Property Address: Lot 84 (No.70) River Valley Boulevard Sunshine North Victoria 3020

Building Construction Advice Inspection Report – This is not a Pest Inspection
Stage of construction: Base Stage Inspection – Pre Concrete.

This report is produced without prejudice.
Construction Advice Report – This is not a Pest Inspection

Site Address:  Lot 84 (No.70) River Valley Boulevard Sunshine North Victoria 3020
Clients Name:  David Seah
Clients Phone:  0427 862 686
Date of report:  24/04/17
Date of inspection:  24/04/17
Weather conditions at time of inspection:  Fine Cloudy Wet Windy

Name of prescribed building practitioner:  Salvatore Mamone B.Arch (Architect)
Address:  144 Centenary Drive Mill Park Victoria
Post Code:  3082
Registration No.  Architect: 15347
RBP: IN-L 41272
Signature:  Salvatore Mamone

Stage of Construction for this building:  2.0 – Base Stage – Pre Concrete

1.0 Contract Stage  - An explanation of common contract terms with explanation of client/builder obligations.

2.0 Base Stage:

2A: Pre Concrete Installation: Inspection of steel reinforcement placement.
2B: Post Concrete Installation: After concrete footings are poured, or after stumps, piers, columns are installed, or the concrete floor slab has been poured and is completed.
2C: Completion of Timber Floor Frame.

3.0 Frame Stage - When the wall frame and roof frame is complete;

4.0 Lock Up / Pre-plaster:

4.1 - Pre-plaster: This is a Preliminary lock up when brickwork & plaster are being installed concurrently & the works are inspected prior to plaster installation:

4.1.1 During pre-plaster the following are checked:

4.1.1.1 Wall Frame Rechecked.
4.1.1.2 Services checked.
4.1.1.3 Insulation installation checked.
4.1.1.4 Window Installation checked.
4.1.1.5 Door installation checked.
4.1.1.6 Brickwork preliminary checked, although brickwork may not be complete.
4.1.1.7 Roof surface is checked; metal or tiles.

4.2 - When external walls are complete, and all windows are installed, doors are installed, roof coverings are fixed, and the flooring is installed;

5.0 Fix Stage - When timber skirtings, timber architraves, and joinery units are installed – the house is ready for paint;

6.0 Pre-handover Inspection:

6.1 - Preliminary Pre-handover inspection – house is nearing completion with some incomplete works & incomplete repairs.
6.2 – Final Pre-handover - When the home is presented for complete ready for presentation to the home owner:

7.0 Post Handover Inspection:

7.1 Property Owner has taken possession of property. This inspection performed soon after taking possession due to the property owner not having time allowances to perform this inspection prior to taking possession or has taken possession under adverse conditions.

8.0 Maintenance Period Expiry - A final inspection just before the Maintenance or Defects Liability period expires (typically 3-6 months after completion):

9.0 End of Structural Warranty Period inspection: Typically prior to the expiration of the 6 & ½ year Home Owners warranty Period.

Advice Summary:

This inspection was performed in accordance with current “Australian Standards” & in accordance with current “Standards & Tolerances” as outlined by the Victorian Building Commission. The inspection is a visual inspection of the property as presented by the builder. This inspection performed does not in any way attempt to verify site dimensions, finished dimensions of the
completed sections or parts of the building, levels, wall alignments, floor alignments, or ceiling alignments. The inspection performed does not in any way attempt to verify contractual conditions. This report contains a list of a number of defects that in our judgement require rectification.

Note:
- This report will note incomplete and/or defective work in reference to the Guide to Standards and Tolerances published 2015 by the Victorian Building Commission or similar in each State or Territory, The National Construction Code Volume Two BCA, relevant Australian Standards, & guidelines set out by the Victoria Building Authority.
- This report may not be complete; it is produced based on a visual inspection only of the house as presented by the builder / developer / owner, on the day of the inspection.
- The Property owner to inform the author of this report if there are any errors within or omissions from this report, & the report will be amended accordingly.

