Report number - FCCBBC51-CD1C-42F3-B7D5-080EC68D9C4F-1649376196

Framing Stage Inspection

Inspection Date: 1 Jan 2024

Property Address: 1 John St, Sydney 2000

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.

Inspection Details

Property Address:	1 John St, Sydney
Date:	1 Jan 2024

Client

Name:	John Citizen
Email Address:	
Phone Number:	

Consultant

Name:	Morrie Keshavarzi
Email Address:	info@bbrbuildinginspections.com.au
Licence / Registration Number:	236425C
Company Name:	BBR Building Inspections
Company Address:	119 Willoughby Rd, Crows Nest 2065
Company Phone Number:	1300 727 054

General description of property

Building Type:	Detached house
Storeys:	Two storey
Weather conditions:	Prolonged wet spell

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Brick veneer (timber framed)
Main building – roof construction:	Timber framed

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

Client Authority - None of the rectification methods, procedures or products suggested within this report are to be read as an instruction to the builder, nor are they an authorisation to vary from the original contractual documentation, a manufacturers installation instruction, any Australian Standards or the BCA. Therefore, depending on the rectification works required, the builder must obtain a signed variation and/or agreement from the client prior to carrying out any such work, whenever one would normally be necessary. This report must be read by the builder in addition to any list or other correspondence provided by the owner/s, manufacturers, engineers and authorities.
The inspection of truss roofs and pre fabricated walls layouts are out of scope of this report.

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Building interior
- Building exterior
- Roof exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Stored articles
- Flooring
- Floor coverings

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazard	**Not Found**
Evidence of Major Defect	**Found**
Evidence of Minor Defect	**Not Found**
Evidence of Non Compliant items	**Not Found**

