

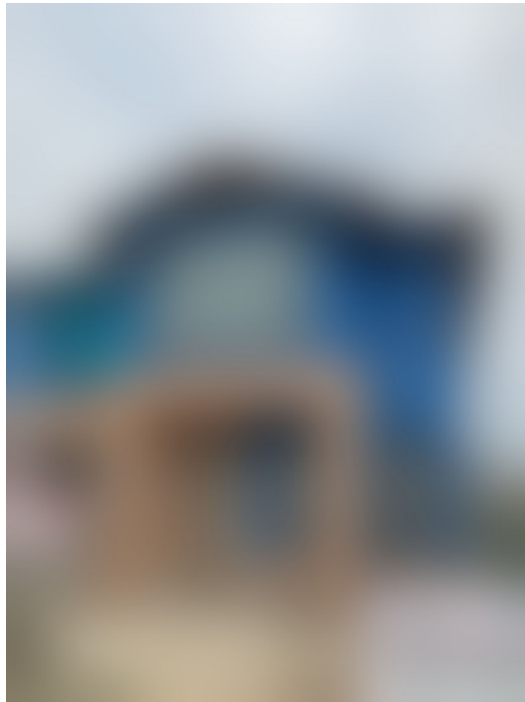


OWNER INSPECTIONS

1300 471 805

[booking@ownerinspections.com.au](mailto:booking@ownerinspections.com.au)

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



## LOCK-UP (PRE-PLASTER) INSPECTION

Sample Property

VIC

Suburb withheld

, VIC

Name withheld

17/09/2026



Inspector

**Ty Pearson**

Registered Building Practitioner

1300 471 805

[booking@ownerinspections.com.au](mailto:booking@ownerinspections.com.au)

# TABLE OF CONTENTS

|                                  |    |
|----------------------------------|----|
| 1: + Inspection Details          | 11 |
| 2: + Inspection Summary          | 13 |
| 3: + External Wall/Cladding      | 14 |
| 4: + Roof Cladding (External)    | 16 |
| 5: + Roof Space (Internal)       | 17 |
| 6: INTERNAL - Walls              | 18 |
| 7: INTERNAL - Plumbing           | 19 |
| 8: INTERNAL - Electrical         | 23 |
| 9: INTERNAL - Insulation         | 25 |
| 10: INTERNAL - Heating/Cooling   | 27 |
| 11: + Frame Report Re-assessment | 28 |

## **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. If you wish to eliminate this liquidated damage provision, we are willing to perform the Inspection for an additional fee of \$2,000 payable in advance upon your request.

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](#).



GENERAL  
ADVICE/MAINTENANCE  
ITEMS



DEFECTS

- 🔧 2.1.1 + Inspection Summary - + Inspector's Comments: + Rectifications required prior to plastering
- ⊖ 3.1.1 + External Wall/Cladding - + Sarking: + Overlap sarking over flashing
- 🔧 3.2.1 + External Wall/Cladding - + Brickworks: + Acid wash required
- 🔧 3.3.1 + External Wall/Cladding - + Expansion Joints: + Expansion Joints - To be Caulked
- 🔧 3.4.1 + External Wall/Cladding - + Mortar: + yet to be washed
- ⊖ 6.4.1 INTERNAL - Walls - Walls: Shower FC flooring not nailed at edges properly
- ⊖ 7.2.1 INTERNAL - Plumbing - Water Pipes: + Water Hammering - Silicon required
- ⊖ 7.2.2 INTERNAL - Plumbing - Water Pipes: + Not secured
- ⊖ 7.3.1 INTERNAL - Plumbing - Sewer Pipes: + Sewer pipes Not Capped
- ⊖ 7.3.2 INTERNAL - Plumbing - Sewer Pipes: Junctions installed within 600mm exclusion zone of stack void
- ⊖
- 8.1.1 INTERNAL - Electrical - Cables: + Cables in Contact with Hot water pipes - Min 25mm clearance required
- ⊖
- 8.1.2 INTERNAL - Electrical - Cables: + Cables in Contact with cold water pipes - Min 25mm clearance required
- ⊖ 9.1.1 INTERNAL - Insulation - + Insulation: + Some Insulation batts Missing
- ⊖ 9.1.2 INTERNAL - Insulation - + Insulation: Ceiling penetrations not insulated
- 🔧 10.1.1 INTERNAL - Heating/Cooling - Unit: + Installed And Roughed In
- 🔧
- 11.1.1 + Frame Report Re-assessment - + Frame Inspection re-assessment: + Frame Defects - Unable to Inspect
- ⊖ 11.1.2 + Frame Report Re-assessment - + Frame Inspection re-assessment: + Frame Defects - NOT fixed
- 🔧 11.1.3 + Frame Report Re-assessment - + Frame Inspection re-assessment: + Frame Defects - Fixed

