



OWNER BUILDERS WARRANTY INSURANCE DEFECTS REPORT



[DELETED] NSW 2234

Table of Contents	
General Details.....	4
Client Details	4
Subject Property and General Items.....	4
The Scope of the Inspection:	5
Summary:	5
Contact:.....	5
Company:	6
The Terms	6
External Building Condition	7
External Roof:.....	7
Gutters & Downpipes:	7
Eaves Fascia & Barge:.....	7
Internal Roof Cavity:	7
Terrace Patios	8
External Walls:	8
External Doors:.....	8
External Windows:	9
External Paintwork:.....	9
Sub-Floor:.....	9
Internal Garages:.....	9
Site Services	9
General Overall:	9
Water Lines and Pressure:	9
Electrical and Gas Installation:.....	9
Smoke Detectors and Alarms:.....	9
The Main Floor Slab:	9
Driveway, Paths and Paving:.....	10
Site Drainage:.....	10
Sewer and Drains:	10
Interior Inspection	11
Ceilings:	11
Walls:.....	11
Windows:	11

Doors:.....	11
Floors:	11
Paintwork Generally:	11
Built In Furniture:.....	11
Laundry:	11
Bathroom Level Four:.....	12
En-Suite Bathroom Bedroom 1:	12
En-Suite Bathroom Bedroom 5:	12
Powder Room Levels 2 & 3:	13
Kitchen:	13
Pool Deck Level 1:	14
Construction Abbreviations	15

General Details

Client Details

Client Name: **[DELETED]**
 Client Phone: **[DELETED]**
 Client Mailing Address: **[DELETED]**
 Client email: **[DELETED]**

Subject Property and General Items

Client Reference No.: **42**
 Subject Property Address: **[DELETED] NSW 2234**
 Date and time of Inspection: **29th October 2010 – from 7:30 am**
 Weather Conditions: **The weather was lightly overcast at the time of the inspection. There had been rain in the preceding week.**
 Description of Property: **The subject structure is a new five level ZEGO Insulated Concrete Forms (ICF's) Construction system (or similar) dwelling with concrete floors. There are cement tiled and metal deck roofs.**

Accommodation

The new build occupied property has; 5 bedroom, 2 En-suites, 2 Bathrooms, 2 Powder room, Kitchen, Laundry, 3 Main patios, Several living areas, 2 Double garages and a pool level.

Inspector

Mr Ray Short (for EBC) – Over 40 year in the building industry, Qualifications include-Building Forman Clerk of Works, Building Certificate, Carpentry Trade Certificate, Dip T (Technical), B.Ed (Technical), Qualified Building Supervisor
Mobile: 0420 328 430 – Office: 9586 0517

Report Provided by Effective Building and Consultancy

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The Scope of the Inspection:

The purpose of this report was to identify visible defects to the dwelling at 207 Fowler Rd, Illawong NSW 2234.

Summary:

We assessed the building condition and we believe it is in an acceptable condition, and note the visible work has been carried out to a good trade standard and generally using superior quality materials, fittings and fixtures.

The building is a well finished prestige development and at this time only minor defects were sighted. As the dwelling has been occupied for approximately 5 years at the time of the inspection, I believe some of the defects encountered are due to wear and tear from occupation and not building defects.

The report is not an engineering assessment nor does not cover issues such as building services, hazardous materials, fire safety, drainage, plant, machinery, illegal building works, and it is not a Building Code of Australia compliance report.

Whilst this report may show or comment on the following services: electrical, gas, plumbing, drainage, fire, air-conditioning etcetera, we claim no expertise and advise that the relevant qualified expert be consulted for further advice.

Contact:

Please feel free to contact the inspector Mr. Short who carried out this inspection on his mobile No. 0420 328 430 or office No. 9586 0517.

Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained in this report then you should immediately contact the inspector and have the matter explained to you.

If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

To discuss invoicing or other matters, please call our office on the details listed;

t: 02 9630 5044 | **f:** 02 8088 4396 | **m:** 0404 850 007 | **m:** 0404 183 676

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Company:

This Report has been provided by Effective Building Consultancy (EBC) a division of Effective Building & Construction Pty Ltd, Building Consultancy Lic No BC2076 and Builders License No 211722C (ABN 76 115 177 289) Proud Master Builders & Building Consultants.

Effective Building Consultancy inspectors use four standard terms when describing the standard of a building, or part of a building.

The Terms

These terms are;

Acceptable:

The feature subject to comment is, in the inspector's opinion, of sufficiently good standard for use without the need for any remedial or repair work. There may be minor blemishes in the finish or inadequacies in operation, and surfaces may benefit from cleaning.

