OWNER INSPECTIONS
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LOCK-UP (PRE-PLASTER) INSPECTION

Sample Property

Sample Property

Name withheld

18/09/2026

Inspector
Brad Kumnick
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Agent

Name withheld

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Inspection Agreement

1. This is an Agreement between you, the undersigned Client, and us, Owner Inspections.

2. If there is more than one Client, you are signing on behalf of all of you, and you represent that you are authorised to do so.

3. 'Owner Inspections' Report carries out in accordance with the guidelines of Australian Standard 4349.1 2007 (Standard) which covers the minimum requirements for the Visual Inspection of residential buildings. The purpose of the Inspection is to provide a visual Inspection and provide in-writing advice only to the prospective purchaser/owner regarding the condition of the property at the date and time of Inspection.

4. The Report is NOT a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, local council or other authorities, or as a warranty or an insurance policy against problems developing with the building in the future.

5. The Report is based on the condition of the inspected property at the date and time of Inspection. While the Inspection and Report conducted and prepared with the possible care, still some access limitation and safety hazards can limit the Inspector's ability to detect all defects. These limits and safety items are defined in the standards.

6. The Report assumes that the existing use of the building will continue. If the vendor/owner wishes to change the use of the property, a permit to be acquired from the local authorities.

7. This Report does not include the identification of unauthorised building work or work not compliant with building/council regulations. The Report does not include identification of the municipality regulations and requirements as well as identification of design defects for the construction. According to the Standards, the estimate of the costs of the rectifications is not required in this Report.

8. The construction stage Inspection Report is prepared based on the opinion and assessment of the Inspector at the date and time of the Inspection on the general condition of the inspected property. The Report will not guarantee to include all defects. The Report reflects the quality of workmanship only and will not diminish the responsibility of the builder. The building company has and will have the full responsibility of the build as specified in the law and regulations. This Inspection Report is to Client as a piece of advice and is not a mandatory stage Inspection specified in the Acts and Regulations and building permit.

9. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property located. If we hold a valid occupational license, we may inform you of this, and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

10. Checking Legal matters, building contract, design, easements, local council restrictions and requirements, crossovers, title, boundaries, connections, building

envelope, planning and building permits, setbacks and zonings are out of this Inspection and Report scope of work.

11. The Report will not include defects that may only be apparent in certain weather conditions or defects that have not yet appeared due to prolonged periods of wet or dry weather or other reasons.

12. An inspector shall only inspect areas where safe and unobstructed access provided. Reasonable access is defined in AS4349.1-2007 and this Agreement. Reasonable access does not include removing stored material/goods, nails, screws, cutting or making access hole, and moving furniture.

13. We will not test for the presence of radon, a harmful gas, mould, presence of asbestos, soil contamination, or other environmental hazards or violations.

14. The Report does not identify the presence of pests, or any damage caused by pests (e.g. termites, borers, etc.) unless the Client added to the requested service.

15. The Inspection is not intended to include rigorous assessment of all building elements in a property. Any maintenance and general advice items are a helpful guide only. The Report does not necessarily include all maintenance items.

16. If you request a re-Inspection, the re-Inspection is subject to the terms of this Agreement and re-Inspection fee.

17. The Report will be based on the Inspector’s assessment on major defects and safety hazards evident and visually visible on the date and time of the Inspection. The Report will also provide a general assessment of the property and collectively comment on minor defects which would form a regular part of property maintenance.

18. Limitation on Liability and Damages: We are not liable for any cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the Inspection for the agreed-upon fee.

19. Our Inspection and Report are for your use only. You give us permission to discuss our observations with real estate agents, owners, builders, or other interested parties. You will be the sole owner of the Report and all rights to it. We are not responsible for the use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. You are not allowed to send/show our Report and/or a quotation to our market competitors. If Owner Inspections realise that our competitor has/saw our Report belonging to you and your property, we have the right to take legal action to retrieve damages. If you or any person acting on your behalf provide the Report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our Inspection and Report are in no way a guarantee or warranty, express or implied, regarding the future

use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

20. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in Australia, where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorneys' fees incurred in defending that claim.

21. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire Agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorised officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorised officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the Inspection.

22. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us because of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified legal advice before accepting this Agreement.

23. You may not assign this Agreement.

24. BY BOOKING THE INSPECTIONS, YOU CONFIRM THAT YOU HAVE CAREFULLY READ THIS AGREEMENT. YOU AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Purpose of Inspection

The purpose of the Inspection is to provide advice to a prospective purchaser or other interested parties regarding the condition of the property at the time of Inspection.

Conditions of Inspection

An Inspection Report may be conditional on Prevailing weather conditions or recent occupancy and use of services that might affect observations; Information provided by the Client or the agents of the Client; Deliberate concealment of defects; Any other relevant factor limiting the Inspection.

Scope of Inspection

The Inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of Inspection. Where the Client or other interested party requires only assessment of the structure of the property, the scope of the Inspection shall be limited to that described in Appendix C, AS4349.1-2007. An estimate of the cost of rectification of defects is not required in an Inspection report in accordance with this Standard.

Inspection Records

The Inspector shall record the following information prior to, or during the course of, the Inspection: Identity of the Inspector undertaking the Inspection; Identity of the Client; The address of the property inspected; Date of Inspection; Weather conditions at the

time of the Inspection; Limitations of Inspection with respect to the accessible area; Observation of defects.