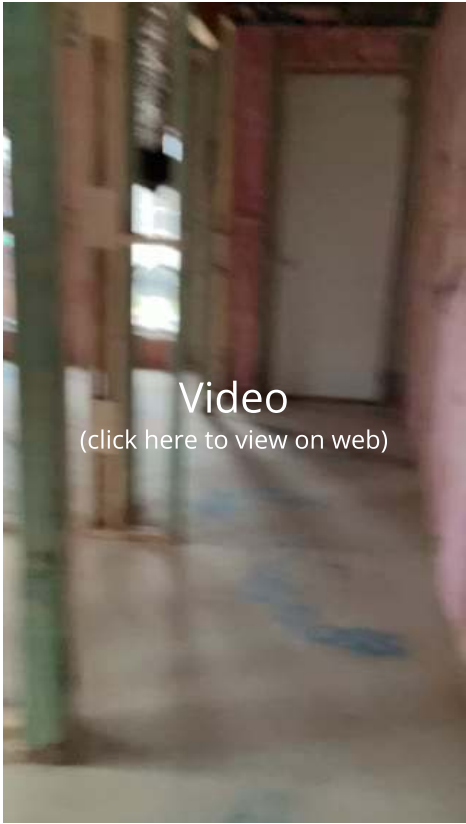
# 1: + INSPECTION DETAILS

|     |                            | 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

|                                                        |                                                           |                                                                |
|--------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|
| <b>+ General Conditions: In Attendance</b><br>Trades   | <b>+ General Conditions: Weather Conditions</b><br>Cloudy | <b>+ General Conditions: Building Type</b><br>Residential      |
| <b>+ General Conditions: Levels</b><br>Double Storey   | <b>+ General Conditions: Roof</b><br>Metal                | <b>+ General Conditions: External Cladding</b><br>Brick Veneer |
| <b>+ General Conditions: Windows</b><br>Aluminium      | <b>+ General Conditions: Piers</b><br>Brick               | <b>+ General Conditions: Flooring</b><br>Slab, Timber          |
| <b>+ General Conditions: Building Age</b><br>New Build | <b>Videos: Walk Through Video</b>                         |                                                                |



Video  
(click here to view on web)

## Limitations

+ Limitations/Restrictions

**REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:**

Height, Working Trades

## 2: + INSPECTION SUMMARY

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

#### + RECTIFICATIONS REQUIRED PRIOR TO PLASTERING



General Advice/Maintenance Items

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: + EXTERNAL WALL/CLADDING

|     |                    | F | G | D | M | U | N |
|-----|--------------------|---|---|---|---|---|---|
| 3.1 | + Sarking          |   |   | X |   |   |   |
| 3.2 | + Brickworks       |   | X |   |   |   |   |
| 3.3 | + Expansion Joints |   | X |   |   |   |   |
| 3.4 | + Mortar           |   | X |   |   |   |   |

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

#### Observations

3.1.1 + Sarking  
**+ OVERLAP SARKING OVER FLASHING**

Defects



Front. Lap sarking over flashing

## 3.2.1 + Brickworks

**+ ACID WASH REQUIRED**

General Advice/Maintenance Items

Brickwall yet to be washed by acid. A hydrochloric acid solution is commonly used to remove mortar stains from clay brickwork.