Additional specialist inspections

The following inspections / reports are recommended

Not Applicable

Significant Items

Safety Hazard

No evidence was found

Major Defect

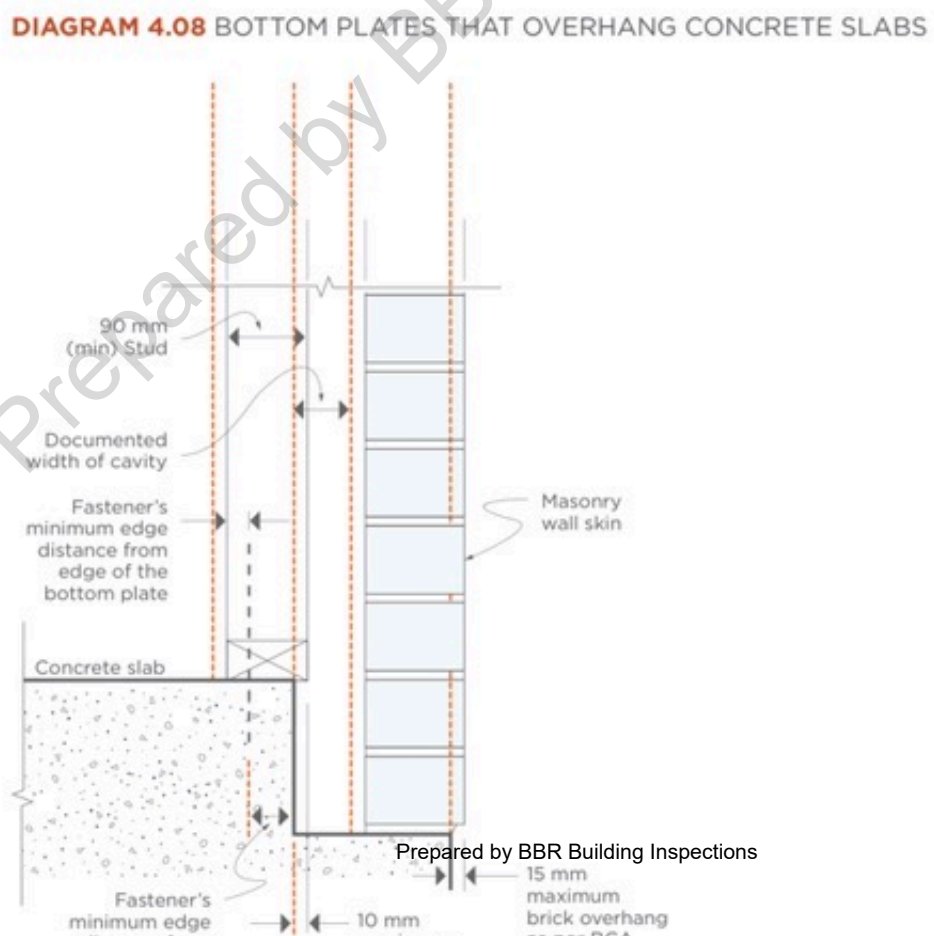
Major Defect 2.01

Location: All External Areas

Finding: Bottom plate overhang

The floor slab in Garage area has been poured short across (front right hand side), which has left the bottom of the wall studs overhanging the edge of the slab by up to 28mm.
New South Wales GUIDE TO STANDARDS AND TOLERANCES 2017 - 4.8 Bottom plates that overhang concrete slabs states:

Bottom plates that are less than 90 mm wide and overhang concrete slabs are defective.
Bottom plates that are 90 mm wide or greater and overhang concrete slabs by more than 10 mm are defective.
Minimum cavity widths as required by the Building Code of Australia shall be maintained.

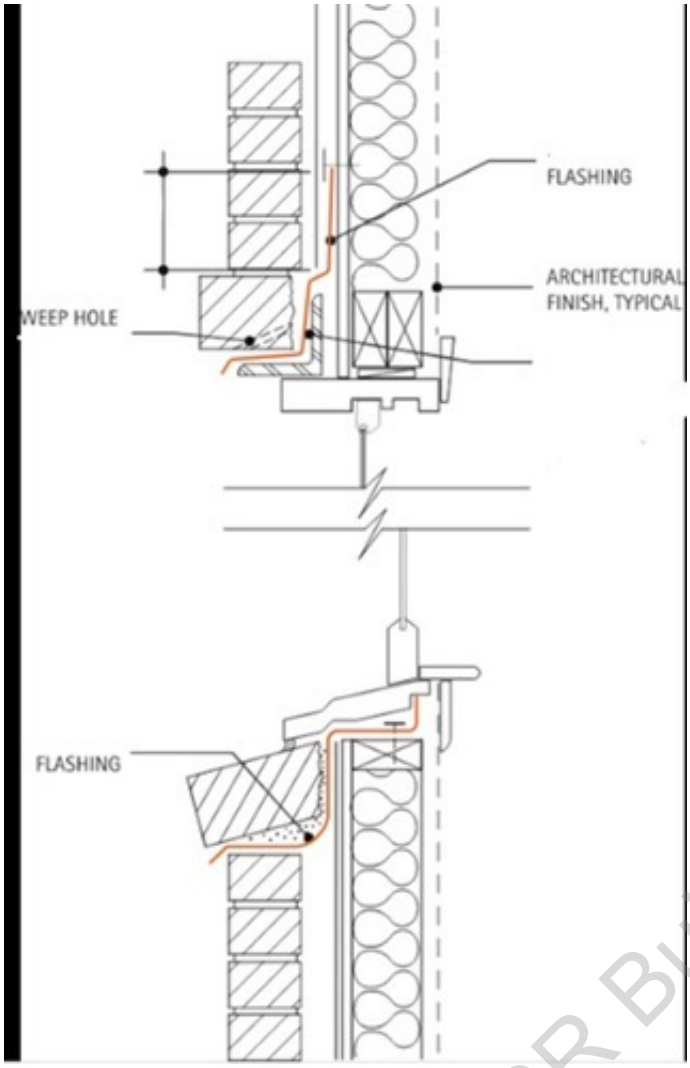


Major Defect 2.02

Location: Butlers

Finding: Missing windows sill, and headflashings

Sill and head flashings were missing at the time of inspection.
Building Code of Australia 2019 Amendment 1 :
3.3.5.8 Damp-proof courses and flashings — installation
C) Sill and head flashings serving openings must be—
(i) installed so that the flashing extends not less than 150 mm beyond the reveals on each side of the opening;
and
(ii) located not more than—
A) one course below the sill brick course; and
B) 300 mm above the opening; and
turned up in the cavity not less than 150 mm above the opening; and embedded not less than 30 mm into the masonry veneer; and attached to the window or wall framing.



Major Defect 2.03

Location: Home Cinema

Finding: Missing lintel

Non-Load-Bearing Wall the 2420mm wide opening in the Home Cinema room 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 " For internal walls where ceiling loads are not supported and wall openings are wider than 1800 mm, the size of the lintel shall

be determined from Span Table 23 using a ceiling load width of 1800 mm.

