Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Sat, 10 Jan 2026

Property Address: 39 Monakeeba Bvd, WOODSTOCK, VIC, 3751, Australia

Contents

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date:	Sat, 10 Jan 2026
Modified Date:	Sun, 11 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	39 Monakeeba Bvd, WOODSTOCK, VIC, 3751, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Daniel Hills Ph: 0488 631 253 Email: Essendonwest@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections (Essendon West)
Company Address and Postcode:	Essendon West 3040
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Company Contact Numbers:	0488 631 253

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✔	
Major Defect	✔	
Minor Defect	✔	

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Garage, Fence - Post and Rail Construction, Porch
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Floating Floor, Internal Joinery, Porch / Patio, Skirting Boards, Eaves, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed), Rendered
Weather	Overcast

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior

- Fencing

- Gardens

- Interior

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Ceiling linings

- Duct work

- Evidence of recently painted walls or ceilings

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Landscaping

- Porch

- Unsafe to Access Roof - No Fall Protection System

- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Defects 1.01

Building:	Main Building
Location:	Niches
Finding:	Sharp Edges to Tile Trim - PCI
Information:	Inspection of the tiled finish identified sharp or unfinished edges along the exposed tile trim. The trim has not been cut, filed, or finished to an acceptable standard and presents a risk of injury as well as an incomplete appearance to the surrounding surface.

Reference:

- NCC Volume Two – Part 12.06 requires building elements to be installed to provide safe use and avoid hazards arising from sharp edges or protrusions.
- Guide to Standards and Tolerances 2023 – Section 11.09 requires trims, edges and junctions to be finished neatly and free from sharp or hazardous surfaces.
- AS 3958.1 Ceramic Tiling – installation practices require trims to be installed straight, secure, and finished to ensure safe and even edges.

Rectification is required to ensure the tile trim is safely finished and compliant with installation and safety standards.

Defects 1.02

Building:	Main Building
Location:	Roof Void
Finding:	Non-Compliant Separation Between Gas and Electrical Services - Lock-up
Information:	During the inspection, it was observed that gas pipes and electrical wiring have been installed within an enclosed space without maintaining the minimum separation distance required by Australian Standards. This arrangement poses a significant safety hazard, including the risk of electrical arcing, damage to gas pipes, and potential fire or explosion hazards.

Reference:

- AS/NZS 5601.1:2022 – Gas Installations
- Clause 5.3.13 – Requires a minimum 25mm separation between gas piping and electrical wiring within enclosed spaces unless an insulating barrier is provided.
- AS/NZS 3000:2018 – Electrical Installations (Wiring Rules)
- Clause 3.9.8 – Electrical cables must not be installed in contact with gas piping and must be separated or mechanically protected.
- National Construction Code (NCC 2022), Volume Two – Part 10.6

• Requires that building services be installed to prevent hazards and comply with the relevant gas and electrical safety standards.

The current configuration is non-compliant and presents a risk to occupants and the integrity of the services. Rectification is required to achieve a minimum 25mm clearance or to install an approved insulating barrier between the gas and electrical services prior to completion.

Major Defect

Defects 2.01

Building:	Main Building
Location:	Bathroom & Ensuite
Finding:	Missing Vertical Waterstop at Shower Screen Junction - Fix/PCI
Information:	At the time of inspection, it was noted that a vertical waterstop has not been installed where the shower screen abuts the wall at the extremity of the shower area. The junction is located within 200 mm of the wet area exit, which requires a compliant vertical waterstop to prevent water egress into adjoining building elements. The absence of this waterstop compromises the continuity of the waterproofing system and increases the risk of moisture penetration and subsequent deterioration of wall framing and adjacent finishes.

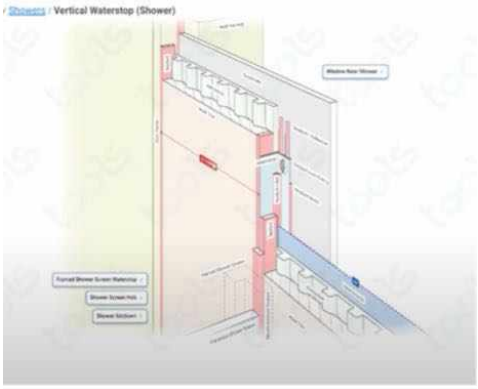
Reference:

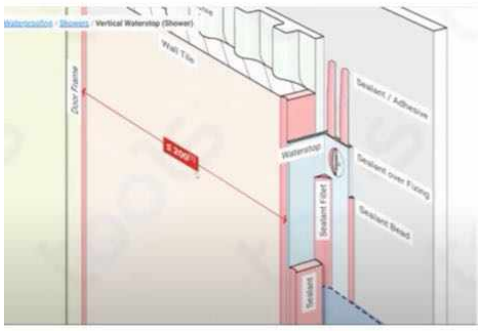
- AS 3740:2021 – Waterproofing of Domestic Wet Areas, Clause 4.8.5 – Where the extremity of a shower area is within 200 mm of a wet area exit, a vertical waterstop shall be installed at the point where the shower screen abuts the wall.

- NCC Volume Two, Part 10.2.3 – Wet areas must be constructed to prevent water damage to adjoining building elements.

- Guide to Standards and Tolerances 2017, Section 12.07 – Waterproofing is defective if it does not prevent water penetration into adjoining areas or materials.

Rectification is required to ensure compliance by installing a compliant vertical waterstop in accordance with AS 3740:2021 Clause 4.8.5, ensuring that the waterproofing system forms a continuous and sealed barrier at the shower screen junction and along the wet area exit.





Defects 2.02

Building:	Main Building
Location:	Roof Exterior
Finding:	Non-Compliant Termination of Roof Sarking at Fascia and Gutter Interface - PCI
Information:	At the time of inspection, it was observed that the roof sarking has not been correctly terminated at the fascia line, with the membrane failing to extend into the external guttering system as required. Instead, the sarking was found to stop short of the fascia, leaving a gap between the roofing underlay and the gutter.

This termination detail is non-compliant and poses a risk to the long-term performance of the roof drainage system. Roof sarking serves a critical role in directing any wind-driven rain, condensation, or overflow safely into the gutter. Without proper overlap, moisture may be allowed to track behind the fascia, enter the eaves, or contribute to timber decay and concealed water damage.

Reference:

• SA HB39:2015 – Installation Code for Metal Roofing and Wall Cladding

• Clause 8.6.5(a): “Where sarking or underlay is used, it shall extend 40 mm to 50 mm into the gutter.”

• National Construction Code (NCC) 2022, Volume Two

• Clause 3.5.1.4 – Roof Cladding – Acceptable Construction Practice:

“A roof and its components must be installed to prevent the entry of moisture that could cause unhealthy or dangerous conditions, or loss of amenity.”

Failure to extend the sarking into the gutter is a clear breach of the requirements outlined in SA HB39 and does not meet the performance obligations of the NCC. This omission may also void roofing warranties and compromises the durability of the fascia and eave structures.

Rectification is required to ensure compliance, including:

• The sarking membrane must be extended a minimum of 40–50 mm beyond the fascia and into the gutter to provide a continuous drainage path.

• All roofing underlays must be inspected and reinstalled where necessary to meet this requirement and protect the structure from water ingress.

This non-compliant condition must be rectified to meet the minimum standards for roof plumbing and to ensure the building envelope is appropriately protected against moisture-related damage.

Defects 2.03

Building: Main Building

Location: Roof Exterior

Finding: Roof Valley – Inadequate Sheet Coverage and Exposed Sarking

Information: During the inspection, significant gaps were observed beneath both roof valley's where the adjacent roof sheets terminate short of the valley flashing. This condition leaves the roof sarking and the upper edges of the roofing sheets visibly exposed. The sheet profiles do not adequately extend beneath the valley flashing, resulting in incomplete weather overlap and a direct pathway for wind-driven rain, debris, and vermin entry. This installation does not provide continuous weather protection beneath the valley and compromises the intended drainage function of the valley flashing system.

Reference:

- NCC 2022 Volume Two – Part 3.5.1 & 3.5.2: Roof coverings and flashings must be installed to prevent water penetration and ensure weatherproofing.

- AS 1562.1:2018 – Design and installation of sheet roof and wall cladding: Requires roofing sheets to be installed with adequate side and end laps and continuous weather protection beneath flashings.

- HB 39:2015 – Installation code for metal roof and wall cladding: Valleys must be supported by continuous sheet coverage and effective overlaps to prevent water ingress beneath the valley.

Rectification is required to ensure the roof sheets are correctly extended and detailed beneath the valley flashing to provide continuous weatherproof coverage, prevent exposure of sarking and sheet terminations, and ensure compliance with waterproofing, durability, and performance requirements.

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Unsealed Gaps Around Architraves to Windows and Doors - PCI
Information:	Visible gaps have been identified between the architraves and adjacent plasterwork, particularly above and below window frames and above door heads. These unsealed openings allow for uncontrolled air infiltration, undermining the dwelling's energy efficiency and reducing the overall weathertightness of the internal envelope.

Reference:

• AS 2047:2014 – Windows in Buildings – Selection and Installation requires window assemblies to be properly integrated into the building envelope to prevent uncontrolled air leakage.

• NCC 2022 Volume Two, Part J5D7 – Sealing of Building Fabric mandates that all gaps around window and door frames must be adequately sealed to maintain airtightness and thermal performance.

The current condition is non-compliant with the relevant Australian Standards and NCC performance requirements. The supplied photos are representative only; a complete review of all window and door installations is recommended to identify and seal all affected areas. All gaps must be properly sealed using an appropriate caulking or sealing product to ensure a durable and continuous air barrier prior to final handover.













Defects 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Substandard Installation of Floating Floor Quad Trim - PCI
Information:	During the inspection, it was noted that multiple areas throughout the property have been finished with floating floor quad trim in a substandard manner. Defects observed may include missing sections of trim, poorly secured (nailed) joints, visible fixings, and exposed or open internal and external corners. These issues detract from the overall finish quality and indicate a lack of workmanship consistency.
	Reference:

• Guide to Standards and Tolerances 2015, Section 12.02 – Finishes to internal joinery and trim must be neat and in accordance with good trade practice.

