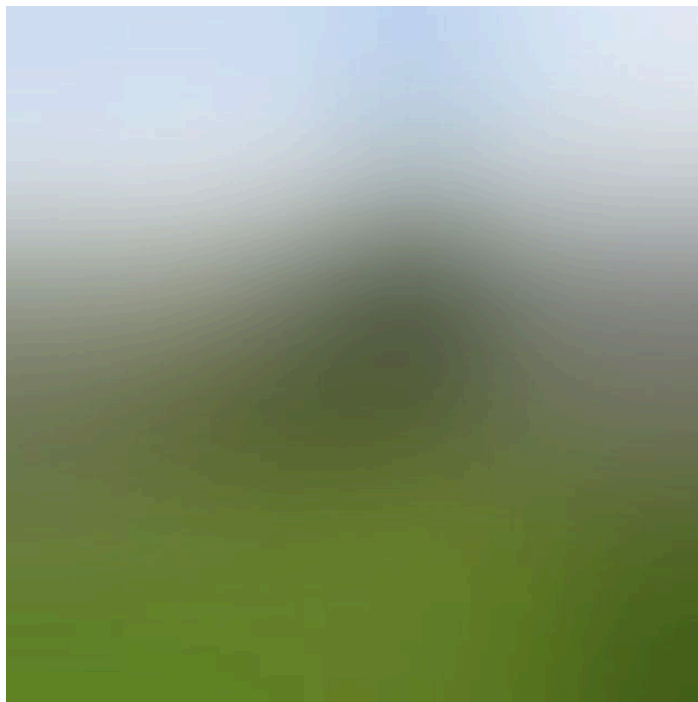


OWNER INSPECTIONS

1300 471 805

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<https://www.ownerinspections.com.au/>



EXPERT WITNESS REPORT

12 Sample Street
Ryde, NSW 2112

Client Name

21/07/2026



Inspector

MAISON AZDARI

Senior Building Consultant & Expert Witness

1300 471 805

booking@ownerinspections.com.au

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These Terms apply to all Building Expert Witness services provided by Owner Inspections Pty Ltd ("we", "us") to the client ("you"). By engaging our services or accepting our report, you agree to the following:

1. Purpose: The report is prepared solely for use in legal, tribunal, court or insurance matters based on your instructions. It must not be used for other purposes without written consent.
2. Scope: Inspections are visual and non-invasive unless stated otherwise. Findings are based on conditions observed during attendance. We are not liable for defects in inaccessible or concealed areas.
3. Expert Duty: Our expert acts impartially and independently in accordance with the relevant Expert Witness Code of Conduct. Their duty is to the tribunal or court, not to any party.
4. Instructions & Documents: You must provide accurate and complete information. Reports may be amended if new material is received.
5. Limitations: This is not a full structural or compliance report unless specified. Our opinion is based on the scope agreed and available evidence.
6. Fees: Fees are as quoted. Additional charges apply for conclave/hearing attendance or further work.
7. Cancellations: Cancellations within 48 hours may incur a fee. Rescheduling depends on availability.
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11. Jurisdiction: These Terms are governed by the laws of the state or territory where services are provided. Invalid terms do not affect the rest.

By engaging our services, you confirm agreement with these Terms and Conditions.

- 🔧 26.1.1 Next Stages - Stage 3: Damage Repair Cost Estimate and Scott Schedule
- 🔧 26.2.1 Next Stages - Stage 4: Expert Witness Services for Conclave
- 🔧
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- ⊖ 27.13.1 + House External - Defective Items: Render
- ⊖ 27.13.2 + House External - Defective Items: Cables
- ⊖ 27.13.3 + House External - Defective Items: 2 colours
- ⊖ 27.13.4 + House External - Defective Items: Concreter cut
- ⊖ 27.13.5 + House External - Defective Items: Electrical garage
- ⊖ 27.13.6 + House External - Defective Items: Garage door not close
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- ⊖ 27.13.9 + House External - Defective Items: Garage door rail
- ⊖ 27.13.10 + House External - Defective Items: Garage door passes the walkway hazard
- ⊖ 27.13.11 + House External - Defective Items: Articulation joints
- ⊖ 27.13.12 + House External - Defective Items: Cables on the fireplace
- ⊖ 27.13.13 + House External - Defective Items: Fireplace not installed
- ⊖ 27.13.14 + House External - Defective Items: Fireplace material
- ⊖ 27.13.15 + House External - Defective Items: Render paint spray or damage
- ⊖ 27.13.16 + House External - Defective Items: Pipe
- ⊖ 27.13.17 + House External - Defective Items: Under tile
- ⊖ 27.13.18 + House External - Defective Items: Roof crack
- ⊖ 27.13.19 + House External - Defective Items: Balcony crack
- ⊖ 27.13.20 + House External - Defective Items: Civil drawings
- ⊖ 27.13.21 + House External - Defective Items: Unknown
- ⊖ 27.13.22 + House External - Defective Items: Unknown
- ⊖ 27.13.23 + House External - Defective Items: Hot water first floor
- ⊖ 27.13.24 + House External - Defective Items: Render red
- ⊖ 27.13.25 + House External - Defective Items: Timber on ground
- ⊖ 27.13.26 + House External - Defective Items: Steel columns
- ⊖ 27.13.27 + House External - Defective Items: Pool cascade
- ⊖ 27.13.28 + House External - Defective Items: Downpipes
- ⊖ 27.13.29 + House External - Defective Items: Stones
- ⊖ 27.13.30 + House External - Defective Items: Under garage
- ⊖ 27.13.31 + House External - Defective Items: Fixed from top
- ⊖ 27.13.32 + House External - Defective Items: Vent fixing
- ⊖ 27.13.33 + House External - Defective Items: Downlights
- ⊖ 27.13.34 + House External - Defective Items: Flashings
- ⊖ 27.13.35 + House External - Defective Items: Site grading
- ⊖ 27.13.36 + House External - Defective Items: Sewer

- ⊖ 27.13.37 + House External - Defective Items: Backyard tile
- ⊖ 27.13.38 + House External - Defective Items: Windows flashing
- ⊖ 27.13.39 + House External - Defective Items: Edges
- ⊖ 27.13.40 + House External - Defective Items: Water tank
- ⊖ 27.13.41 + House External - Defective Items: Fascia damaged
- ⊖ 27.13.42 + House External - Defective Items: Pool side paving
- ⊖ 27.13.43 + House External - Defective Items: Pool side tile cracked
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- ⊖ 28.2.6 Findings from other Building Inspection Report - Incomplete Works: Cabinetry Incomplete
- ⊖ 28.2.7 Findings from other Building Inspection Report - Incomplete Works: Toilet Seat Is Loose

1: + INSPECTION DETAILS

		D	W	M	S	SP	O	MD
1.1	General Information							
1.2	Inspection Summary (To be fixed)							
1.3	+ Limitations							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

Information

General Information: Property Address
12 Sample Street
NSW 2112

General Information: Inspection(s) Date
21/07/2026

General Information: Tribunal/Court Application Reference Number
TBC

General Information: Legal Advice

This report is a witness expert report and covers the technical side of the building only. The expert can present in the hearing if required (An extra charge applies). We highly recommend you get legal advice for the legal side of your matter.

Inspection Summary (To be fixed): The Purpose and Scope of the report

The purpose of this report:

The purpose of this report is to provide an independent and objective assessment of building defects and damages in accordance with the Australian Standards (AS), National Construction Codes (NCC), Building Acts and Regulations, and any other relevant authority documents. The findings of this report are intended to assist the jury in making an informed decision.