Fair:

The feature subject to comment is usable but has deteriorated and would benefit from remedial or repair work. For instance; painting may be required, render may require patching, and door and window fittings may require adjustment or repair.

Poor:

The feature subject to comment requires substantial remedial or repair work, or replacement. Faults are major and possibly structural. Repairs are considered necessary rather than discretionary.

All of the above terms are used having regard for the age, quality of workmanship, style and type of construction of the building being inspected. Features and finishes considered acceptable in a 150 year old workers' cottage are not necessarily going to be so in a modern apartment building.

Safety:

The item need urgent attention and is a Safety Issue.

External Building Condition

External Roof:

Overall Condition: Acceptable.

The roof is of cement tile.

At the time of the inspection no indications of leaks were observed.



There are some dents to the metal deck roofing that in my opinion are post building and would be classed as wear and tear as the roofs are accessible from the patios.

Gutters & Downpipes:

Overall Condition: Acceptable.

Colorbond steel gutters and downpipes.

All gutters and downpipes sighted were clean of debris.

There is an air break between the downpipes and the stormwater point which is unusual. I am not a plumber and can't indicate if this is compliant but it appears that it would function well.



Eaves Fascia & Barge:

Overall Condition: Acceptable.

Internal Roof Cavity:

Overall Condition: Acceptable.

The roof framing to the pitched roof of level five is pine trusses with cement tile roofing with visible sarking fitted and no ceiling insulation.



Terrace Patios

Overall Condition: Acceptable.

Tiled floors to levels two, three and five patios are acceptable with suitable drain points fitted.



External Walls:

Overall Condition: Acceptable.

Granosite type finish rendered external walls are acceptable with suitable expansion joints created. There are a small amount of visible hair line cracks to the finish that are normal shrinkage and I would class as damage category 0, Hairline cracks. These are appearance cracks that do not need repair. There is a minor impact damage point above the main garage entry which is wear and tear.



External Doors:

Overall Condition: Acceptable.

Doors were operated at the time of the inspection and performed as expected.



External Windows:

Overall Condition: Acceptable.

Aluminium windows are in new condition.

External Paintwork:

Overall Condition: Acceptable.

Minor weathering is evident but is as expected for normal wear and tear.

Sub-Floor:

Overall Condition: Acceptable.

Terraced concrete floor slabs. The only area access is the service area behind the level four bathrooms.

This area was dry and appeared well drained.



Internal Garages:

Overall Condition: Acceptable.

Site Services

General Overall:

Overall Condition: Acceptable.

Water Lines and Pressure:

Overall Condition: Acceptable.

This is a limited non expert assessment.

Electrical and Gas Installation:

Overall Condition: Acceptable.

This is a limited non expert assessment.

Smoke Detectors and Alarms:

Overall Condition: Acceptable.

Sighted in acceptable locations but not tested.

The Main Floor Slab:

Overall Condition: Acceptable (limited inspection).

The perimeter is not visible and the surface is obscured from view by solid floor tiles throughout. A limited assessment was made by observing associated items (for example; Supported brickwork for cracks).

The slab soffit of level 2 over the pool has no drip groove and staining to the soffit finish is evident.



Driveway, Paths and Paving:

Overall Condition: Acceptable.

The front drive is stencilled concrete and there are some minor cracks that are damage category 0 and do not require repair. There is minor damage to the stencil finish to a crack on the east side of the driveway that is most likely normal wear and tear. The driveway was only assessed to the line of the property boundary and the common driveway was not assessed.

Paving to level two has damage to the south side at the western end, this is in my opinion is impact damage and is normal wear and tear during occupation.



Site Drainage:

Overall Condition: Acceptable.

There was no evidence sighted of pooling or flooding during the inspection.

This is a limited non expert assessment.

Sewer and Drains:

Overall Condition: Not Assessed.

All toilets were flushed and all taps were run and the associated drains cleared as expected.

Interior Inspection

Ceilings:

Overall Condition: Acceptable.

There are some poorly stopped up nail heads to the ceiling of bedroom one.

Walls:

Overall Condition: Acceptable.

Normal wear and tear is evident.

Windows:

Overall Condition: Acceptable.

Doors:

Overall Condition: Acceptable.

The latchset to the bathroom door of level four does not catch.

The personnel door to the main garage is binding on the jamb and minor maintenance is required.



Floors:

Overall Condition: Acceptable.

Some normal wear & tear is evident.

Paintwork Generally:

Overall Condition: Acceptable.

Some minor wear and tear is evident.

