

Waterproof Stage Inspection

Provided By



Inspect365

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Inspection Address

Sample, Hillside, VIC, 3037



Report Information

Client Information

Client Name Sample
Email info@inspect365.com.au

Inspection Information

Report/Agreement # 100124051322312
Inspection Date: 10 Jan 2024
Inspection Time: 05:13 pm

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Summary Of Major Defects And Safety Hazards

Below Is A Summary Of Significant Items Requiring Immediate Action.

Section	Location	Name	Comment
PLAN CONFIRMATION	Findings	Waterproofing	There has been no waterproofing applied above the vessel/ sink area - shower window
PLAN CONFIRMATION	Findings	Waterproofing	The puddle flange is not installed.
PLAN CONFIRMATION	Findings	Fixing - Cabinetry, Doors, Architraves, Skirting	The stair stringer is cracked and may have compromised the structural integrity of the stair case.

Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
PLAN CONFIRMATION	Findings	Waterproofing	<p>The door architraves and jambs within the wet areas need to be fully waterproofed around them up to the same height as the top of the door opening waterstop or be cut short to the floor to finish no lower than the top of the door opening waterstop and the waterproofing then needs to be continuous around to the wall to floor junction from the water stop to ensure a continuous seal between the perimeter flashing and the waterstop.</p> <p>It is a requirement of clause 3.9.1.2 Perimeter Flashing at Floor Level Openings, of AS 3740 Waterproofing of Domestic Wet Areas, that 'The following applies:</p> <p>(a) For whole wet area floor waterproofing a water stop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings. The floor membrane shall be terminated to create a waterproof seal to the water stop and to the perimeter flashing.</p> <p>NOTE: For typical bathroom detail for whole bathroom waterproofing, see Figures 3.3(a) and 3.3(b).</p> <p>(b) For other than whole wet area floor waterproofing A water stop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings. The water stop shall be waterproofed to the perimeter flashing'.</p> <p>While clause 3.17 Doorjambs and Architraves, of AS 3740 Waterproofing of Domestic Wet Areas, requires that 'Where the bottom of doorjambs and architraves do not finish above the floor tiling, the portion of the doorframes and architraves below the floor tiling shall be waterproofed to provide a continuous seal between the perimeter flashing and the water stop. The finish of the architrave, door jambs and waterproofing to these areas needs to be finished appropriately</p>
PLAN CONFIRMATION	Findings	Waterproofing	General workmanship is below the Acceptable Standard. Recommend adding tape/sealing around penetrations/wall/ floor junctions.
PLAN CONFIRMATION	Findings	Waterproofing	No overflow provision installed to balcony.
PLAN CONFIRMATION	Findings	Fixing - Cabinetry, Doors, Architraves, Skirting	Does Not Conform With Plans as works have yet to be completed and items are missing
PLAN CONFIRMATION	Findings	Fixing - Cabinetry, Doors, Architraves, Skirting	The skirting is not installed in areas. We understand this will be completed after the installation of floor tiles.

PLAN CONFIRMATION	Findings	Fixing - Cabinetry, Doors, Architraves, Skirting	The cabinetry installation is incomplete
PLAN CONFIRMATION	Findings	Fixing - Cabinetry, Doors, Architraves, Skirting	The stair treads are squeaky.

STAGE BUILDING INSPECTION REPORT

BUILDING INSPECTION REPORT

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

Where drawings have not been provided, the inspector cannot check specifications against the plan and can take no responsibility for any inconsistencies between the actual works inspected on site and the actual plans.

Inspection Terms

None of the rectification methods, procedures or products 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 NCC/BCA. Therefore, depending on the type of further works required, the builder may need to obtain a signed variation and/or agreement from the client prior to carrying out any such work, whenever one would normally be contractually necessary.

This report must be read by the builder in addition to any other list or correspondence provided by the owner/s.