Scope of the Report:

The scope of this report is to identify and report any building defects and damages that are observed during the inspection process. The inspection will be conducted in accordance with the applicable industry standards and guidelines. The report will detail the nature, location, and extent of any defects or damages, as well as any relevant factors that may have contributed to their occurrence.

2: EXECUTIVE SUMMARY

		D	W	M	S	SP	O	MD
2.1	Executive Summary							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

3: INSPECTION SUMMARY

		D	W	M	S	SP	O	MD
3.1	Home Building Act 1989							
3.2	Expert's Opinion							
3.3	Defect 1							
3.4	Inspection Conclusion							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

Information

Home Building Act 1989: Proceeding for BREACH OF WARRANTY - SEC 18E

- (1) Proceedings for a breach of a statutory warranty must be commenced in accordance with the following provisions—
- (a) proceedings must be commenced before the end of the warranty period for the breach,
- (b) the warranty period is **6 years for a breach that results in a major defect** in residential building work or **2 years in any other case,**
- (c) the warranty period starts on completion of the work to which it relates (but this does not prevent proceedings from being commenced before completion of the work),
- (d) if the work is not completed, the warranty period starts on—
- (i) the date the contract is terminated, or
- (ii) if the contract is not terminated—the date on which work under the contract ceased, or
- (iii) if the contract is not terminated and work under the contract was not commenced—the date of the contract,
- (e) if the breach of warranty becomes apparent within the last 6 months of the warranty period, proceedings may be commenced within a further 6 months after the end of the warranty period,
- (f) a breach of warranty "becomes apparent" when any person entitled to the benefit of the warranty first becomes aware (or ought reasonably to have become aware) of the breach.

4: INSTRUCTIONS

		D	W	M	S	SP	O	MD
4.1	Instructions							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

5: ASSUMPTIONS

		D	W	M	S	SP	O	MD
5.1	Assumptions							
D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance O = Other Major Defects MD = MAJOR DEFECT								

Information

Assumptions: Assumptions

I have assumed all information including the documents provided to me, is accurate.

I have assumed that, aside from compliance with Regulations, Code, Standards and Installation manuals, the workmanship was to be of reasonable trade quality.

Any work would be carried out by appropriately licensed and experienced contractors, using standard materials.

Where the material specification and installation manual were not supplied, I considered general specification/installation guide.

6: USED EQUIPMENT

		D	W	M	S	SP	O	MD
6.1	Used equipment							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

7: OTHER EXPERTS' OPINION

		D	W	M	S	SP	O	MD
7.1	Other Expert Reports Relied On							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

8: RECEIVED DOCUMENTS

		D	W	M	S	SP	O	MD
8.1	Received Documents							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

9: REFERENCE DOCUMENTS

		D	W	M	S	SP	O	MD
9.1	Reference Documents							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

Information

Reference Documents: Home
Building Act 1989

10: INSPECTOR'S DETAILS

		D	W	M	S	SP	O	MD
10.1	Expert Witness: Maison Azdari							
10.2	Expert Witness: Ty Pearson							
10.3	Expert Witness: Mehran Orangi							
10.4	Expert's Codes of Conduct							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

Information

Expert Witness: Maison Azdari: Details, Qualifications and Experience

Expert's Details:

Full Name: Maison Azdari

Address: 97 Pacific Highway, North Sydney, NSW 2060

Email: enquiries@ownerinspections.com.au

Mobile: 1300 471 805

Inspector's Qualifications:

University Degree - Bachelor of Civil Engineering, 2001 - 2006

Recognised as a Professional Civil Engineer by ENGINEERS AUSTRALIA, 2009

Building Consultant Expert Witness Seminar, Master Builders

CPCCWHS3001 - Identify Construction Work Hazard and Select Risk Control Strategies, 2019

CPCCBC4026A - Arrange building applications and approvals, 2019

Cert IV in Building and Construction (Estimating), 2012

Cert IV in Building and Construction (Building), 2013

Diploma of Building and Construction (Building), 2013-2014

VIC: Registered Builder - (Unlimited) Victorian Building Authority (VBA) - Registration number: **DBU-41642**

NSW: Registered Builder - (Contractor) NSW Fair Trading - Registration number: **366172C**

QLD: Registered Builder (Open) & **Completed Residential Building Inspector**

Queensland Building & Construction Commission (QBCC) - Registration number: **15151453**

Completed Termite & Timber Pest Management Course, Including:

* CPPUPM3008 - Inspect for and report on timber pests, 2020-2021

* CPPPUM3010 - Control timber pests, 2020-2021

Welding Process and Inspection for Steel Structures certificate, 2009

Industrial Parts Welding Inspection Visual Testing Certificate (VT), 2010

Completed Part of "Bachelor of Law" in Victoria University, including the below units:

* Australian Legal System in Context

* Legal Research Method

* Criminal Law

Inspector's Experience:

Over 17 years of experience in Design, Managing/Supervising/Inspecting various buildings and construction projects, including:

Designing Various Buildings overseas, 2006-2011

Supervision of various civil and commercial projects: Schools, Roads, Bridges, Apartments, Houses, 2004-2011

Supervision of various residential projects, 2011-2014

Project Cost Estimating, over 500 residential projects, 2014-2015

Building Various Residential Projects (Luxury, mid-range, townhouses), 2015-2019

Professional Building (residential and commercial) Inspections, 2006 - Present

Broad knowledge of National Construction Codes (NCC), AS/NZ Standards, Building Acts and Regulations

OVER 500 BUILDING INSPECTIONS WERE UNDERTAKEN ACROSS AUSTRALIA

Expert Witness: Maison Azdari: Statement that explains why the expert is qualified to make the report

I have completed hundreds of building inspection reports along with building many houses, townhouses and apartments since 2006 when I graduated from the university as a civil engineer and then got my builder licence in 2014. Combining my knowledge and experience in design, supervising and actual building, support me in providing accurate and honest reports in building processes and defects. I have gone through the Acts, Regulations and Standards and have a broad knowledge of the latest updates of building standards, Acts and regulations.

Expert Witness: Maison Azdari: Reference to any personal or professional relationship between the expert witness and the party for whom the report is prepared

The expert has NO personal or professional relationship with the party for whom the report is prepared.

Expert Witness: Maison Azdari: Inspector's declaration and Signature - Maison Azdari

I have read the relevant Procedural Direction Note and followed the instructions in preparing this report and agree to be bound by it.

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance that I regard as relevant have to my knowledge been withheld from the Tribunal.

Signature:



Expert Witness: Ty Pearson: Details, Qualifications and Experience

Expert's Details:

Full Name: Ty Pearson

Address: Level 14, 380 St Kilda Rd, Melbourne, VIC 3000

Email: enquiries@ownerinspections.com.au

Mobile: 1300 471 805

Inspector's Qualifications:

- * VBA Registered Domestic Building Contractor – DB-Unlimited / 62996.
- * Qualified Carpenter - Certificate III in Carpentry, Formwork and Finishing - BCG30798.
- * Certificate IV in Building & Construction (Building) - BCG40106.
- * Diploma of Building and Construction (Building) - CPC50210.
- * Advanced Diploma of Building Surveying – CPC60115. (Jan 2021- TBC Nov 2022)
- * Waterproofing Compliance Certificate of Attainment - Master Builders
- * Thermal Imaging - Infrared Theory & Applications - Flir
- * Bachelor of Architecture:
 - COMS1007 - APC100 - Academic and Professional Communications.