• NCC Volume Two, Performance Requirement H4P2 – Internal building elements must be installed to avoid loss of amenity due to poor construction quality.

The current installation does not meet the expected standard for new residential construction and requires rework to ensure all trims are securely fixed, neatly joined, and consistently finished throughout. The supplied photographs represent examples only, and a full review of all rooms should be undertaken to identify and rectify similar defects present in other areas.








Defects 3.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Gaps Between Floating Floor and Architraves/Door Stiles - PCI
Information:	During the inspection, multiple locations were observed where the floating floor does not meet the architraves or door stiles tightly. While these trims are typically undercut to allow the flooring to slide beneath, several cuts are excessively high, resulting in visible gaps along the junctions. These openings leave the cut edges of the architraves and stiles exposed and create voids that are susceptible to moisture entry during routine floor cleaning or mopping. The termination of the flooring at these points has not been finished to the expected standard and presents as an incomplete installation. Reference: • Guide to Standards and Tolerances 2023 – Section 14.10 requires floor finishes to have neat, consistent, and properly detailed terminations at walls, trims and fixtures. • Domestic Building Contracts Act 1995 requires all work to be carried out in a proper and workmanlike manner. • Floating floor manufacturer installation guidelines specify that expansion gaps and undercuts must be concealed or sealed in accordance with finishing requirements to prevent moisture ingress and maintain durability. The current condition shows incomplete finishing at flooring junctions, with visible gaps and exposed timber edges that may allow moisture penetration and premature deterioration. Rectification is required to ensure compliance.






Defects 3.04

Building:	Main Building
Location:	All Internal Areas
Finding:	Incomplete Internal Painting - PCI
Information:	During the inspection, areas of incomplete painting were observed to various internal surfaces throughout the property. These include locations where paint has been entirely missed or cut short, particularly around corners, edges, trims, and junctions. The defects indicate that painting works have not been fully completed at the time of inspection.
	Reference:

• AS 2311:2017 – Guide to the painting of buildings requires that painting systems be applied in full to all designated surfaces, with no omissions or unpainted areas.

• Guide to Standards and Tolerances 2015 – Section 12.02 states that painted surfaces must exhibit complete and consistent coverage when viewed under normal lighting conditions from a distance of 1.5 metres.

Incomplete painting presents an unfinished appearance and may leave surfaces exposed to potential wear or moisture effects. Repainting is required in the affected areas to ensure full coverage and compliance with applicable standards. Photos provided serve as examples and may not capture all areas requiring attention.

Defects 3.05

Building:	Main Building
Location:	All Internal Areas
Finding:	Inconsistent Door Margins – Non-Compliant Installation - Fix/PCI
Information:	During inspection, the door unit was observed to have inconsistent margin gaps between the door leaf and the surrounding frame and architraves. Visible irregularities were present along the top, sides, and bottom edges, with clearances varying beyond acceptable tolerances. These discrepancies not only detract from the visual presentation but may also interfere with the operation of the door, including risks of binding or hardware misalignment during use.

Reference:

• Guide to Standards and Tolerances 2017, Section 13.08 – The acceptable tolerance for door clearances is a uniform ±2 mm unless otherwise specified.

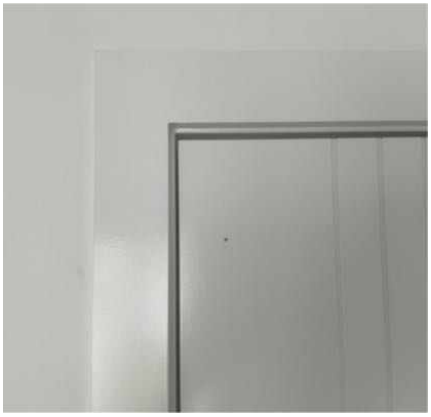
• NCC 2022 Volume Two, Clause 10.7.1 – Fixtures and fittings must be installed to operate as intended and achieve a uniform and functional finish.

Rectification is required to ensure compliance.







Defects 3.06

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking to Painted Architraves and Skirting Boards - PCI
Information:	Cracks were observed forming in multiple sections of the painted architraves and skirting boards throughout the property. These cracks are likely the result of minor building movement, natural timber shrinkage, or inadequate surface preparation prior to painting. The defects are visible under normal viewing conditions and detract from the overall internal finish.

Reference:

• Guide to Standards and Tolerances 2023, Section 10.07 – Surface Damage and Imperfections: Surface cracking that is visible from a normal viewing distance of 1.5 metres under natural lighting is considered a defect.

• NCC Volume Two, Performance Requirement H4P2 – Internal finishes must be completed in a manner that provides an acceptable level of amenity and appearance.

The current condition does not meet the minimum acceptable finish standards for new residential construction. The photos provided show examples only; a full inspection of all internal timber trim should be completed to identify and rectify all affected areas. Cracked sections should be repaired, filled, and repainted to achieve a consistent and professional internal finish.







Defects 3.07

Building: Main Building
Location: All Internal Areas
Finding: Internal Door Rattle - PCI
Information: At the time of inspection, one or more internal doors were noted to not latch securely when closed. The affected doors exhibit movement or rattling due to insufficient engagement between the latch and striker plate. This indicates that adjustment is required to ensure the door closes and secures as intended.

Reference:

• Guide to Standards and Tolerances 2023 – Clause 10.08: Doors and windows must operate as intended without binding, jamming, or failing to latch.

• NCC 2022, Volume Two – Clause 10.7.1: Fixtures and components must be installed to enable proper function and ease of use.

Rectification is required to adjust the door striker and ensure that all internal doors latch securely and operate in accordance with the required performance standards.




Defects 3.08

Building: Main Building
Location: All Areas

Finding: Missing Stick-On Screw Caps to Cupboard Shelving - PCI

Information: During the inspection, it was observed that several cupboard shelving units are missing stick-on screw caps. These caps are intended to conceal exposed fixings, providing a neat and finished appearance while also preventing potential snagging hazards or sharp contact points. Their absence detracts from the overall workmanship and fails to meet an acceptable finish for new construction.

Reference:

• Guide to Standards and Tolerances 2023,

• Section 10.02 – Cabinets and Built-in Furniture requires cabinetry and associated joinery to be installed in a workmanlike manner and be fit for purpose.

• Section 10.07 – Surface Damage and Imperfections states that visible surface blemishes or defects apparent from a normal viewing distance (1.5m under standard lighting) are considered non-compliant.

The missing caps are clearly visible and detract from the quality and presentation of the cabinetry installation. The supplied photographs represent examples only, and a full inspection of all joinery should be conducted to identify and rectify any other affected areas prior to handover.







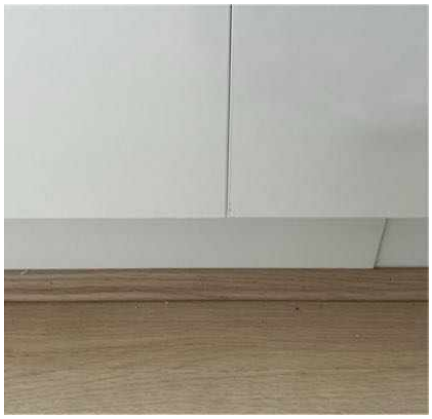

Defects 3.09

Building:	Main Building
Location:	All Areas
Finding:	Inconsistent Cabinetry Margins - PCI
Information:	During the inspection, it was observed that the kitchen cabinetry presents with visibly uneven margins between adjoining doors, drawers, and panels. These inconsistencies in spacing are apparent under normal viewing conditions and detract from the intended symmetrical and professional appearance of the joinery installation.
	Reference:
	• Guide to Standards and Tolerances 2017, Section 13.06 – Installation of Cabinets:

Cabinetry must be installed so that doors, drawers, and panels are aligned, flush, and evenly spaced. Variations that are visible and detract from the finished appearance are considered defects.

• Section 10.02 – Cabinets and Built-in Furniture: All joinery must be installed in a workmanlike manner and be fit for purpose.

The observed inconsistencies do not meet acceptable workmanship standards for new residential construction and must be rectified to ensure even alignment and consistent spacing throughout. The supplied photos are provided as examples of the affected areas; a full review of all cabinetry is recommended to confirm and rectify any additional defects.



Defects 3.10

Building:	Main Building
Location:	All Doors
Finding:	Striker Plates Not Rebated Into Door Frames - PCI
Information:	At the time of inspection, one or more door striker plates were observed to be surface-mounted to the door frames rather than being rebated flush into the timber. This results in the striker plates sitting proud of the frame surface, causing an inconsistent finish and potential interference with correct door latch engagement and door closure alignment.

Reference:

- Guide to Standards and Tolerances 2023 – Section 13.03 Doors
- Guide to Standards and Tolerances 2023 – Section 13.08 Surface finishes
- NCC 2022 Volume Two – Part 10.7 (Building elements to be installed in accordance with manufacturer's installation requirements)

Manufacturer installation instructions for door hardware require striker plates to be recessed flush into the frame to ensure correct latch operation, proper alignment, and an acceptable finished appearance. Surface-mounted striker plates do not achieve the intended installation outcome and may contribute to latch wear, poor door operation, and premature hardware deterioration.

Rectification is required to ensure striker plates are correctly rebated into the door frames so that door hardware operates as intended and complies with acceptable installation and finish standards.








Defects 3.11

Building:	Main Building
Location:	All Toilets
Finding:	Toilets Not Secured to Floor – Incomplete Installation - PCI
Information:	During inspection, it was observed that the toilets had not been secured to the floor. Fixing points were visible but had not been fastened, indicating that the sanitary fixtures remain loose and incomplete at the time of assessment. All sanitary fixtures, including toilets, must be fixed in a stable and secure manner to ensure proper function, prevent movement, and avoid damage to adjoining finishes or plumbing connections.

Reference:

• AS/NZS 3500.2:2021 – Plumbing and Drainage – Sanitary Plumbing and Drainage – Requires fixtures to be installed to prevent movement and ensure long-term stability.

• AS/NZS 6400:2016 – Water Efficient Products – Requires compliance with installation requirements including fixture stability.