**Guide to Standard And Tolerances**

**3.07:** Unless documented otherwise, masonry faces are defective if they are not cleaned and free of excess mortar.

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



## 3.3.1 + Expansion Joints

**+ EXPANSION JOINTS - TO BE CAULKED**

General Advice/Maintenance Items

Expansion joints yet to be caulked.

## 3.4.1 + Mortar

**+ YET TO BE WASHED**

General Advice/Maintenance Items

The brickworks yet to be washed by acid. Mortars will be inspected after acid washed.

# 4: + ROOF CLADDING (EXTERNAL)

|     |                         | F | G | D | M | U | N |
|-----|-------------------------|---|---|---|---|---|---|
| 4.1 | + Roof Cladding (Metal) |   | X |   |   |   |   |

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

## Limitations

+ Roof Cladding (Metal)

**+ ROOF CLADDING INSPECTION WAS RESTRICTED BY:**  
Height

# 5: + ROOF SPACE (INTERNAL)

|     |                                    | F | G | D | M | U | N |
|-----|------------------------------------|---|---|---|---|---|---|
| 5.1 | + Metal Roof Cladding (Underneath) |   | X |   |   |   |   |

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

## Limitations

+ Metal Roof Cladding (Underneath)

### ACCESS/INSPECTION LIMITATIONS

Insulations

## 6: INTERNAL - WALLS

|     |          | F | G | D | M | U | N |
|-----|----------|---|---|---|---|---|---|
| 6.1 | Bracing  | X |   |   |   |   |   |
| 6.2 | Studs    | X |   |   |   |   |   |
| 6.3 | Noggings | X |   |   |   |   |   |
| 6.4 | Walls    |   |   | X |   |   |   |

F = Visually Fine

G = General Advice

D = Defect

M = Major Defect

U = Unable to Inspect

N = Not Applicable

### Observations

#### 6.4.1 Walls



Defects

#### **SHOWER FC FLOORING NOT NAILED AT EDGES PROPERLY**

The FC sheet has pre marked dots where nails must be installed. For shower flooring It is critical the correct fixing method is followed to prevent movement at floor/ wall junctions.



Ensure all shower flooring is properly nailed.

## 7: INTERNAL - PLUMBING

|     |             | F | G | D | M | U | N |
|-----|-------------|---|---|---|---|---|---|
| 7.1 | Gas Pipes   |   | X |   |   |   |   |
| 7.2 | Water Pipes |   | X | X |   |   |   |
| 7.3 | Sewer Pipes |   |   | X |   |   |   |

F = Visually Fine

G = General Advice

D = Defect

M = Major Defect

U = Unable to Inspect

N = Not Applicable

### Information

#### Gas Pipes: Access is limited by insulation batts

Access is limited by insulation Matt's.



#### Water Pipes: Pressure Test Required

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



## Observations

### 7.2.1 Water Pipes

#### + **WATER HAMMERING - SILICON REQUIRED**

Silicon to be applied around all holes where water pipes passing by through the stud/plates/noggings to secure loose pipes and preventing future water hammering.



Defects



Water pipes not secured, siliconed at I joists. Must be secured at 600mm centres.

### 7.2.2 Water Pipes

#### + NOT SECURED

One or more pipes are not fully secured. All pipes need to be secured to timber frame using clips to prevent movement and water hammering. An additional clip is required.



Laundry example. Must be secured at 600mm centres to prevent water hammer

### 7.3.1 Sewer Pipes

#### + SEWER PIPES NOT CAPPED

One or more sewer pipes are not capped. The material and debris can fall into the pipes and block the sewerage system. Cappings to be installed ASAP.