- ARCH1019 - BAS110 - Architecture Design.
- ARCH1020 - BAS115 - Architecture Methods.
- ARCH1010 - BAS130 - Understanding Architecture.
- ARCH1009 - BAS120 - Technology of Design

Inspector's Experience:

- 7 years of Site Supervision experience (Architectural Residential, Government Commercial, Project Residential, Medium Density Attached).

- **Currently completed (Approx) 300 varied Building Inspections to date.**

Expert Witness: Ty Pearson: Statement that explains why the expert is qualified to make the report

Originating as a carpenter in 2003 allowed me to gain a practical understanding of both the primary and secondary elements of a building's structure. My 8 years as a carpenter gave me knowledge of the structural framework, lockup, internal fixing, fit-off, conventional timber pitched roofing and concrete formwork in preparation for pouring concrete. During my years as a Site Supervisor which began in 2010, allowed me to obtain my Builders License in 2015 which followed the completion of a Cert IV and then a Diploma in Building and Construction. Throughout this period I managed approximately 200 diverse and complex buildings learning the machinations of building processes and ensuring the quality of workmanship and compliance. Becoming an Independent Building Inspector (2020) I have since completed a diverse range of Building Inspections (approx. 250). I am presently undertaking an Advanced Diploma in Building Surveying (Jan 2021- TBC Nov 2022) which covers both building compliance and the legislative building hierarchy (Acts, Regulations, Code, Standards, Guides). I have also obtained a Certificate of attainment from the Master Builders for a Waterproofing Compliance Course (2019), and completed multiple units of a Bachelor of Architecture which has allowed me to better understand design drawings, material qualities, research methods and problem-solving skills.

Expert Witness: Ty Pearson: Reference to any personal or professional relationship between the expert witness and the party for whom the report is prepared

The expert has NO personal or professional relationship with the party for whom the report is prepared.

Expert Witness: Ty Pearson: Inspector's declaration and Signature - Ty Pearson

I have read the relevant Expert Witness Code of Conduct and followed the instructions in preparing this report and agree to be bound by it.

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance that I regard as relevant have to my knowledge been withheld from the Tribunal.

Signature:

**Expert Witness: Mehran Orangi: Details, Qualifications and Experience****Expert's Details:**

Full Name: Mehran Orangi

Email: enquiries@ownerinspections.com.au

Qualifications, Affiliations, and Memberships:

- Bachelor of Science in Civil/Structural Engineering from IUT
- Diploma of Building Surveying from Tasmania TAFE
- Master of Engineering in Construction Management from the University of Calgary & SUT
- Registered Structural Engineer (EC41610-VBA)
- Registered Builder Unlimited (DB-U63182)
- Member of the Institute of Engineers of Australia (IEAust)
- Chartered Professional Engineer (CPEng)

- Member of the Association of Civil/Structural Engineers of Victoria (ACSEV)
- Member of the Australian Institute of Building Surveyors (AIBS)
- Member of the Australian Society of Building Consultants (ASBC)
- Member of the Building Dispute Practitioners Society (BDPS)
- Certificate III in Business
- Termite Inspection & Reporting
- Assessment of Welds for Steel Structures Course
- Safety Courses relating to Industrial and Hazardous Areas including Confined Spaces and Breathing Apparatus
- Asbestos Assessment associated with Removal by Alertforce
- Termite & Pest Management Course
- Legal Obligation Course (MBAV) -Course CPCCBC4003A
- Estimation of Building Works Course (MBAV) - Course CPC40110
- Manage Occupational Health & Safety (MBAV) Course

Inspector's Experience:

Mehran Orangi is a seasoned civil and structural engineer with over 22 years of experience in the industry. His career spans across various sectors, including residential, commercial, and industrial fields, resulting in a comprehensive and versatile skill set. His academic background includes a B.S in Civil/Structural Engineering from IUT (1997), a Diploma of Building Surveying from Tasmania TAFE (2014), and an M.E in Construction Management from the University of Calgary & SUT (2005).

Mehran's substantial engineering and inspection experience, paired with his strong academic foundation, has equipped him to deliver top-tier services and build robust relationships with clients and industry professionals. His passion for his work and commitment to maintaining the highest industry standards is reflected in every project he undertakes.

Expert Witness: Mehran Orangi: Statement that explains why the expert is qualified to make the report

With over 22 years of hands-on experience in the civil and structural engineering industry, I've had the opportunity to work on a wide variety of projects, ranging from residential to commercial and industrial. This breadth of experience allows me to provide a comprehensive and balanced viewpoint when assessing and providing expert opinions on cases related to these fields.

In terms of formal education, I hold a B.S. in Civil/Structural Engineering, a Diploma of Building Surveying, and an M.E. in Construction Management. These qualifications have provided me with a deep theoretical understanding of the construction industry, allowing me to evaluate technical details accurately and convey them clearly in a report.

Furthermore, my various professional affiliations and certifications, such as my membership with the Institute of Engineers of Australia and my registered builder unlimited status, demonstrate my commitment to staying updated on the latest industry standards and best practices. I am also a Chartered Professional Engineer (CPEng) and Registered Professional Engineer in Queensland (RPEQ), designations that are recognized as marks of engineering competence.

Beyond my experience and qualifications, I understand the legal and ethical obligations involved in providing an expert witness report. I am well-versed in adhering to these guidelines to ensure my reports are unbiased, thorough, and reliable.

In sum, my extensive industry experience, in-depth educational background, and high professional standards make me eminently qualified to produce expert witness reports in the field of civil and structural engineering. I am dedicated to providing precise, well-researched, and clear assessments to assist in the fair resolution of disputes.

Expert Witness: Mehran Orangi: Reference to any personal or professional relationship between the expert witness and the party for whom the report is prepared

The expert has NO personal or professional relationship with the party for whom the report is prepared.

Expert Witness: Mehran Orangi: Inspector's declaration and Signature - Mehran Orangi

I have read the relevant Procedural Direction Note and followed the instructions in preparing this report and agree to be bound by it.

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance that I regard as relevant have to my knowledge been withheld from the Tribunal.

Signature:

**Expert's Codes of Conduct: The
Procedural Practice Note that
Inspector read and followed for
preparing this report and agree
to be bound by it:**

		D	W	M	S	SP	O	MD
--	--	---	---	---	---	----	---	----

SP = Structural Performance

MD = MAJOR DEFECT

12: + ROOF CLADDING (EXTERNAL)

		D	W	M	S	SP	O	MD
12.1	+ Roof Cladding (Tile and Shingles)							
12.2	+ Roof Cladding (Metal sheet Roofing)							
12.3	+ Parapet Walls Capping							
12.4	+ Flashing and capping							
12.5	Defective Works							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

13: + ROOF DRAINAGE SYSTEM

		D	W	M	S	SP	O	MD
13.1	+ Gutter and Fascia							
13.2	+ Rainheads							
13.3	+ Downpipes							
13.4	+ Downpipe spreaders							
13.5	+ Flashings							
13.6	+ Air conditioner Drainage							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

14: + EXTERNAL WALL/CLADDING

		D	W	M	S	SP	O	MD
14.1	+ Brickworks							
14.2	+ Mortar							
14.3	+ Render							
14.4	+ Hebel or other types of cladding							
14.5	+ Control Joints							
14.6	+ Joints/Infills/Caulking							
14.7	+ Window Sills							
14.8	+ Weep holes							
14.9	+ Pipe penetrations							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

