INSPECTOR GROUP PTY LTD

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Inspect for and Report on Timber Pests - CPPPMT3008
Control Timber Pests - CPPPMT3010

Construction Defect Inspection Report

Client(s): **Sample Report**
Property address: **123 SAmple Street**
Sampelton 123
Inspection date: **Tuesday, March 5, 2024**

This report published on Wednesday, March 13, 2024 7:26:14 PM WST

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com/glossary.asp**

MAJOR DEFECTS

1) - There are several rusted steel posts.
The rusted steel posts, likely due to weather exposure over two years, are non-compliant with the National Construction Code (NCC) or relevant Australian Standards, such as AS/NZS 2312:2014. This standard outlines guidelines for protecting structural steel from corrosion, emphasizing the use of appropriate coatings like galvanizing or painting to prevent rust formation

Photo 1-1

Photo 1-2

2) - Some of the angle braces and speed braces have only a single clout or none at all at the studs.
Two clouts are required at top and bottom plate and each stud for correct securing of the braces as per AS1680.2 - 2006

Photo 2-1

Photo 2-2

3) - *The top plates of the timber frame in contact with soil may not comply with the minimum clearance requirements outlined in AS 1684.2-2010, the Australian Standard for Residential Timber-framed Construction. It typically requires a minimum clearance of 75 millimeters to prevent contact with soil, which helps mitigate the risk of moisture damage and termite infestation.

* It was observed that during construction, the neighbors' driveway and walkway were compromised due to the

absence of a retaining wall installation prior to excavation for the house footing

* Concrete retaining wall not installed as per approved plans.

Photo 3-1

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4) - The bottom plate is inadequately supported, which contravenes the requirements outlined in AS 1684.2-2010, the Australian Standard for Residential Timber-framed Construction. Packers are necessary beneath the plates to meet the standard's support criteria.

Photo 4-1

Photo 4-2

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5) - The damp proof course (DPC) installed over the concrete slab exhibits overcuts and discontinuities at corners and seems missing, which deviates from the requirements specified in the relevant Australian standard. According to the recommended practice outlined in [AS 2870:2011 Residential slabs and footings - Construction], the DPC should be properly bent around corners to ensure continuous moisture barrier and prevent potential moisture infiltration. It is required to rectify the overcuts and ensure that the DPC is correctly installed in accordance with the standard to maintain the integrity of the moisture barrier

Photo 5-1

Photo 5-2

Photo 5-3

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6) - The bolts are not properly tightened to the floor as required. Compliance with Australian Standards AS 1684.2:2010, Clause 8.3.1 states that "Connections shall be installed in accordance with the manufacturer's specifications." Therefore, it is necessary to ensure that the bolts are tightened according to the manufacturer's instructions to meet the required standards

Several bolts that should be securely fastened through the concrete slab were found to be missing during the inspection. This absence of bolts increases the risk of movement for the timber plate and its framing.

Photo 6-1

Photo 6-2

7) - The steel posts are not properly secured to the concrete slab as required by AS 3850:2015 - Tilt-up concrete construction. This standard provides guidelines for the design, construction, and installation of tilt-up concrete panels and connections, including bolted connections to concrete slabs

Photo 7-1

Photo 7-2

8) - During the inspection, it was noted that the house appears to encroach upon the neighboring property, with certain areas of the structure positioned too closely to the adjacent boundary.

Recommendation:
To accurately determine the correct positioning of the house and assess the extent of the encroachment, it is strongly advised to engage the services of a licensed land surveyor. A comprehensive survey will provide precise measurements and clarify any boundary discrepancies, ensuring compliance with local building regulations and resolving potential disputes with neighboring property owners.

Conclusion:
Pending the findings of the land surveyor, it is imperative to address any encroachment issues promptly to mitigate legal ramifications and maintain harmonious relations with neighboring property owners.

Please note that further action may be required based on the results of the land survey.

Photo 8-1

Photo 8-2

Photo 8-3

Photo 8-4

Photo 8-5

9) - Several fixings of the floor beams were observed to be poorly fitted during the inspection, indicating a need for attention. It was also noted that the Pryda Multigrips were not nailed as required according to the manufacturer's details. Instead of the recommended four nails, only one to two nails were used in some areas.

Recommendation:

It is recommended that the poorly fitted fixings of the floor beams be addressed promptly to ensure structural integrity and safety. This may involve assessing the current fixings, replacing any damaged components, and properly securing the beams according to relevant building standards and regulations.

Photo 9-1

Photo 9-2

Photo 9-3

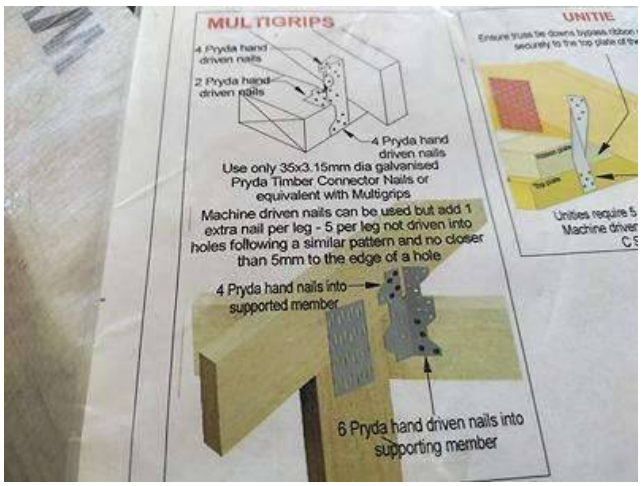

Photo 9-4

10) - It was observed that the top plate, which supports the structural walls and roof load, does not appear to be fully seated on the structural timber beam below. Additionally, it seems that the load may be resting on the floor beam, which is not designed to bear wall and roof loads.

Recommendation:
To accurately assess the structural integrity of the building and determine the adequacy of the Pryda floor trusses to support loads beyond floor loads, it is imperative to engage the services of a qualified structural engineer. The engineer can evaluate the current configuration, analyze load-bearing capacities, and provide recommendations for ensuring structural stability and compliance with building codes and standards

Photo 10-1

Photo 10-2

Photo 10-3

Photo 10-4

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11) - Dining Living room area:
The intended room size is 7.8 meters in length but measures only 7.5 meters in length

Photo 11-1

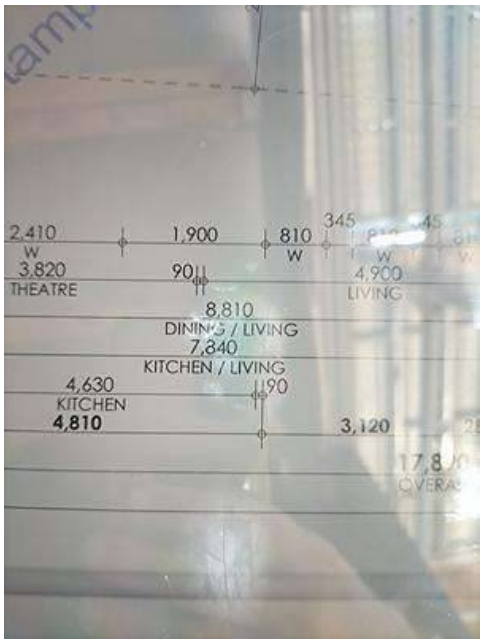

Photo 11-2

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within 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.

Thank you again
For and on behalf of Inspector Group Pty.Ltd

Peter Hopfinger
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