• NCC 2022 Volume Three – Plumbing Code of Australia, Clause A2.2(2)(f) – Sanitary fixtures must be installed in a manner that prevents damage, instability, and leakage.

Rectification is required to ensure compliance.

Defects 3.12

Building:	Main Building
Location:	Internal Areas
Finding:	Floating Floor Trim Not Installed in One or More Areas - PCI
Information:	At the time of inspection, it was noted that sections of the floating floor trim have not been installed or securely fixed in one or more areas. These trims are either missing or left loose, leaving an incomplete finish at floor junctions. This does not meet the required standard of workmanship and leaves the flooring installation vulnerable to movement, lifting, or damage during normal use.

Reference:

• NCC 2022, Volume Two – Part 3.5.3 (Floor Finishes) requires floor finishes to be installed to provide a serviceable and durable surface.

• AS 1884:2021 – Floor Coverings, Resilient Sheet and Tiles – Installation Practices (applied to trims and transitions) requires trims and accessories to be fixed securely and neatly.

• Guide to Standards and Tolerances 2022, Section 12.10 states that trims and accessories must be installed so they are secure and neatly finished at the time of handover.

The current condition is non-compliant. All floating floor trims must be properly installed and secured to provide a complete, durable, and workmanlike finish. Rectification is required to ensure compliance.

Defects 3.13

Building:	Main Building
Location:	Internal Garage Access Door
Finding:	Missing Door Seals to External Openings - PCI
Information:	During the inspection, it was noted that required door seals were not installed to one or more external door openings. Door seals play a critical role in preventing water ingress, air leakage, dust intrusion, and thermal loss. They are also essential for ensuring compliance with energy efficiency requirements and maintaining the weatherproofing performance of the building envelope.

Reference:

- AS 2047 – Windows and External Glazed Doors in Buildings
- AS 2688 – Timber and Composite Doors
- NCC Volume Two, Part 3.12.3.3 – Building Sealing
- NCC Volume Two, Part 3.10.1 – Weatherproofing

The absence of appropriate seals does not comply with the minimum requirements set out in the NCC and Australian Standards. All external doors must be fitted with compliant seals in accordance with manufacturer specifications to maintain performance, energy rating compliance, and long-term durability.

Defects 3.14

Building:	Main Building
Location:	External Door Frames
Finding:	Damaged and Incomplete External Door Frame Finishes
Information:	At the time of inspection, multiple external door frames were observed to have damaged, patched, and incompletely finished surfaces. Defects included visible impact marks, surface indentations, poorly blended filler repairs, inconsistent paint finish, and incomplete detailing at junctions with adjoining components. These conditions detract from the visual presentation of the installation and indicate that final finishing works have not been completed to an acceptable standard for new construction.

Reference:

- NCC 2022 Volume Two – Part 3.5.2

External doors and frames must be installed and finished to maintain durability, weather resistance, and serviceability.

- Guide to Standards and Tolerances 2023 – Section 13 (Painting)

Paint finishes must be uniform, free from visible defects, patchiness, or poorly

repaired areas when viewed from a normal viewing distance.

- Guide to Standards and Tolerances 2023 – Section 14 (Joinery and Trims)

Joinery and trim finishes are defective if poorly fitted, damaged, or visually inconsistent.

Rectification is required to ensure the external door frames are repaired, refinished, and presented to a standard consistent with compliant workmanship, durability expectations, and acceptable visual finish for new construction.





Defects 3.15

Building:	Main Building
Location:	Rear Garage Door
Finding:	Damaged,Paint-Contaminated and/or Poorly Installed Door Seals - PCI
Information:	The door seals installed to various door frames throughout the dwelling have been observed to be contaminated with paint, poorly installed and/or physically damaged. This typically occurs when seals are not removed or adequately protected during painting works, leading to reduced flexibility, poor compression, and impaired sealing performance.

Door seals are essential components of the door system, contributing to weatherproofing, thermal efficiency, acoustic performance, and compliance with the manufacturer's product certification. Paint contamination and damage may compromise these functions and may also void the door system's warranty if not rectified in accordance with manufacturer specifications.

• AS 2688:2017 – Timber and Composite Doors, outlines requirements for correct installation and maintenance of door seals to preserve system performance.

• NCC 2022, Volume Two – Clause 3.12.3 requires that external openings, including doors, be adequately sealed to minimise air leakage and water ingress.

• NCC 2022, Volume Two – H1P1 mandates that building elements be installed to maintain their intended performance for the life of the building.

The current condition is non-compliant. All affected door seals must be cleaned or replaced in accordance with the manufacturer's guidelines to restore full performance and maintain compliance.




Defects 3.16

Building:	Main Building
Location:	Laundry
Finding:	Missing Door Stop – Internal Door - PCI
Information:	During the inspection, a door stop was found to be missing from an internal door location. In the absence of a functioning door stop, the door is left vulnerable to contact damage from walls or adjacent surfaces when opened fully. This presents a risk of avoidable impact damage to both the door and surrounding finishes.

Reference:

• Guide to Standards and Tolerances 2017 – Section 13.08

Fittings and fixtures are considered defective if damaged or not installed neatly and in accordance with good trade practice.

• NCC 2022, Volume Two – Part 9.5.1.2 Installation of Door Assemblies

Requires all components of a door assembly, including stops and protective hardware, to be installed to ensure functionality, protection and durability.

The absence of a door stop does not meet the expected standard of internal fit-off and leaves building elements at risk of damage. Installation of a compliant door stop is required to ensure appropriate protection of finishes and to achieve a complete and

functional installation.

Defects 3.17

Building:	Main Building
Location:	Laundry & Fridge Recess
Finding:	Substandard Plasterwork Failing to Meet Level 4 Finish - PCI
Information:	The plasterwork throughout the dwelling displays a range of surface defects, including visible swirls, dents, creases, pinholes, sanding marks, and poorly finished joins. These imperfections are inconsistent with the required Level 4 finish and significantly detract from the visual quality and expected presentation of new construction.

Reference:

• AS 2589:2021 – Gypsum Plasterboard Installation and Finishing, defines a Level 4 finish as suitable for areas intended to receive a paint finish, and requires that surfaces be smooth, free of visible imperfections, and adequately prepared for the final coating.

• Guide to Standards and Tolerances 2017, Section 13.04 states that defects in plasterboard finishes, including visible joins and surface irregularities, are not acceptable when visible from a normal viewing distance under natural lighting.

The current condition is non-compliant. All affected plasterboard surfaces must be re-skimmed, patched, or otherwise refinished to eliminate visible imperfections and achieve a true Level 4 finish. While the photos provided highlight selected examples, a full review of all internal wall and ceiling surfaces is recommended to ensure uniform quality and compliance prior to painting and final handover.

Defects 3.18

Building:	Main Building
Location:	Storage Cupboard
Finding:	Missing Door Handle and Door Catch Installation
Information:	During the inspection, it was observed that a door has not been fitted with a handle and no door catch or latch mechanism has been installed. As a result, the door cannot be properly operated, secured, or retained in the closed position. This condition represents an incomplete installation and prevents the door from functioning as intended.

The absence of essential door hardware affects both usability and safety, and is inconsistent with acceptable completion standards for new residential construction.

Reference:

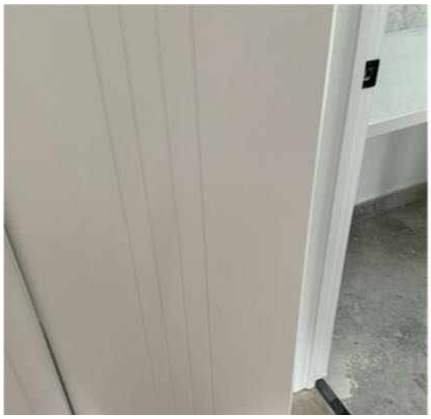
- NCC 2022 Volume Two – Part 10.7.1, which requires fixtures and fittings to be installed in a neat, complete, and workmanlike manner.

- Guide to Standards and Tolerances 2023 – Section 13.04, which states that doors and associated hardware must be fully installed and operational at completion.

- AS 4145.2:2008 – Locksets and hardware for doors and windows, which requires correct installation of operating and latching hardware to ensure functional

performance.

Rectification is required to ensure the door is fitted with appropriate handle and door catch hardware so that it operates correctly, safely, and in accordance with applicable standards.



Defects 3.19

Building:	Main Building
Location:	Bedroom
Finding:	Excessive Paint Application - Paint Runs - PCI
Information:	Paint runs were observed on internal surfaces. These occur where paint has been applied too heavily without being properly levelled, resulting in visible streaking or raised surface irregularities. The finish does not meet the required standard of workmanship for new construction.

Reference:

• NCC 2022, Volume Two – Part 12.5.3 (Internal Finishes): Requires surfaces to be finished to provide a uniform appearance.

• AS/NZS 2311:2017 – Guide to the Painting of Buildings: Paintwork must be free of runs, sags, and other visible defects when viewed under normal conditions.

• Guide to Standards and Tolerances 2022, Section 11.11: Paint finishes are defective if runs or sags are visible from a normal viewing position.

Rectification is required to ensure compliance. While selected examples have been photographed, a full inspection of all painted surfaces is recommended to ensure all imperfections are identified and addressed.

Defects 3.20

Building:	Main Building
Location:	Kitchen
Finding:	Cabinetry Gaps, Uneven Joins and Inconsistent Infill Finishes - PCI
Information:	During the inspection, multiple gaps were observed between cabinetry panels, carcass edges, and surrounding framing elements. Several joins were noted to be uneven, out of parallel, and finished with inconsistent infill materials. These conditions are visually apparent from a normal viewing position and are inconsistent with acceptable standards of cabinetry installation and finish. The overall presentation of the joinery is adversely affected due to poor alignment, irregular junctions, and inconsistent detailing.

The observed gaps, uneven joins, and infill finishes exceed acceptable tolerances for completed cabinetry work and do not reflect a neat or workmanlike installation consistent with new residential construction standards.

Reference:

- Guide to Standards and Tolerances 2017, Section 10.01 – Gaps associated with the fixing of cabinets and benches are defective if they exceed 1 mm in width within 12 months of completion and are visible under normal lighting and viewing conditions.