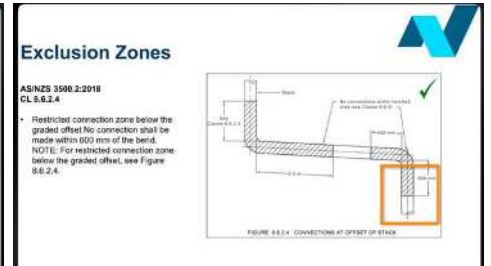
## 7.3.2 Sewer Pipes

**JUNCTIONS INSTALLED WITHIN 600MM EXCLUSION ZONE OF STACK VOID**

Ground Floor



VBA Tech sheet



# 8: INTERNAL - ELECTRICAL

|     |        | F | G | D | M | U | N |
|-----|--------|---|---|---|---|---|---|
| 8.1 | Cables |   | X | X |   |   |   |

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

## Limitations

Cables  
**INSULATION**



## Observations

8.1.1 Cables

+ CABLES IN CONTACT WITH HOT WATER PIPES - MIN 25MM CLEARANCE REQUIRED



A separation distance of at least 25mm shall be maintained between any above ground pipework associated with heated water service and electrical cables, gas pipes or other services. Relevant trades to recheck all

Table 2: Indicative summary of separation distances (in mm) between different above ground services\*

| Above ground services<br>(general advice only)                                  | Water service<br>(drinking water supply) |                      |     |                 |                                           |                               |                      |                             |
|---------------------------------------------------------------------------------|------------------------------------------|----------------------|-----|-----------------|-------------------------------------------|-------------------------------|----------------------|-----------------------------|
|                                                                                 | Cold water                               |                      |     | Heated<br>water | Storm-<br>water pipes<br>(down-<br>pipes) | LV electrical<br>supply cable | Consumer<br>gas pipe | Communi-<br>cation<br>cable |
|                                                                                 | Not<br>greater<br>than 25mm              | Greater<br>than 25mm |     |                 |                                           |                               |                      |                             |
| Non-drinking water (not<br>installed in pipe duct or<br>structurally separated) | 100                                      | 100                  | 100 | 100             | 25                                        | 25                            | 50                   |                             |
| Consumer gas pipe                                                               | 25                                       | 25                   | 100 | 100             | 25                                        | N/A                           | 150                  |                             |
| Electrical supply cable                                                         | 25                                       | 25                   | 100 | 100             | N/A                                       | 25                            | 50                   |                             |
| Sanitary drain (drainage<br>pipe)                                               | 100                                      | 100                  | 100 | N/A             | 100                                       | 100                           | 100                  |                             |
| Communication cable                                                             | 50                                       | 50                   | 150 | 100             | 50                                        | 150                           | N/A                  |                             |

Note: LV Voltage exceeding 100V a.c. but not exceeding 1000V a.c.

Note: LV Voltage exceeding 60V a.c. but not exceeding 1000V a.c.



Kitchen

8.1.2 Cables

+ CABLES IN CONTACT WITH COLD WATER PIPES - MIN 25MM CLEARANCE REQUIRED



A separation distance of at least 25mm shall be maintained between any above ground cold water service and an electrical conduit, electrical wire or cable and consumer gas pipes. Relevant trades to recheck all.