Built In Furniture:

Overall Condition: Acceptable.

Laundry:

Overall Condition: Acceptable.

Taps were run and appear to work acceptably.

Bathroom Level Four:

Overall Condition: Acceptable.

Hand basin drained acceptably.

There is corrosion damage to the waste of the right hand vanity.

Taps were run and appear to work acceptably.

The toilet was flushed and no noticeable faults occurred.



En-Suite Bathroom Bedroom 1:

Overall Condition: Acceptable.

Hand basin drained acceptably.

Taps were run and appear to work acceptably.

The toilet was flushed and no noticeable faults occurred.

Note this is not a plumbing inspection.



En-Suite Bathroom Bedroom 5:

Overall Condition: Acceptable.

Hand basin drained acceptably.

Taps were run and appear to work acceptably.

The toilet was flushed and no noticeable faults occurred.



Powder Room Levels 2 & 3:

Overall Condition: Acceptable.

Hand basin drained acceptably.

Taps were run and appear to work acceptably.

The toilet was flushed and no noticeable faults occurred.



Kitchen:

Overall Condition: Acceptable.

Cupboards Benches and Splashbacks:

Overall Condition: Acceptable.

Bench tops are Caesarstone and cupboard fronts are laminate.

There is some wear and tear damage evident to the bench top.



Sinks and Taps

Overall Condition: Acceptable.

Taps were run and appear to work acceptably. There was a noticeable leak at the tap body when used.

Important Note: *Shower areas are visually checked for leakage but leaks do not generally show except when in actual long term use. We cannot determine whether bathrooms have been in regular use prior to our inspection.*

It is important to maintain adequate water proofing in bathroom areas. Minor imperfections can allow water to penetrate walls and floors and cause damage.

We are not plumbers or electricians. We recommend a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Pool Deck Level 1:

Overall Condition: Acceptable.

The fencing requirements should be referred to council to assess compliance with recent retrospective regulation changes.

The change room / shower room was acceptable.

The toilet was flushed and no noticeable faults occurred.



For – Effective Building and Consulting

01/11/2010

Construction Abbreviations

PLEASE REFER TO THE CONSTRUCTION ABBREVIATIONS & BUILDING INSPECTION AGREEMENT OF THE REPORT

Construction Abbreviations Table

Aluminium Core Dampcourse	Aluminium core damp courses provide a very effective Membrane. They consist of metal centres coated with bitumen.
Asbestos Cement (AC) Sheeting. Also known as Fibro.	In NSW the use of asbestos was discontinued in fibro sheets by 1982, in corrugated sheets by 1984 Asbestos fibres have been used for many years as reinforcement for roof and wall sheeting. Its main defects are brittleness with age, a tendency to explode in fires and low insulation values for heat and acoustics. The asbestos cement sheeting may become brittle with age and crack. Asbestos cement has been phased out in Australia because of the great danger of raw asbestos. Existing asbestos cement sheeting presents no known danger to health as the fibres are bound into the material. If cutting or removing asbestos cement sheeting care should be taken to minimise exposure to airborne asbestos fibres. When working with this sheeting you must comply with the Workcover Australia requirements. Removal of asbestos cement sheeting entails a rigorous safety procedure.
Brick Veneer	Brick Veneer consists of a timber or steel frame structure having an outer leaf of brickwork as the external cladding. A cavity is formed, usually 40mm wide between the frame and the brickwork, which is fastened to the studs with metal or plastic ties. This type of construction gives an external appearance of an all brick construction.
Concrete Slab Footing	A concrete slab footing is one that covers a whole area on which a building is constructed. The slab is concrete reinforced with steel sitting directly on the foundation material.
Concrete Tiles	Concrete tiles, unlike terracotta tiles, will not fret but will tend to loose their colour and will support fungal growths. Fungal growths may change the colour of the concrete tiles but do not cause any weakness or damage to the tiles.
Corrugated Steel Roofing	By using corrugated steel sheeting as the roofing material, decking profiles can have quite a low pitch profile. Corrugated steel is highly water resistant when well maintained.
Conventional Roof	A timber, cut and pitched roof is the traditional way of roof construction. All frameworks is erected on site piece by piece.
Damp Proof Course (DPC)	DPC is a barrier of impervious material built into a wall or pier to prevent moisture from moving to any part of the building. The DPC is built into base wall brickwork. It bridges brick skins and/or the brick and pier. The DPC is laid into the brick wall approximately two courses (two bricks) below the lowest timber member, typically the bearer. DPC can be af varying materials from natural slate and lead to Polythene sheet. It can also be used as a chemical mixed in the mortar.
Fibre Cement Sheeting	Fibre cement products come about as a replacement for the widely used "Asbestos Cement Sheeting" product manufactured by "James Hardie".
Gypsum Plasterboard	Gypsum plasters are widely used as the core of sheets that are heavily paper covered on both faces and have a very smooth surface. These sheets can be glued or nail fixed to timber or metal framing and can be used to build a fire resistance rating in partitions and walls.