All incomplete or defective works noted within this report are recommended to be rectified in accordance with; The Guide to Standards and Tolerances published 2015 by the Victorian Building Commission or similar in each State or Territory, The National Construction Code Volume Two BCA, relevant Australian Standards, & guidelines set out by the Victoria Building Authority.

<table>
<thead>
<tr>
<th>Description of the building/s &amp; Site:</th>
<th>Services Connected to Property:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Footings:</strong></td>
<td><strong>Alarm System:</strong>---------------</td>
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<tr>
<td>- Concrete</td>
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<tr>
<td><strong>Floor Structure:</strong></td>
<td><strong>Ducted Vacuum:</strong>--------------</td>
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<tr>
<td>- Concrete Slab</td>
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<tr>
<td><strong>Floor Coverings:</strong></td>
<td><strong>Electrical Meter Box &amp; Switch Board:</strong></td>
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<td><strong>Wall Structure:</strong></td>
<td><strong>Gas:</strong></td>
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<td></td>
<td>- Gas line installation at entry point into the building to be checked for compliance with the local authority.</td>
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<tr>
<td><strong>Roof Structure:</strong></td>
<td><strong>Water:</strong></td>
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<td></td>
<td>- Water line installation at entry point into the building to be checked for compliance with the local authority.</td>
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<tr>
<td><strong>External Wall Cladding:</strong></td>
<td><strong>Sewerage / Drains:</strong></td>
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<td>- Recommend that all down pipe discharge is directed away from the base of the walls of the building to prevent water retention around the perimeter of the floor structure / slab.</td>
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<td>- Down pipes to be connected into stormwater drain system ASAP.</td>
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<td></td>
<td>- Site drainage recommendations stipulated by structural engineer &amp; geotechnical engineer to be carefully followed &amp; adopted by builder during the course of construction of the building.</td>
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<td></td>
<td>- Recommend checking drains with CCTV at completion of construction to ensure that there are no cracks, damage, breaks, in pipes &amp; there is no debris blocking the pipes – report &amp; video to be presented to home owner as proof of inspection / test.</td>
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<tr>
<td><strong>Internal Wall Lining:</strong></td>
<td><strong>Rain Tank:</strong></td>
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<td><strong>Internal Ceiling Lining:</strong></td>
<td><strong>Air-Conditioning:</strong></td>
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<tr>
<td><strong>Roof Cladding:</strong></td>
<td><strong>Heating:</strong></td>
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<tr>
<td>Window Frames:--------</td>
<td>Hot Water System:--------</td>
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<tr>
<td>Number of storeys:----</td>
<td>Smoke Detectors:--------</td>
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<td>Site Slope:</td>
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<td>- Moderate slope to the rear / east &amp; cross fall to north side</td>
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<td>Retaining Walls:</td>
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<tr>
<td>- Retaining wall recommended along the south side.</td>
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<tr>
<td>Trees &amp; Plants:-------</td>
<td>Bal Rating:</td>
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<td>- Not Known</td>
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</table>

**General Notes: The following will be used as general guides during Assessments (These are only a small number of guides used for assessment):**

