



# FRAME INSPECTION REPORT & DEFECTS LIST

Lot 1461 Sample Dr, Craigieburn

**Call us on:** 0430 318 398  
[info@correctinspections.com.au](mailto:info@correctinspections.com.au)  
[www.correctinspections.com.au](http://www.correctinspections.com.au)  
**Postal Address:** P.O. Box 22  
Greensborough VIC 3088



## TABLE OF CONTENTS

Client & Property Details .....	2
Inspection & Report Details .....	2
Inspection Notes .....	2
Report Purpose .....	2
General .....	2
Schedule of Building Defects .....	3
Terms & Conditions for the Provision of this Report.....	23

## CLIENT & PROPERTY DETAILS

**Client Name(s):** Mr & Mrs Sample  
**Subject Property:** Lot 1461 Sample Dr, Craigieburn  
**Builder:** Badly-Presented Homes  
**Dwelling Type:** Double Storey  
**BCA Classification:** 1a & 10a  
**Construction Type:** Brick Veneer  
**Footing Type:** Concrete Slab  
**Roofing Type:** Concrete Tiles

## INSPECTION & REPORT DETAILS

**Inspection Date:** Friday 29<sup>th</sup> July 2016  
**Inspection Time:** 2:30pm  
**Weather Conditions:** Overcast & Raining  
**Stage of Works:** Frame Stage  
**Date of this Report:** Saturday 30<sup>th</sup> July 2016

## INSPECTION NOTES

At the time of this inspection, we note the following;

1. There was a perimeter walkway scaffold erected, which will require the walls to be re-checked for plumb at a later inspection.
2. The window frames had not been installed.

## REPORT PURPOSE

The purpose of this inspection and report is to check on the progress of works and quality of workmanship at the specified construction stage, and to identify defects or faults in the new construction that do not reach an acceptable standard of quality, or have not been built in a proper workmanlike manner in relation to the Building Acts & Regulations, the Building Code of Australia (BCA), any relevant Australian Standard, any manufacturer's installation instruction or the acceptable standards & tolerances as set down by the Victorian Building Authority (VBA).

## GENERAL

This report is the result of a visual inspection only and is intended to provide a reasonable confirmation of the progress and quality of the works to date and to note items that may need attention by the builder to ensure satisfactory quality of workmanship.

Should the reader of this report have any questions in relation to the items set out within it, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Brett'.

Brett Whittingham  
**m:** 0430 318 398  
**e:** [brett@correctinspections.com.au](mailto:brett@correctinspections.com.au)

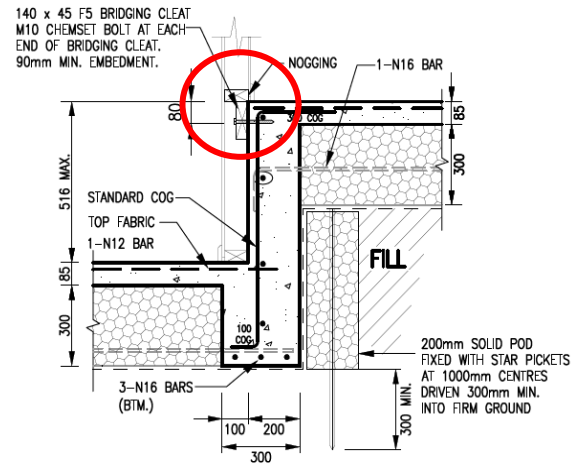
## SCHEDULE OF BUILDING DEFECTS

The following is a list of newly identified defects that exist in the finishes and the quality of those finishes, for which rectification can reasonably be expected to be the responsibility of the builder.

### 1. Engineering Items

The following list of items have not been constructed in accordance with the specified Engineering documentation provided;

- i. The walls along the rear and side of the garage have not been connected to the slab as outlined on Engineering drawing 4.



- ii. There are numerous 'BR2' bracing units that have not been fastened to the top and bottom plates with the correct number of nails as specified on Engineering drawing 13.



- iii. None of the tensioned 'BR2' bracing units throughout this home have been looped over the top and bottom plates and have not been sufficiently fastened to the plates as outlined on Engineering drawing 13.

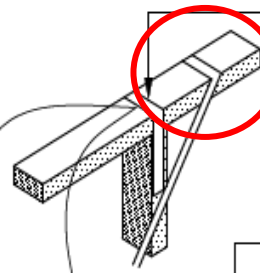
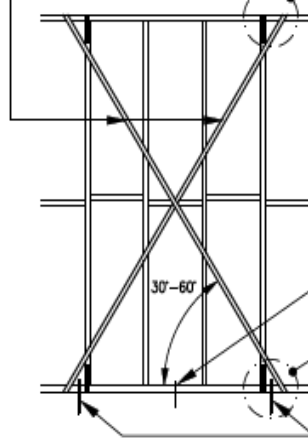




## BR3 BRACING DETAILS:

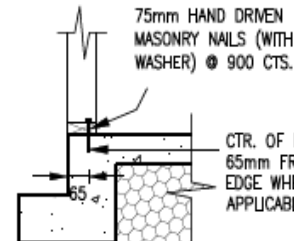
### TENSIONED GALVANISED METAL STRAPS

30 x 0.8mm (OR EQUIVALENT) NAILED TO PLATES WITH 4/ 30 x 2.8mmØ GALVANISED FLATHEAD NAILS TO EACH END.



30 x 0.8mm METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4/ 30 x 2.8mmØ FLATHEAD NAILS TO EACH END.  
OR  
PROVIDE SINGLE STRAPS TO BOTH SIDES, WITH 4 NAILS PER STRAP END, OR EQUIVALENT ANCHORS OR OTHER FASTENERS.