15: + SITE DRAINAGE

		D	W	M	S	SP	O	MD
15.1	+ Site Grading							
15.2	+ Silt Pits							
15.3	+ Stormwater Drainage System (Underground)							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

16: + GARAGE/CARPORT/DRIVEWAY/PATHWAY

		D	W	M	S	SP	O	MD
16.1	+ General							
16.2	+ Automatic Roller/Sectional Door(s)							
16.3	+ Floor (Slab Surface Finish)							
16.4	+ Driveway/Pathways							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

17: + BALCONY

		D	W	M	S	SP	O	MD
17.1	+ General							
17.2	+ Drainage							
17.3	+ Floor and Walls							
17.4	+ Balustrades/Handrails							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

18: + ROOF SPACE (INTERNAL)

		D	W	M	S	SP	O	MD
18.1	+ General							
18.2	+ Roof Structure							
18.3	+ Tile underneath							
18.4	+ Insulation							
18.5	+ Sarking/Sisolation							
18.6	+ Flashing around penetrations							
18.7	+ Heating/Cooling Unit							
18.8	+ Heating/Cooling Ducts							
18.9	+ Lights/Downlights/Cables							
18.10	+ Roof Space Ventilation							
18.11	+ Manhole Opening							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

19: + HOUSE INTERNAL

		D	W	M	S	SP	O	MD
19.1	+ General views of the house INTERNAL							
19.2	+ General Painting Defects							
19.3	+ General Tiling							
19.4	+ General Cracks							
19.5	+ General Nails popping							
19.6	+ General Cleaning							
19.7	+ Doors (Internal)							
19.8	+ Ceiling/Wall plaster							
19.9	Mould							
19.10	+ Skirtings / Architraves							
19.11	+ Windows							
19.12	+ Flooring - Timber							
19.13	+ Flooring - Carpet							
19.14	+ H/C vents/grilles/outlets							
19.15	+ Lights/switches/downlights							
19.16	+ Smoke Detectors							
19.17	Walls							
19.18	Water ingress/leak							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

Information

+ Smoke Detectors: + Smoke detectors testing

All smoke detectors must be tested by a qualified electrician.

20: + STAIRS (INTERNAL)

		D	W	M	S	SP	O	MD
20.1	+ Stairs							
20.2	+ Balustrades/Handrails							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

									D	W	M	S	SP	O	MD
									D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance O = Other Major Defects MD = MAJOR DEFECT						

22: + KITCHEN

		D	W	M	S	SP	O	MD
22.1	+ Benchtops							
22.2	+ Plumbing/Mixer/Taps							
22.3	+ Sink							
22.4	+ Splashbacks							
22.5	+ Cabinetry							
22.6	+ Oven/Stove/Rangehood							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

23: + LAUNDRY ROOM

		D	W	M	S	SP	O	MD
23.1	+ Splashback							
23.2	+ Mixer/Taps/Plumbing							
23.3	+ Sink/Trough							
23.4	+ Cabinetry							
23.5	+ Ventilation							
23.6	+ Exhaust Fan							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

24: + BATHROOMS/ENSUITES/TOILETS

		D	W	M	S	SP	O	MD
24.1	+ Splashback							
24.2	+ Plumbing/Mixer/Taps							
24.3	+ Shower							
24.4	+ Shower screen							
24.5	+ Vanity/Cabinetry							
24.6	+ Basin							
24.7	+ Exhaust Fan							
24.8	+ Bath							
24.9	+ Toilet							
24.10	+ Ventilation							

D = Defective Design

W = Defective or faulty workmanship

M = Defective Material

S = Safety

SP = Structural Performance

O = Other Major Defects

MD = MAJOR DEFECT

25: + GLAZING

		D	W	M	S	SP	O	MD
25.1	+ Mirrors, windows and doors glassses							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

26: NEXT STAGES

		D	W	M	S	SP	O	MD
26.1	Stage 3							
26.2	Stage 4							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

Observations

26.1.1 Stage 3

 Information Only

DAMAGE REPAIR COST ESTIMATE AND SCOTT SCHEDULE

If the client requires a damage repair cost estimate and Scott Schedule, we can provide this service as part of our Stage 3 inspection report. This service is included in the initial quotation and will be provided upon request. However, the cost of this service will depend on a number of factors, including the number of defects, the complexity of the repair work required, and other relevant factors.

The Scott Schedule is a tool used to help calculate the cost of repairs for building defects. It is named after the legal case Scott v. Avery, which established the use of a schedule of rates for calculating damages in court cases. A Scott Schedule provides a detailed breakdown of the repair work required, along with an estimate of the costs associated with each item. It is an essential component of any expert witness inspection report where damage repair cost estimation is required.

The Scott Schedule is particularly useful when dealing with complex repair work, as it allows for a more accurate assessment of the costs involved. By breaking down the repair work into individual components, the schedule enables the client to see exactly what work is required and how much it is likely to cost. This information can be used to inform decisions about whether to proceed with the repairs and how best to prioritise the work. It is designed to provide parties with a clear and accurate assessment of the repair work required, along with an estimate of the costs involved. The Scott Schedule is an essential tool for calculating the costs of complex repair work and is an important component of any expert witness inspection report.

26.2.1 Stage 4

EXPERT WITNESS SERVICES FOR CONCLAVE

Information Only

Our expert witness can attend the conclave and provide valuable insights and recommendations to help facilitate a resolution. Here's what you need to know:

What is a conclave?

A conclave is a process where parties involved in a dispute come together to try and resolve the issue outside of court. This can be a more cost-effective and efficient way to resolve disputes and can help to avoid the need for a lengthy and costly court process.

Benefits of using our services:

Our expert witness has specialised knowledge and expertise in their respective fields and can provide valuable insights and recommendations to help facilitate a resolution. By engaging our services, you can benefit from:

- Professionalism and commitment to providing the highest quality of service
- Highly trained and experienced expert witnesses
- Assistance in achieving agreement on all of most of the defects and the repair costs before the hearing

27: + HOUSE EXTERNAL

		D	W	M	S	SP	O	MD
27.1	+ General views of house EXTERNAL							
27.2	+ Fence / Gate							
27.3	+ Eaves							
27.4	+ Retaining Walls							
27.5	+ Windows (External)							
27.6	+ Doors (External)							
27.7	+ External Appliances							
27.8	+ Stairs (External)							
27.9	Mould							
27.10	+ Balustrades/Handrails (External)							
27.11	+ Termite Management Notice							
27.12	+ Fire Safety							
27.13	Defective Items							
27.14	Incomplete Items							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

Observations

27.3.1 + Eaves

 Incomplete Work

+ DEFECTIVE SURFACE

Eave surface noted defective at one or more areas. Fixing/replacement required.