Major Defect 2.04

Location: All External Areas

Finding: Sarking and windows head flashings not installed

Head flashings to all windows and sarking were not installed at the time of inspection.
Building Code of Australia 2019 Amendment 1 :
3.3.5.8 Damp-proof courses and flashings — installation
C) Sill and head flashings serving openings must be—
(i) installed so that the flashing extends not less than 150 mm beyond the reveals on each side of the opening;
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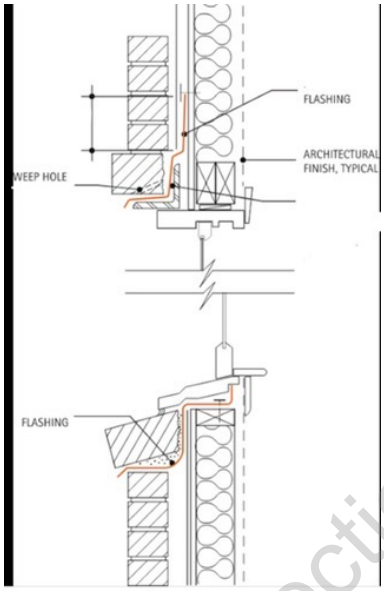


Major Defect 2.05

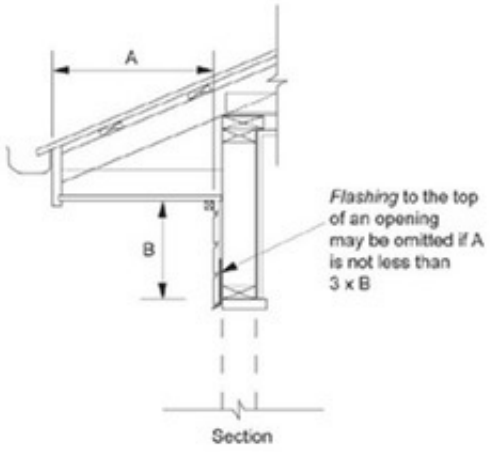
Location: All External Areas

Finding: Missing windows sides and head flashings

Sides and head flashings were missing at the time of inspection however sill flashings were witnessed (except window in bedroom 3, not installed at the time of inspection). Please refer to architectural drawings for sectional claddings. Flashing required to sides of the windows where the external cladding is installed.

Building Code of Australia 2019 Amendment 1 :
3.5.4.6 Flashings to wall openings
Openings in external wall cladding exposed to the weather must be flashed with materials complying with AS/NZS 2904and in accordance with the following:
(a)Flashings must be provided to bottom, tops and sides of openings, except as permitted by (d), and must be installedso that the flashing—
(i)extends not less than 110 mm beyond the reveals on each side of the opening where practicable; and
(ii)is attached to the window and wall framing; and
(iii)at the top and bottom of the opening, drains to the outside face of the wall or cladding.
(b)Joins in the flashing must—
(i)overlap by not less than 75 mm in the direction of flow; and
(ii)be securely fastened at intervals of not more than 40 mm; and
(iii)have sealant installed between laps.
(c)The method of flashing must be suitable for the framing and cladding used and any reveal for the window or doorsystem or any architrave or finishing trims that may be installed.
(d)The top of an opening need not be flashed where it is adequately protected by an eave of a width more than 3 timesthe height of the cladding above the opening (See Figure 3.5.4.5).
(e)Flashings must be securely fixed at least 25 mm under the cladding and extend over the ends and edges of theframing of the opening.

Figure 3.5.4.5 Weather protection of openings



Major Defect 2.06

Location: Hallway

Finding: Entry opening frame not plumbed

Wall Not Installed Plumb The wall in the building entry has been installed up to 22mm out of plumb.

New South Wales GUIDE TO STANDARDS AND TOLERANCES 2017 4.2 Verticality or plumbness of steel and timber frames and exposed posts states that "Posts and wall frames are defective if they deviate from vertical by more than 5 mm over a 1.8 m height. Refer to Diagram E."

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.