- All defects will be assessed in accordance with Section “F” of The Guide to Standards & Tolerances 2015 which states; Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5m or greater (600mm for appliances and fittings) with the surface or material being illuminated by “non-critical” light. “Non-critical light” means the light that strikes the surface is diffused and is not glancing or parallel to that surface. (“Non-critical light” is defined in s.6.7 (4) Australian Standard AS/NZS 2589.1 Gypsum linings in residential and light commercial construction – Application and finishing Part 1: Gypsum plasterboard).
- Concrete floor slab levels will be assessed in accordance with Section 2.08 of The Guides to Standards & Tolerances 2015 states; Except where documented otherwise, new floor slabs are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4mm over a 2.0m length.
- Timber floors levels will be assessed in accordance with Section 14.08 of The Guide to Standards & Tolerances 2015 which states; New timber floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length.
- Wall Frame overhangs will be assessed in accordance with Section 4.08 of The Guides to Standards & Tolerances 2015 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.
- Paintwork will be assessed in accordance with Section 12.02 of The Guide to Standards & Tolerances 2015 which states; Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.
- Plaster will be assessed in accordance with Level 4 finish unless instructed otherwise by the builder developer.
- All other defects will be assessed in accordance with the relevant standards viewed at normal viewing distances in accordance with Section “F” of the Guide to Standards & Tolerances 2015.
- Plaster will be assessed in accordance with Section 9.01 of The Guide to Standards & Tolerances 2015 which states; Verticality or plumpness of internal and external wall surfaces Wall surfaces are defective if they deviate from vertical by more than 5 mm over a 1.8 m straight edge. Refer to Diagram E on page 13 of this Guide.
- Plaster will be assessed in accordance with Section 9.02 of The Guide to Standards & Tolerances 2015 which states; Walls are defective if they deviate from plane (bow) by more than 5 mm over a 1.8 m straight edge. This tolerance includes internal walls with a build-up of plaster at internal and external corners of the plasterwork. Refer to Diagram E on page 13 of this Guide.
- Plaster will be assessed in accordance with Section 9.14 of The Guide to Standards & Tolerances 2015 which states; Cracking in walls, ceilings and bulkheads is defective if it exists at handover or exceeds 1mm in width within the first 24 months from handover & is visible from a normal viewing position.

- Plaster will be assessed in accordance with Section 9.14 of The Guide to Standards & Tolerances 2015 which states; Cracking in recessed and butt joints is defective if it exists at handover or exceeds 1mm in width within the first 24 months from handover & is visible from a normal viewing position.

- Plaster will be assessed in accordance with Section 9.15 of The Guide to Standards & Tolerances 2015 which states; Cracking in cornices, Cracking of cornice joints such as butt joints and mitres, and at junctions with walls and ceilings, is defective if it exists at handover or exceeds 1 mm in width within the first 24 months from handover & is visible from a normal viewing position.

- Plaster will be assessed in accordance with Section 9.16 of The Guide to Standards & Tolerances 2015 which states; Cracking at junctions of dissimilar materials, Cracking at junctions between dissimilar materials is defective if it exists at handover or exceeds 1 mm in width within the first 12 months from handover & is visible from a normal viewing position. After the first 12 months if it exceeds 2mm the cracking is defective.

- Plaster will be assessed in accordance with Section 9.17 of The Guide to Standards & Tolerances 2015 which states; Straightness and alignment of plaster cornices, Plaster cornices are defective if they deviate from a straight line greater than 4 mm over a length of up to 2 m and are visible from a normal viewing position.

- Plaster will be assessed in accordance with Section 9.18 of The Guide to Standards & Tolerances 2015 which states; Peaking or jointing in plasterboard, Plaster peaking or jointing is defective if it is visible from a normal viewing position.

- Plaster will be assessed in accordance with Section 9.19 of The Guide to Standards & Tolerances 2015 which states; Nail popping is defective if it occurs at handover or within the first 24 months following completion & can be seen from normal viewing position.

- Tiles will be assessed in accordance with Section 11.09 of The Guide to Standards & Tolerances 2015 which states; Tiling is defective if the lippage between two adjacent tiles exceeds 2 mm.

- Tiles will be assessed in accordance with Section 11.10 of The Guide to Standards & Tolerances 2015 which states; Tiled floors are defective if intermediate movement joints are not inserted at evenly spaced positions at approximately 4.5 m centres or at locations where stress might reasonably be expected in.

- Render over articulation joints will be assessed in accordance with Section 9.07 of The Guide to Standards & Tolerances 2015 which states; With the exception of paint and recommended mastic sealants, render or other applied finishes are defective if they cover movement control joints.