Areas for Inspection

The Client shall arrange right of entry, facilitate physical access to the property and supply necessary information to enable the Inspector to undertake the Inspection and prepare a report. The Inspector is not responsible for arranging access to property or parts of the property. Areas where reasonable entry is denied to the Inspector, or where reasonable access is not available, are excluded and do not form part of, the Inspection.

The Inspector shall inspect accessible parts of the building and appurtenances, together with the relevant feature of the property within 30 m of the building and within the boundaries of the site, or as otherwise agreed in the Inspection Agreement. In this context, relevant features include car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth embankments, surface water drainage and stormwater run-off.

The following areas shall be inspected where applicable: The interior of the building; The roof space; The exterior of the building; The sub-floor space; The roof exterior; The property within 30 m of the building subject to Inspection.

Significant items to be reported are as follows:

(a) Major defects.

(b) A general impression regarding the extent of minor defects, for example, significantly deteriorating exterior paint.

(c) Any major defect that is an urgent and serious safety hazard, for example, unsafe balustrades or imminent collapse of a structural member.

Items to be inspected where applicable:

Interior: Ceilings, Walls, Timber floors, Concrete floors, Timber or steel frames and structure, Timber windows, Metal/Aluminium framed windows, Doors and Frames, Kitchen: Benchtop, Cupboards, Sink/Taps, Tiles, Bathroom/WC/Ensuite: Cistern and pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Basins, Ventilation, Mirror; Laundry: Taps, Tubs/Cabinet, Tiles, Ventilation; stairs: Stringer, Handrail/Balusters, Treads and risers.

Exterior: Walls, Timber or steel frames and structure, Stairs, Balconies, Verandas, patios, decks, suspended concrete floors, balustrades, Roof, Skylight, Valleys, Guttering, Downpipes, Eaves, Fascia and barges.

Roof Space: Roof covering, Roof framing, Sarking, Party walls, Insulation.

Subfloor Space: Timber Floor, Suspended concrete floors.

The site: Car accommodation, detached laundry, ablution facilities and garden sheds, Retaining walls, Paths and driveways, Steps, Fencing, Surface-water.

Exclusion of items from Inspection:

Footings below ground.

The operation of fireplaces, solid fuel heaters, chimneys and flues.

Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum Systems, Alarm and Intercom systems, air-conditioning.

Swimming pools and associated filtration and similar equipment.

Concealed damp-proof course, plumbing, gas fitting and fixtures.

Concealed tie-downs and bracing, framing-timbers or any areas concealed by wall linings/sidings.
Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea-formaldehyde).

Soil conditions, control joints.

Sustainable development provisions, Environmental matters (e.g., BASIX, water tanks, NCC Environmental Provisions), Energy and lighting efficiency, Landscaping.

Rubbish, Stored items, furniture and accessories.

Safe and reasonable access

The extent of accessible areas shall be determined by the Inspector at the time of Inspection,

based on the conditions encountered at the time of Inspection. The Inspector shall also determine whether sufficient space is available to allow safe access. The Inspection shall include only accessible areas and areas that are within the Inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined as below:

Roof interior: minimum 400mm x 500mm access hole, 600mm x 600mm crawl space, accessible from a 3.6m ladder.

Roof exterior: Accessible from a 3.6m ladder placed on the ground.

Sub Floor Area: 400mm x 500mm access hole; 400mm x 500mm crawl space.
Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

Subfloor areas sprayed with chemicals are not to be inspected unless it is safe to do so. Areas, where reasonable entry is denied to the Inspector or where reasonable access is not available, are excluded from and do not form part of the Inspection.

Access Limitation:

The Inspector will conduct a non–invasive visual Inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access is both available and permitted on the date and time of the Inspection. Areas where reasonable entry is denied to the Inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the Inspection. Those areas may be the subject of an additional Inspection upon request following the provision or reasonable entry and access.

The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or

obstructed. The Inspector will not dig, gouge, force or perform any other invasive procedures.

Examples of access limitations:

Legal right of entry, locked doors/windows, security systems, pets, furniture or other Obstructions, Height, narrow boundary clearances, thick vegetation, small roof or crawl space, adverse weather conditions.

The Report shall identify any area or item within the scope of the Inspection that was not inspected and the factor that prevented Inspection.

Acceptance criteria:

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Definitions

Access hole (cover): An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an Inspection, maintenance or repair.

Accessible area: An area of the site where sufficient, safe and reasonable access is available to allow Inspection within the scope of the Inspection.

Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Client: The person or other entity for whom the Inspection is being carried out.

Defect: Fault or deviation from the intended condition of a material, assembly, or component.

Inspection: Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

Inspector: Person who is responsible for carrying out the Inspection.

Limitation: Any factor that prevents full or proper Inspection of the building.

Structural defect: Fault or deviation from the intended structural performance of a building element.

Structural element: Physically distinguishable part of a structure; for example, wall, columns, beam, connection.

Subfloor space: Space between the underside of a suspended floor and the ground.

Roof space: Space between the roof covering and the ceiling immediately below the roof covering.

Site: Allotment of land on which a building stands or is to be erected.

Defect Categories:

Visually Fine (F): Item inspected and is visually fine.

General Advice (G): A general advice item is neither defect nor fine. It is only a recommendation/advice/description by Inspector.