Why Your Builder Has a Contractual Obligations To Rectify The Items Identified Within This Report

Your builder must satisfy you as the Owner and the party with whom they have entered into a legally binding Building Contract with, that all of the items that we have identified on your behalf and detailed within the following Schedule of Building Defects for you, have been fully rectified and/or otherwise justified as complying with the requirements of the National Construction Code/Building Code of Australia (NCC/BCA), the relevant Australian Standards, your plans, both engineering and architectural, your specification and to within the limits of the Victorian Building Authority's Guide to Standards & Tolerances, for them to meet their obligations under their Building Contract and the Domestic Building Contracts Act, for which they rely on for you as the Owner to pay them their contract price.

Via both your Building Contract and the Domestic Building Contracts Act your builder gives you a number of warranties (promises), which in part state-

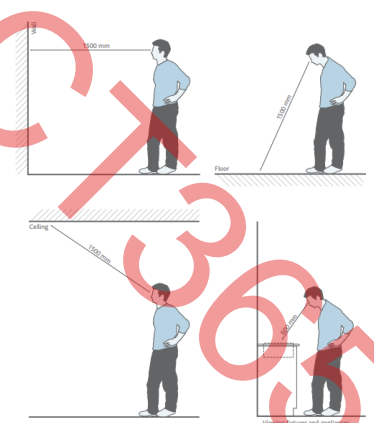
- i. the builder warrants that the work will be carried out in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract; and
- ii. the builder warrants that the work will be carried out in accordance with, and will comply with, all laws and legal requirements including, without limiting the generality of this warranty, the Building Act and the regulations made under that Act.
- iii. the builder warrants that the work will be carried out with reasonable care and skill and will be completed by the date (or within the period) specified by the contract.

These warranties mean that your builder has a contractual obligation to rectify or otherwise fully/further justify all of the identified items that breach any of your plans, your specification, the NCC/BCA and all of the Australian Standards adopted by being referenced within it; and must do so in a proper workmanlike manner with reasonable care and skill. Further, in determining if rectification of any other defect is required, any item that is not covered by the above documents should also be addressed if its breach is covered by the Victorian Building Authority's Guide to Standards & Tolerances or any other Australian Standards guide.

Re-Inspections

No re-inspections will be carried out of **MINOR** defects and we ask that your builder supply photographic evidence of repairs. These will be checked again at the next stage of the build. **MAJOR** defects will be re-inspected as agreed.

DIAGRAM F NORMAL VIEWING POSITIONS



Slight variations in the colour and finish of materials do not always constitute a defect.

PLAN DETAILS

Property Plan Details

Inspection Type

Fixing and water proofing

Residential Building Type

Free Standing House

Levels

Double Storey

Additions

Attached Garage

Main Building Subfloor Construction

Slab On Ground

Main Building Wall Construction

Brick Veneer Construction

Main Building Roof Construction

Coloured Metal Sheetting

Obstructions and Inaccessible Areas

BUILDING WORKS INSPECTED

Description of Building Works Inspected

Description Of Building Works Inspected

Waterproofing

Fixing

No inspection of roof due to height restrictions

PLAN CONFIRMATION

Findings

Waterproofing

The door architraves and jambs within the wet areas need to be fully waterproofed around them up to the same height as the top of the door opening waterstop or be cut short to the floor to finish no lower than the top of the door opening waterstop and the waterproofing then needs to be continuous around to the wall to floor junction from the water stop to ensure a continuous seal between the perimeter flashing and the waterstop.

It is a requirement of clause 3.9.1.2 Perimeter Flashing at Floor Level Openings, of AS 3740 Waterproofing of Domestic Wet Areas, that 'The following applies:

(a) For whole wet area floor waterproofing a water stop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings. The floor membrane shall be terminated to create a waterproof seal to the water stop and to the perimeter flashing.

NOTE: For typical bathroom detail for whole bathroom waterproofing, see Figures 3.3(a) and 3.3(b).

(b) For other than whole wet area floor waterproofing A water stop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings. The water stop shall be waterproofed to the perimeter flashing'.