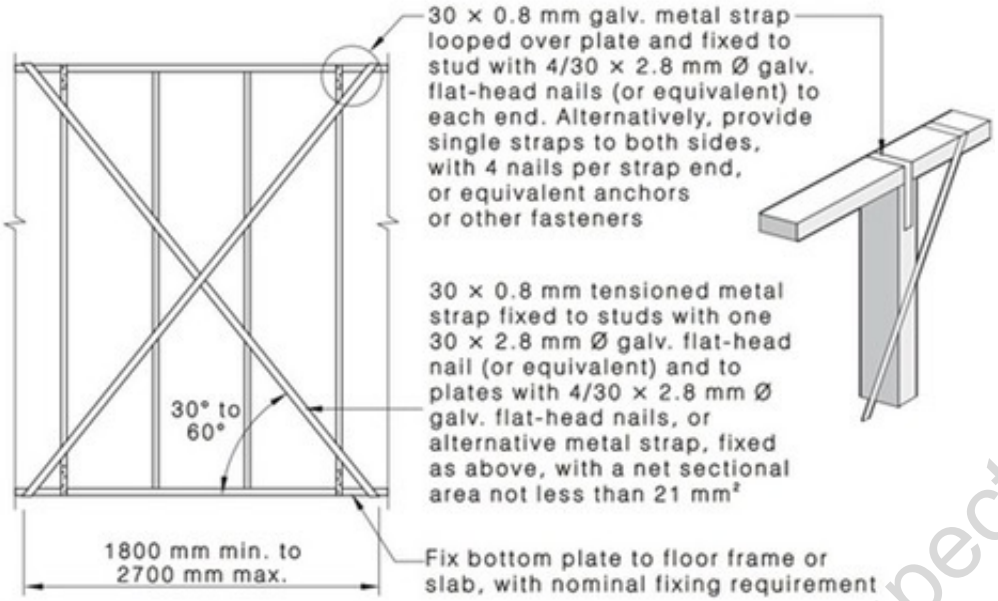
Major Defect 2.07

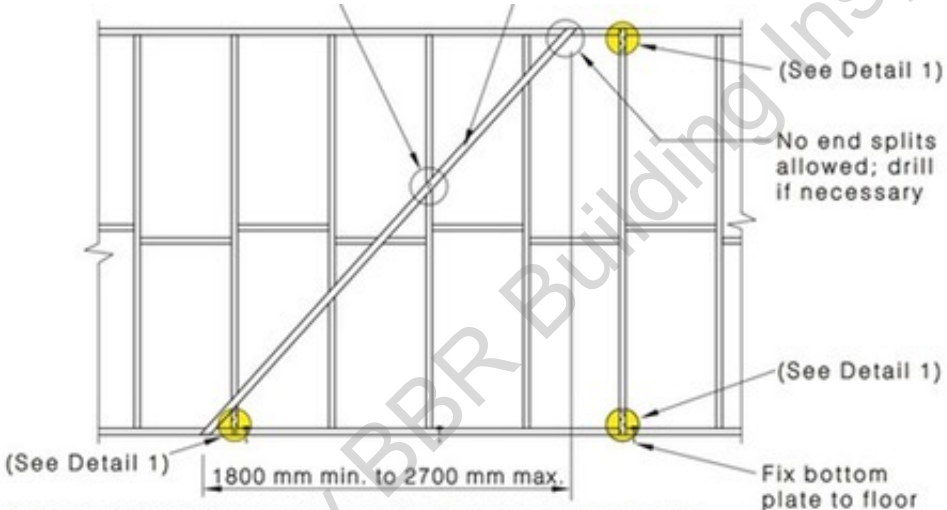
Location: All Internal Areas

Finding: Missing metal straps to top and bottom plates

During my inspection I found no metal strap connections to the timber stud walls where the bracings installed.
It is a requirement of Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 8.3.6.3 Structural wall bracing that
"30 0.8 mm galv. metal strap looped over plate and fixed to stud with 3/30 2.8 mm galv. flat-head nails (or equivalent) to each end. Alternatively, provide single straps to both sides, with 3 nails per strap end, or equivalent anchors or other fasteners. × × Ø D e t a i l 1 : 3 0 0 . 8"

(d) *Metal straps—Tensioned—With stud straps*





Detail 1: 30 × 0.8 mm galv. metal strap looped over plate and fixed to stud with 3/30 × 2.8 mm Ø galv. flat-head nails (or equivalent) to each end. Alternatively, provide single straps to both sides, with 3 nails per strap end, or equivalent anchors or other fasteners.