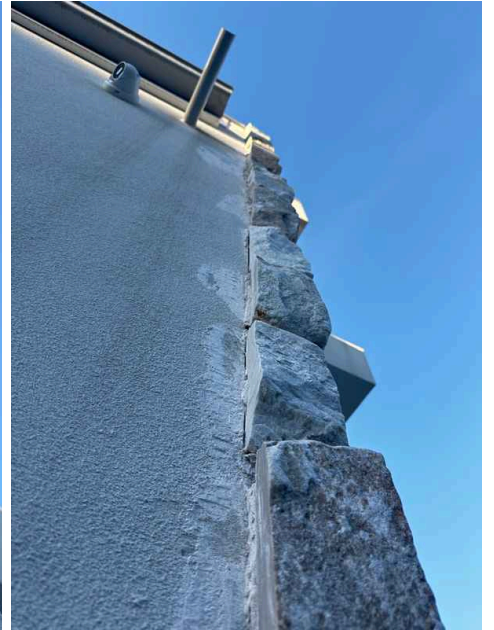
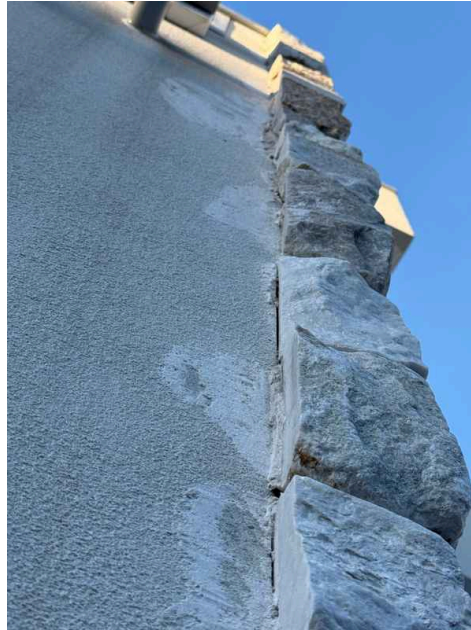
27.13.1 Defective Items

RENDER

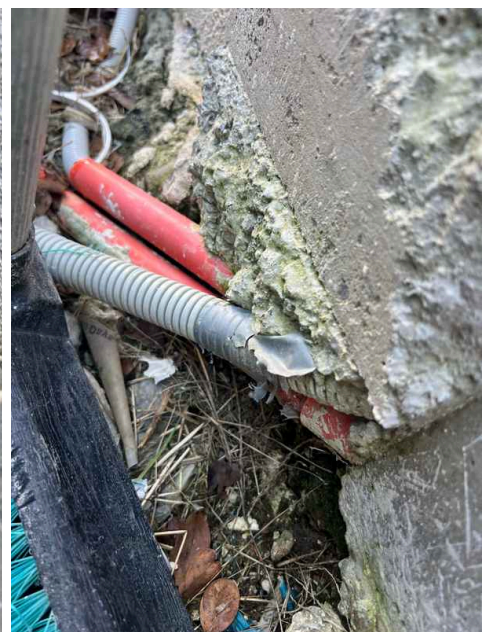
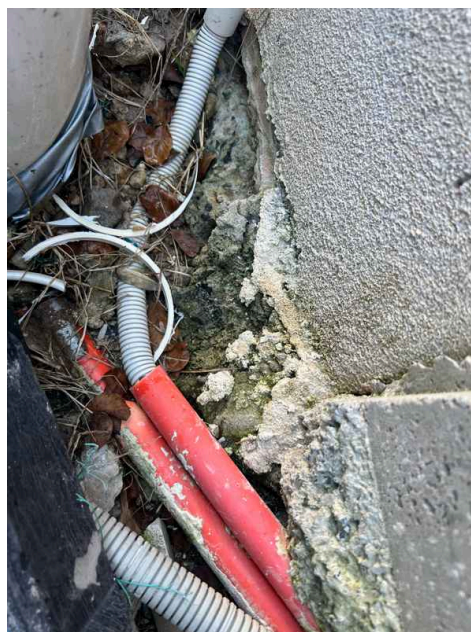
- Guide to Standards and Tolerances NSW 2017, Item 10.4: blemishes in rendered surfaces are defective if visible from a normal viewing position. (extract below)

Recommendation

Cut back and re-finish the render to a straight, neat junction and clean the residue off the stone.