While clause 3.17 Doorjambs and Architraves, of AS 3740 Waterproofing of Domestic Wet Areas, requires that 'Where the bottom of doorjambs and architraves do not finish above the floor tiling, the portion of the doorframes and architraves below the floor tiling shall be waterproofed to provide a continuous seal between the perimeter flashing and the water stop.

The finish of the architrave, door jambs and waterproofing to these areas needs to be finished appropriately

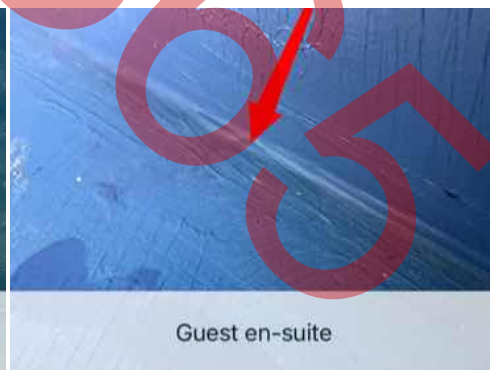
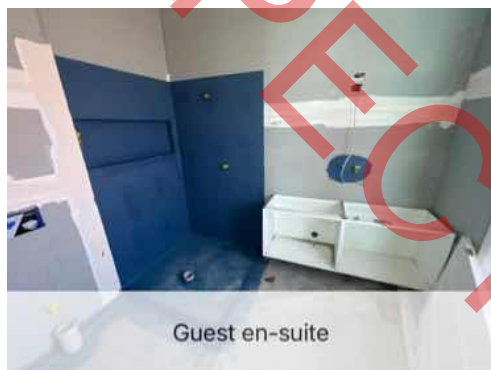
General workmanship is below the Acceptable Standard.

Recommend adding tape/sealing around penetrations/wall/floor junctions.

There has been no waterproofing applied above the vessel/sink area - shower window

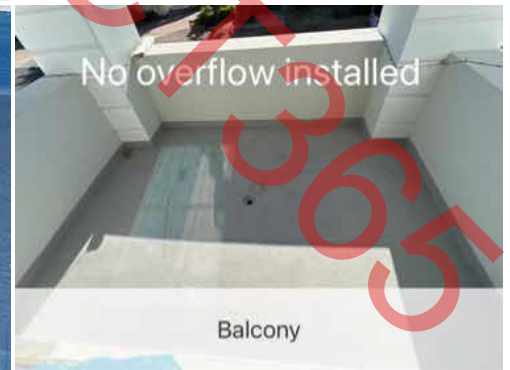
The puddle flange is not installed.

No overflow provision installed to balcony.





Bath



Balcony



Balcony

Bed 2 en-suite

Bed 3 en-suite



Fixing - Cabinetry, Doors, Architraves, Skirting

Does Not Conform With Plans as works have yet to be completed and items are missing

The skirting is not installed in areas. We understand this will be completed after the installation of floor tiles.

The cabinetry installation is incomplete

The stair treads are squeaky.

The stair stringer is cracked and may have compromised the structural integrity of the stair case.



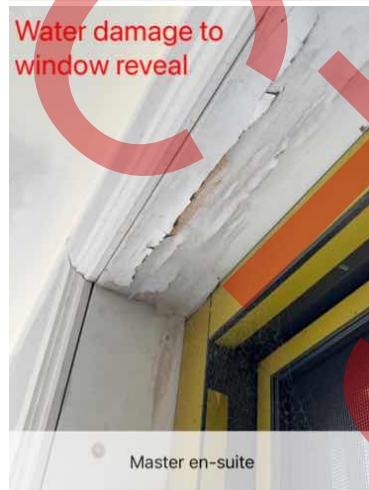




Master bedroom



Master bedroom



Master en-suite



Stair stringer cracked



General comment

Does Not Conform With Plans - items incomplete

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.

Builder to rectify non compliant and workmanship issues, with photographic evidence, prior to the commencement of tiling.

Recommend to seek structural integrity certification for stair stringer from relevant specialist/engineer.

The Inspection and Report was carried out by:

State License Number: DB-U xxxxx

Contact the Inspector on:

For and on Behalf of: Inspect365