- Render will be assessed in accordance with Section 9.04 of The Guide to Standards & Tolerances 2015 which states; Obvious spot rust marks, due to the composition of the material and other blemishes are defective if they are visible from a normal viewing position.

- Brickwork will be assessed in accordance with Section 3.07 of The Guide to Standards & Tolerances 2015 which states; Unless documented otherwise, masonry faces are defective if they are not cleaned and free of excess mortar.

- Brickwork will be assessed in accordance with Section 3.09 of The Guide to Standards & Tolerances 2015 which states; Voids and holes in mortar in masonry walls, with the exception of weepholes and vents, are defective if they are visible from a normal viewing position.

- Brickwork will be assessed in accordance with Section 3.10 of The Guide to Standards & Tolerances 2015 which states; It is characteristic of some masonry units to have surface cracks or crazing as part of the manufacturing process. These are not defective unless they result in the complete fracture of the unit.

- Brickwork will be assessed in accordance with Section 3.11 of The Guide to Standards & Tolerances 2015 which states; Stains, mortar smears and damage caused by cleaning are defective if they are visible from a normal viewing position.

- Brickwork will be assessed in accordance with Section 3.02 of The Guide to Standards & Tolerances 2015 which states; Category 2 cracks to walls are to be monitored for a period of 12 months. At the end of the monitoring period, a crack rated at Category 2 or above is
defective and requires rectification. Category 2 damage is defective and requires minor repair work such as repointing. (Category “2” cracking are cracks less than 5mm in width).

- Brickwork will be assessed in accordance with Section 3.13 of The Guides to Standards & Tolerances 2015 which states; Perpends are defective if they exceed a maximum deviation from vertical alignment of 20mm over a 2.0m length.
- Brickwork will be assessed in accordance with Section 3.16 of The Guide to Standards & Tolerances 2015 which states; A masonry course is defective if it is laid on a concrete slab or strip footing so as to project over the edge of the slab or footing by more than 15 mm.
- Brickwork will be assessed in accordance with Section 3 of The Guide to Standards & Tolerances 2015.
- Brickwork will be assessed in accordance with Section 3.18 of The Guide to Standards & Tolerances 2015; Raking of joints; Unless documented otherwise, mortar joints in masonry units are defective if they are raked out to a depth of more than 10 mm or are not consistent in depth throughout.
- Brickwork will be assessed in accordance with Section 3.04 (E) of The Guide to Standards & Tolerances 2015 which states; Maximum horizontal or vertical deviation of a surface from a plane surface (bow) in any 2 m length is 5mm.
- Brickwork tolerances will be assessed in accordance with Section 3.04 (F) of The Guide to Standards & Tolerances 2015 which states; Deviation (step) of any exposed masonry surface from any adjacent exposed masonry surface is 2mm. The bow provision of Item E above also applies.

- Brickwork tolerances will be assessed in accordance with Section 3.04 of The Guide to Standards & Tolerances 2015.

- Perpend width / thickness Section 3.04 of The Guides to Standards & Tolerances 2015 states;
  - Minimum or documented perpend thickness is; 5mm.
  - Average perpend width / thickness is; 10mm.
  - Maximum or documented perpend thickness is; 15mm.
  - Maximum difference in thickness between perpends is 8mm.

- Deviations in perpend thickness therefore does not comply with Section 3.4 of the Guides to Standards & Tolerances 2015.