27.13.2 Defective Items

CABLES

27.13.3 Defective Items

2 COLOURS

 Incomplete Work



27.13.4 Defective Items

CONCRETER CUT

 Incomplete Work



27.13.5 Defective Items

ELECTRICAL GARAGE

 Incomplete Work



27.13.6 Defective Items

GARAGE DOOR NOT CLOSE

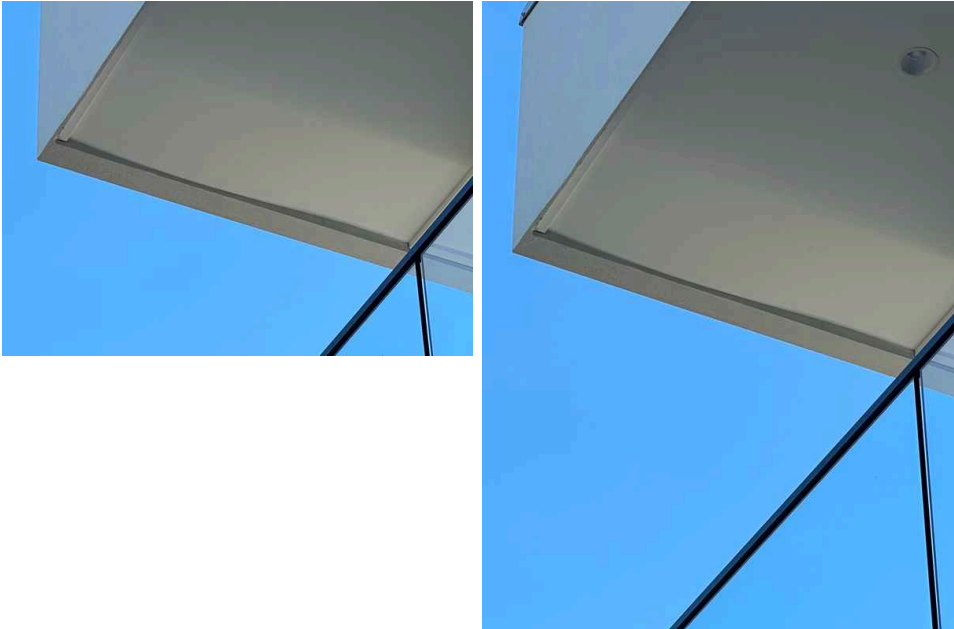
 Incomplete Work



27.13.7 Defective Items

EAVE

 Incomplete Work



27.13.8 Defective Items

FENCE RENDER

 Incomplete Work



27.13.9 Defective Items

GARAGE DOOR RAIL

 Incomplete Work



27.13.10 Defective Items

**GARAGE DOOR PASSES THE WALKWAY
HAZARD**

 Incomplete Work



27.13.11 Defective Items

ARTICULATION JOINTS

 Incomplete Work



27.13.12 Defective Items

CABLES ON THE FIREPLACE

 Incomplete Work



27.13.13 Defective Items

FIREPLACE NOT INSTALLED

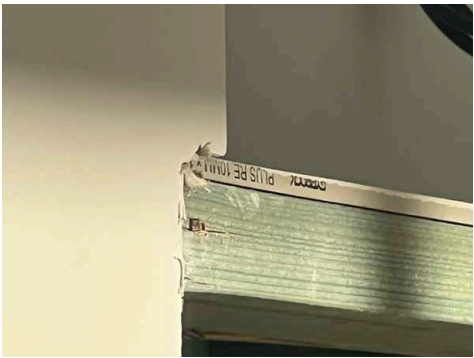
 Incomplete Work



27.13.14 Defective Items

FIREPLACE MATERIAL

 Incomplete Work



27.13.15 Defective Items

RENDER PAINT SPRAY OR DAMAGE

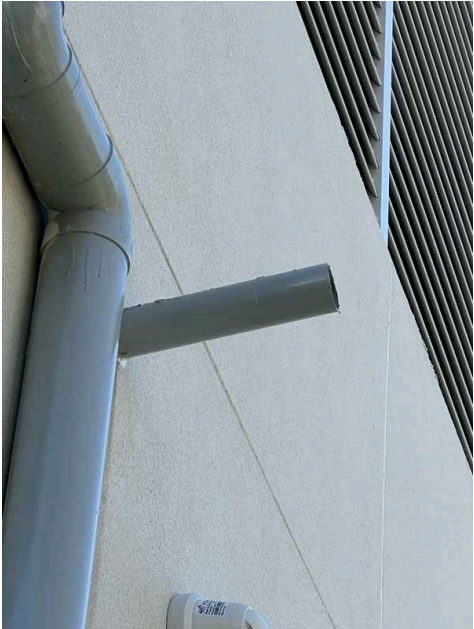
 Incomplete Work



27.13.16 Defective Items

PIPE

 Incomplete Work



27.13.17 Defective Items

UNDER TILE

 Incomplete Work



27.13.18 Defective Items

ROOF CRACK

 Incomplete Work



27.13.19 Defective Items

BALCONY CRACK

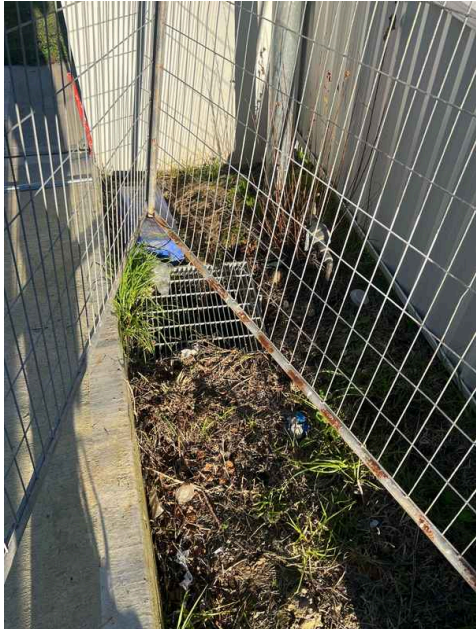
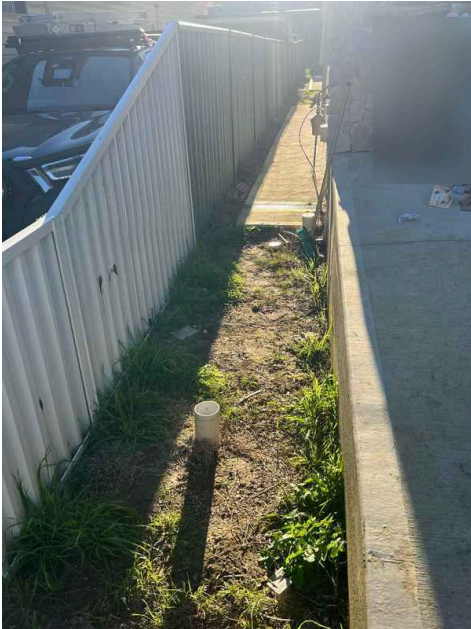
 Incomplete Work