Table 2: Indicative summary of separation distances (in mm) between different above ground services\*

| Above ground services<br>(general advice only)                                  | Water service<br>(drinking water supply) |                      |                 |                                           |                               |                      |                             |
|---------------------------------------------------------------------------------|------------------------------------------|----------------------|-----------------|-------------------------------------------|-------------------------------|----------------------|-----------------------------|
|                                                                                 | Cold water                               |                      | Heated<br>water | Storm-<br>water pipes<br>(down-<br>pipes) | LV electrical<br>supply cable | Consumer<br>gas pipe | Communi-<br>cation<br>cable |
|                                                                                 | Not<br>greater<br>than 25mm              | Greater<br>than 25mm |                 |                                           |                               |                      |                             |
| Non-drinking water (not<br>installed in pipe duct or<br>structurally separated) | 100                                      | 100                  | 100             | 100                                       | 25                            | 25                   | 50                          |
| Consumer gas pipe                                                               | 25                                       | 25                   | 100             | 100                                       | 25                            | N/A                  | 150                         |
| Electrical supply cable                                                         | 25                                       | 25                   | 100             | 100                                       | N/A                           | 25                   | 50                          |
| Sanitary drain (drainage<br>pipe)                                               | 100                                      | 100                  | 100             | N/A                                       | 100                           | 100                  | 100                         |
| Communication cable                                                             | 50                                       | 50                   | 150             | 100                                       | 50                            | 150                  | N/A                         |

Note: LV Voltage exceeding 60V a.c. but not exceeding 1000V a.c.

Note: LV Voltage exceeding 60V a.c. but not exceeding 1000V a.c.



Kitchen

# 9: INTERNAL - INSULATION

|     |              | F | G | D | M | U | N |
|-----|--------------|---|---|---|---|---|---|
| 9.1 | + Insulation |   |   | X |   |   |   |

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

## Observations

### 9.1.1 + Insulation

 Defects

### + SOME INSULATION BATTS MISSING

The insulations are installed, however, one or more insulation batts were missing at the time of inspection. Builder to ensure all insulation batts are installed prior to the commencement of plaster installation.



Master Bedroom front.



1st Floor Rear



1st Floor Right

## 9.1.2 + Insulation

**CEILING PENETRATIONS NOT INSULATED**

Where the insulation has been removed for services, it must be replaced.



# 10: INTERNAL - HEATING/COOLING

|      |       | F | G | D | M | U | N |
|------|-------|---|---|---|---|---|---|
| 10.1 | Unit  |   | X |   |   |   |   |
| 10.2 | Ducts |   | X |   |   |   |   |

F = Visually Fine

G = General Advice

D = Defect

M = Major Defect

U = Unable to Inspect

N = Not Applicable

## Limitations

Ducts

### + INSULATION

Insulation



## Observations

10.1.1 Unit

### + INSTALLED AND ROUGHED IN



General Advice/Maintenance Items

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.

# 11: + FRAME REPORT RE-ASSESSMENT

|      |                                  | F | G | D | M | U | N |
|------|----------------------------------|---|---|---|---|---|---|
| 11.1 | + Frame Inspection re-assessment |   | X | 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

11.1.1 + Frame Inspection re-assessment

 General Advice/Maintenance Items

### + FRAME DEFECTS - UNABLE TO INSPECT

Frame items that could not be inspected due to wall wrap/brickwork/cladding or stored materials:

All other items repaired or are not visible due to cladding

OWNER INSPECTIONS

Page 28 of 84

11.1.1 Defective Frame

SLAB PROTRUDES BEYOND TIMBER WALL BY OVER 20MM - TRIM THE SLAB

Major Structural Defect/Safety Hazard

**Defect:** The concrete slab extends beyond the timber frame by over 20mm, reducing the cavity between the timber frame and brickwork to less than the minimum required. This reduction may impact moisture control and ventilation, potentially leading to long-term dampness or structural issues.

**Recommendation:** To correct this, trimming is required to ensure the slab is flush with the timber frame. During trimming, an engineer should confirm that the reinforcement will not be damaged. If the concrete cover is insufficient after trimming, appropriate protection for the reinforcement, such as applying corrosion-resistant measures, is necessary to maintain structural integrity.

**Reference:** The minimum required cavity between the timber frame and brickwork is outlined in **Housing Provisions 2022, Section 5.7.2**.