Defect (D): Fault or deviation from the intended condition of a material, assembly, or component. Repair is recommended on Defect items.

Major Defect (M): A defect which can cause further severe damage (structural or non-structural) to the property or make it unsafe. The rectification must carry out ASAP to avoid damages/injuries.

Unable to Inspect (U): An area where the Inspector could not inspect at the time of Inspection due to one or more safe/reasonable access limitations.

Not Applicable (N): An item which is not applicable to the area of the Inspection.

Please note: this report is ***not tribunal compliant and can not be used for any legal proceedings.*** If you need a report to pursue to tribunal or court, please get in touch with our office to book an expert witness inspection, and one of our experts will attend the site and provide a Tribunal-compliant inspection report.

NEED RE-INSPECTION?

Once your builder informs you that the defects are rectified, you can book a reinspection. During the re-inspection, our inspector attends the site and checks if all defects have been rectified. Both resolved and unresolved defects will be documented and the full report will be sent to you to help you get your builder to fix all defects before the defects are covered, and construction goes to the next stage.

Simply you can book this service online **HERE**.

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GENERAL ADVICE/MAINTENANCE ITEMS

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DEFECTS

1.2.1 + Inspection Details - + Limitations/Restrictions: General observation
2.1.1 + Inspection Summary - + Inspector's Comments: + Rectifications required prior to plastering
3.1.1 + Slab - + Slab Edges (External): + Unable to inspect
4.1.1 + Site Drainage - + Site Grading: + Grading Is Required
4.2.1 + Site Drainage - + Stormwater Drainage System (Underground): Storm water drainage system
5.1.1 + House External - + Fire Safety: + Property Within 900mm of the boundary
5.2.1 + House External - + Eaves: + Installed - Not Painted
5.3.1 + House External - + External Doors: + Not Installed
5.4.1 + House External - + Windows: + Infills Incomplete
6.1.1 + External Wall/Cladding - + Sarking: + Visually Fine
6.2.1 + External Wall/Cladding - + Brickworks: Brickwork
6.5.1 + External Wall/Cladding - + Expansion Joints: + Sealant Required
6.6.1 + External Wall/Cladding - + Joints/Infills/Caulking: + Service Penetrations - To be Sealed/Caulked
6.7.1 + External Wall/Cladding - + Window Sills: Brick sills
6.8.1 + External Wall/Cladding - + Mortar: Mortar
6.9.1 + External Wall/Cladding - + Weep holes: + Appears Fine
6.10.1 + External Wall/Cladding - Cladding : Cladding
7.1.1 + Roof Drainage System - + Fascia: + Appears fine
7.2.1 + Roof Drainage System - + Gutters: + Brackets - Not Clipped
7.4.1 + Roof Drainage System - + Downpipes: + Installed - First Floor Only
7.6.1 + Roof Drainage System - + Flashings: + General Views of roof flashings
8.1.1 + Roof Cladding (External) - + Roof Cladding (Tile): + General views
9.2.1 + Roof Space (Internal) - + Tile Roof Cladding (Underneath): + General view
9.3.1 + Roof Space (Internal) - + Sarking & Anti Ponding: + Visually Fine
9.4.1 + Roof Space (Internal) - + Flashing around penetrations: Flashing & peons
10.1.1 INTERNAL - Slab - + Slab Surface Finish (House Internal): + Slab Level - Within Tolerance
10.2.1 INTERNAL - Slab - + Shower Recess: Wet area set downs
11.1.1 INTERNAL - Walls - Bracing: Bracing
11.2.1 INTERNAL - Walls - Studs: Stud work

11.3.1 INTERNAL - Walls - Noggings: + Nogging unsecure
11.4.1 INTERNAL - Walls - Walls: General
11.5.1 INTERNAL - Walls - Bulk Heads: Appear Fine
11.6.1 INTERNAL - Walls - Plaster Trims: Ceiling trimmers
12.1.1 INTERNAL - Plumbing - Gas Pipes: Gas pipe work
12.4.1 INTERNAL - Plumbing - Roof Vents: Roof vent
13.1.1 INTERNAL - Electrical - Cables: Cables
13.2.1 INTERNAL - Electrical - Metre Box: Metre box
13.4.1 INTERNAL - Electrical - Downlights: Lighting points
15.1.1 INTERNAL - Heating/Cooling - Unit: + Installed And Roughed In
15.1.2 INTERNAL - Heating/Cooling - Unit: Condensation tray damaged
15.2.1 INTERNAL - Heating/Cooling - Ducts: Improper Duct Bending and Support
15.2.2 INTERNAL - Heating/Cooling - Ducts: Ducts
15.2.3 INTERNAL - Heating/Cooling - Ducts: Grill living area
16.1.1 + Frame Report Re-assessment - + Frame Inspection re-assessment: + Frame Defects - Fixed

1: + INSPECTION DETAILS

		F	G	D	M	U	N
1.1	+ General Conditions	X					
1.2	+ Limitations/Restrictions			X			
1.3	Videos	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ General Conditions: Weather Conditions
Clear

+ General Conditions: Building Type
Residential

+ General Conditions: Levels
Single Storey

+ General Conditions: Roof
Tiled

+ General Conditions: External Cladding
Brick Veneer

+ General Conditions: Windows
Aluminium

+ General Conditions: Piers
Not Applicable

+ General Conditions: Flooring
Slab

+ General Conditions: Building Age
New Build

+ General Conditions: In Attendance
Site Unattended

Observations

1.2.1 + Limitations/Restrictions

Defects

GENERAL OBSERVATION

INTERNAL AND EXTERNAL WORK

There are minor defects and incomplete work that require rectification

2: + INSPECTION SUMMARY

		F	G	D	M	U	N
2.1	+ Inspector's Comments			X			

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

2.1.1 + Inspector's Comments

Defects

+ RECTIFICATIONS REQUIRED PRIOR TO PLASTERING

INTERNAL WORK

Some defects found during the inspection, hence the plasters can not be installed before fixing the defects.