27.13.20 Defective Items

CIVIL DRAWINGS

 Incomplete Work



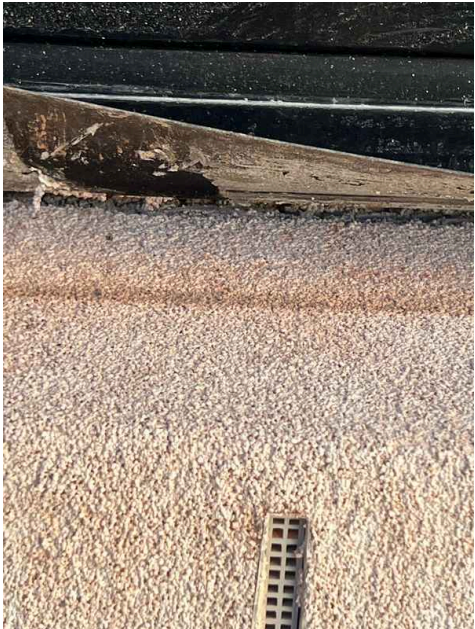
27.13.21 Defective Items
UNKNOWN

 Incomplete Work



27.13.22 Defective Items
UNKNOWN

 Incomplete Work



27.13.23 Defective Items

HOT WATER FIRST FLOOR

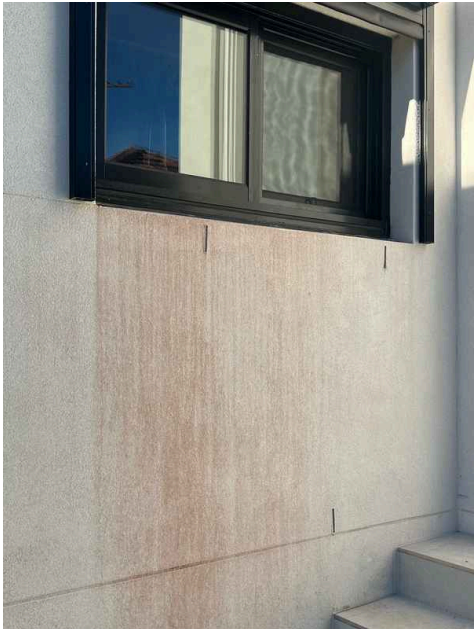
 Incomplete Work



27.13.24 Defective Items

RENDER RED

 Incomplete Work



27.13.25 Defective Items

TIMBER ON GROUND

Incomplete Work



27.13.26 Defective Items

STEEL COLUMNS

 Incomplete Work



27.13.27 Defective Items

POOL CASCADE

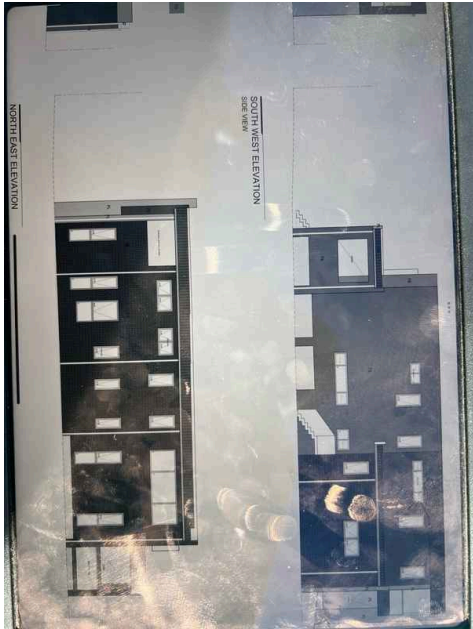
 Incomplete Work



27.13.28 Defective Items

DOWNPIPES

 Incomplete Work



27.13.29 Defective Items

STONES

 Incomplete Work



27.13.30 Defective Items

UNDER GARAGE

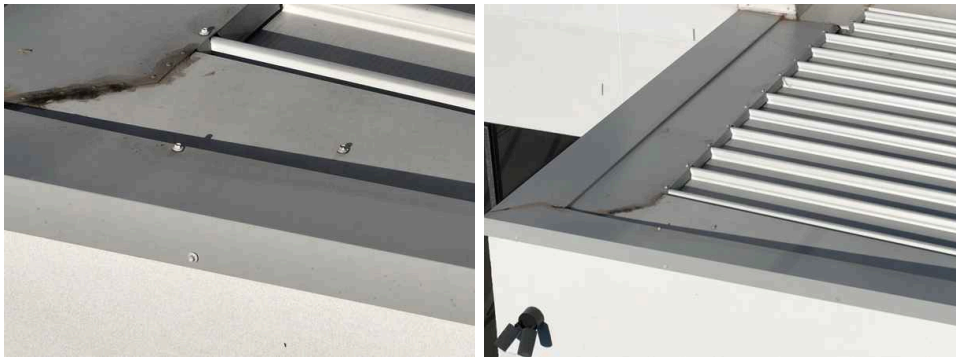
 Incomplete Work



27.13.31 Defective Items

FIXED FROM TOP

 Incomplete Work



27.13.32 Defective Items

VENT FIXING

 Incomplete Work



27.13.33 Defective Items

DOWNLIGHTS

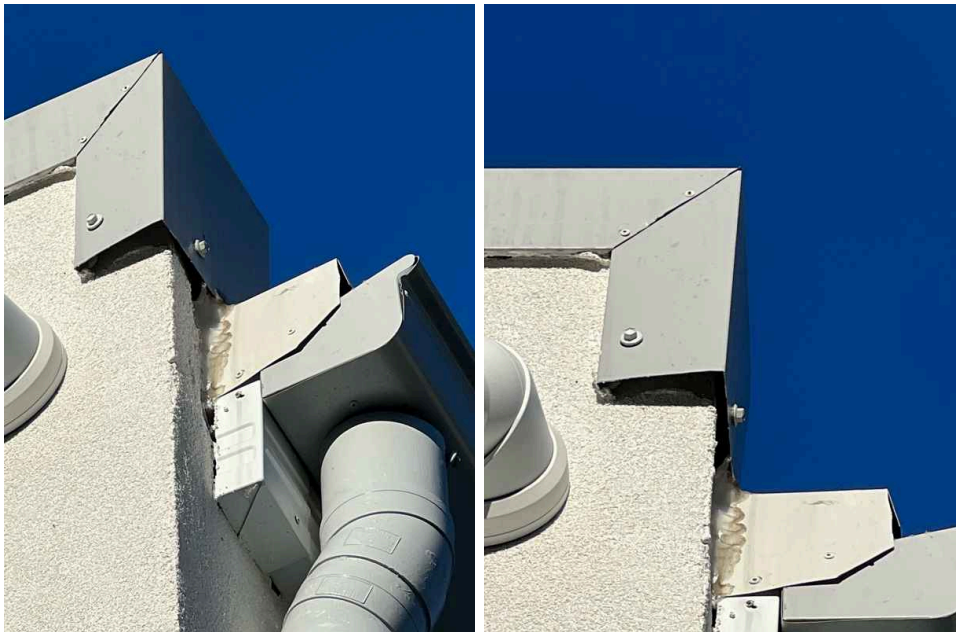
 Incomplete Work



27.13.34 Defective Items

FLASHINGS

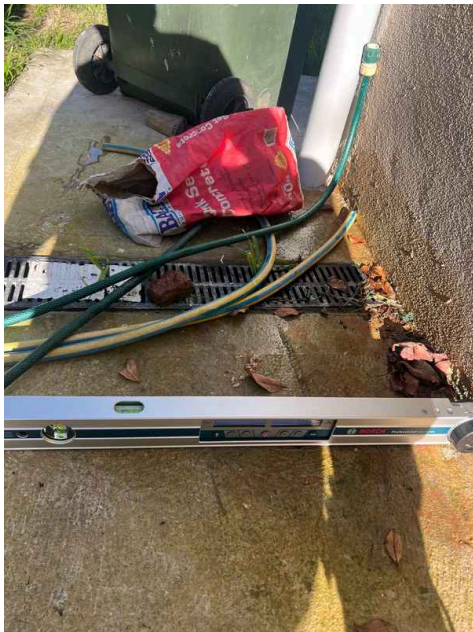
 Incomplete Work



27.13.35 Defective Items

SITE GRADING

 Incomplete Work



27.13.36 Defective Items

SEWER

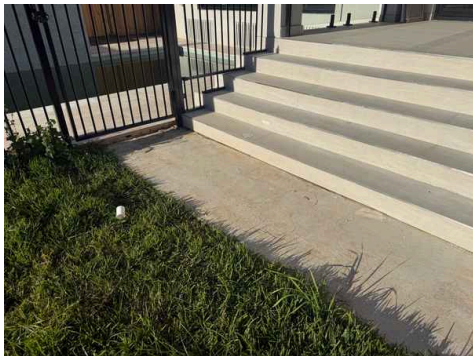
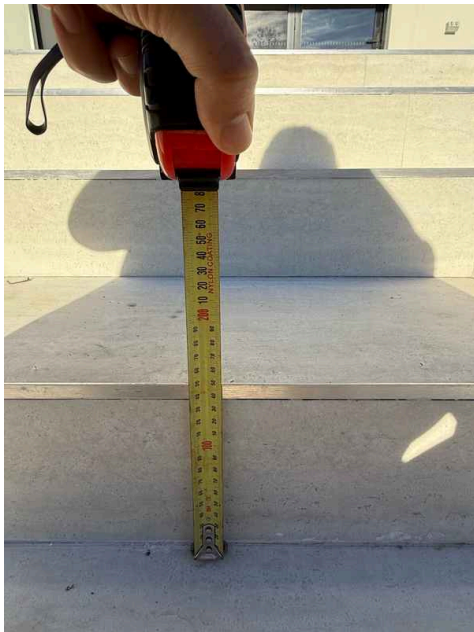
 Incomplete Work



