

# Frame Stage Inspection Report

Provided By



**Inspect365**

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**Inspection Address**

**Sample, Truganina, VIC, 3029**



## Report Information

### Client Information

Client Name

Client Name

Email

info@inspect365.com.au

### Inspection Information

Report/Agreement #

071223023312242

Inspection Date:

07 Dec 2023

Inspection Time:

02:33 pm

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## Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
PLAN CONFIRMATION	Findings	Wall Frame Construction & Fixings	Defect A number of misfired nails were identified.  Misfired nails are a workmanship issue only, and do not affect the structural integrity of the home where the timber is connected appropriately.
PLAN CONFIRMATION	Findings	Wall Frame Construction & Fixings	The bottom pipe was observed to be loose/damaged.
PLAN CONFIRMATION	Findings	Wall Bracing	Defect The installation to the ply/speed bracing does not conform to the supplied engineers drawings.
PLAN CONFIRMATION	Findings	Roof Frame Construction And Fixing	Split roofing timber observed. Rectifications required.
PLAN CONFIRMATION	Findings	Termite Treatment	Defect No external termite management system has been installed. This may be due to an external reticulation system being installed.  Please check your specifications or contact your site supervisor to confirm the type of termite management system that is to be installed.
PLAN CONFIRMATION	Findings	Glazing	Windows not yet installed
PLAN CONFIRMATION	Findings	General Completion Statement	The frame does not comply with the supplied plans and minor defects were identified.  Rectification of these areas are required and photographs provided to the client for their records.  In our opinion, the frame is at practical completion and will not need a physical re-inspection.



# STAGE BUILDING INSPECTION REPORT

## BUILDING INSPECTION REPORT

**Have Architectural or Structural Engineering Plans been provided for this inspection?**

Architectural Plans have been provided.

Truss layout plans have been provided.



**Weather at time of inspection:**

Dry

## PLAN DETAILS

### Property Plan Details

#### Inspection Type

Frame

#### Residential Building Type

Free Standing House

#### Levels

Double Storey

#### Additions

Attached Garage

#### Main Building Subfloor Construction

Slab On Ground

#### Main Building Wall Construction

Timber Frame

## BUILDING WORKS INSPECTED

### Description of Building Works Inspected

#### Description Of Building Works Inspected

Layout  
Service Pipes  
Bracing Roof & Walls  
Roof Frame  
Roof Tie Down  
Frame Construction & Fixings  
Load Points  
Safe Movement & Access  
Termite Treatment  
Glazing  
Connection details as per Engineer's Drawings

## PLAN CONFIRMATION

### Findings

#### Layout/Setout

The layout conforms with the plans provided.



#### Service Pipes

The service pipes to the first floor are not yet installed, however this is carried out at plumbing rough-in.

The installation will be checked at the pre-plaster stage.

Generally conforms with supplied plans at the time of inspection.







## Structural Steel

Generally conforms with supplied plans at the time of inspection.



## Wall Frame Construction & Fixings

### Defect

The bottom plates has insufficient fixings.

### Defect

A number of misfired nails were identified.

Misfired nails are a workmanship issue only, and do not affect the structural integrity of the home where the timber is connected appropriately.

The bottom pipe was observed to be loose/damaged.







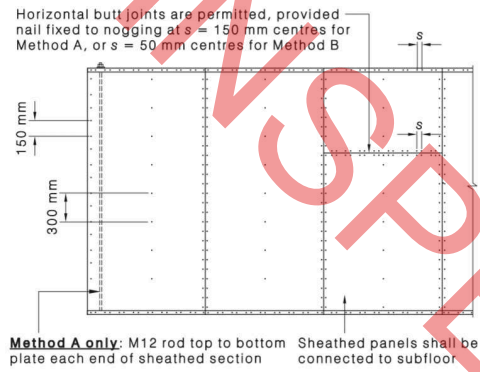
## Load Points

Generally conforms with supplied plans at the time of inspection.