- NCC 2022 Volume Two, Clause 10.7.1 – Fixtures and fittings must be installed in a neat and workmanlike manner that ensures functional integrity.

- AS/NZS 4386.1:1996 – Domestic kitchen assemblies must be installed with consistent clearances, alignment, and junctions to maintain visual uniformity and

structural stability.

Rectification is required to ensure compliance.

Defects 3.21

Building:	Main Building
Location:	Kitchen Bench
Finding:	Poor Skirting Board Join – Butt Joint Used Instead of Mitre Joint
Information:	During the inspection, a poorly finished join was observed to the skirting board. The joint has been formed as a butt joint rather than a mitred joint, resulting in a visible and uneven junction. The join is not flush, is visually apparent from a normal standing position, and detracts from the overall quality of the internal finish. Mitred joints are standard trade practice for skirting board terminations as they provide a tighter, neater, and more durable finish. Butt joints are prone to opening, cracking, and becoming visually inconsistent over time due to timber movement and shrinkage.

Reference:

- Guide to Standards and Tolerances 2023 – Section 13.02, which requires internal trims and mouldings to be neatly and accurately fitted with no visible gaps or poor joints.

- Guide to Standards and Tolerances 2023 – Section 13.08, which states that visible surface finish defects are unacceptable when viewed under normal lighting conditions.

- NCC 2022 Volume Two – Part 10.7.1, which requires fixtures, fittings, and finishes to be installed in a neat and workmanlike manner.

Rectification is required to ensure the skirting board joint is correctly re-formed using a mitred joint and finished to achieve a neat, flush, and durable appearance in accordance with acceptable trade practice and compliance standards.

Defects 3.22

Building:	Main Building
Location:	Pantry - Walk In
Finding:	Substandard Installation of Shelving and Cabinetry - PCI
Information:	At the time of inspection, multiple joinery and shelving installations were noted to be poorly executed. Defects included misaligned shelves, inconsistent screw fixings, visible gaps between cabinetry and adjoining walls, poorly fitted drawer fronts, uneven shelf levels, and unfinished or poorly detailed corners. These inconsistencies are not in line with acceptable workmanship standards for new residential construction and detract from both the appearance and function of the cabinetry.

Reference:

• Guide to Standards and Tolerances 2023 – Section 14.02: Joinery is defective if it is not installed in accordance with documented plans and specifications, or if visible surfaces exhibit poor workmanship such as gaps, misalignment, or poor fit.

• Guide to Standards and Tolerances 2023 – Section 14.03: Cabinet doors, panels, and drawers must be aligned and fitted with uniform gaps unless otherwise specified.

• AS/NZS 4386.1:1996 – Domestic kitchen assemblies: Cabinets and shelving must be constructed and installed to maintain fit, alignment, and durability under normal use.

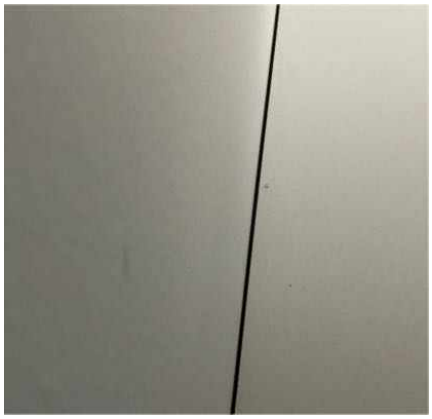
Rectification is required to adjust, realign, and finish all affected shelving and joinery units to ensure they are securely installed, correctly fitted, and consistent with the workmanship quality expected in a new residential build.











Defects 3.23

Building:	Main Building
Location:	Built In Robe
Finding:	Gaps at Skirting Board Junctions with Robe Uprights - PCI
Information:	Inspection identified gaps where skirting boards have been cut and installed against robe uprights. The junctions have not been finished to an acceptable standard, leaving visible openings.

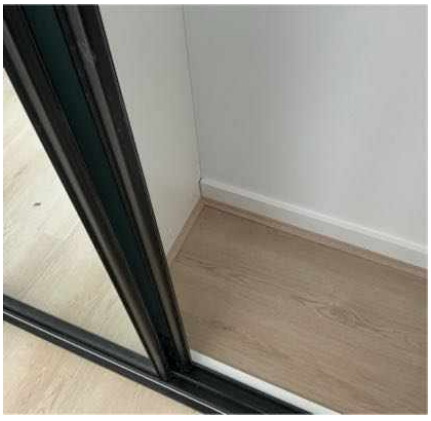
Reference:

• Guide to Standards and Tolerances 2015 – Section 13.08 requires skirting and other trims to be installed neatly and without visible gaps.

Skirting boards at these locations should be properly adjusted and sealed to provide a consistent and professional finish. Rectification is required to ensure compliance.








Defects 3.24

Building:	Main Building
Location:	Built In Robe
Finding:	Incomplete Wardrobe Sliding Door Track Terminations - PCI
Information:	At the time of inspection, it was observed that several wardrobe sliding door top and bottom tracks were not fitted with the required rubber end caps. Only one wardrobe set was noted to have the correct rubber terminations installed. In multiple locations, the aluminium tracks were also cut short of the door frame, leaving exposed track ends and incomplete terminations. This results in an inconsistent finish and reduces the functional and protective performance of the track system.

Reference:

- Guide to Standards and Tolerances 2023 – Section 14.02: Joinery and trims are defective if they are poorly fitted, incomplete, or finished in a manner that detracts from appearance or function.

- Guide to Standards and Tolerances 2023 – Section 13.08: Visible surface finish defects are unacceptable where workmanship is inconsistent or incomplete.

- AS 2047.1:2014 – Windows and external glazed doors in buildings (applied by principle to sliding systems): Components must be installed in accordance with manufacturer installation requirements to ensure correct performance and durability.

Rectification is required to ensure all wardrobe sliding door tracks are correctly terminated with manufacturer-approved rubber end caps and trimmed to suit the door frame dimensions, to achieve a compliant, durable, and consistent finished installation.








Defects 3.25

Building: Main Building
Location: Bathroom
Finding: Incomplete Tiling Installation - PCI
Information: At the time of inspection, areas of wall and/or floor tiling were observed to be incomplete, with missing tiles and unfinished terminations to edges and junctions. The tiling installation does not present as a fully completed or uniformly finished surface, and visible gaps and inconsistencies remain evident. This condition indicates that the tiling works have not been completed to a standard expected for new residential construction.

Reference:

- Guide to Standards and Tolerances 2023 – Section 12.01: Tiling must be complete, properly aligned, and finished to a consistent standard without missing components.

- Guide to Standards and Tolerances 2023 – Section 12.06: Tiling is defective if tiles are missing, poorly finished, or incompletely installed.

- AS 3958.1:2007 – Ceramic tiles – Guide to the installation of ceramic tiles: Requires tiles to be fully installed, aligned, and finished in accordance with accepted workmanship practices.

- NCC 2022 Volume Two – Clause 10.2.4: Finishes must be installed in a manner that achieves suitable durability, appearance, and performance.

Rectification is required to ensure all tiling is fully completed, correctly aligned, and properly finished to achieve compliance, durability, and an acceptable construction standard.

Defects 3.26

Building: Main Building
Location: Garage
Finding: Marked Internal Surface Paint Finish - PCI

Information: The internal surfaces in this area were observed to have numerous visible marks, scuffs, and areas of uneven or inconsistent paint coverage. These defects significantly detract from the presentation standard and indicate that either inadequate surface preparation or substandard painting methods were used during application.

These photos are provided as an example of the defects observed. A full inspection of all internal wall and ceiling surfaces is recommended, as similar issues are likely present throughout the dwelling and must be identified and rectified.

Reference:

• AS 2311:2017 – Guide to the Painting of Buildings: Requires that surfaces be properly prepared and that paint systems be applied evenly to produce a uniform and blemish-free finish.

• Guide to Standards and Tolerances 2015 – Section 12.02: Painted surfaces must be uniform in colour, coverage, and finish when viewed from a normal viewing position under natural light.

Due to the extent of visible imperfections, the affected areas require sanding and repainting to achieve a consistent and acceptable finish in accordance with applicable standards and handover expectations.

Defects 3.27

Building: Main Building
Location: Garage
Finding: Rear Garage Access Door – Incorrect Hinge Fixing
Information: At the time of inspection, the rear garage access door was observed to be inadequately fixed to the hinges on both the door leaf and frame sides. Several hinge fixings were either missing, loose, or not properly engaged into the supporting substrate. This condition prevents the door from being securely supported and may affect alignment, operation, and long-term durability of the door installation.

Reference:

- NCC 2022 Volume Two – Clause 10.2.1

Requires building elements to be installed in a manner that achieves structural adequacy, stability, and durability.

- NCC 2022 Volume Two – Clause 10.2.4

Finishes and components must be installed to achieve suitable performance and serviceability.

- Guide to Standards and Tolerances 2023 – Section 14.02

Doors and hardware are defective if not securely fixed, poorly fitted, or do not operate as intended.

- AS 2047:2014

Requires door assemblies to be installed in accordance with manufacturer's installation requirements and acceptable building practice.

Rectification is required to ensure the door is correctly and securely fixed to the hinges in accordance with manufacturer requirements, to restore proper operation, structural stability, and compliance with accepted construction standards.

Defects 3.28

Building: Main Building
Location: Garage
Finding: Builder's Debris Present in Garage Area - PCI
Information: At the time of inspection, loose construction debris, including offcuts, general waste, and builder's rubbish, was observed within the garage area. This indicates that final clean-up procedures have not been satisfactorily completed prior to handover. The presence of this material detracts from the overall presentation of the property and may present trip hazards or interfere with safe usage of the space.

Reference:

- Guide to Standards and Tolerances 2023 – Clause 18.08: Building works are considered defective if the site is not left in a clean and tidy condition, free of building debris and waste on completion.

- NCC 2022, Volume Two – Clause 3.0.1 Performance Requirements: Construction practices must safeguard the building site to avoid creating hazards for occupants and the surrounding environment.

Rectification is required to remove all builder's waste and ensure the garage area is presented in a clean, hazard-free condition in accordance with completion and presentation standards.