### TYPICAL FIXINGS FOR METAL STRAPS TO PLATE

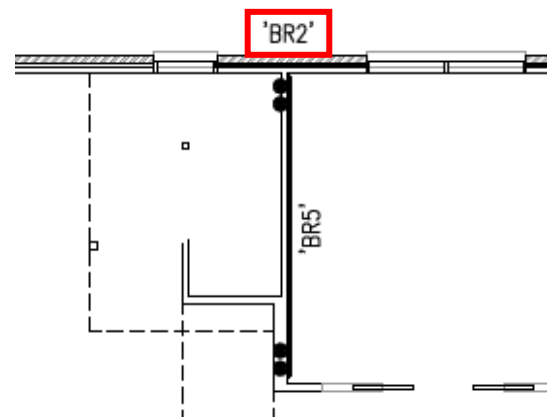


### INTERMEDIATE FIXINGS FOR BOTTOM WALL PLATE TO CONCRETE SLAB (NOMINAL FIXING)

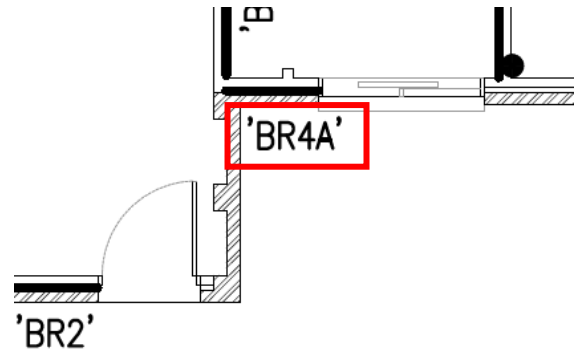
### DOUBLE DIAGONAL TENSION OR METAL STRAP BRACES

(BRACING CAPACITY - 3.0 kN/m)

- iv. The 'BR2' bracing unit specified outside the stairwell wall on Engineering drawing 11 has not been installed.



- v. The 'BR4A' bracing unit specified outside the laundry wall on Engineering drawing 11 has not been installed.



- vi. The Engineer has specified that the bottom plates of numerous walls be fastened to the slab with a 'M8 Ankascrew', however M12 have been used throughout which do not provide adequate hold-down capacity near the slab edge due to the additional thickness of the fixing.

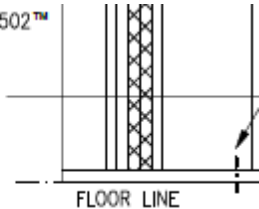


- DENOTES 1-M8 ANKASCREW ANCHOR  
[Ramset Part No. AS08100H]  
(65mm MIN. EMBEDMENT)

**vii.** The bottom of the stairwell wall has not been properly secured to the slab with M12 Chemsets at 600mm centres as specified on Engineering drawing 9.



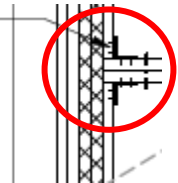
PROVIDE M12 CHEMSET™ REO 502™  
AT 600 CTS INTO FOOTING.  
140 MIN. PENETRATION.  
INSTALLED TO MANUFACTURER'S  
SPECIFICATION (TYPICAL)



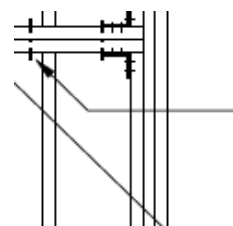
**viii.** The universal trip-l-grip connectors have not been fitted to the ends of the '1B5' on the stairwell wall as specified on Engineering drawing 9.



2/UNIVERSAL TRIP-L-GRIP  
CONNECTORS TOP & BTM  
(4 TOTAL) EACH END OF  
1B5 TO STUD WITH 10 No.  
3.15 x 35mm FH NAILS

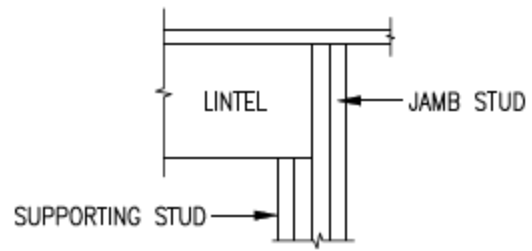


**ix.** The '1B5' member has not been nail laminated at 300mm centres as specified on Engineering drawing 9, with several fixings spaced at up to 500mm.



PROVIDE 2.9Ø mm MIN. x  
75mm MIN. LONG NAILS  
TOP & BTM. STAGGERED @  
300 CTS. MAX. (TYPICAL)

- x. The '4S' stud columns at each end of the '1L1' beam over the lounge window have not been constructed as specified on Engineering drawing 10, with 2 supporting studs and 2 jamb studs.

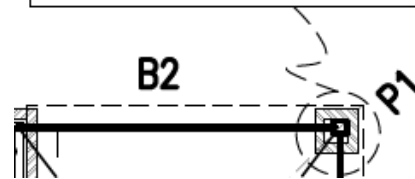


### 4S DETAIL

- xi. The hoop iron strapping on the 'P1' post to the alfresco has not been installed as specified on Engineering drawing 5.



PROVIDE HEAVY DUTY HOOP IRON STRAP OVER BEAM. 3 CLOUTS TO SIDE, 1 CLOUT TO TOP OF BEAM, TAKE DOWN MIN. 12 BRICK COURSES AND TRIPLE BEND INTO MORTAR BED.



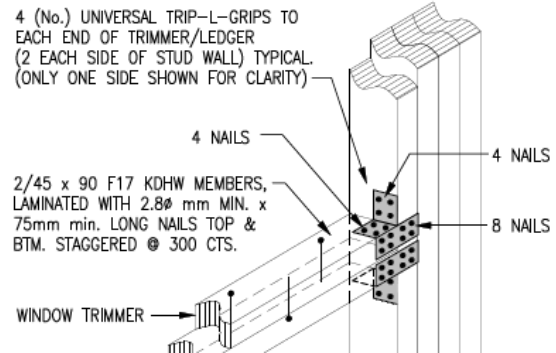
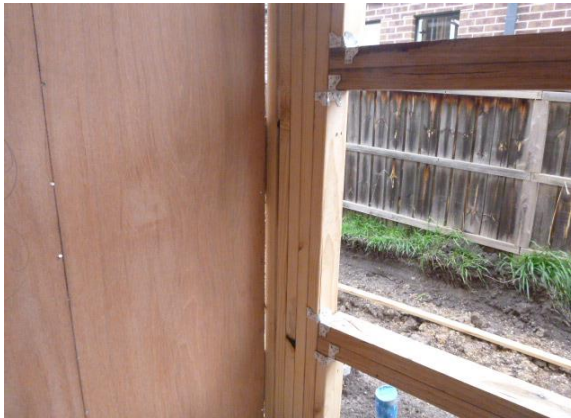
- xii. None of the ceiling bracing specified on Engineering drawing 5 have been properly secured and fastened at their ends to the top plates.