Builder is responsible for providing the rectifications proof (photo, video, meeting client on-site, etc.).

A re-inspection booking may be required (upon the client's request) to approve the rectifications.

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety. This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

3: + SLAB

		F	G	D	M	U	N
3.1	+ Slab Edges (External)	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

3.1.1 + Slab Edges (External)

General Advice/Maintenance Items

+ UNABLE TO INSPECT

Unable to inspect all sections of the slab edge due to installed termite physically barrier, dampproof membrane, or sarking/flashing.

4: + SITE DRAINAGE

		F	G	D	M	U	N
4.1	+ Site Grading			X			
4.2	+ Stormwater Drainage System (Underground)	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

4.1.1 + Site Grading

Defects

+ GRADING IS REQUIRED

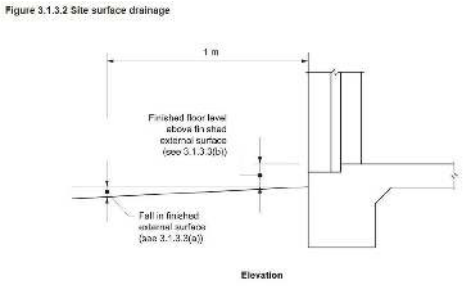
Grading has not been done yet. It has to be done according to the standards to keep the rainwater away from the slab.

National Construction Codes (NCC) - 3.1.3.3 Surface water drainage Slab-on-ground — finished ground level adjacent to buildings:

The external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

- (I) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); OR

- (ii) 50 mm over the first 1 m from the building in any other case.



4.2.1 + Stormwater Drainage System (Underground)

General Advice/Maintenance Items

STORM WATER DRAINAGE SYSTEM

PERIMETER OF HOUSE

Acceptable

5: + HOUSE EXTERNAL

		F	G	D	M	U	N
5.1	+ Fire Safety	X					
5.2	+ Eaves		X				
5.3	+ External Doors		X				
5.4	+ Windows		X				
5.5	+ Retaining Walls						X

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

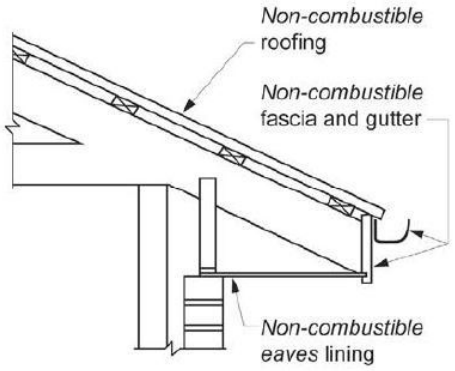
5.1.1 + Fire Safety

General Advice/Maintenance Items

+ PROPERTY WITHIN 900MM OF THE BOUNDARY

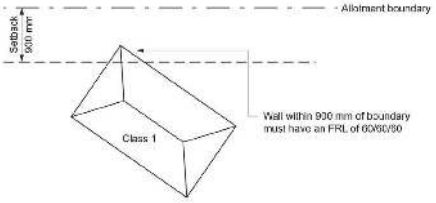
Property is located within 900mm of the boundary. Builder is fully responsible to ensure Non-combustible materials are used in sections located within 900mm of the boundary.

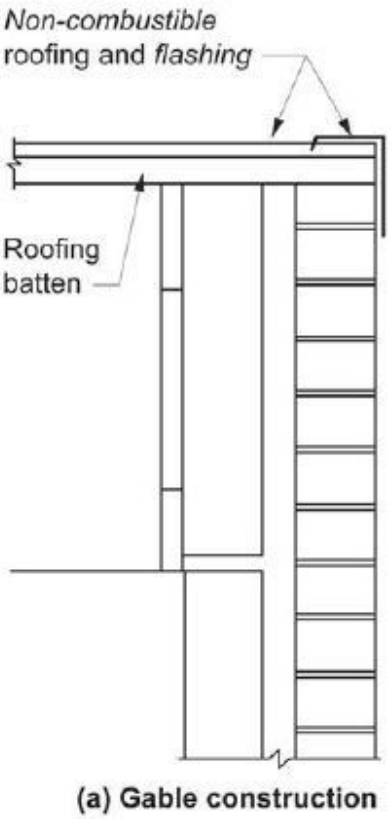
National Construction Codes (NCC) - Figure 3.7.2.3 Typical construction of external walls.