Defects 3.29

Building: Main Building
Location: Garage
Finding: Ceiling Manhole Cover Not Installed - PCI
Information: At the time of inspection, the ceiling manhole cover had not been installed, resulting in an incomplete ceiling finish and unrestricted access to the roof void. The absence of a manhole cover compromises the visual presentation of the ceiling, allows potential unauthorised access, and fails to meet the requirements for a secure and finished internal environment. This condition typically arises due to oversight during final fit-off.

Reference:

• NCC 2019 Volume 2, Part 3.9.1.2 – Access openings must be constructed and finished to maintain the integrity of the ceiling construction.

• Guide to Standards and Tolerances 2017, Clause 2.03 – All internal fixtures and fittings, including access panels and covers, must be properly installed and finished at the time of handover.

The current condition is considered non-compliant and must be rectified by installing a flush-fitting, secure manhole cover to restore ceiling continuity and restrict unauthorised access to service areas.

Defects 3.30

Building:	Main Building
Location:	Roof Void
Finding:	Disturbed and Poorly Reinstated Ceiling Insulation - PCI
Information:	Insulation batts in the ceiling space have been disturbed and inadequately reinstated in several areas, likely due to trade access or interference following the initial installation. This has resulted in visible gaps, displacement, and compression of insulation material, compromising the continuity and overall performance of the thermal envelope. Gaps and voids in insulation can significantly reduce energy efficiency and increase the likelihood of thermal bridging.

Reference:

• AS 4859.1:2018 – Materials for the Thermal Insulation of Buildings, requires insulation to be installed to ensure full coverage and continuity without compression or gaps.

• NCC 2022 Volume Two, Part 13.7.1 – Thermal Insulation, requires insulation to maintain its position, provide consistent thermal resistance, and avoid bridging or gaps.

• ICANZ Insulation Handbook – Notes that thermal efficiency can be reduced by up to 50% when as little as 5% of the insulation area is affected by gaps or poor coverage.

The insulation, as currently installed, is non-compliant and must be reinstated to ensure full coverage, proper positioning, and performance in line with NCC and AS 4859.1 requirements. Rectification is required prior to completion and certification.

Defects 3.31

Building:	Main Building
Location:	Roof Void
Finding:	Exhaust Fans Not Ducted to Outdoor Air - PCI
Information:	During the inspection, it was observed that the installed exhaust fans within the roof space have not been ducted to discharge directly to outdoor air. Instead, the exhaust vents currently terminate within the roof void. This installation does not comply with the minimum requirements of the National Construction Code and Housing Provisions, which mandate that exhaust systems must be ducted externally to prevent moisture accumulation and protect the integrity of the roof structure.

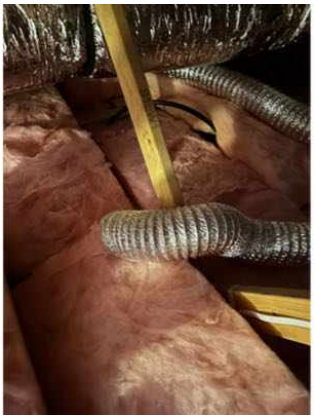
Reference:

- NCC 2022, Housing Provisions – Clause 10.8.2: Exhaust systems in kitchens, bathrooms, laundries, and sanitary compartments must discharge directly to outdoor air via a duct or shaft.

- NCC 2022, Volume Two – Part H4D2, Clause 10.8.1: Exhaust systems must not recirculate air into roof spaces or enclosed cavities.

- Guide to Standards and Tolerances 2017, Section 14.10 – Mechanical exhaust systems must be installed to prevent damage to building materials caused by moisture or steam.

All exhaust fans must be ducted to discharge directly to outdoor air in accordance with NCC requirements. This includes all bathroom, laundry, and kitchen exhaust systems. Rectification is required to ensure compliance with the code and to prevent condensation-related damage to the roof space. A follow-up inspection should be carried out to confirm that all ventilation has been appropriately installed.



Defects 3.32

Building:	Main Building
Location:	Roof Void
Finding:	Disconnected Air Vent Ductwork Within Roof Space - PCI
Information:	At the time of inspection, an air distribution duct was observed to be disconnected within the roof space. The flexible ducting is not properly sealed or secured to the adjoining fitting, resulting in conditioned air being discharged directly into the roof cavity rather than into the intended habitable space. This installation does not reflect acceptable workmanship or system completion.

Reference:

- NCC 2022 Volume Two – Clause 10.8.2

Mechanical ventilation and air-conditioning systems must be installed to operate effectively and as intended.

- NCC 2022 Volume Two – Clause 10.2.1

Building elements and services must be installed to achieve functional performance and durability.

- AS/NZS 4254.1:2012

Ductwork must be properly connected, sealed, and supported to prevent air leakage.

- Guide to Standards and Tolerances 2023 – Section 14.05

Services installations are defective where they are incomplete, improperly fixed, or not operating as intended.

Rectification is required to ensure the ductwork is correctly connected, sealed, and secured so the ventilation system operates efficiently, prevents energy loss, and complies with installation and performance requirements.

Defects 3.33

Building:	Main Building
Location:	All External Areas
Finding:	Unsealed Perimeter Joints Between Concrete Paths and External Walls - PCI
Information:	During the inspection, it was observed that the perimeter joints between the external concrete paving and the adjacent wall finishes—including brickwork, rendered cladding, door thresholds, and downpipe penetrations—have not been adequately sealed. These joints are critical in allowing for thermal and structural movement between differing materials and in preserving the integrity of the building envelope.

Failure to properly seal these joints can lead to moisture ingress, pest entry, and long-term deterioration of adjoining materials. Furthermore, sealing of such joints is typically a requirement under structural warranty provisions, as it forms part of the builder's obligation to ensure a compliant and durable external envelope.

This condition is non-compliant with the following industry requirements:

• AS 3700:2018 – Masonry Structures, Clause 4.7: Requires articulation and perimeter joints to be sealed appropriately to manage expected movement in masonry.

• NCC 2022 Volume Two, Part 3.3.1.8: Specifies that joints in masonry must be sealed using flexible sealant or other proprietary materials to maintain performance and durability.

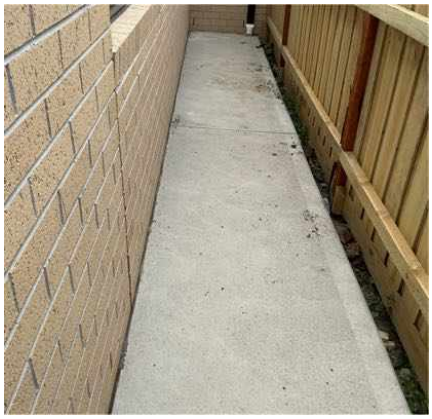
• Guide to Standards and Tolerances 2022, Clause 2.04: States that unsealed movement joints that compromise performance or allow moisture ingress are deemed

defective.

Several photographs have been provided as examples of the observed issue; however, a complete inspection of the perimeter is recommended to identify and address all unsealed joints. These areas should be rectified by applying an appropriate flexible sealant to achieve compliance and maintain building performance.





Defects 3.34

Building:	Main Building
Location:	All External Areas
Finding:	Obstructed Weep Holes to External Masonry Walls - PCI
Information:	At the time of inspection, multiple weep holes to the external masonry walls were observed to be partially or fully obstructed by applied render, coating finishes, and/or mortar. The obstruction prevents the weep holes from performing their intended function of allowing moisture to drain from the cavity and providing ventilation behind the masonry veneer. This condition was noted at several locations and is inconsistent with acceptable construction practice for masonry wall systems.
	Reference:

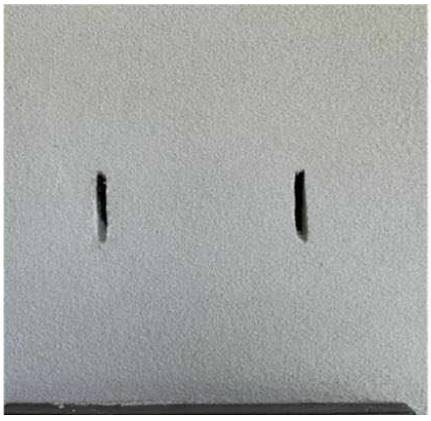
- NCC 2022 Volume Two – Part 3.3.5.13

Requires weep holes to be provided and maintained so they remain unobstructed to allow effective drainage and ventilation of masonry wall cavities.

- AS 3700:2018 – Masonry Structures

Requires weep holes to remain clear and functional to facilitate moisture egress from the cavity and reduce the risk of moisture accumulation within the wall system.

Rectification is required to ensure all affected weep holes are cleared, reinstated, and left unobstructed so the masonry wall system functions as intended and complies with NCC and Australian Standard requirements.






Defects 3.35

Building:	Main Building
Location:	All External Areas
Finding:	Incomplete External Paintwork on PVC Pipes - PCI
Information:	During the inspection, it was noted that one or more external PVC pipes had not been fully painted. This incomplete finish compromises both the visual presentation and the durability of the material. Exterior paint on PVC surfaces serves not only an aesthetic purpose but also provides essential protection against UV exposure, weathering, and staining. Unpainted sections may degrade prematurely, leading to discolouration, surface deterioration, and increased maintenance requirements.

Reference:

• Guide to Standards and Tolerances 2017, Section 12.02 – Painted surfaces must be consistent, complete, and free of visible defects at handover.

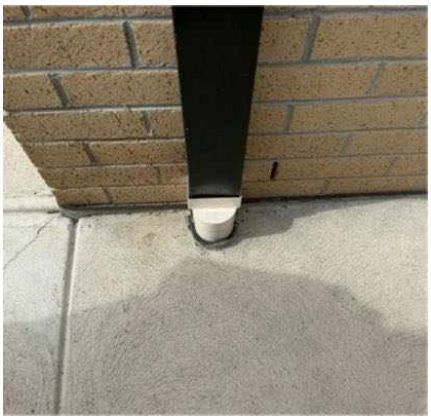
• AS/NZS 2311:2017 – Guide to the Painting of Buildings – Requires that all paintable surfaces be adequately prepared and coated with appropriate systems to ensure performance and protection.