5.7.2 Cavities

(2019-3.3.5.6)

(1) For masonry veneer, the clear width of a cavity between the masonry veneer and the exterior face of the supporting frame shall not be—

(a) less than 25 mm wide; and

(b) more than 75 mm wide;

(2) For cavity masonry, the clear width of a cavity between the inner and outer masonry leaves must not be—

(a) less than 35 mm; and

(b) more than 75 mm;

(3) Where masonry veneer and cavity masonry in (1) and (2) are constructed on a slab-on-ground, the cavity must be drained to the outside in accordance with 5.7.3;

(4) The exterior masonry leaf must not overhang the edge of the slab by more than 15 mm.

Explanatory Information

The 25 mm clear width of the cavity needs to be maintained regardless of any wall, windbrakes, sheet bracing or services installed to the supporting frame.

Where mullions are located within a cavity, a vertical sleep-proof course must be placed between the outer masonry leaf and the mullion to prevent moisture penetration.

## 11.1.2 + Frame Inspection re-assessment

**+ FRAME DEFECTS - NOT FIXED**

The below defects from the frame inspection report were inspected again at this stage and they are still not fixed. The builder is responsible to fix them before the installation of plasters and to provide the fixing proof (photos or rather proof) to the client.

**3.2.1 Other Barriers**

**VAPOUR BARRIERS - MISSING/NOT VISIBLE**

The vapour barrier did not appear visible at ground level around the perimeter of the concrete slab at the time of inspection.

**ASCE Housing Frameworks (2022) - Section 4.2.8 Vapour barriers/Joists:**

The vapour barrier must be provided beneath the slab so that the bottom surface of the slab is entirely underlaid and must extend under internal and edge beams to finish at ground level in accordance with Figure 4.2.8.

**4.2.8 Vapour barriers** [2019: 3.2.2.4]

(1) A vapour barrier must be installed under slabs-on-ground construction for a Class 1 building and for a Class 1B building where the slab is continuous with the slab of a Class 1 building in accordance with (2), (3), (4) and (5).

(2) Materials: A vapour barrier must be...

(a) 0.2 mm nominal thickness polyethylene film, and

(b) medium impact resistant, determined in accordance with criteria specified in clause 5.3.3.3 of AS 2079.

(3) A vapour barrier must be bonded continuously 'AS 2079 Concrete underlay, 0.2 mm Medium impact resistance'.

(4) Installation: A vapour barrier must be installed as follows:

(a) Lap not less than 250 mm at all joints.

(b) Turn on and with a close fitting sleeve around all service penetrations.

(c) Fully seal where punctured (unless for service penetrations) with additional polyethylene film and tape.

(5) The vapour barrier must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and must extend under internal and edge beams to finish at ground level in accordance with Figure 4.2.8.

**Figure 4.2.8: Acceptable vapour barrier and damp-proofing membrane locations**

**5.3.1 Underground Stormwater pipes**

**DEBRIS/SOIL IN SILT PIT**

**Observation:** Debris and/or soil have been noted in the silt pit, which may obstruct the stormwater system and lead to blockages. This could result in restricted water flow, potentially causing overflow and damage to the property.

**Recommendation:** The builder should ensure that the silt pits and the entire stormwater system are clear of debris and soil. A camera inspection prior to handover is recommended to confirm the system is free of blockages.

**7.0.1 + Windows/Sill Trimmers**

**+ WINDOW OPENINGS 2700-3000MM - 2X COMMON STUD**

Additional window sills required as below:

**AUSTRALIAN STANDARDS (AS 1684.4-2019) - Residential timber framed construction - 6.3.6.5 Windowsill trimmers:**

The window trimmers for the openings over 2700mm and up to 3000mm should be 2 common studs.