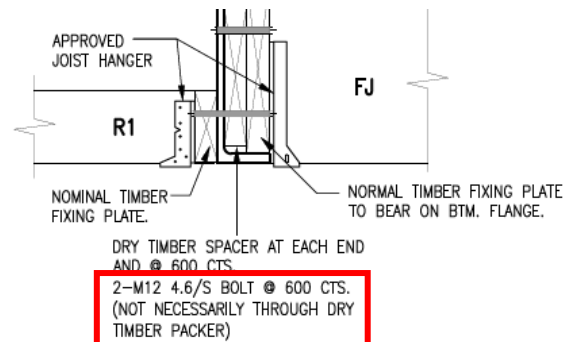
PROVIDE 32 x 1.2 PRYDA STRAP BRACE TO UNDERSIDE OF FLOOR JOISTS/ROOF TRUSSES. WRAP AND FIX TO TOP PLATE USING 11 NAILS PER STRAP PER END. FIX ALSO TO FLOOR JOISTS/ROOF TRUSSES AT EACH INTERSECTION USING 2/3.15Ø FH NAIL TO MANUFACTURER'S SPECIFICATIONS. (TYP.)



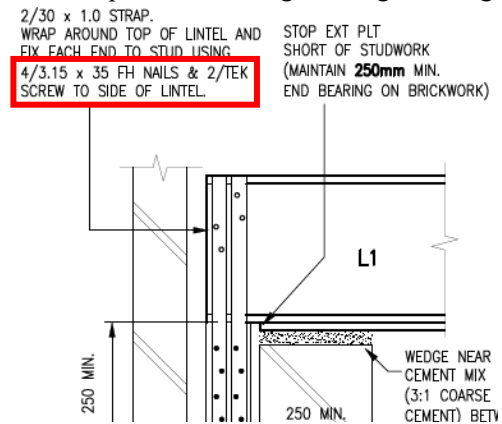
- xiii.** The universal trip-l-grips have not been installed at the ends of the pantry window in the correct orientation, or with the number of fasteners specified on Engineering drawing 9.



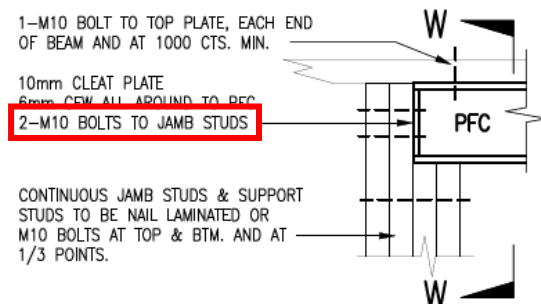
- xiv.** The fixing plates attached to the '1B2' beam have not been bolted with 2/M12 bolts at 600mm centres as specified on Engineering drawing 7.



- xv.** There have not been TEK screws installed into 'L1' as specified on Engineering drawing 8.



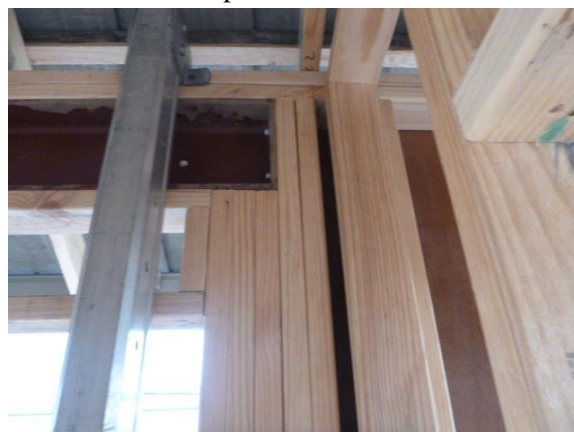
- xvi.** The end of '1L11' has not been bolted as specified on Engineering drawing 8.



**TYPICAL CHANNEL TO STUD DETAIL**



- xvii. The ends of the '1L8' lintel have also not been bolted to the jamb studs as specified on Engineering drawing 8, with coach screws used in lieu of the specified M10 bolts.



All of the above items must be rectified or re-constructed on site to reflect the designed requirements of the approved drawings, or otherwise re-computed and certified by the original design Engineer.

The building permit may also need to be amended by the relevant Building Surveyor to reflect the changes to the original approved drawings.

## 2. Laundry Concrete Slab

There is a gap of up to 62mm at the garage wall slab edge where the slab has been incorrectly formed and poured short.



This item will need to be rectified in a manner that does not affect the structural stability of the adjacent garage wall. The Engineer may need to provide guidance on how this can be properly achieved.

## 3. Garage Slab Overhang

The edge of the floor slab at the rear of the garage has been incorrectly formed and poured, and is protruding out past the wall frame by up to 68mm which has completely removed the required 40mm cavity width across to the back of the brickwork and compromising its ability to drain any water and moisture that collects in it away from the timber wall framing.



The relevant Australian Standard, AS 3700 Masonry Structures requires that *'In cavity walls and masonry veneer walls, cavities with a width of at least 40mm, which are properly detailed and*

*constructed, shall be regarded as being resistant to the passage of moisture (with an allowable maximum 15mm deviation from this width)'. Additionally, AS 3700 requires that 'Cavities shall be free from mortar droppings or other materials that might bridge the cavity and allow transmission of moisture'.*

The builder should therefore, after consultation with the design Engineer, carefully trim back the edges of the slab to achieve the required minimum 25mm cavity width, at least down to below the damp-proof course/cavity flashing. This depth of cut will be exposing (or completely removing) the edge of the steel reinforcement, which may require the Engineer to design the rectification of this section of slab.

The building permit may also need to be amended by the relevant Building Surveyor to reflect the changes to the original approved drawings.