- Deviation from documented thickness of bed joint is 3 mm.
  - Maximum or documented thickness is; +3 mm.
  - Nominal thickness of bed joint or as documented is; 10mm.
  - Maximum or documented thickness is; -3 mm

- Deviation from documented width of cavity minimum width as required by the Building Code of Australia & AS4773.2-2010 Masonry in Small buildings:
  - Maximum deviation in cavity width is; 15mm.
  - Minimum cavity width = 25mm

- Mortar Colour & Texture will be assessed in accordance with the following:
  - AS3700: 2001, Table 10.1 gives the options for mortar mixes classified as M1 to M4. M1 mortars are for restoration applications. M2 mortars are for use in interior walls above damp course or in exterior walls above damp course if more than one km from a body of salt water and 10 km from a surf coast and the wall has protection from water ingress above. M3 and M4 mortars are those most commonly used in construction. Table 11 gives the proportions of the most commonly used mortars. Other deemed-to-satisfy compositions are given in AS3700. Special mortars that are tested and shown to meet requirements are allowed with verification on site.
  - The variations in mortar colour can be affected by both the brick laying process & the cleaning process. The following reasons given as the most likely causes of colour variance within mortar & within a number of bricks faces:
    - Variations in the volume of each component that constitutes the composition of mortar; sand, cement, lime, water. If not mixed accurately during the mechanical mixing process using a bucket or gauge box rather than a bucket may result in variations in not only mortar strength but also variations in mortar composition & mortar colour.
    - Bricks with different moisture absorption rates.
Different packs of bricks used to construct different parts of the wall may have different moisture content because of rain fall periods. Moisture laden / saturated bricks unable to absorb moisture from the mortar, delaying the curing process resulting in mortar retaining water / moisture for longer periods. The longer moisture retention delaying curing process resulting in darker mortar colour as well as heavy efflorescent development across the surface of mortar between bricks.

Brickwork becoming wet soon after being constructed with wall surfaces & in particular, the tops of walls absorbing water. Over wet brickwork / mortar results in efflorescence & mortar discoloration. Brickwork that becomes wet that has been laid with mortar displaying variable plasticity across the surface of that brick wall panel, or mortar having variable / different chemical composition across the surface of that brick wall panel, will inevitably display variable coloured mortar across the face of that brickwork resulting from the mortars variable reaction to moisture absorption.

The plasticity of mortar during application. Mortar that starts to set whilst waiting to be applied to brickwork will have a different composition to mortar that is fresh & is highly plastic.

Moisture absorption by brickwork dramatically affect moisture content within mortar. Highly porous bricks with a high absorption rate will inevitably result in mortar drying quicker affecting the mortar curing process.

Brick cleaning process with the over application of hydrochloric acid across the brick surface adversely affecting mortar.

Not adequately pre-wetting brickwork prior to application of hydrochloric acid during cleaning process.

Not properly cleaning off hydrochloric acid during the brick cleaning process. Residual hydrochloric acid left on brickwork will potentially adversely affecting mortar composition resulting in a continual change in the mortar surface as the brickwork cycles through the various weather changes, brickwork drying out during days with no rain & then the brickwork becoming wet during & following rain periods. Brickwork that has not been stabilized following high concentrations of Hydrochloric acid applied during the brick cleaning process will continue result in;

- Mortar turning darker as the acid continues to adversely affect the chemical composition of the mortar.
- Face of bricks continuing to stain & change colour as acid & chemicals continue to leach out from mortar between the bricks.

Render will be assessed in accordance with Section 9.03 of The Guide to Standards & Tolerances 2015 which states; When matching an existing finish, a practical approach must be adopted, and where possible a physical joint, door, window, downpipe or other similar separator should be incorporated to lessen the visual impact of the new work. Where this is not possible, the whole of that wall from corner to corner should be refinshed.

Render will be assessed in accordance with Section 9.05 of The Guide to Standards & Tolerances 2015 which states; Repairs to surfaces that have been rendered are defective if they do not match the colour and texture of the remaining wall or adjacent area as close as practicable.

Render will be assessed in accordance with Section 9.06 of The Guide to Standards & Tolerances 2015 which states; Applied finishes are defective if they impede the performance of any damp-proof course or sub floor ventilation required in accordance with the Building Code of Australia. With the exception of paint and recommended mastic sealants, render or other applied finishes are defective if they cover movement control joints.
*List of Defects Detected During Inspection*

Note: Photographs attached to the rear of this report as reference.