**TABLE 6.3**

**MIN. NUMBER OF WINDOWSILL TRIMMERS**

| Opening width (mm) | Minimum number of trimmers |
|--------------------|----------------------------|
| 2700 - 3000        | 2                          |
| 3000 - 3300        | 3                          |
| 3300 - 3600        | 4                          |
| 3600 - 3900        | 5                          |
| 3900 - 4200        | 6                          |
| 4200 - 4500        | 7                          |
| 4500 - 4800        | 8                          |
| 4800 - 5100        | 9                          |
| 5100 - 5400        | 10                         |
| 5400 - 5700        | 11                         |
| 5700 - 6000        | 12                         |

**12: + INTERNAL PLUMBING**

|                            | F | G | D | M | U | N |
|----------------------------|---|---|---|---|---|---|
| 12.1 + Location            |   |   | X |   |   |   |
| 12.2 + Capping and Damages |   |   |   | X |   |   |

F = Primary Fix   G = General Fix   D = Defect   M = Major Defect   U = Unable to Inspect   N = Not Applicable

**Observations**

**12.2.1 + Capping and Damages**

**+ UNCAPPED SEWER PIPE**

One or more waste pipes were uncapped at the time of inspection. All pipes must be capped to prevent debris from falling in and causing blockage.

11.1.3 + Frame Inspection re-assessment

+ FRAME DEFECTS - FIXED

General Advice/Maintenance Items

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.

11.2.1 + Termite Management Notice

**TERMITE MANAGEMENT NOTICE NOT FOUND**

The termite management notice was not found in the metre box at the time of inspection.

**National Construction Codes (NCC) - 3.1.4.4 - Durable notice:**

A durable notice must be permanently fixed to the building in a prominent location, such as in a metre box or on the building, indicating the termite management system used, and (where a chemical is used, its life expectancy as listed on the appropriate authority's register (MIR) and (where installers or manufacturer's recommendations for the scope and frequency of future inspections of termite activity.



2.14.1 + Bottom Plates

**DISCONTINUOUS - LOADBEARING/BRACING WALLS**

Top and bottom plates in load-bearing and/or bracing walls must be continuous. The cut-out sections of such bottom plates must be fixed using an alternative solution.

Top and bottom plates in internal non-loadbearing and non-bracing walls may be discontinuous up to 60 mm (not or drilled) to permit installation of services provided that, at the discontinuity, the plates are trimmed or otherwise reinforced either side of the discontinuity to maintain the lateral and longitudinal integrity of the wall.

**AS1684.4 - 6.2.1.4**



Observations

15.4 + External Structural Defects

**INCOMPLETE**

Incomplete at the time of inspection



15.5 + Steel Beams

**NOT INSTALLED**

One or more beams were not installed at the time of inspection.



11.2.1 + Termite Management Notice

**ADDITIONAL NOGGING AROUND ELECTRICAL BOX**

The noggings spacing around the meterbox exceeds the maximum of 1,350mm. Additional noggings to be installed.



2.14.2 + Bottom Plates

**DISCONTINUOUS - NON-LOADBEARING AND NON-BRACING WALLS - 60MM**

Top and bottom plates in internal non-loadbearing and non-bracing walls may be discontinuous up to 60 mm (not or drilled) to permit installation of services provided that, at the discontinuity, the plates are trimmed or otherwise reinforced either side of the discontinuity to maintain the lateral and longitudinal integrity of the wall.

**AS1684.4 - 6.2.1.4**



2.14.1 + Window/Door Max Clearance

**WINDOW/DOOR MAX CLEARANCE OF 25MM**

The clearance between the timber frame and door/window opening exceeds the limit of 25mm. There is not enough support to the future installed architrave. Rectification required.



2.3.1 + Verticality

**DEVIATE FROM VERTICAL - EXCEEDING THE TOLERANCE LIMIT**

One or more walls deviate from vertical (exceed the tolerance limit). Rectification required.

**Guide to Standards and Tolerances - 4.02**

Posts and wall frames are defective if they deviate from vertical by more than 5 mm over a 1.8 m height (refer to diagram E).

