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3 TARWIN PLACE
CRANBOURNE

REPORT ON DOMESTIC BUILDING WORK

Pre-Purchase inspections
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Mandatory Owner-Builder Reports
Pre-Progress payment QA inspections
Bushfire Attack Level (BAL) assessments
VCAT dispute resolution



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Building Inspection Report

Subject to Conditions, Assumptions and Limitations attached

Client Instructions;	Inspect the building and identify any defects.	
Project:	Dwelling. Built in 2010.	
Site address:	3 Tarwin PLace, Cranbourne.	
Building owner;	Mr SKG Reddy & Ms B Narayanan.	Telephone; 0430 866-234
Building owner address	3 Tarwin Pl. Cranbourne.	
Builder;	Seventeenth Jultex Pty Ltd Trading as P & J Costructions.	Telephone; 9796-3758
Builder address;	17 Branca Court Narre Warren North 3804.	
Date of report:	23/10/2012.	
Date of inspection:	18/10/2012.	
Weather conditions at time of inspection:	Fine.	

DESCRIPTION OF THE BUILDING AND MATERIALS USED IN CONSTRUCTION:

The single storey dwelling is of timber frame construction with brick veneer exterior cladding, internal plasterboard wall and ceiling lining, concrete floor, mainly aluminium windows and truss roof covered with concrete. The fixed appliances appear to be in a good condition.

REPORT SUMMARY;

At the request of the Building Owner we inspected the house for compliance with Building Regulations, workmanship and materials used. We also observed 7 hairline cracks in the Garage floor.

COMPLIANCE;

Hard grout instead of a flexible sealant was used in the wall tiles.

No expansion joint in 21 lineal meters of floor tiles.

The Rangehood is not connected to outside air.

There is no fall to floor drains.

WORKMANSHIP;

Finish to Entry door is rough.

After repair walls not painted, skirting boards not replaced.

Holes in brick perpend.

Mismatch of painting to front Porch downpipe.

MATERIALS USED;

Generally materials used are to industry standard.

Please refer to the detailed Report below.

Just Inspections

Telephone 1300 558-119

Facsimile 1300 736-134

Postal address PO Box 444, Boronia 3155

Office address 255 Dorset Road, Boronia

Email sales@justinspections.com.au

Website www.justinspections.com.au

Robert Paul Nom Pty Ltd trading as Just Inspections

ABN 44 101 936 896 RBP IN-U1461



INSPECTION REPORT

Subject to 'Conditions Assumptions and Limitations' attached
The Inspection covers only the specific items mentioned in this Report.

ENTRY

Defects; Door weather-strip is not sealing to door sill.
>5 mm gap between door and door jamb. *Refer Guide to standards & tolerances item 8.04.*
Door stops grooved but no seals fitted.
Rough finish to door/window frame and door.

Site photo



1

LAUNDRY

Defects; The internal corners of the walltiles are not sealed with a flexible sealant. *Refer Guide to standards & tolerances item 11.07.*
There is no fall to the floor waste. *Refer to the Building Code of Australia Part 3.8.1.10.*

2

**KITCHEN**

Defects; The internal corners of the walltiles are not sealed with a flexible sealant. *Refer Guide to standards & tolerances item 11.07.*

The Rangehood does not exhaust to external air. *Refer manufacturer specifications.*

There are black soot markings on the wall beside the Rangehood flue.

There is tap water leaking into the cupboard below the sink.

3

BATHROOM

Defects; Wall is not painted after repairs.

The internal corners of the walltiles are not sealed with a flexible sealant. *Refer Guide to standards & tolerances item 11.07.*

There is no exhaust fan directly above the shower. Refer Van Damme Floor Plan sheet 2 of 6 dated 10/5/10.

There is no fall to the floor waste. *Refer to the Building Code of Australia Part 3.8.1.10.*

4

FAMILY ROOM

Defects; Sliding door to Bathroom is binding. *Refer Guide to standards & tolerances item 8.07.*

The door has an uneven margin to the door jamb.

5

MASTER BEDROOM

Defect; Skirting boards not replaced after repair.

Site photo



6

EN-SUITE

Defect; The internal corners of the walltiles are not sealed with a flexible sealant. *Refer Guide to standards & tolerances item 11.07.*

There is no exhaust fan directly above the shower. Refer Van Damme Floor Plan sheet 2 of 6 dated 10/5/10.

There is no fall to the floor waste. *Refer to the Building Code of Australia Part 3.8.1.10.*

There is no fall in the shower base. *Refer to the Building Code of Australia Part 3.8.1.14.*

Tap water is leaking into the vanity unit.

There is evidence of dampness in the ceiling and window reveal (by toilet). *Refer to the Building Code of Australia Part F2.2.2.*

There is on broken walltile in the shower niche wall.

7

**BEDROOM 2**

8

Defect; There is a gap between the skirting and the floortiles.**EN-SUITE**

To Bedroom 3

9

Defects; There is no fall to the floor waste. *Refer to the Building Code of Australia Part 3.8.1.10.*
>5 mm gap between door and door jamb. *Refer Guide to standards & tolerances item 8.04.***GARAGE**

10

Defect; The ceiling is not painted in the centre patch.**PORCH**

Front

Defect; Holes in perpend to internal corner.

Site photo



11



PORCH

Front

Defect; Cream coloured downpipe does not match dark coloured render.
Galvanized downpipe clips not painted.

Site photo



12

FRONT DOWNPIPE

By Meter Box

Defect; Downpipe not painted where clips used to be.

13



DRIVEWAY

Defect; Rust marks and cracks in paving.