#### 4. Stud Centres in Garage

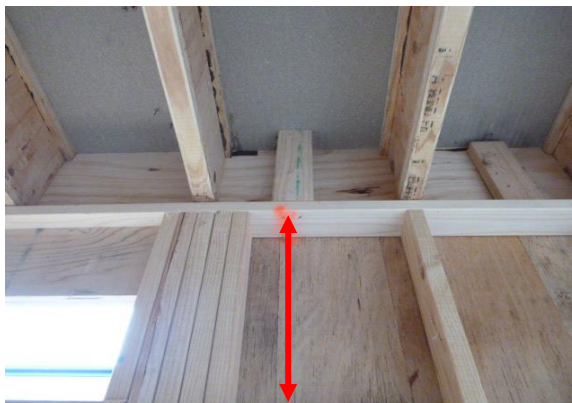
The studs on the sides of the meter box in the garage have been spaced at 715mm centres, which is far greater than the 600mm maximum span of the plasterboard that will be installed over it.



Additional framing will need to be installed to ensure that the plasterboard can be properly installed.

#### 5. Load Transfer Through Lower Walls

There are several areas (grand family, kitchen and living) where girder truss loads from the upper roof have not been transferred through the lower walls to the slab as required by the relevant Australian Standard, AS 1684 Residential Timber-Framed Construction.



Additional studs must be installed to properly transfer the roof load through to the slab.



## 6. Garage Truss Bracing

The roof trusses installed over the garage have not been braced to prevent them from rolling over at the box gutter, or at the top of the trusses.



Additional bracing must be installed to these trusses.

## 7. Missing Wall Nogging

There is a nogging missing from the lounge external wall, which must be installed as required by AS 1684 Residential Timber-Framed Construction.



## 8. Wall Nogging Alignment

There are several wall noggings that are offset or staggered from the ones beside it by up to 400mm.





The relevant Australian Standard AS 1684 Residential Timber-Framed Construction, clause 6.2.1.5 Nogging, states '*Noggings may be installed anywhere in the depth of the stud. Stagger in the row of noggings shall be not greater than 150 mm*'.

These noggings must be correctly aligned with the abutting ones as required by AS 1684.

## 9. Supporting Wall Studs

There have not been supporting studs installed under the girder truss on the external wall of the grand meals area.



These studs must be properly installed prior to the works proceeding any further.

## 10 Studs Supporting Joists/Trusses

There are a number of joists/trusses that are up to 200mm away from over a supporting wall stud.



The relevant Australian Standard, A.S 1684 Residential Timber-Framed Construction, requires that '*roof load framing members are not allowed to be more than 1.5 times the thickness of the top plates away from over a stud*'.

Therefore, since these are 35mm thick plates these joists should be no more than 52mm away from over a stud without having additional support placed below them and will now have to be properly rectified.

### 11 Wall Plate Overhang

The floor slab has been boxed and poured short along the right hand side of the entry wall, which has left the bottom plate overhanging the edge of the floor slab by up to 25mm.



The Victorian Building Authority's Guide to Standards and Tolerances clause 4.08 Bottom Plates that Overhang Concrete Slabs states '**Bottom plates that are at least 90mm wide and overhang concrete slabs are defective. An overhang of up to 10mm is permissible**'.

This overhanging bottom plate will need to be supported by an appropriately designed and certified engineered system so that it complies with this tolerance.

### 12 Plaster Support Noggings

There have not been any noggings installed between the wall studs at the bulkhead/drop ceiling at the fridge space to pick up and support the edges of the plaster wall sheets.



The relevant Australian Standard AS 2589.1 Gypsum Linings In Residential and Light Commercial Construction – Application and Finishing, clause 7.6.2 Spacing, requires that '**Plasterboard shall be fastened at a maximum of 300mm centres for internal angles, external corners and around openings**'.

Given the spacing of the existing studs, noggings will need to be installed so that the edges of the wall sheets can be securely fixed to the wall framing at their required centres.

### 13 Support to Braced Wall

The wall at the rear of the WIR with the 'BR2' brace installed within it is positioned between floor joists, and is only being supported by chipboard flooring.



Trimmers will need to be fitted between the floor joists under this wall to properly support the wall when the bracing loads are transferred to the floor.

#### 14 Non-Load-Bearing Wall

The 2210mm wide opening in the leisure area has not had a lintel installed across it to support the top plate that runs over it.



It is a requirement of Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 6.3.6.5 Lintels in Non-Loadbearing Internal Walls that ***'Where wall openings wider than 1800mm occur in non-loadbearing internal of external walls, a lintel shall be provided and the size of the lintel shall be determined from Span Table 23'***.

AS 1684.2 N1/N2 SUPP. 4 - 2010

Wind classification N1/N2 – Seasoned softwood – Str

**TABLE 23**

**HANGING BEAMS – Supporting ceiling loads**

Size DxB (mm)	Ceiling Load Width (mm)						
	1800	2400	3000	3600	4200	4800	5400
Maximum Beam Span (mm)							
90x35	1400	1300	1300	1200	1200	1100	1100
90x45	1900	1700	1600	1500	1400	1400	1300
<b>120x35</b>	<b>2600</b>	2200	2000	1900	1800	1700	1600
120x45	3000	2700	2400	2200	2100	2000	1800
140x35	3200	2900	2600	2400	2200	2100	1900
140x45	3500	3100	2800	2600	2400	2300	2200
170x35	3900	3500	3200	2900	2700	2500	2300
170x45	4200	3800	3400	3200	3000	2800	2600
190x35	4300	3900	3500	3200	3000	2700	2600
190x45	4700	4200	3800	3500	3300	3100	2900
240x35	5400	4900	4300	3900	3600	3300	3100
240x45	5800	5200	4800	4400	4100	3800	3500
290x35	6500	5600	5000	4500	4200	3900	3600
290x45	6900	6300	5600	5100	4700	4400	4100

The builder must establish the correct sized lintel for this opening (120x35 MGP10 or similar) and install it into the wall, in compliance with this requirement of AS 1684.

#### 15 Non-Load-Bearing Wall

The 2730mm wide opening in bed 4 has not had a lintel installed across it to support the top plate that runs over it.



It is a requirement of Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 6.3.6.5 Lintels in Non-Loadbearing Internal Walls that ***'Where wall openings wider than 1800mm occur in non-loadbearing internal of external walls, a lintel shall be provided and the size of the lintel shall be determined from Span Table 23'***.