27.13.37 Defective Items

BACKYARD TILE

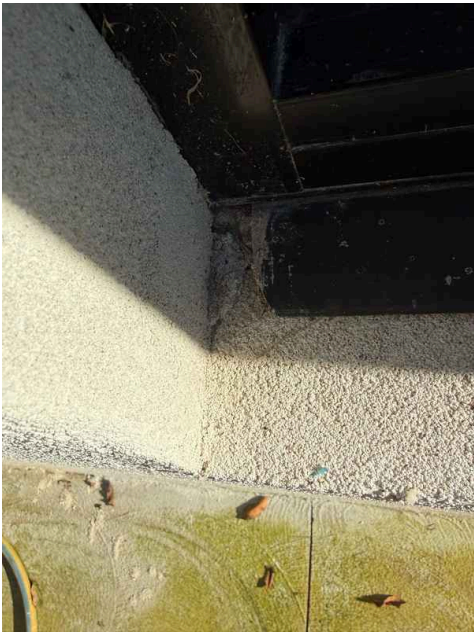
 Incomplete Work



27.13.38 Defective Items

WINDOWS FLASHING

 Incomplete Work



27.13.39 Defective Items

EDGES

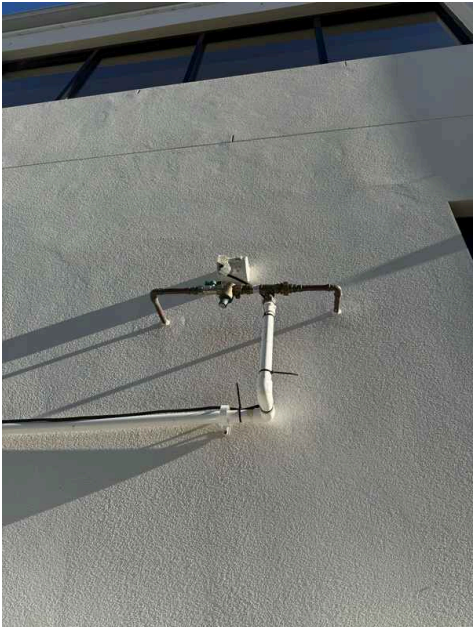
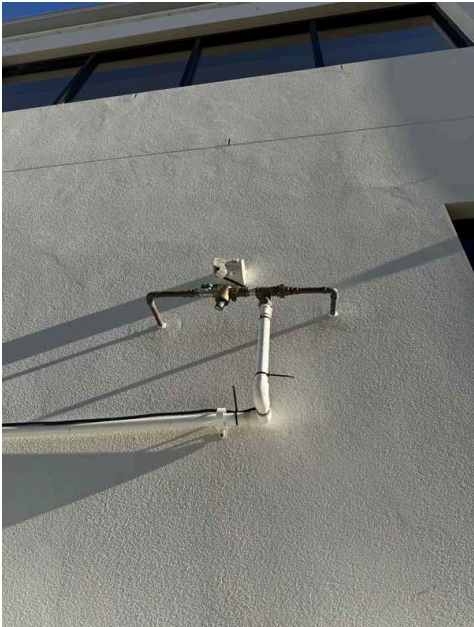
 Incomplete Work



27.13.40 Defective Items

WATER TANK

Incomplete Work



27.13.41 Defective Items

FASCIA DAMAGED

 Incomplete Work



27.13.42 Defective Items

POOL SIDE PAVING

 Incomplete Work



27.13.43 Defective Items

POOL SIDE TILE CRACKED

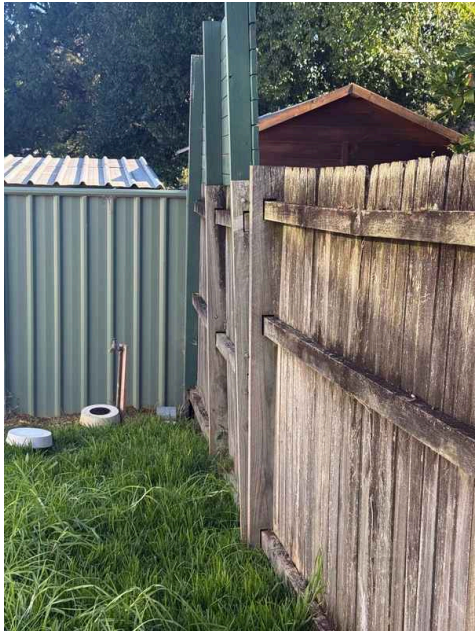
 Incomplete Work



27.13.44 Defective Items

FENCE

Incomplete Work



27.13.45 Defective Items

SUBFLOOR PIPE NOT CONNECTED

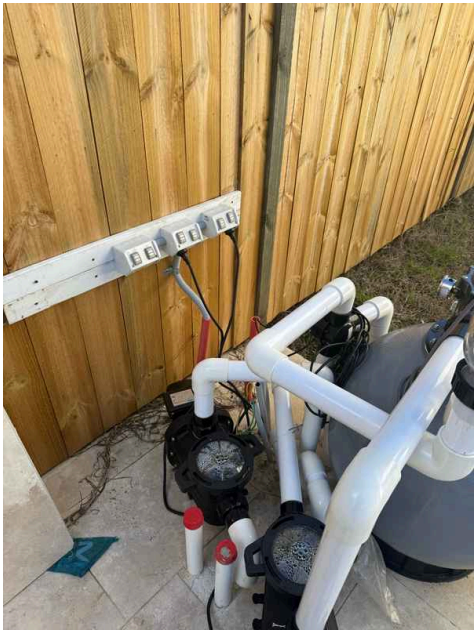
Incomplete Work



27.13.46 Defective Items

POOL EQUIPMENT ELECTRICAL

Incomplete Work



27.13.47 Defective Items

FRONT EAVE SAGGING

 Incomplete Work



27.13.48 Defective Items

METER BOX

 Incomplete Work



27.13.49 Defective Items

DOWNPIPES DEFECTS CONNECTION

 Incomplete Work



27.13.50 Defective Items

CAULKING

 Incomplete Work



27.13.51 Defective Items

WEATHER SEAL REQUIRED ON EXTERNAL DOORS

 Incomplete Work



27.13.52 Defective Items

RENDER COVERING THE CONTROL JOINTS

 Incomplete Work



27.13.53 Defective Items

OVERFLOW SIZE UNDERSIZED

 Incomplete Work

28: FINDINGS FROM OTHER BUILDING INSPECTION REPORT

		D	W	M	S	SP	O	MD
28.1	Defective Works							
28.2	Incomplete Works							

D = Defective Design W = Defective or faulty workmanship M = Defective Material S = Safety SP = Structural Performance
O = Other Major Defects MD = MAJOR DEFECT

Observations

28.2.1 Incomplete Works

PARAPET WALLS CAPPING COVER

Incomplete Work



28.2.2 Incomplete Works

SEALING/CAULKING REQUIRED

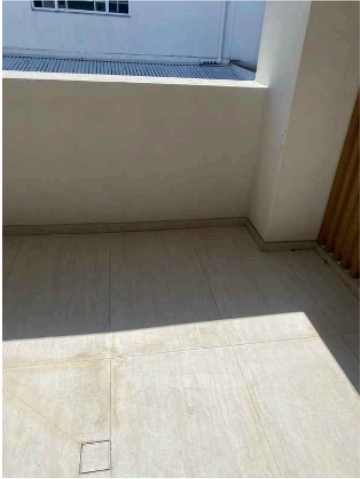
 Incomplete Work

10.3.1 + Floor and Walls

+ SEALING/CAULKING REQUIRED

Sealing/Caulking required.

 Defects



28.2.3 Incomplete Works

AIR CONDITIONER OUTLET IS NOT FLASHED WITH CEILING WALL

 Incomplete Work



11.12.1 + H/C vents/grilles/outlets

+ NOT FLASHED WITH CEILING/WALL

KITCHENETTE

One or more vents/outlets do not flush with the ceiling/wall plaster.
Fixing required.

 Defects



28.2.4 Incomplete Works

SWITCH IS NOT INSTALLED

Incomplete Work

11.13.2 + Lights/switches/downlights

Defects

+ NOT INSTALLED - SWITCH COVER PLATE

One or more switch cover plate(s) were not installed at the time of the inspection. ALL the cover plates need to be installed prior to the handover to prevent any electric shock hazard.



28.2.5 Incomplete Works

MIXER UNSECURE/LOOSE

Incomplete Work

15.2.2 + Plumbing/Mixer/Taps

Defects

+ MIXER UNSECURED/LOOSE

ENSUITE SHOWER ARM

The mixer/tap is now secured to the sink/benchtop. The plumber to tighten and secure it to prevent future pipe/benchtop damage and/or leakage possibility.



28.2.6 Incomplete Works

CABINETRY INCOMPLETE

 Incomplete Work

15.5.1 + Vanity/Cabinetry

INCOMPLETE

 Defects



28.2.7 Incomplete Works

TOILET SEAT IS LOOSE

 Incomplete Work

15.9.1 + Toilet

+ TOILET SEAT/ - LOOSE/UNSECURED

PDR

The toilet seat is loose/unsecured.

 Defects