Note:
- For the purposes of this exercise the front of the house is noted as facing West
- Defects listed within this report recommended to be rectified in accordance with:
  - The Guides to Standards & Tolerances 2015.
  - National Construction Code Volumes One & Volumes Two as applicable.
  - The relevant Australian Standards as applicable.
  - BlueScope Steel Ltd ENDUROWALL® System Installation Manual if applicable.
  - BlueScope Steel Ltd ENDOROTRESS® System Installation Manual if applicable.

1. Instructions given to the concrete contractors on site during the time of the inspection are:
   1.1 In areas reinforcement steel was found to be touching or too close to the top of the waffle pods.
      1.1.1 The concrete contractors were instructed to:
         1.1.1.1 Adjust bar chairs accordingly to keep the steel up not to be too close or to touch the top of the waffle to ensure that the adequate concrete cover is maintained.
         1.1.1.2 To tie the steel at overlaps more frequently to keep the steel together & prevent sagging of the steel.
         1.1.1.3 The concrete contractors complied with these instructions – no further action required.
   1.2 Debris such as steel offcuts that have fallen into the ribs are to be removed.
      1.2.1 The concrete contractors complied with these instructions – no further action required.
   1.3 Debris such as metal off cuts & waffle ties are to be removed.
      1.3.1 The concrete contractors complied with these instructions – no further action required.

2. Slab Construction Check List:
   2.1 Bored piers were visible at time of inspection;
      2.1.1 The minimum depth of the bored piers confirmed to be more than 1.2m founded into natural firm ground or rock (Bored piers located within the kitchen area noted as being more than 3.0m deep).
      2.1.1.1 The property owner should be provided with certificate of compliance from builder for bored pier installation.
   2.2 Overall Slab depth checked & found to be minimum 310mm.
      2.2.1 This complies with engineering details.
      2.2.2 No further action required.
   2.3 Void former depth checked & found to be 225mm.
      2.3.1 This complies with engineering details.
      2.3.2 No further action required.
   2.4 Formwork height checked & found to be adequate to form an 85mm thick concrete floor slab.
      2.4.1 This complies with engineering details.
      2.4.2 Slab thickness to be checked at later stage.
<table>
<thead>
<tr>
<th>Section</th>
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<tbody>
<tr>
<td>2.5 Internal rib width checked &amp; found to be minimum 110mm.</td>
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<tr>
<td>2.5.1 This complies with engineering details.</td>
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<tr>
<td>2.6 Internal rib spacing checked &amp; found to be approximately 1200mm.</td>
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<tr>
<td>2.6.1 This complies with engineering details.</td>
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<tr>
<td>2.6.2 No further action required.</td>
</tr>
<tr>
<td>2.7 External rib width checked &amp; found to be minimum 300mm.</td>
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<tr>
<td>2.7.1 This complies with engineering details.</td>
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<tr>
<td>2.7.2 No further action required.</td>
</tr>
<tr>
<td>2.8 Localized widening of the External rib width as shown on engineering drawings checked &amp; found to be not required.</td>
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<tr>
<td>2.8.1 This complies with engineering details.</td>
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<tr>
<td>2.8.2 No further action required.</td>
</tr>
<tr>
<td>2.9 Slab rebate stem width checked &amp; found to be minimum 150mm.</td>
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<tr>
<td>2.9.1 This complies with engineering details.</td>
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<tr>
<td>2.9.2 No further action required.</td>
</tr>
<tr>
<td>2.10 External rib depth checked &amp; found to be minimum 310mm.</td>
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<tr>
<td>2.10.1 This complies with engineering details.</td>
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<tr>
<td>2.10.2 No further action required.</td>
</tr>
<tr>
<td>2.11 Localized increased External rib depth as shown on engineering drawings checked &amp; found to be minimum 400mm.</td>
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<tr>
<td>2.11.1 This complies with engineering details.</td>
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<tr>
<td>2.11.2 No further action required.</td>
</tr>
<tr>
<td>2.12 Localized increased internal rib depth at slab set downs as shown on engineering drawings checked &amp; found to be minimum 479mm.</td>
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<tr>
<td>2.12.1 This complies with engineering details.</td>
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<tr>
<td>2.12.2 No further action required.</td>
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<tr>
<td>2.13 Localized increased reinforcement placement at internal rib set downs as shown on engineering drawings checked &amp; found to be 3-L11TM top &amp; bottom.</td>
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<tr>
<td>2.13.1 This complies with engineering details.</td>
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<tr>
<td>2.13.2 No further action required.</td>
</tr>
<tr>
<td>2.14 Top Slab fabric checked &amp; found to be SL82 on top.</td>
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<tr>
<td>2.14.1 This complies with engineering details.</td>
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<tr>
<td>2.14.2 No further action required.</td>
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<tr>
<td>2.15 Fabric overlap checked &amp; found to be approximately 200mm / two fabric squares.</td>
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<tr>
<td>2.15.1 This complies with engineering details.</td>
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<tr>
<td>2.15.2 No further action required.</td>
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<tr>
<td>2.16 Bottom fabric / reinforcement bars of External rib checked &amp; found to be 3-L11TM.</td>
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<tr>
<td>2.16.1 This complies with engineering details.</td>
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<tr>
<td>2.16.2 No further action required.</td>
</tr>
<tr>
<td>2.17 Top fabric / reinforcement bars of External rib checked &amp; found to be 3-L11TM Bar as shown on engineering drawings.</td>
</tr>
<tr>
<td>2.17.1 This complies with engineering details.</td>
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<tr>
<td>2.17.2 No further action required.</td>
</tr>
<tr>
<td>2.18 Bottom reinforcement bars of Internal rib checked &amp; found to be 1 N12 Bar.</td>
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<tr>
<td>2.18.1 This complies with engineering details.</td>
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</tbody>
</table>
2.18.2 No further action required.