(d) Eaves construction

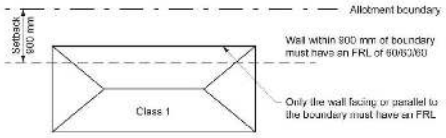
Figure 3.7.2.3 (d)

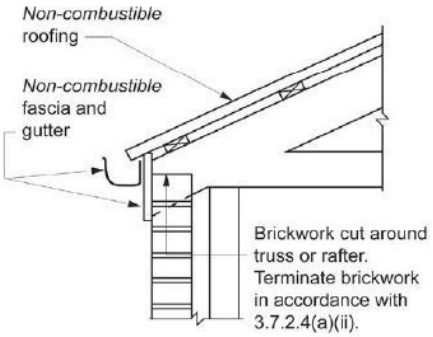




(a) Gable construction

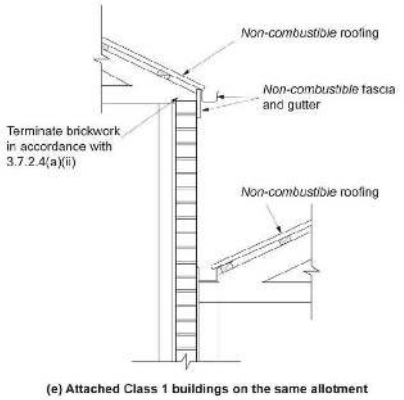
Figure 3.7.2.3 (a)





(b) Gutter on face of wall

Figure 3.7.2.3 (b)



(e) Attached Class 1 buildings on the same allotment

Figure 3.7.2.3 (e)

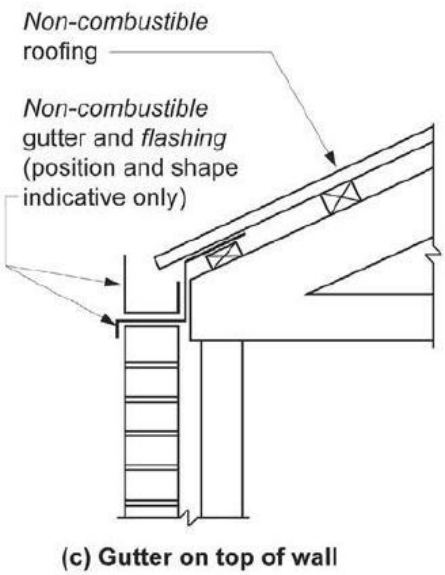


Figure 3.7.2.3 (c)

5.2.1 + Eaves

General Advice/Maintenance Items

+ INSTALLED - NOT PAINTED

Eave linings are installed, but not painted yet. They normally get painted after the fixing stage.

5.3.1 + External Doors

General Advice/Maintenance Items

+ NOT INSTALLED

External door(s) were not installed at the time of the inspection. Installation of all doors and windows is as a part of the lock-up stage.

DOMESTIC BUILDING CONTRACTS ACT 1995 - SEC 40

"lock-up stage" means the stage when a home's external wall cladding and roof covering is fixed, the flooring is laid and external doors and external windows are fixed (even if those doors or windows are only temporary).

5.4.1 + Windows

General Advice/Maintenance Items

+ INFILLS INCOMPLETE

WINDOWS

Infills above windows were incomplete at the time of inspection. They will be inspected in Fixing stage.

6: + EXTERNAL WALL/CLADDING

		F	G	D	M	U	N
6.1	+ Sarking	X					
6.2	+ Brickworks	X					
6.3	+ Render						X
6.4	+ Hebel						X
6.5	+ Expansion Joints		X				
6.6	+ Joints/Infills/Caulking		X				
6.7	+ Window Sills	X					
6.8	+ Mortar	X					
6.9	+ Weep holes	X					
6.10	Cladding	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

6.1.1 + Sarking

General Advice/Maintenance Items

+ VISUALLY FINE

EXTERNAL WALLS

External sarking was installed in a fairly good standard.

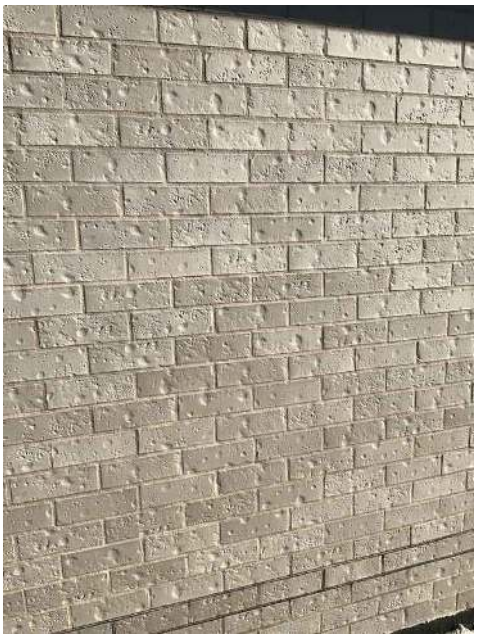
6.2.1 + Brickworks

BRICKWORK

PERIMETER BRICKWORK

Acceptable

General Advice/Maintenance Items



6.5.1 + Expansion Joints

+ SEALANT REQUIRED

General Advice/Maintenance Items

Expansion joints to be sealed with mastic sealant to prevent water from entering the building.

All mortar/debris to be removed from the expansion joints prior to applying the sealant.

6.6.1 + Joints/Infills/Caulking

+ SERVICE PENETRATIONS - TO BE SEALED/CAULKED

General Advice/Maintenance Items

All service penetrations to the walls should be sealed/caulked.