Defects Major	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.
Defects Minor	Any Defect that is not major.
Lichen	A growth often found on terracotta roof tiles. It is a symbiotic organism of algae and fungus. Experts believe it has minor damaging effect on the tiles but may cause problems by diverting water flow over the tiles.
Metal Decking	Metal decking should always be well maintained with a painted surface to avoid rust damage. Paint is not essential to prevent rust but the decking itself is only minimally rust resistant. Metal decking comes in a variety of profiles. The strength of the decking is reliant on the thickness and profile, therefore some of the decking can be walked on but some may buckle under such pressure.
Mortar Bed	The mortar, which holds the ridge capping in place, may crack due to movement in the roof, the usual expansion and contraction, or by branches falling on the roof. It is important that the ridge capping be secured with mortar to avoid possible leaks into the roof space. This is also the joint between bricks.
Mould	Mould is a form of fungal infection, and is initiated by the germination of airborne spores which are ever present in the atmosphere. Two things are necessary for successful germination and subsequent growth of mould and fungus, they are; organic material and moisture. They will not commence with less than 20% moisture content. Generally building timbers should be from 9% to 15% in use.
Pier and Strip Footing	Pier and strip footing construction consists can be of brick, stone piers and walls, or re-enforced concrete strip and mass concrete (no reinforcing) blob footings. The whole structure is supported on these footings, which transfer the load into the foundation.
Pitched Roof	A pitched roof has at least two sloping surfaces meeting at an apex point "ridge". They may be straight gable roofs, hip roofs, hip and valley roofs or a combination of all of these.
Skillion Roof	This is a roof with a single roof plane. It is also called a flat roof and a leanto roof depending on the location of its use or the steepness of its slope (pitch).
Steel Lintels and Arch Bars	A major problem with lintels is that they are exposed on the exterior of a house and, when made of steel, are prone to rust. If this is treated early - by cleaning, priming and painting - you will have few problems. If rust is advanced, the lintel will swell, causing the brickwork to crack and eventually causing considerable damage. Galvanised steel lintels will outlast the primed mild-steel variety. Galvanised steel lintels may last up to 100 years without requiring any maintenance against rust.

Terracotta Roof Tiles	<p>Terracotta Meaning ‘baked earth’ in Italian, is a natural clay product that has been used throughout the ages for protection against the elements. The origin of clay roofing tile can be traced independently to two different parts of the world: China, during the Neolithic Age, beginning around 10,000 B.C.; and the Middle East, a short time later. From these regions, the use of clay tile spread throughout Asia and Europe.</p> <p>Terracotta tiles, although brittle, are very permanent in resisting most temperate to hot weather conditions, however they may not be immune to damage from salt spray in coastal areas. Because of the brittleness of these tiles, walking on them should be done with care or avoided completely if possible.</p>
Timber Frame	<p>A timber frame house is clad internally and externally. The timber frame does the entire structural load bearing work, supporting the roof, ceiling and wall cladding.</p>
Truss Roof	<p>n buildings. They are very accurate, designed to stress requirements and are supported only on the outside frames of a house. Trusses give few problems, but in aggressive environments it is worth checking the nail plates for rust. If rust is found, treat it with anti-rust paint. If any of the cords (timber lengths) of a truss breaks or is damaged, the truss will not operate properly and the joint will have to be repaired.</p>
Vinyl Cladding/Siding	<p>Vinyl siding comes in two types: very thin sheets which perform best if attached to an existing backing such as sheet cladding or weatherboards, or thick PVC boards which are a cladding in their own right. Vinyls are colourfast and do not need repainting, but must be securely fixed. The thicker boards can simply be nailed up in the same way as ordinary Weatherboards. They may include an insulating backing.</p>
Wet Rot	<p>Wet rot or decay is caused by excessive and continuous periods of dampness that results in decomposition of the fibres. One of the most common areas of the home to suffer from wet rot is the timber structure under the shower or bath recess. This will occur if the water proofing of the bathroom is penetrated. To remedy this, the damaged timbers may need to be replaced and the leaking area will need to be repaired. To prevent wet rot in all areas of the property, sub-floor timbers should be kept dry and external timbers should have paint maintained and the surrounding.</p>