2.19 Top reinforcement bars of internal ribs checked & found to be 1 N12 bar as shown on engineering drawings.
   2.19.1 This complies with engineering details.
   2.19.2 No further action required.

2.20 Additional Reinforcement Bars placed along the top of external rib as shown on engineering drawings; additional 3-L11TM top as shown on engineering drawings.
   2.20.1 This complies with engineering details.
   2.20.2 No further action required.

2.21 Additional Reinforcement Bars within internal ribs as shown on Engineering drawings; 1 X N12 Bar only base of internal ribs.
   2.21.1 This complies with engineering details.
   2.21.2 No further action required.

2.22 Additional Reinforcement Bars at the base of internal ribs where not required.
   2.22.1 This complies with engineering details.
   2.22.2 No further action required.

2.23 Re-entrant / Crack control bars:
   2.23.1 Re-entrant bars checked & found to be not required.
   2.23.2 No further action required.

2.24 Cover for reinforcement Steel:
   2.24.1 Generally overall other than items that have already been identified within this report the Distance of steel from edges of slab will allow adequate concrete cover in accordance with AS2870-1996 Residential Slabs & Footings Construction.

2.25 Formwork installation complies with general construction practices.
   2.25.1 No further action required.

2.26 Steel off cuts noted as fallen into the ribs is areas.
   2.26.1 All steel off cuts that have fallen into the ribs to be removed prior to concrete poor.

2.27 Termite collars have not been installed – in this instance termite protection is not required:
   2.27.1 This complies with engineering & architectural drawings / details.
   2.27.2 No further action required.

2.28 Lagging to plumbing pipes running horizontally through the concrete slab:
   2.28.1 The lagging had been installed at time of inspection.
   2.28.2 No further action required.