Major Defect 2.08

Location: All Internal Areas

Finding: Fixing of top of bracing walls to trusses

No internal wall to truss brackets noted at the time of inspection, unless otherwise advised by the manufacturer, It is a requirement of Australian Standard, AS 1684 Residential Timber-Framed Construction, clause 6.2.5.2 Internal walls—Trussed roofs Non-loadbearing walls shall be kept a minimum of 10 mm below the underside of the bottom chord, or ceiling battens when used. Trusses shall be fixed to internal non-loadbearing walls as shown in Figure 6.11, or as required for bracing (see Clause 8.3.6.9).

Clause 8.3.6.9 Fixing of top of bracing walls;
3 For trussed roofs, where nominal fixings are permitted as above, the nominal fixings should permit vertical movement of the trusses. See Table 8.22, Items (a) and (i)

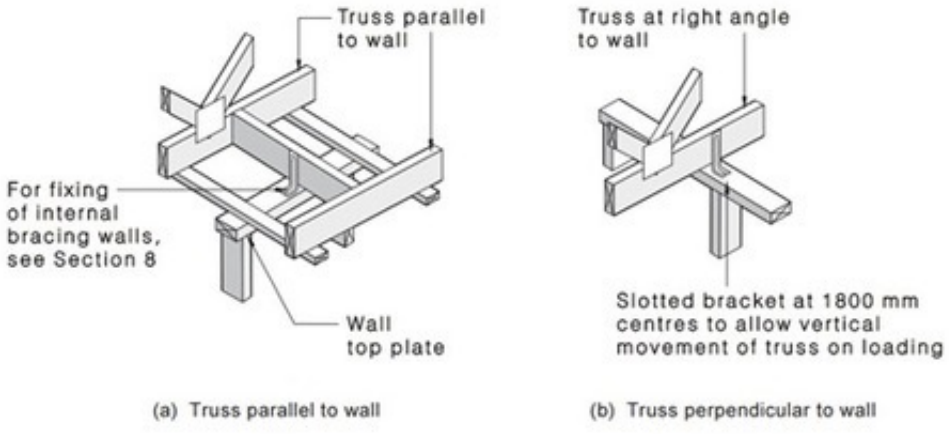


FIGURE 6.11 FIXING OF TRUSSES TO A NON-LOADBEARING INTERNAL WALL

Major Defect 2.09

Location: Kitchen

Finding: Missing windows sill and head flashings

Sill and head flashings were missing at the time of inspection.
Building Code of Australia 2019 Amendment 1 :
3.3.5.8 Damp-proof courses and flashings — installation
C) Sill and head flashings serving openings must be—
(i) installed so that the flashing extends not less than 150 mm beyond the reveals on each side of the opening;
and
(ii) located not more than—
A) one course below the sill brick course; and
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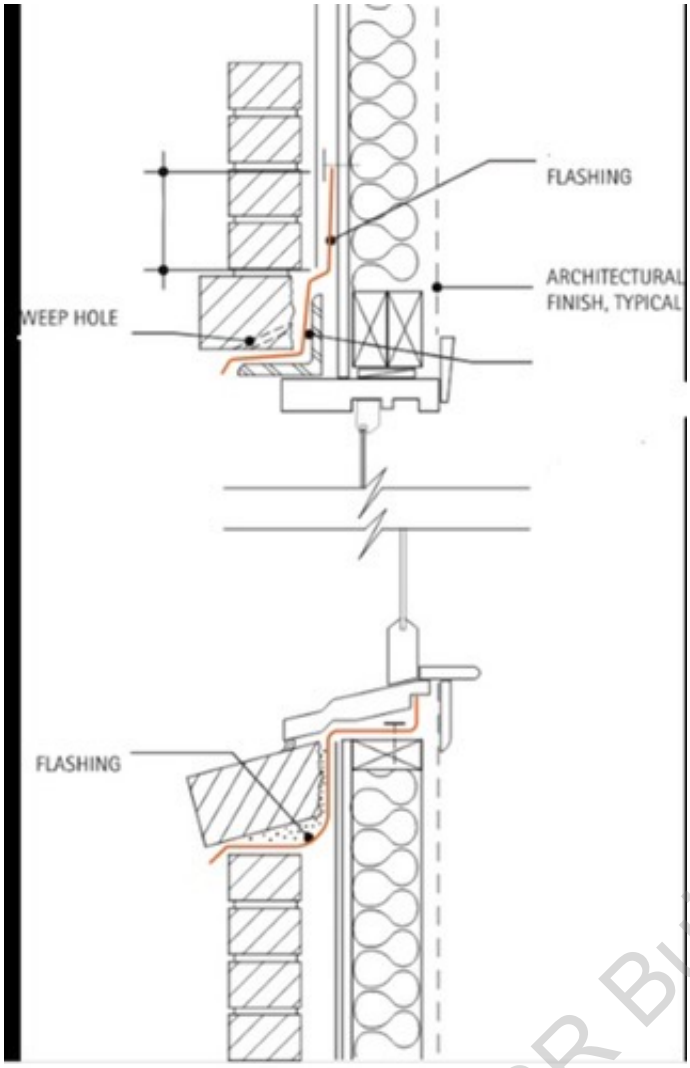
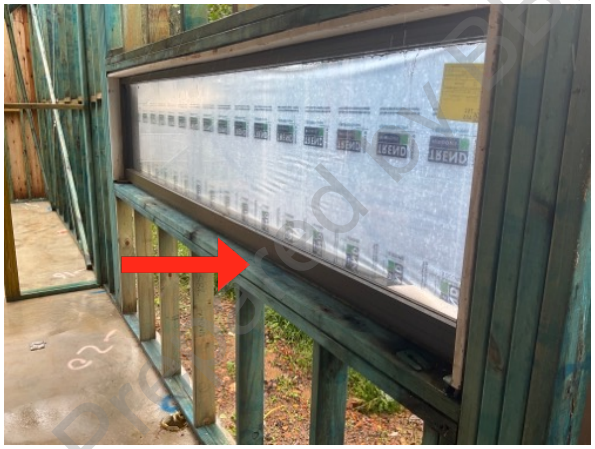
turned up in the cavity not less than 150 mm above the opening; and embedded not less than 30 mm into the masonry veneer; and attached to the window or wall framing.





Major Defect 2.10

Location: Dining room

Finding: Incomplete joists connections

The smart joists were not connected to the corresponding beam and were temporarily propped at the time of inspection . Joist hangers must be used to connect the smart beams to the structural beams, as instructed by the manufacturer. Please contact the manufacturer or structural engineer for further instructions.

Major Defect 2.11

Location: Dining room

Finding: Timber post connections to steel posts

Tensioned metal straps used to connect the metal structural posts to structural timber walls. Also gap noted between the structural elements and packers, no structural fasteners found between metal posts and timber stud walls at the time of inspection.
Please contact your structural engineer or manufacturer to further advise.

Minor Defect

No evidence was found

Non Compliant