## Wall Bracing

### Defect

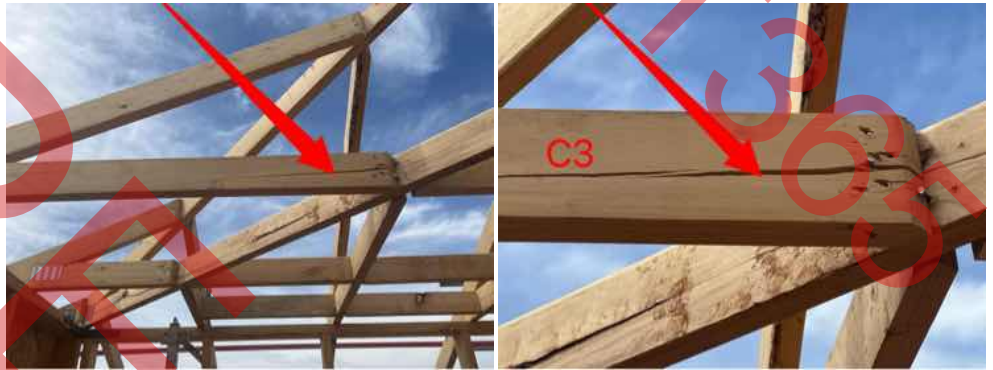
The installation to the ply/speed bracing does not conform to the supplied engineers drawings.



## Roof Frame Construction And Fixing

Generally conforms with supplied plans at the time of inspection.

Split roofing timber observed. Rectifications required.

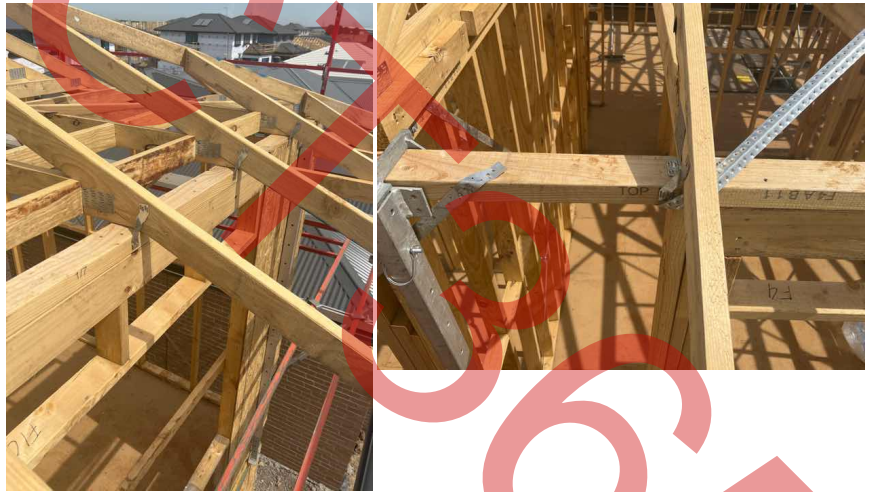






## Roof Tie Down

Conforms to supplied truss layout



## Flooring

Generally conforms with supplied plans at the time of inspection.

## Safe Movement & Access

## Termite Treatment

### Defect

No external termite management system has been installed. This may be due to an external reticulation system being installed.

Please check your specifications or contact your site supervisor to confirm the type of termite management system that is to be installed.



## Glazing

Windows not yet installed







### General Completion Statement

The frame does not comply with the supplied plans and minor defects were identified.

Rectification of these areas are required and photographs provided to the client for their records.

In our opinion, the frame is at practical completion and will not need a physical re-inspection.

## CONFIRMATION

### Inspector's Statement Of Confirmation

#### Statement Of Confirmation

I confirm that the accessible and visually inspected works as described in this report, and inspected by me are consistent with the plans/drawings provided except where otherwise noted in this report.

Please ensure builder obtains frame approval from relevant surveyor.

The Inspection and Report was carried out by:

State License Number: DB-U xxxxx

Contact the Inspector on:

For and on Behalf of: Inspect365