6.7.1 + Window Sills

BRICK SILLS

WINDOWS

Acceptable

General Advice/Maintenance Items

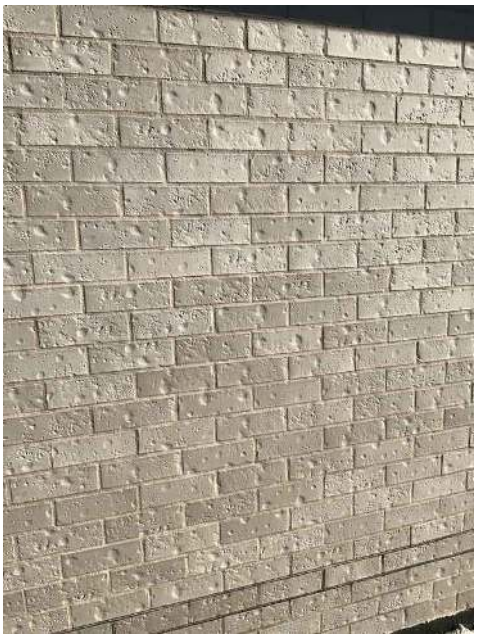
6.8.1 + Mortar

MORTAR

BRICKWORK

Acceptable

General Advice/Maintenance Items



6.9.1 + Weep holes

+ APPEARS FINE

General Advice/Maintenance Items

Weep holes appear fine at the time of inspection.

6.10.1 Cladding

CLADDING

FRONT FACADE

General Advice/Maintenance Items

Acceptable

7: + ROOF DRAINAGE SYSTEM

		F	G	D	M	U	N
7.1	+ Fascia	X					
7.2	+ Gutters			X			
7.3	+ Rainheads						X
7.4	+ Downpipes			X			
7.5	+ Downpipe spreaders						X
7.6	+ Flashings	X					
7.7	+ Parapet Walls Capping						X

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

7.1.1 + Fascia

General Advice/Maintenance Items

+ APPEARS FINE

Fascia appears fine at the time of inspection.

7.2.1 + Gutters

Defects

+ BRACKETS - NOT CLIPPED

One or more gutter brackets not clipped incorrectly

National Construction Codes (NCC) - 3.5.3.4 Installation of gutters:

b) Eaves gutters must be supported by brackets securely fixed at stop ends and at not more than 1.2 m centres.

7.4.1 + Downpipes

Defects

+ INSTALLED - FIRST FLOOR ONLY

The ground floor downpipes were not installed at the time of inspection. They need to be installed as soon as possible and upon the completion of cladding. In the meantime, temporary downpipes to be installed to direct the during construction rain to the stormwater system and prevent it from ponding around the building and penetrating under the slab.

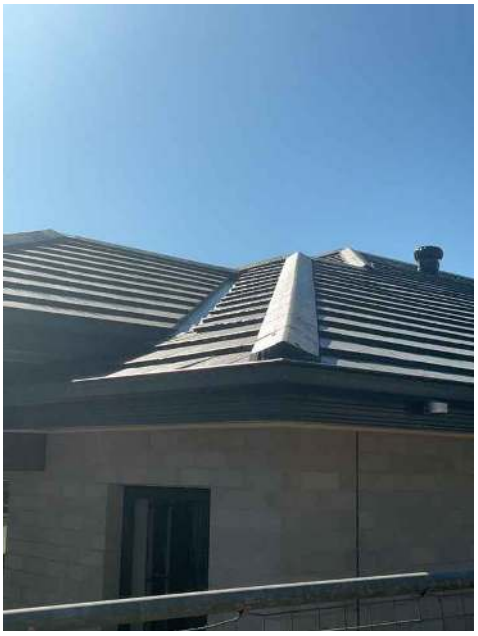
The first-floor downpipes are installed so that the scaffold can be dismantled, however, their bottom sections are incomplete. This will be re-inspected in the next stage of inspection.

7.6.1 + Flashings

General Advice/Maintenance Items

+ GENERAL VIEWS OF ROOF FLASHINGS

General views of flashings.



8: + ROOF CLADDING (EXTERNAL)

		F	G	D	M	U	N
8.1	+ Roof Cladding (Tile)	X					
8.2	+ Roof Cladding (Metal)						X

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

8.1.1 + Roof Cladding (Tile)

General Advice/Maintenance Items

+ GENERAL VIEWS

ROOF AREA

General views of the roof cladding.acceptable

9: + ROOF SPACE (INTERNAL)

		F	G	D	M	U	N
9.1	+ Metal Roof Cladding (Underneath)						X
9.2	+ Tile Roof Cladding (Underneath)	X					
9.3	+ Sarking & Anti Ponding	X					
9.4	+ Flashing around penetrations	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

9.2.1 + Tile Roof Cladding (Underneath)

General Advice/Maintenance Items

+ GENERAL VIEW

UNDER SIDE OFF ROOF

General views of roof cladding from below. Acceptable

9.3.1 + Sarking & Anti Ponding

General Advice/Maintenance Items

+ VISUALLY FINE

Sarking has been installed under the roof cladding without any visible damage.