TABLE 23

HANGING BEAMS – Supporting ceiling loads

Size DxB (mm)	Ceiling Load Width (mm)					
	1800	2400	3000	3600	4200	4800
	Maximum Beam Span (mm)					
90x35	1400	1300	1300	1200	1200	1100
90x45	1900	1700	1600	1500	1400	1400
120x35	2600	2200	2000	1900	1800	1700
120x45	3000	2700	2400	2200	2100	2000
140x35	3200	2900	2600	2400	2200	2100
140x45	3500	3100	2800	2600	2400	2300
170x35	3900	3500	3200	2900	2700	2500
170x45	4200	3800	3400	3200	3000	2800
190x35	4300	3900	3500	3200	3000	2700
190x45	4700	4200	3800	3500	3300	3100
240x35	5400	4900	4300	3900	3600	3300
240x45	5800	5200	4800	4400	4100	3800
290x35	6500	5600	5000	4500	4200	3900
290x45	6900	6300	5600	5100	4700	4400

The builder must establish the correct sized lintel for this opening (120x45 MGP10 or similar) and install it into the wall, in compliance with this requirement of AS 1684.

### 16 Non-Load-Bearing Wall

The 2730mm wide opening in bed 2 has not had a lintel installed across it to support the top plate that runs over it.



It is a requirement of Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 6.3.6.5 Lintels in Non-Loadbearing Internal Walls that *‘Where wall openings wider than 1800mm occur in non-loadbearing internal of external walls, a lintel shall be provided and the size of the lintel shall be determined from Span Table 23’*.

TABLE 23

HANGING BEAMS – Supporting ceiling loads

Size DxB (mm)	Ceiling Load Width (mm)					
	1800	2400	3000	3600	4200	4800
	Maximum Beam Span (mm)					
90x35	1400	1300	1300	1200	1200	1100
90x45	1900	1700	1600	1500	1400	1400
120x35	2600	2200	2000	1900	1800	1700
120x45	3000	2700	2400	2200	2100	2000
140x35	3200	2900	2600	2400	2200	2100
140x45	3500	3100	2800	2600	2400	2300
170x35	3900	3500	3200	2900	2700	2500
170x45	4200	3800	3400	3200	3000	2800
190x35	4300	3900	3500	3200	3000	2700
190x45	4700	4200	3800	3500	3300	3100
240x35	5400	4900	4300	3900	3600	3300
240x45	5800	5200	4800	4400	4100	3800
290x35	6500	5600	5000	4500	4200	3900
290x45	6900	6300	5600	5100	4700	4400

The builder must establish the correct sized lintel for this opening (120x45 MGP10 or similar) and install it into the wall, in compliance with this requirement of AS 1684.

## 17 Non-Load-Bearing Wall

The 3220mm wide opening in the master suite has not had a lintel installed across it to support the top plate that runs over it.



It is a requirement of Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 6.3.6.5 Lintels in Non-Loadbearing Internal Walls that ***‘Where wall openings wider than 1800mm occur in non-loadbearing internal of external walls, a lintel shall be provided and the size of the lintel shall be determined from Span Table 23’.***

AS 1684.2 N1/N2 SUPP. 4 - 2010

Wind classification N1/N2 – Seasoned softwood – Str

**TABLE 23**

**HANGING BEAMS – Supporting ceiling loads**

Size DxB (mm)	Ceiling Load Width (mm)					
	1800	2400	3000	3600	4200	4800
	Maximum Beam Span (mm)					
90x35	1400	1300	1300	1200	1200	1100
90x45	1900	1700	1600	1500	1400	1400
120x35	2600	2200	2000	1900	1800	1700
120x45	3000	2700	2400	2200	2100	2000
140x35	3200	2900	2600	2400	2200	2100
<b>140x45</b>	<b>3500</b>	3100	2800	2600	2400	2300
170x35	3900	3500	3200	2900	2700	2500
170x45	4200	3800	3400	3200	3000	2800
190x35	4300	3900	3500	3200	3000	2700
190x45	4700	4200	3800	3500	3300	3100
240x35	5400	4900	4300	3900	3600	3300
240x45	5800	5200	4800	4400	4100	3800
290x35	6500	5600	5000	4500	4200	3900
290x45	6900	6300	5600	5100	4700	4400

The builder must establish the correct sized lintel for this opening (140x45 MGP10 or similar) and install it into the wall, in compliance with this requirement of AS 1684.

## 18 Window Sill & Head Trimmers

The 4630mm wide window opening of the master suite has been framed using only a single 90x35mm sill and head trimmer.



It is a requirement of Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 6.3.6.6 Window Sill Trimmers that ***‘For opening widths greater than 1500mm, the windowsill trimmer size shall be determined from Table 6.3’.***

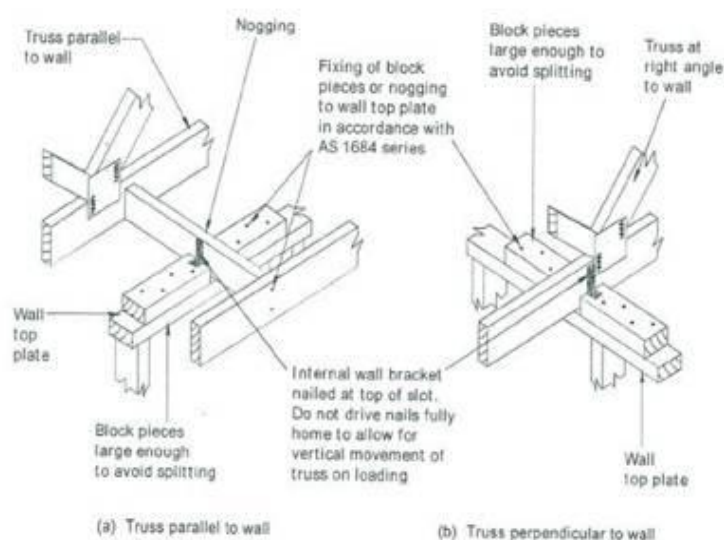
Table 6.3 Size of Windowsill Trimmers requires that for an opening width of greater than 4200mm up to 4800mm in a wind classification area of N1/N2, 3/90 x 45 F14 trimmers must be used.