No evidence was found

Additional comments

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor or Inspector as defined in the Building Act of 1993. Our inspectors do not hold qualifications as Engineers, Land Surveyors or Pest & Timber Infestation Inspector and therefore have not check and make no comment on:- The structural integrity of the building; The capacity and/or consistency of the sites foundation material; The correctness of the buildings footing system; The site and roof drainage systems; The title boundaries and the location of any easements and/or their assets; The buildings boundary setbacks; Compliance with any requirement of Part 4, Siting, of the Building Regulations; Glazing for compliance with their codes and standards; The presents of termites & borers or at the completeness of any termite risk management procedures and barriers; All other requirements that are the responsibility of the above mentioned professions.

For Your Information

For Your Information 5.01

Location:	Balcony
Finding:	Incomplete balcony
	Balcony was not completed at the time of inspection.

For Your Information 5.02

Location: Roof exterior

Finding: Incomplete lower roof

Lower roofs to ground floor were not completed at the time of inspection.

Conclusion

Building consultant's summary

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 the inspector.

Terms on which this report was prepared

———————- PROPERTY INSPECTION REPORT ———————

"Client" The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase

Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

"Building and Site" The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

"Readily Accessible Areas" Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

"Structure" The loadbearing part of the building, comprising the Primary Elements.

"BBR" Refers to Bayshore Building And Renovations Pty Ltd in this report.

"Primary Elements" Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Structural Damage" A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Conditions Conducive to Structural Damage" Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Secondary Elements" Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Major Defect" A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Minor Defect" A defect other than a Major Defect.

"Serious Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" Where appropriate the carrying out of tests using the following procedures and instruments:
(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:
(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."