9.4.1 + Flashing around penetrations

FLASHING & PEONS

ROOF AREA

General Advice/Maintenance Items

Acceptable

10: INTERNAL - SLAB

		F	G	D	M	U	N
10.1	+ Slab Surface Finish (House Internal)	X					
10.2	+ Shower Recess	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

10.1.1 + Slab Surface Finish (House Internal)

General Advice/Maintenance Items

+ SLAB LEVEL - WITHIN TOLERANCE

The slab level appears to be within the tolerance limits fo 10mm in every room or 4mm on every 2m length.

Guide to Standards And Tolerances - 2.08 Levelness of concrete floors:

Except where documented otherwise, new floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint shall not exceed 20 mm.

10.2.1 + Shower Recess

WET AREA SET DOWNS

WET AREAS

General Advice/Maintenance Items

Not installed

11: INTERNAL - WALLS

		F	G	D	M	U	N
11.1	Bracing	X					
11.2	Studs	X					
11.3	Noggings			X			
11.4	Walls	X					
11.5	Bulk Heads	X					
11.6	Plaster Trims	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

11.1.1 Bracing

BRACING

BRACED WALLS

Acceptable

General Advice/Maintenance Items

11.2.1 Studs

STUD WORK

WALL FRAMING

General Advice/Maintenance Items

Acceptable

11.3.1 Noggings

+ NOGGING UNSECURE

Defects

Nogging above meter box needs to be fixed

11.4.1 Walls

GENERAL

WALLS

Acceptable

General Advice/Maintenance Items

11.5.1 Bulk Heads

APPEAR FINE

Bulkheads appear fine.

General Advice/Maintenance Items

11.6.1 Plaster Trims

CEILING TRIMMERS

CEILING FRAMEWORK

General Advice/Maintenance Items

Acceptable

12: INTERNAL - PLUMBING

		F	G	D	M	U	N
12.1	Gas Pipes	X					
12.2	Water Pipes	X					
12.3	Sewer Pipes	X					
12.4	Roof Vents	X					
12.5	Solar HWS pipes						X

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

Water Pipes: Pressure Test Required

Plumber to confirm all lines have been pressure tested prior to plastering works progressing.

Observations

12.1.1 Gas Pipes

GAS PIPE WORK

ROOF SPACE

Acceptable

General Advice/Maintenance Items

12.4.1 Roof Vents

ROOF VENT

ROOF SOACE

Acc

General Advice/Maintenance Items

13: INTERNAL - ELECTRICAL

		F	G	D	M	U	N
13.1	Cables	X					
13.2	Metre Box	X					
13.3	Switches/Points	X					
13.4	Downlights	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

13.1.1 Cables

General Advice/Maintenance Items

CABLES

INTERNAL

Acceptable

13.2.1 Metre Box

METRE BOX

LEFT SIDE HOUSE

Acc

General Advice/Maintenance Items

13.4.1 Downlights

LIGHTING POINTS

INTERNAL

Acceptable

General Advice/Maintenance Items

14: INTERNAL - INSULATION

		F	G	D	M	U	N
14.1	+ Insulation						X

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

Insulation

Internal walls, ceiling

Not started

15: INTERNAL - HEATING/COOLING

		F	G	D	M	U	N
15.1	Unit			X			
15.2	Ducts			X			

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Observations

15.1.1 Unit

General Advice/Maintenance Items

+ INSTALLED AND ROUGHED IN

The heating/cooling unit was installed at the time of inspection and the ducts were roughed in at the time of inspection. The connections will be made prior to handover. Builder to provide the manufacturer's instruction and energy rating to the house owner at completion.

15.1.2 Unit

Defects

CONDENSATION TRAY DAMAGED

CEILING SPACE

Damaged tray

15.2.1 Ducts

Defects

IMPROPER DUCT BENDING AND SUPPORT

Defect: During the inspection, it was observed that heating/cooling ducts in the roof space exhibit tight bends and crimps, which significantly disrupt airflow. These defects decrease both the pressure and volume of air delivered to rooms, impacting the overall efficiency of the HVAC system. According to Australian Standard AS 4254.1-2012, the minimum radius of duct bends must not be less than the diameter of the duct itself to avoid such airflow disruptions.

Impact of the Defect: Tight bends and crimps in ductwork can lead to increased resistance and turbulence in airflow, resulting in reduced efficiency and increased energy costs. This improper installation also increases the risk of premature wear and failure of the HVAC system due to the additional strain.

Standards Reference: The requirements for duct installation, including bending and support, are outlined in **AS 4254.1-2012**: Ductwork for air-handling systems in buildings.

Recommended Rectification: Rectification involves correcting the bends to meet the minimum radius requirements and ensuring adequate support throughout the duct run, particularly at changes in direction. This correction should be done prior to any plastering to ensure the ducts are properly positioned and secured, thereby restoring optimal airflow and system efficiency.