The incomplete paintwork observed does not meet acceptable standards and is considered a defect. All affected PVC surfaces must be properly prepared and coated using an exterior-grade paint system to ensure a uniform and durable finish in

compliance with the relevant standards.








Defects 3.36

Building:	Main Building
Location:	All External Areas
Finding:	Downpipe Brackets – Incorrect Fixings, Poor Installation and Bracket Damage - PCI
Information:	During the inspection, several downpipe brackets were observed to be incorrectly installed. Brackets were noted to be misaligned, inadequately secured, and in some locations fixed using unsuitable or inconsistent fasteners. Evidence of poor installation practice has also resulted in deformation and damage to some brackets. These conditions reduce the ability of the brackets to adequately support the downpipes and may compromise the long-term performance of the stormwater drainage system, particularly during periods of heavy rainfall and wind loading.

Reference:

- AS/NZS 3500.3:2021 – Plumbing and Drainage – Stormwater Drainage Systems, which requires stormwater pipework and supports to be installed to maintain alignment, stability, and durability.

- NCC 2022 Volume Two – Part 2.2.1, which requires drainage systems to be designed and installed to ensure effectiveness, durability, and structural adequacy.

- Manufacturer installation requirements for downpipe brackets, which require correct fixing types, spacing, and alignment to prevent movement and damage.

Rectification is required to ensure all downpipe brackets are replaced or reinstated where damaged, correctly aligned, and securely fixed using appropriate fixings in accordance with manufacturer requirements and applicable standards to maintain structural support, durability, and drainage performance compliance.

Defects 3.37

Building:	Main Building
Location:	Front Facade
Finding:	Incomplete External Painting - PCI
Information:	During the inspection, it was observed that the external painting of the property had not been completed in several areas, including sections of the façade, trims, and other external elements. These areas present with missing or partial paint coverage, which detracts from the property's appearance and fails to provide adequate protection from weather exposure.
	Reference:

• Guide to Standards and Tolerances 2023, Section 13.02 – Painted surfaces must exhibit a uniform and complete finish when viewed from a normal distance of 1.5 metres under standard lighting.

• AS 2311 – Guide to the Painting of Buildings outlines preparation and application standards necessary to ensure a consistent, durable finish to all painted surfaces.

The current condition does not meet acceptable standards for new residential construction. Rectification is required to complete all external painting in a professional manner, ensuring uniform appearance and weather protection. Supplied photos illustrate examples of the affected areas; a full inspection should be undertaken to ensure all incomplete sections are addressed prior to handover.

Defects 3.38

Building:	Main Building
Location:	Front Facade
Finding:	Excess Render Build-Up Along Lintels - PCI
Information:	Inspection of the external façade identified excessive and uneven render applied along the lintels above some or all of the windows, doors and garage opening. The render extends beyond the intended edge lines, creating rough, protruding, and inconsistent edges that do not align cleanly with the lintel, window frames, or adjoining wall surfaces. The presentation is irregular and fails to meet the expected standard of finish for a new residential build.

Reference:

- Guide to Standards and Tolerances 2023 – Section 13.08: External wall finishes are defective where they display uneven, rough, or unsightly workmanship when viewed from a normal viewing position.

- Guide to Standards and Tolerances 2023 – Section 14.02: Cladding and external finishes around openings must be neat, consistent, and correctly aligned with adjacent building elements.

Rectification is required to ensure the render along all affected lintels is cut back, straightened, and finished to a uniform and workmanlike standard consistent with acceptable façade construction.





Defects 3.39

Building:	Main Building
Location:	Front Facade
Finding:	Damaged and Inconsistent Rendered Areas - PCI
Information:	During the inspection, visible defects were observed in several rendered areas of the building, including surface marks, chips, scratches, and uneven or compromised sections. These issues detract from the intended finish and fail to meet acceptable construction and presentation standards. Rendered surfaces are required to display a uniform texture, colour, and finish when viewed from a normal distance of 1.5 metres under natural light conditions.
	Reference:

• Guide to Standards and Tolerances 2023, Clause 9.09 – Repairs to rendered surfaces must closely match the original in texture, colour, and finish to be considered compliant.

• AS 2311 – Guide to the Painting of Buildings – Requires that surface preparation and finishing result in a consistent and durable appearance.

• NCC 2022 Volume Two, Part 2.1.2 – Materials and finishes must be fit for purpose, maintain durability, and preserve aesthetic integrity.

The current condition is non-compliant and must be professionally rectified. All damaged or poorly finished rendered areas must be repaired to a standard that blends seamlessly with surrounding finishes to restore uniformity and meet regulatory expectations. The attached photographs represent examples only; a full inspection of all rendered surfaces is recommended to identify and address all affected areas.

Defects 3.40

Building:	Main Building
Location:	Front Facade
Finding:	Missing and Excessively Spaced Weep Holes to External Masonry Walls - Lock-up/Fix/PCI
Information:	During the inspection, weep holes to the external masonry walls were observed to be missing and/or installed at spacing greater than acceptable construction standards. In several locations, the separation between weep holes exceeds the maximum recommended spacing, and in other areas no weep holes have been provided. This condition was also noted to short wall segments less than 1200 mm in length, where weep holes are still required when cavity flashings are present. The absence and excessive spacing of weep holes restricts effective drainage and ventilation of the masonry cavity, increasing the risk of moisture accumulation behind the brick veneer and reducing the long-term durability of the wall system.
Reference:	

- NCC 2022 Volume Two – Part 3.3.5.13, which requires weep holes to be provided to masonry walls to allow drainage and ventilation of the cavity.

- AS 3700:2018 – Masonry Structures, which requires weep holes to be installed at maximum 1200 mm centres and to be provided where flashings terminate, including short wall sections.

- Guide to Standards and Tolerances 2023 – Section 2.04, which considers masonry work defective where required weep holes are missing, blocked, or incorrectly spaced.

Rectification is required to ensure weep holes are installed where missing and/or reinstated at compliant spacing, including to short wall segments, so the masonry wall cavity can drain and ventilate as intended and comply with durability and performance requirements.

Defects 3.41

Building:	Main Building
Location:	Front Windows
Finding:	Discontinuous Articulation Joint – Rendered Wall
Information:	During the inspection, it was noted that the vertical articulation joint adjacent to the window within the rendered façade is not continuous from the slab rebate to the underside of the eaves. This non-compliant termination disrupts the joint's intended function. Articulation joints are critical for accommodating differential movement and thermal expansion in masonry/rendered systems, and a break in continuity can result in cracking and stress accumulation within the wall structure.

Reference:

• AS 3700:2018 – Masonry Structures, Clause 5.3.3 – Articulation joints must extend the full height of the wall to effectively relieve stress and prevent cracking.

• Guide to Standards and Tolerances 2022, Clause 3.02 – Masonry, including rendered finishes, must be constructed to minimise cracking associated with building

movement.

The current condition does not meet structural or functional requirements. The articulation joint must be reinstated as a continuous element to restore compliance and ensure the long-term integrity of the rendered wall.

Defects 3.42

Building:	Main Building
Location:	Front Window
Finding:	Front Window Obstructed by Excessive Render Build-Up
Information:	During the inspection, the front window was unable to be opened due to excessive render build-up along the window perimeter. A considerable accumulation of render was also observed along the edge of the aluminium window reveal, restricting the sash movement and interfering with the intended operation of the window.

The render application has not been adequately controlled or trimmed to maintain functional clearances between the window frame and surrounding wall finish. This condition prevents normal window operation and indicates poor workmanship to the window-to-wall interface.

Reference:

- NCC 2022 Volume Two – Part 3.4.1, which requires windows to be installed so they remain operable and functional.

- AS 2047:2014 – Windows in buildings, which requires windows to operate freely without obstruction from surrounding finishes.

- Guide to Standards and Tolerances 2023 – Section 12.05, which considers windows defective where they cannot be opened or closed correctly due to poor installation or finishing.

Rectification is required to ensure excess render is removed, window clearances are reinstated, and the window can be operated as intended while maintaining an acceptable and durable finished appearance.






Defects 3.43

Building:	Main Building
Location:	Front Window
Finding:	Unpainted External Galvanised Brick Lintels - PCI
Information:	During the inspection, external galvanised steel brick lintels were observed to be left unpainted. While galvanising provides an initial level of corrosion resistance, it does not provide long-term protection when exposed to weather, moisture, and airborne contaminants. Without a protective paint system, galvanised lintels are susceptible to surface breakdown, white rust formation, and eventual corrosion, which can lead to staining of masonry and deterioration of the lintel over time.
	Reference:

- Guide to Standards and Tolerances 2021 – Section 2.03, which requires exposed metal components to be adequately protected against corrosion.

- NCC 2022 Volume Two – Part 3.5.3, which requires building components to be protected to ensure durability and resistance to environmental exposure.

- AS/NZS 2312.2:2014 – Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings.

Rectification is required to ensure the lintels are correctly prepared and painted with an appropriate protective coating system, including suitable surface preparation and priming for galvanised steel, to provide long-term corrosion protection and ensure compliance with durability and performance requirements.

Defects 3.44

Building:	Main Building
Location:	Front Windows & Door
Finding:	Rendered Window and Door Sills Without Fall - PCI
Information:	During the inspection, rendered window and door sills were observed to be finished without a visible fall away from the window and door frames. The sill surfaces appear flat or back-falling toward the frames, which does not allow effective water shedding. This condition increases the likelihood of water ponding against the window and door assemblies and adjacent wall finishes.

Rendered sills are required to be shaped to direct water away from building openings. The absence of fall compromises the weatherproofing performance of the sill detail and increases the risk of moisture penetration into wall systems and frame junctions.

Reference:

- NCC 2022 Volume Two – Part 3.5.1.6, which requires external wall junctions and openings to be detailed to prevent moisture penetration.

- AS 2047:2014 – Windows in buildings, which requires window installations to prevent water ingress under normal exposure conditions.

- Guide to Standards and Tolerances 2023 – Section 10.04, which considers external finishes defective where sill detailing does not adequately shed water away from openings.