Site photo



14

**WEEPHOLES****Defect;** Weepholes are < 50 mm above the paving.

Site photo



15

VERTICAL ARTICULATION JOINTS

16

Defect; VAJ are not sealed at the top of the joints.**WINDOWS**

17

Defect; There are large gaps above the windows on the West wall.*Signed;*

Robert Paul, Building Practitioner IN-U1461

Inspected by R. Paul.

--- END OF REPORT ---

**CONDITIONS ASSUMPTIONS AND LIMITATIONS**

1. The inspection of the property is a special purpose property inspection carried out in accordance with the recommendations for, and the limitations of, a visual inspection of residential buildings set out in Australian Standards – AS 4349.1 – 1995 Inspection of Buildings Part 1: Property inspections – Residential buildings (hereafter referred to as “AS 4349.1”) except to the extent specifically varied herein.
2. The report of the inspection of the property is a special purpose property report prepared in accordance with the recommendations and limitations and conditions set out in AS 4349.1 except to the extent specifically varied herein.
3. The inspection is not a standard property inspection within the meaning of Section 2 of AS 4349.1 and cannot be relied upon as such an inspection.
4. The report is not a standard property report within the meaning of AS 4349.1 and cannot be relied upon as such a report.
5. In the event that the client has requested a verbal report of the inspection from Just Inspections its servants or agents prior to being provided with the written report such verbal report is only provided as a summary or an extract of the final written report and such verbal report is not to be relied upon in isolation from, or in lieu of, the final written report.
6. Only those parts of the residential building to which reasonable access (as defined in AS 4349.1) is allowed or permitted, together with such additional parts of the site as have been requested by the client and specifically noted in the report have been inspected.
7. The Report is prepared from and based on a visual inspection only of such parts of the building(s) to which Just Inspections its servants or agents had reasonable and safe access, without moving or removing anything.
8. No inspection of woodwork on parts of the structure which are covered, unexposed or inaccessible has been undertaken and therefore this report cannot be relied upon as an assessment that such part of the structure is free from defect.
9. Normal or expected construction practices and building techniques that are considered typical of buildings of the age and design of the building have been assumed in the inspection and preparation of the report.
10. No assessment has been made of any existing or future impact on the footings or foundations of the building or on the fabric or serviceability of the building works caused by site or ground drainage, trees or any other ground movement caused by swelling, shrinkage or other causes that may include settlement or movement of non-structural or filled ground except to the extent specifically varied herein.
11. No assessment has been made of the site or soil, including landslip, or foundation upon which the building, works and or footings and associated building works have been constructed except to the extent specifically varied herein.
12. The report will not necessarily identify, disclose or report on any minor defects of maintenance including such minor defects as small cracks in plasterworks.
13. No assessment has been made of any dampness in the building(s) as may have resulted from rising damp, stormwater infiltration or other causes or the likelihood of such dampness occurring other than that revealed by reasonable visual inspection.
14. No assessment has been made as to the presence or otherwise of asbestos or other mineral fibre or any other toxic or other potentially harmful materials in the building or in any landfill except to the extent specifically varied herein.
15. Just Inspections, its servants and agents do not profess to have expertise in pest infestation (including termites and other timber pests). No assessment of pest infestation, or the potential of pest infestation, has been carried out. Nothing in this report should be relied upon as an assessment that the building is either subject to or free from pest infestation, or susceptible to or not susceptible to pest infestation. Just Inspections strongly recommend a specialist pest investigation be carried out.
16. No assessment of electrical installations, smoke detectors, residual current devices, plumbing, drainage, gasfitting, airconditioning, garage door operating mechanism, swimming pool or spa equipment, operation of fireplaces or chimneys, alarm systems, intercom systems, soft floor coverings, appliances (including dishwashers, insinkerator, ovens, ducted heating or vacuum systems), paint coatings or hazards has been made except to the extent specifically varied herein.
17. No assessment of the matters described in Part 6 of the applicable Building Regulations including the potential for land to flood, be subjected to bushfire attack, or the potential of the building to be subjected to termite attack or the potential of the building to be subject to uncontrolled overland drainage flow has been made.
18. No inquiries have been made of the Council or any other statutory authority or service, utility or supply agency.
19. No assessment of the siting of the building has been made.
20. No testing of any material, equipment, fittings, fixtures, reticulated surfaces or appliances has been carried out.
21. For the purposes of this Report the definition of ‘Defect’ is identified and described in Section 137C (1) of the Building Act 1993 and Section 8 of the Domestic Building Contracts Act 1995. Any ‘Defect’ will be regarded in the terms of the requirements and/or the expected practices at the time the Building Work was carried out or any applicable Approval or Building Permit was issued.
22. The report, with any attached appendices, is copyright and remains the property of Just Inspections. No part of this report may be copied or reproduced without the prior written consent of Just Inspections.
23. The agreement to carry out the inspection and provide the report is governed by and shall be interpreted in accordance with the laws of the State of Victoria and each party unconditionally submits to the jurisdiction of the Courts of Victoria and any Court competent to hear appeals thereafter.
24. The report has been prepared solely for the use of the client to whom it is addressed and no duty of care shall arise or responsibility be accepted in the event of any other person relying upon the report or any part of it. Verbal advice given to the client may form part of the report.
25. In the event that the client has not been advised of, or provided with, these conditions prior to receiving the report then should any or all of the conditions of inspection, service and report not be acceptable to the client, then such advice must be notified to Just Inspections in writing within 3 days of the date of this report, otherwise the client accepts all the conditions.