Figure 5.4.3(F) — Flexible duct installation — radius bends

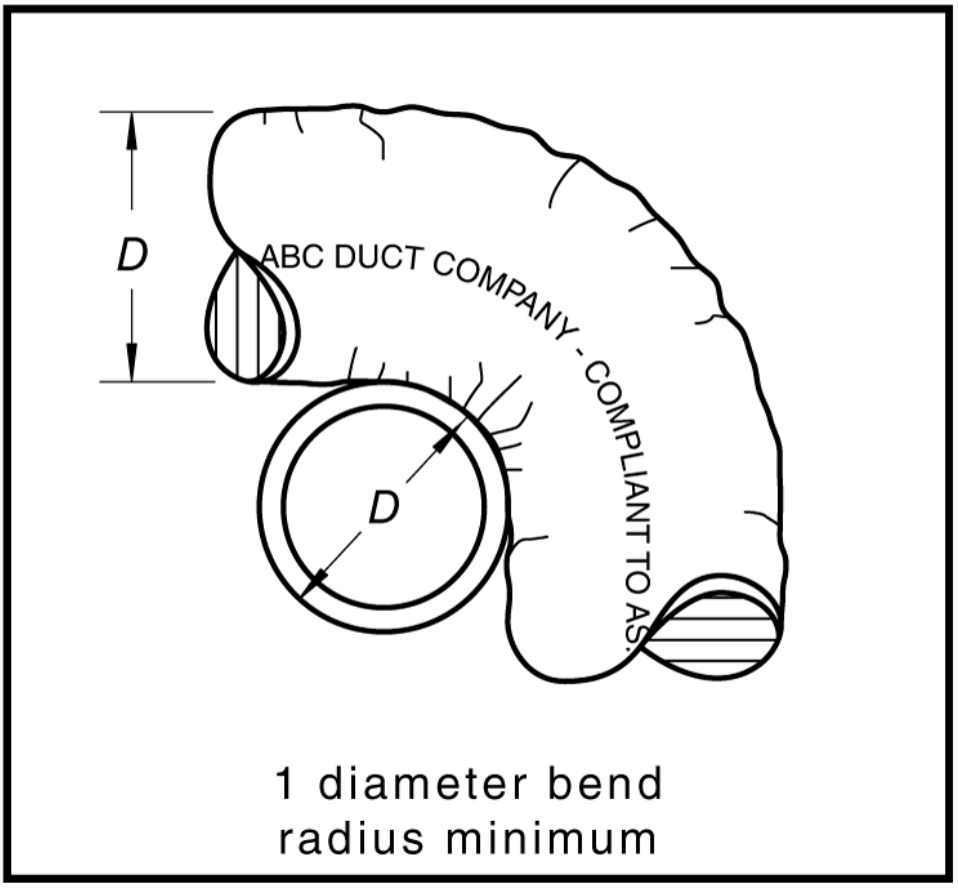
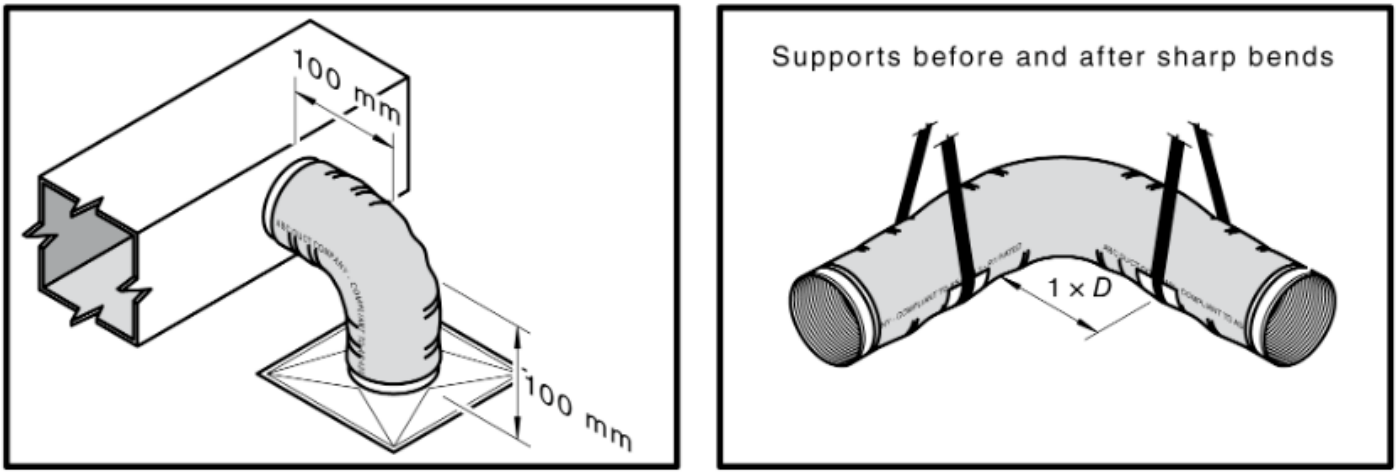


Figure 5.4.3(D) — Flexible duct installation



(a) (b)

15.2.2 Ducts

DUCTS

General Advice/Maintenance Items

Visually fine

15.2.3 Ducts

GRILL LIVING AREA

Defects

LIVING

Missing grill

16: + FRAME REPORT RE-ASSESSMENT

		F	G	D	M	U	N
16.1	+ Frame Inspection re-assessment	X					

F = Visually Fine G = General Advice D = Defect M = Major Defect U = Unable to Inspect N = Not Applicable

Information

+ Frame Inspection re-assessment: FRAME REPORT RE-ASSESSMENT

The frame inspection report was re-assessed in this stage by inspector. Please see the full details below.

Observations

16.1.1 + Frame Inspection re-assessment

General Advice/Maintenance Items

+ FRAME DEFECTS - FIXED

FRAMING DEFECTS

The below defect items from the frame inspection report were inspected again at this stage and were noted to be fixed. No further action required.

8.8.1. Complete

8.10.1 complete

15.2.1 complete