4800	F5/MGP10	—
	F8/MGP12	—
	F14	3/90 x 45

The builder must install the correct sized head trimmer into this opening, in compliance with this requirement of AS 1684.

## 19 Shear Block Orientation

The shear blocks to the tops of the braced walls have been installed into the trusses in the wrong orientation and have not been fixed to the top plates as per the requirements of the relevant Australian Standard A.S 1684 Residential Timber-Framed Construction.



These shear blocks must be correctly installed to meet the requirements of AS 1684.

## 20 Damaged Wall Stud

There is a damaged wall stud in the wall between the stairwell and leisure area that needs to be properly strengthened or replaced.





## 21 Wall Not Installed Plumb

The walls in the family/dining area have been installed up to 10mm out of plumb.



The Victorian Building Authority's Guide to Standards and Tolerances clause 4.02 Verticality or Plumbness of Steel and Timber Frames and Exposed Posts, states ***'Posts and wall frames are defective if they deviate from vertical by more than 5mm within any 1.8 metre height'***.

This wall, and the walls that run into it, will need to be re-plumbed into its correct position prior to the installation of the plaster.

## 22 Flooring Support at Shower Set-Downs

The ends of the chipboard flooring at the shower set-downs have not been properly supported.



The end of these sheets to these areas will need support trimmers installed to comply with the requirements of the manufacturer and AS 1860.2 Particleboard Flooring - Installation.

## 23 Flooring Fixings

The chipboard sheet flooring to the first floor has not been fixed across its ends into the joists sufficiently, with most fixings spaced at between 250-300mm centres.

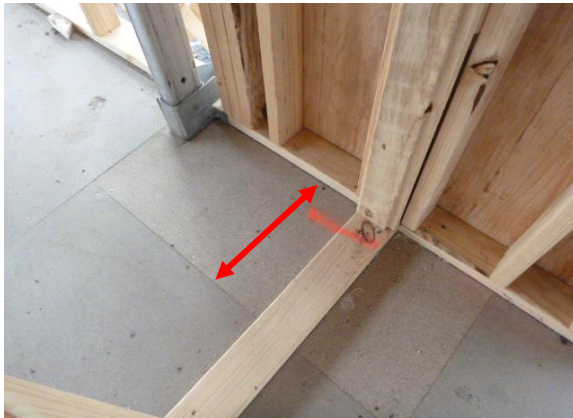


The relevant Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 5.5.4.3. Particleboard Fixing requires that ***'sheets shall be securely glued and nailed to the top edge of the joists. Nails shall be 10mm from all edges and at 150mm centres at end and butt joints for square edge sheets'***.

These sheets need to have their ends properly fixed to the joists at no greater than 150mm centres.

## 24 Single Span Flooring Sheets

There are several areas in the flooring upstairs where there is a single span sheet of chipboard flooring.



The relevant Australian Standard, AS 1860.2 Particleboard Flooring - Installation, clause 9.1 Panel Installation, requires that *'Where possible, each panel shall be supported by not less than three joists. Where this arrangement is not possible, or where small insert-panels are necessary for finishing off the floor area, panels spanning only two joists shall be additionally supported by a trimmer, not less than 70 mm × 35 mm, fixed between these two joists to support the middle of the panel (see Figure 3).'*

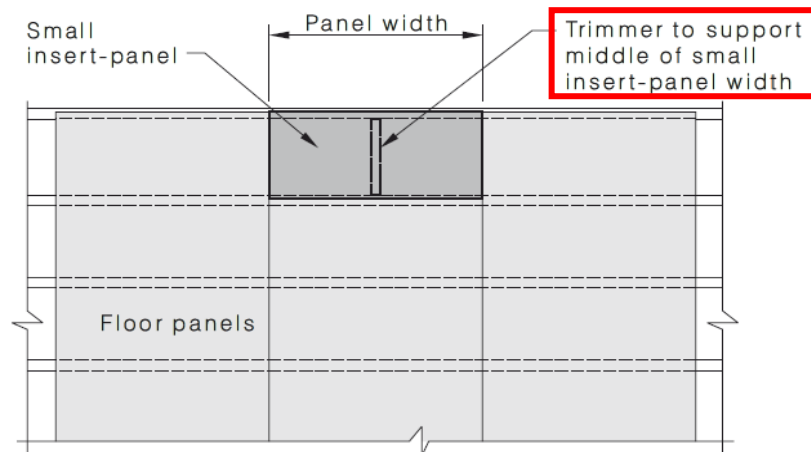


FIGURE 3 PANEL SPANNING TWO JOISTS ONLY—  
TRIMMER TO SUPPORT MIDDLE OF PANEL

These areas must have a trimmer installed between the floor joists to properly support the flooring sheets as required by AS 1860.

## 25 Roof Truss Tie Downs

There is a girder truss in the alfresco area that is not properly tied down onto the beam, instead the connector is tied to a timber block, which is not preventing up-lift.

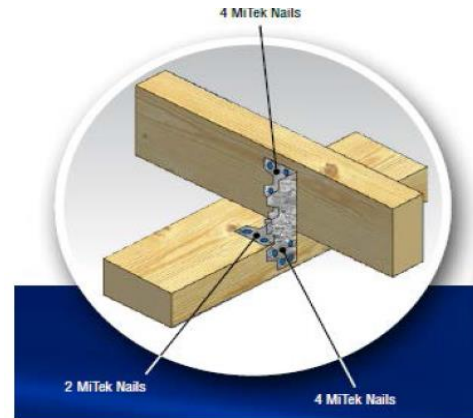


This truss tie must be properly re-installed so the girder truss is tied to the beam as required by the manufacturer's installation instructions.



## 26 Hip Truss Tie Downs

The trip-l-grips designed to hold the hip roof truss down throughout this home have not been installed in the correct orientation.