Rectification is required to ensure all rendered window and door sills are re-formed to provide an adequate outward fall and are detailed to effectively shed water away from window and door frames to maintain weatherproofing, durability, and compliance.

Defects 3.45

Building:	Main Building
Location:	Eave
Finding:	External Paint Marks on Fixtures and Surfaces - PCI
Information:	During inspection, paint marks were observed on external building materials and fixtures, including but not limited to brickwork, downpipes, fascia, and other external finishes. These marks detract from the overall presentation of the dwelling and indicate insufficient protection of adjacent surfaces during painting works. In some instances, marks may also result from trades impacting freshly painted surfaces.
	Reference:

• AS 2311:2017 – Guide to the Painting of Buildings, Section 5.3.7 requires that paintwork be neat, with no splashes or smears on adjacent surfaces, and that all surfaces be finished in a clean and workmanlike manner.

• Guide to Standards and Tolerances 2017, Section 13.02 requires finishes to be free of visible blemishes under normal viewing conditions from 1.5 metres.

The current condition is non-compliant. All paint marks must be carefully removed, or the affected surfaces repaired and refinished, to achieve a professional and compliant standard prior to handover. Rectification is required to ensure compliance.

Defects 3.46

Building:	Main Building
Location:	Porch
Finding:	Incomplete Cornice Installation to Porch Area - Fix/PCI
Information:	At the time of inspection, the cornice installation beneath the porch area was observed to be incomplete, with sections missing and terminations not properly finished at wall and ceiling junctions. The cornice does not present as a continuous or fully installed element and exhibits unfinished edges and inconsistent alignment, indicating that the installation has not been completed in accordance with acceptable construction practice.

Reference:

- NCC 2022 Volume Two – Clause 10.2.4

Finishes must be installed to achieve suitable appearance, durability, and performance.

- Guide to Standards and Tolerances 2023 – Section 13.02

Cornices are defective if they are missing, incomplete, poorly aligned, or not consistently finished.

- Guide to Standards and Tolerances 2023 – Section 13.08

Visible surface finish defects are unacceptable where they are clearly noticeable under normal viewing conditions.

- AS/NZS 2589:2017

Plasterboard and associated finishes must be installed and finished in accordance with accepted workmanship standards.

Rectification is required to ensure the cornice installation is completed, properly aligned, and uniformly finished to achieve compliance, durability, and an acceptable standard of workmanship.

Defects 3.47

Building:	Main Building
Location:	Left & Right Hand of Porch
Finding:	Excessive Gap Between Eave Lining and Roof Sheeting - Fix/PCI
Information:	During inspection of the eaves, an excessive and irregular gap was observed between the underside of the eave lining and the adjacent metal roof sheeting. This gap allows visible daylight penetration into the roof cavity, confirming that the roof space is not adequately enclosed at this location. The condition is not consistent with acceptable construction practice for enclosed eave assemblies and presents multiple risks to the

building envelope, including potential moisture ingress, vermin entry, and thermal inefficiency.

Reference:

- NCC 2022, Volume Two – Clause 3.5.1.6: Roof construction must prevent the entry of water into the building.

- HB 39:2015 – Installation Code for Metal Roofing and Wall Cladding, Clause 8.6.2: Roof and wall cladding terminations at eaves must be detailed to prevent weather penetration and maintain enclosure.

- Guide to Standards and Tolerances 2023 – Section 13.10: Gaps in external building elements that allow water or pest entry are considered defective if not adequately sealed.

Rectification is required to enclose and seal the junction between the roof sheeting and soffit lining to prevent water penetration, vermin ingress, and heat loss, ensuring compliance with the NCC, installation codes, and acceptable construction standards for weatherproofing and durability.

Defects 3.48

Building: Main Building

Location: Right-hand Porch

Finding: Incomplete and Poorly Terminated Flashing at Eave and Wall Junction

Information: At the time of inspection, the flashing installed at the junction between the external wall, eave lining, and gutter was observed to be excessively long, poorly shaped, and incorrectly terminated. Gaps were present between the flashing and the wall surface, and additional openings were noted extending into the roof void area behind the eave and timber cornice. The flashing does not achieve a close, continuous seal to the adjoining building elements, leaving visible voids and pathways for water, vermin, insects, and wind-driven moisture to enter the roof cavity and wall system.

Reference:

- NCC 2022 Volume Two – Part 3.5.1.6, which requires external wall junctions and penetrations to be weatherproofed to prevent water ingress.

- AS 1562.1:2018 – Design and installation of sheet roof and wall cladding, which requires flashings to be correctly formed, fitted, and sealed to provide effective weather protection.

- Guide to Standards and Tolerances 2023 – Section 9.03, which states that flashings must be properly installed, neatly finished, and effectively prevent moisture entry.

Rectification is required to ensure the flashing is correctly trimmed, reshaped, sealed, and terminated to eliminate gaps, prevent water and vermin entry, and ensure the junction complies with weatherproofing, durability, and compliance requirements.

Defects 3.49

Building:	Main Building
Location:	Right-hand Porch
Finding:	Incomplete Fascia Termination and Exposed Timber at Fascia to Rendered Wall Junction
Information:	During the inspection, the fascia was observed to terminate without a proper end closure at its junction with the rendered wall. A visible gap is present between the fascia and the wall, exposing underlying timber framing. The fascia edge has not been sealed or finished to provide a continuous weather-resistant barrier. This condition allows direct exposure of timber components to weather and moisture ingress and does not represent an acceptable standard of external detailing.

Reference:

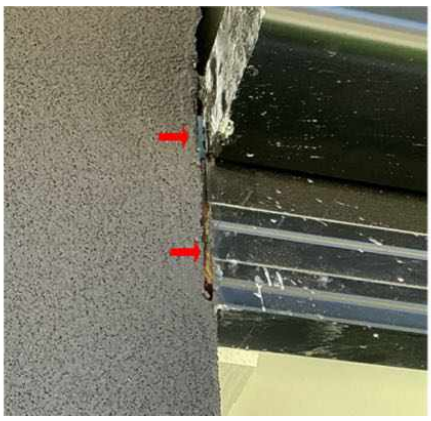
- NCC 2022 Volume Two – Part 3.5.1, which requires external building elements to be constructed to prevent the penetration of moisture and to protect structural components.

- NCC 2022 Volume Two – Part 3.5.3, which requires materials to be protected from deterioration due to environmental exposure.

- Guide to Standards and Tolerances 2021 – Section 2.02, which considers external finishing defects unacceptable where components are incomplete, poorly detailed, or expose underlying materials.

- AS 1562.1:2018 – Design and installation of sheet roof and wall cladding, which requires proper termination and sealing of metal components.

Rectification is required to ensure the fascia is correctly terminated, sealed, and finished, and that all exposed timber is fully protected to prevent moisture ingress, deterioration, and long-term durability issues.



Defects 3.50

Building:	Main Building
Location:	Rear Right-hand Gutter
Finding:	Missing Gutter Corner Bracket to External Gutter Junction - PCI
Information:	During the inspection, it was observed that the external gutter corner junction has been left without the required corner bracket. This bracket forms part of the finished gutter system and is necessary to secure, support, and seal the gutter junction. In its current condition, the gutter corner is incomplete and inadequately supported.

The absence of the corner bracket prevents the gutter from being properly fixed and sealed at the junction. This condition allows for movement, increases the likelihood of sagging over time, and creates a high risk of water leakage at the joint. As installed, the gutter system cannot be considered complete or compliant, as the junction is not finished in accordance with accepted construction practice or manufacturer installation requirements.

Reference:

- NCC 2022 Volume Two – Part 3.5.3, which requires roof drainage components to be installed to prevent water penetration and ensure durability and performance.

- AS/NZS 3500.3:2021 – Stormwater Drainage, which requires gutter systems to be adequately supported, securely fixed, and installed to allow effective drainage without leakage.

- Guide to Standards and Tolerances 2022 – Section 12.08, which considers gutter systems defective where fixings or components are missing, loose, or not properly installed.

Rectification is required to ensure the correct gutter corner bracket is installed so the gutter junction is properly supported, sealed, and finished, to prevent leakage, sagging, and non-compliant stormwater performance.

Defects 3.51

Building:	Main Building
Location:	Entry
Finding:	Unclean External Door Sills - PCI
Information:	During the inspection, it was observed that the external bottom door sills have not been adequately cleaned. Visible construction residue, dirt, and mortar remnants remain on the threshold areas, detracting from the finished presentation and leaving the sills in an unacceptable condition for handover.

Reference:

• Guide to Standards and Tolerances 2017, Section 2.02 – Building work is to be completed to a standard that allows for cleaning and maintenance, free from visible construction residue at handover.

• Guide to Standards and Tolerances 2017, Section 13.09 – External finishes and fittings should be free of builder's debris and construction-related marks at completion.

All external door sill areas must be thoroughly cleaned of debris and construction materials to restore a

Defects 3.52

Building:	Main Building
Location:	Porch
Finding:	Electrical Meter Box – Perimeter Sealing and Render Termination Defects - PCI
Information:	At the time of inspection, the external electrical meter box was observed to have the surrounding render and/or brickwork finished hard against the meter box perimeter, with no flexible sealant joint provided. This installation method does not allow for differential movement between the metal meter box and wall surface, and the current finish is likely to crack and deteriorate over time.

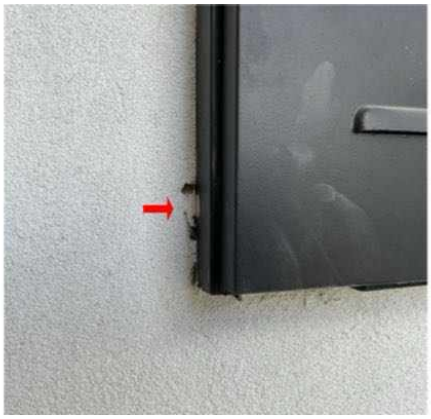
Reference:

- NCC 2022 Volume Two – Part 3.5.1.6, which requires external wall openings and service penetrations to be weatherproofed to prevent moisture ingress.