2.29 Retaining wall constructions:
   2.29.1 Refer to engineering drawings for retaining wall construction requirements.
   2.29.2 Refer to architectural drawings & architectural project specifications for builders allowance for retaining wall systems for this project.
3. Pre Poor Check Required:
   3.1 Formwork to be rechecked for alignment ensuring that formwork has not moved or been moved.
      3.1.1 This is critical to ensure that the correct spacing is maintained between the ends & edges of steel & formwork to ensure that Distance of steel from edges of slab will allow adequate concrete cover in accordance with AS2870-1996 Residential Slabs & Footings Construction.
   3.2 Slab fabric to be re-checked prior to concrete poor.
   3.3 Fabric & reinforcement bars wire ties to be re-checked prior to concrete poor.
   3.4 Fabric position to be re-checked prior to concrete poor, any sagging to be rectified prior to or during the concrete poor, vigilance required.
   3.5 Polythene liner / membrane to be re-checked prior to concrete poor. Ensure that liner is in correct position & that any rips, or tears are repaired accordingly in accordance with AS2870-1996 Residential Slabs & Footings Construction.
   3.6 Void formers to be re-checked prior to concrete poor.
   3.7 Bar Chairs to be re-checked prior to concrete poor.
   3.8 Any steel off cuts, debris & foreign matter that may have fallen into the trenches / ribs to be removed.
      3.8.1 It is very important that no debris is to be left within the ribs.
   3.9 Any debris & foreign matter that may have fallen onto & sitting on top of the void formers to be removed. It is very important that no debris is to be left within the ribs.
   3.10Ensure that all steel is correctly tied – ties to be rechecked prior to concrete poor.
   3.11Concrete contractor to be vigilant at concrete poor that all steel spacing from formwork is in compliance with Section 3.2.3.2 of The National Construction Code Volume Two BCA.

4. Photographs attached as reference.
<table>
<thead>
<tr>
<th>Inspect Direct Pty Ltd Terms &amp; Conditions:</th>
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<tr>
<td><strong>The Report</strong></td>
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1. **This Report is not a Guarantee** but is provided in accordance with the relevant State Act.

2. The Report is based on the condition of the property and the prevailing structural, soil and weather conditions at the time of the inspection.

3. Except where specifically stated otherwise, the Report is based on a visual inspection of such parts of the premises as the Report states the inspector has been able to have reasonable access to without the removal of any furniture, fittings – be they fixed or other wise – cladding, or lining materials, plants or soil. The Report will not disclose latent defects or defects which may be apparent in weather conditions which differ from those at the time of the inspection.

4. The Report will not disclose defects which have not yet arisen. Changes in usage can cause defects and any abuse of the premises is likely to do so.

5. The Report may not cover defects of a minor nature, such as hair-line plaster cracks, jamming doors, windows or catches and similar minor faults.

6. This Report has been prepared on the basis of and subject to the Terms and Conditions of the Contract.

7. If parts of the property have been noted as being inaccessible during the inspection, it is important that you contact the inspector and arrange for a second inspection when access to restricted areas has been made available.

8. **Serious Defect** – A defect which seriously affects the structural integrity of the property or requires the substantial replacement of plumbing or electrical services. In the case of cracking, a serious structural defect denotes severe cracking as defined by Category 4, Appendix C – Australian Standard AS 2870-1996

9. Reasonably Accessible – Reasonably accessible areas are those which can be accessed by a 3.6 metre ladder or those which have at least 600mm unimpeded vertical and horizontal clearance without the removal of any fixed or unfixed furniture, fittings, stored items, cladding or lining materials, plants or soil. Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations.

10. **Roof access** – reasonable roof access is dependent on unimpeded vertical & horizontal clearance, man hole height above floor level, man hole location, installation of walking platform, material stored within the roof, potential health hazards, potential safety issues.