The manufacturer's installation guidelines require four nails into the side of the top plates, two into the top of the top plate, and four into the side of the truss, as per their detail above;

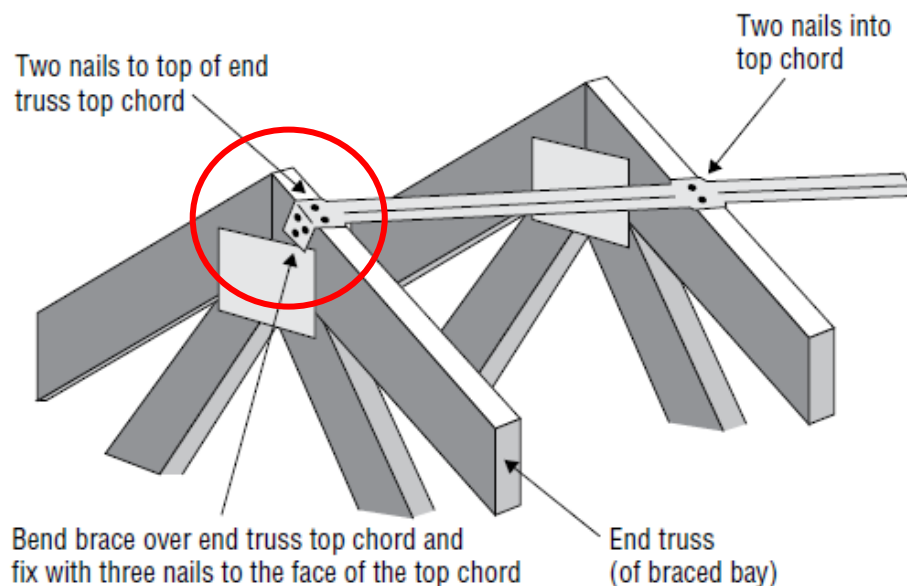
These brackets will need to be re-installed in the correct orientation, with the required number of nails fitted through each section of the trip-l-grips.

## 27 Truss Bracing

The diagonal speedbracing that runs across the tops of the trusses have not been fixed to the end truss at the top of the apex correctly.



The manufacturer's installation guidelines state '***Bend brace over end truss top chord and fix with three nails to the face of the top chord***' and also '***Two nails to top of end truss top chord***'.



The fixing of the speed bracing must be rectified in accordance with the above.

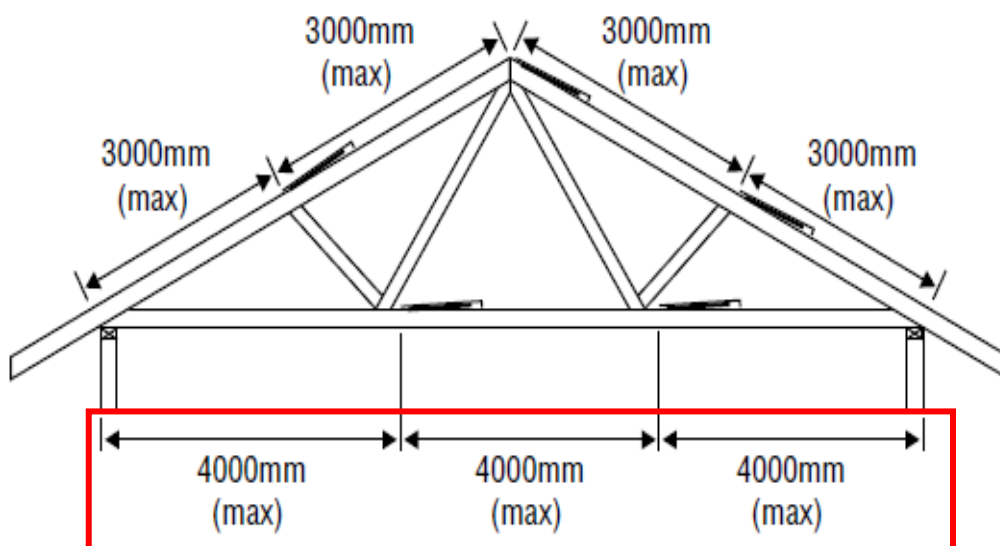


## 28 Truss Bottom Chord Ties

The trusses in the upstairs roof have had their temporary brace ties (bottom chord ties) installed to the bottom chords at greater than the maximum 4000mm centres.



**Standard layout**



These additional braces or ties must be installed as specified in the relevant Australian Standard, AS 4440 Installation of Nail-Plated Timber Roof Trusses to hold these trusses into their correct position.

## 29 Roof Truss Tie Downs Missing

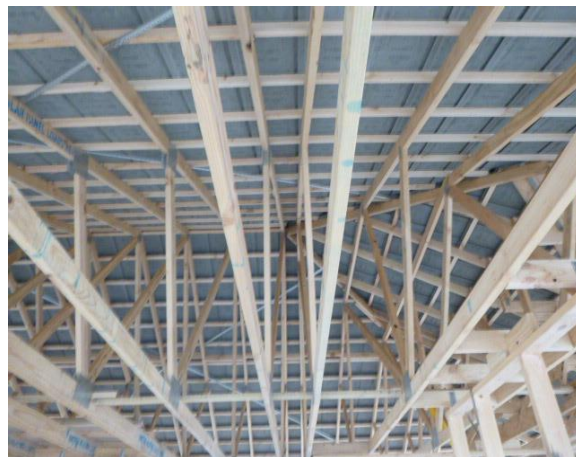
There are several trusses along the external walls of this home that have not been tied down onto the top plates (both sides of a wall shown below with no tie downs fitted to either side).



These trusses will all need to be properly tied down, or alternatively the builder should provide a copy of the manufacturer's truss installation drawings to confirm whether they are required or not.

### 30 Roof Trusses Not Installed Plumb

There are numerous roof trusses in the upper roof, from girder to girder that have been installed up to 70mm out of plumb.