- AS 3000:2018 – Electrical Installations, Clause 1.7 and Section 5, which require electrical equipment enclosures to be installed so that they remain protected from moisture entry and environmental exposure.

- Guide to Standards and Tolerances 2023 – Section 10.04, which states that junctions between different materials must be neatly finished and appropriately sealed to allow for movement and prevent cracking or moisture penetration.

Rectification is required to ensure the meter box perimeter is correctly detailed with a flexible sealant joint and the installation is weatherproofed to maintain durability, prevent cracking, and ensure ongoing compliance.



Defects 3.53

Building:	Main Building
Location:	Front & Rear Yard
Finding:	Poorly Installed Artificial Turf and Incomplete Landscaping
Information:	During the inspection, the artificial turf to the rear external area was observed to be poorly installed and incompletely finished. Sections of turf were not adequately secured at the perimeter edges, particularly near adjoining paths and boundaries, leaving the turf susceptible to lifting and movement. In several locations, the turf installation was not carried through to a clean termination, resulting in uneven edges and exposed gaps. The unsecured turf presents a potential trip hazard and indicates incomplete landscaping works.

Reference:

- Guide to Standards and Tolerances 2023 – Section 14.03, which requires landscaping works to be completed in a proper and workmanlike manner.

- Guide to Standards and Tolerances 2023 – Section 13.02, which requires finishes to present a reasonable standard consistent with new residential construction.

- NCC 2022 Volume Two – Part 3.1.2, which requires external surfaces to be safe, stable, and not create hazards to occupants.

Rectification is required to ensure the artificial turf is correctly secured at all perimeter edges, landscaping works are completed, and the area is finished to a compliant, durable, and safe standard.






Defects 3.54

Building:	Main Building
Location:	Left-hand Side
Finding:	Air Conditioner Condensate Not Drained to Approved Point - PCI
Information:	The air conditioning condensate drain line is not plumbed to a compliant drainage point and currently discharges to an uncontrolled or inappropriate location. This

condition does not meet drainage compliance requirements and may result in surface staining, moisture damage, or nuisance pooling.

Reference:

- AS/NZS 3500.2:2021 – Plumbing and Drainage – Sanitary Plumbing and Drainage, Clause 13.6: Requires connection of condensate discharge to an approved point of disposal

- NCC 2022 Volume Two, Part B2.2.2 & B2.4.2: Services must be installed in a way that avoids adverse impacts to the building

- Manufacturer installation requirements (as required under NCC Clause A2G2): Mandate proper drainage of condensate to protect system performance and building fabric

The current discharge arrangement is not compliant and may contribute to deterioration of adjacent surfaces or finishes. The condensate line must be redirected to a compliant drain point in accordance with AS/NZS 3500 and NCC requirements to ensure ongoing functionality and compliance.

Defects 3.55

Building:	Main Building
Location:	Roof Exterior
Finding:	Residual Construction Debris in Gutters - PCI
Information:	During the inspection, residual construction debris, including metal particles, screws, and other waste materials, was observed within the gutters. The attached photographs serve as an example only and may not represent the full extent of the issue. This condition indicates inadequate post-installation cleaning and presents a risk of premature corrosion, blockages, staining, and compromised drainage performance.

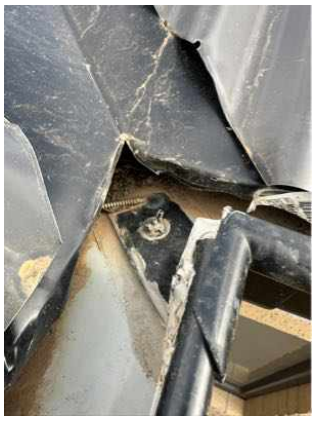
Reference:

• HB 39:2015 – Installation Code for Metal Roofing and Wall Cladding

• Clause 8.4.4 – All swarf, fasteners, and construction debris must be removed from gutters at the completion of installation to prevent corrosion and ensure effective drainage.

The current condition does not comply with HB 39 requirements and must be rectified by thoroughly cleaning all gutter areas to remove residual debris and restore full functionality.

Rectification is required to ensure compliance.



Defects 3.56

Building:	Main Building
Location:	Roof Exterior
Finding:	Poor Termination and Sealing of Roof Sheet to Valley Junction
Information:	During the inspection, the junction between the metal roof sheeting and the valley flashing was observed to be poorly detailed. The roof sheet has been cut back unevenly and terminates inconsistently against the valley, resulting in an irregular junction.

The junction relies predominantly on sealant to achieve weatherproofing. The sealant application is irregular, excessive in some areas, and absent in others, and does not provide a continuous or uniform seal. The roof sheet does not achieve a consistent or controlled termination relative to the valley, creating conditions that are vulnerable to water tracking, capillary action, and debris accumulation.

The current detailing does not achieve a durable, mechanically secure, or consistently weatherproof junction and is not representative of acceptable workmanship standards for metal roofing installations.

Reference:

- NCC 2022 Volume Two – Part 3.5.1, which requires roof coverings and flashings to be installed to prevent water penetration.

- AS 1562.1:2018 – Design and installation of sheet roof and wall cladding, which requires roof junctions to be formed and installed to maintain long-term weatherproofing and drainage performance.

- NCC 2022 Volume Two – Part 10.7.1, which requires building components to be installed in a proper and workmanlike manner.

Rectification is required to ensure the roof sheet termination to the valley is reconstructed with consistent alignment, correct termination detailing, and a compliant waterproofing junction that does not rely on sealant as the primary means of weatherproofing, in order to ensure durability and compliance.

Defects 3.57

Building:	Main Building
Location:	Roof Exterior
Finding:	Uncapped Sanitary Vent Pipe and Non-Compliant Roof Penetration Detailing
Information:	During the inspection, the sanitary vent pipe penetration through the metal roof sheeting was observed to be non-compliant. The pipe terminates without a fitted vent cowl or cap, and the penetration has not been provided with a proprietary flashing boot. The junction between the pipe and roof sheeting has been sealed using sealant only, which does not provide a durable or compliant weatherproofing method. Sealant alone is not an acceptable primary weatherproofing system for roof penetrations and is prone to early deterioration due to UV exposure, thermal movement, and material incompatibility. The absence of a flashing boot and vent cap increases the risk of water ingress, debris entry, odour issues, and potential blockage of the sanitary vent system. Reference: • NCC 2022 Volume Two – Part 3.5.1, which requires roof coverings and penetrations to prevent water penetration into the building. • AS 1562.1:2018 – Design and installation of sheet roof and wall cladding, which requires roof penetrations to be weatherproofed using suitable proprietary flashings. • AS/NZS 3500.2:2021 – Plumbing and Drainage, which requires sanitary vent pipes to terminate with suitable protection against obstruction and weather entry. • NCC 2022 Volume Two – Part 10.7.1, which requires components to be installed in a proper and workmanlike manner to ensure durability and performance. Rectification is required to ensure a compliant flashing boot is installed to the roof penetration and a suitable vent cap or cowl is fitted to the sanitary vent pipe to restore weatherproofing, durability, and compliance.

Defects 3.58

Building:	Main Building
Location:	Roof Exterior
Finding:	Open Fixing Holes in Roof Sheeting - PCI
Information:	During the inspection, multiple holes were observed in the roof sheeting where fixing screws have been removed and not reinstated. These openings penetrate the roof cladding and remain unsealed, allowing a direct pathway for water ingress into the roof space. The exact reason for the screw removal could not be determined at the time of inspection.

Open penetrations in roof sheeting compromise the weatherproofing performance of the roofing system and increase the risk of moisture entry, corrosion of surrounding materials, deterioration of insulation, and potential internal water damage.

Reference:

- NCC 2022 Volume Two – Part 3.5.1, which requires roof coverings to prevent the penetration of water into the building.

- AS 1562.1:2018 – Design and installation of sheet roof and wall cladding, which requires fixings and penetrations to be installed and sealed to maintain weather tightness.

- NCC 2022 Volume Two – Part 10.7.1, which requires building components to be installed in a neat, durable, and workmanlike manner.

Rectification is required to ensure all unused fixing holes are correctly sealed or the roof sheeting replaced as necessary to restore full weatherproof integrity and ensure compliance with durability and performance requirements.

Defects 3.59

Building:	Main Building
Location:	Roof Exterior
Finding:	Scratches to Roof Sheeting , Gutters and Flashings - Lock-up/Fix/PCI
Information:	During the inspection, multiple scratches were observed across the roof sheeting, gutters and associated flashings. The photos provided are a sample only and do not represent the full extent of the issue, which was noted to be widespread. Scratches compromise the protective surface coating of the roof materials, increasing the risk of premature corrosion, particularly in exposed or weather-prone areas.

Reference:

• NCC 2022, Volume Two – Part 3.5.1.3 (Roofs and Roof Coverings)

Requires roof coverings and associated elements to be installed and maintained in a manner that provides adequate durability and weatherproofing.

• AS 1562.1:2018 – Design and Installation of Metal Roof and Wall Cladding

Specifies that surfaces must not be damaged during installation and that protective coatings must remain intact to ensure service life.

• Manufacturer Installation Guides (e.g., Colorbond, Zincalume)

State that scratches and surface damage must be repaired promptly using approved methods to maintain the warranty and corrosion resistance.

Failure to repair or replace scratched roof and flashing surfaces may void the manufacturer's product warranty, leaving the homeowner liable for premature deterioration and costly repairs.

The current condition is non-compliant and requires rectification. Scratched areas must be repaired or replaced to restore protective coatings, preserve manufacturer warranty, and ensure compliance with NCC, Australian Standards, and manufacturer specifications.

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Registered/Licensed Builder

- Reinspection by Jim's Building Inspections

- Registered Roofing Contractor

- Licensed Plumber specialising in Roof Plumbing

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- Compared to other buildings of a similar age, brick veneer dwelling at the time of inspection was found to be in good condition. Minor items have been identified. These have been noted in the body of the report and will require addressing to meet the minimum standards as detailed in the NCC, Australian Standards, Manufacturers installation guides and/or the Guides to Standards and Tolerances 2015 - VIC.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Daniel Hills on: 0488 631 253

Definitions to help you better understand this report

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.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
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.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
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 or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003* . This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.