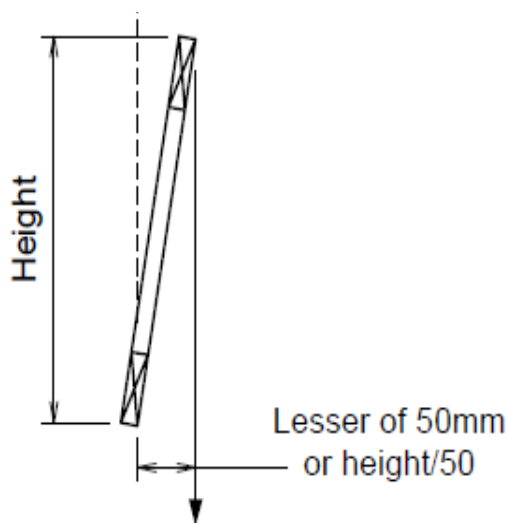


Point 3 of the truss manufacturer's erection tolerances, and the relevant Australian Standard, AS 4440 Installation of Nail-Plated Timber Roof Trusses state that *'the trusses are to be erected so that no part of the truss is out of plumb exceeding the lesser of its height divided by 50 and 50mm'*;

### Erection Tolerances

Tolerance is critical for both a good roofline and effective bracing. A string line, plumb line or level should be used.

1. Trusses should be erected with overall bow or bow in any chord not to exceed the lesser of  $L/200$  or 50mm (L is the chord length).
2. Trusses should be erected with the apex not more than the lesser of the span/200mm or 50mm from a vertical plane through the supports.
3. No section of the truss should not be out of plumb by the truss height/50 or max. 50mm.



As these trusses are approximately 2300mm high, the maximum they are allowed to be out of plumb is 46mm when this height is divided by 50.

These trusses must be properly plumbed back to within their manufacturer's allowable erection tolerances otherwise they may possibly fail. The truss manufacturer and/or design Engineer should be consulted to confirm how this should be completed safely, as the roof tiles have already been installed.

### 31 Site Drainage

There have not been temporary downpipes fitted to the gutters of this house, which is directing water collected from the roof onto the ground immediately adjacent to the footings.



The 'Site Drainage' notes on drawing 1 of the Engineering states the following;

#### **SITE DRAINAGE**

- THE PRESENCE OF GROUND WATER WITH SURFACE SOIL MAY LEAD TO CONSTRUCTION DIFFICULTIES DURING WET WEATHER. ATTENTION TO SITE GRADING/DRAINAGE IS REQUIRED FROM THE START OF CONSTRUCTION. THE SITE MUST BE GRADED/DRAINED SO THAT WATER CANNOT POND AGAINST OR NEAR FOOTINGS. WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.
- DISCHARGE FROM THE DOWNPIPES MUST BE DIRECTED AWAY FROM THE BUILDING DURING CONSTRUCTION TO ENSURE WATER DOES NOT DISCHARGE OR POND ADJACENT TO THE FOOTINGS.

Additionally, the silt pits installed around this home to divert the surface water away have been covered with soil, which is not allowing the water to drain away from the edge of the building. There were multiple areas where localised water ponding adjacent to the footings was present at the time of this inspection.

Temporary downpipes must be immediately fitted to the gutters, and the site drainage rectified to prevent further ponding of water against the footings.



## TERMS & CONDITIONS FOR THE PROVISION OF THIS REPORT

1. The Report is expressly produced for the sole use of the Client. Legal liability is limited to the Client.
2. No advice is given regarding the presence, or effect, of termites on the Property. A specialist company should be approached to provide such certification if required.
3. Any dimensions given are approximate only. Should any dimensions be considered critical, or important, they should be accurately measured.
4. The Client acknowledges, and agrees that any comments contained in the Report relating to matters of an electrical or plumbing nature, are based on a visual inspection only carried out by the Inspector on the day of the inspection, and should not in any way be relied upon by the Client as a substitute for obtaining expert professional advice from a licensed electrician or plumber.
5. Any charge-out rate quoted relates to normal work and are not applicable for work relating to arbitration, mediation, conciliation, expert witness, court appearance or any other legal application.
6. The Report comments on only those features that were reasonably visible and reasonably accessible at the time of the inspection, without recourse to viewing platforms, the removal, or moving, of building components, or any other materials of any kind or any other unusual methodology.
7. We have not inspected framework or other parts of the structure/property that are covered, unexposed or inaccessible, and are therefore unable to report that any such part of the structure is free from defect.
8. Only those items in the Report that have been commented upon, have been inspected. If there is no comment against an item, it has not been inspected. The Inspector gives no undertaking that they will inspect all items present on the day of the inspection.
9. This report, its layout and contents are the copyright of Correct Inspections. Any person, party or entity, other than the party named as the client on this report hereof that uses or relies upon this report without our expressed written permission is in breach of this copyright.
10. All advice given by the Inspector and not included in the Report is given in good faith. However, no responsibility is accepted for any losses, either direct or consequential, resulting from the advice.
11. The Report is confirmation of a visual inspection of the Property carried out by the Inspector on the day of the inspection, and only covers those items that could reasonably be detected by such visual inspection at the time of such inspection.
12. All statutory or implied conditions and warranties are excluded to the extent permitted by law.
13. To the extent permitted by law, liability under any condition or warranty that cannot legally be excluded, is limited to:
  - a. Supplying the Report again; or
  - b. Paying the cost of having the Report supplied again.
14. If the Report fails to conform in any material respect to the terms and conditions set out herein, then:
  - a. The Inspector is not liable unless the Client notifies the Inspector of the failure within 28 days after the date of delivery of the Report; and
  - b. The liability of the Inspector is, in any case, limited to the cost of providing this inspection, and the Inspector is not liable for any consequential damage.
15. The provisions of clause 13 above are subject to the provision of any statutory condition or warranty that cannot legally be excluded.
16. Payment to the Inspector will be made at the time of inspection or prior to the supply of the report.
17. The terms and conditions contained herein:
  - a. Constitute the entire agreement and understanding between the Client and the Inspector, on everything connected to the subject matter of the Agreement; and
  - b. Supersede any prior agreement or understanding or anything connected with that subject matter.
18. These are the standard terms and conditions under which we provide our service to you. When we provide you our service, we do so on the basis that:
  - a. These terms and conditions make up the terms of the contract between you and us; and
  - b. You agree to be bound by these terms and conditions.
19. If you do not agree to be bound by these terms and conditions, then you must contact us prior to us providing you our service to advise us that:
  - a. You do not want to make a contract with us; and
  - b. Do not want us to provide our service to you.