

# Pre Purchase Building & Pest Report

Provided By



**Besafe Group Pty Ltd**

PO Box 570, Lane Cove, NSW, 1595

P 02 9410 3740

Info@besafeinspections.com.au

www.besafeinspections.com.au

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## Inspection Address



## Report Information

### Client Information

Client Name

### Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

### Building Inspection

We have been requested by the client to attend their property and carry out a quality inspection on the pre-pour slab preparation works for the in situ reinforced concrete member detailed in their architectural and engineering drawings, and thereafter to prepare an inspection report identifying any defects that exist in those preparation works, for which rectification of needs to be carried out prior to the slab being poured.

### Access

Our inspections are limited to areas that can only be safely accessed with the standard equipment that we carry, being an 1800mm high set of aluminium steps, and that can be readily accessed without causing our inspectors to breach any of SafeWork NSW current Code of Practices or any part of the current Occupational Health and Safety Act

This report complies with Australian Standard AS 4349.0- 2007 Inspection of Buildings Part 0: General Requirements and Section 95 of the NSW Home Building Act 1989.

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## SITE

### Property Information

#### **Building Type**

The dwelling is a free-standing Residential House.

#### **Construction Type**

Brick Veneer

#### **Footings Type**

Waffle Slab

#### **Storeys**

Two storey house

### Builder

#### **Builder Name**

ZAC Homes

### Weather at Inspection Area

#### **Weather Conditions**

Fine and Dry

## SCHEDULE CHECKLIST

### Void Form Height

#### **Pod Height**

The waffle pod height is 225 to main and 150 to unit 2 garage as per approved engineer's plan.

### Slab Thickness

#### **85mm**

Slab thickness is 85 mm as per approved engineer's plan.

### Overall Slab Depth

#### **310mm**

Overall slab depth appears 310mm as per engineering drawings

### External Beam Width

#### **300mm**

External rib width appears 300mm as per engineering drawings

### **Internal Rib Width**

#### **110mm**

Internal rib width appears 110mm as per engineering drawings

### **Slab Fabric**

#### **SL82**

SL82 slab mesh has been placed

### **Internal Rib Reinforcement**

#### **Internal Rib Reinforcement**

1-N12 reinforcing bar is placed at the bottom of Rib as per engineer's plan.

### **Perimeter Beam Reinforcement**

#### **Perimeter Beam Reinforcement**

3-L11TM has been placed at the bottom of the Beam as per engineer's plan.

## **BUILDING DEFECTS - UNIT 1**

### **Building Defects**

#### **Steel Reinforcement Installation**

The number of trench mesh are touching the ground (vapor barrier) and reinforcing mesh is too close to the form board or touching the board in some area.

All of the reinforcement that are not having adequate minimum cover must be rectified prior to concrete being poured.





### **Steel Reinforcement Installation(1)**

In some area the reinforcement mesh is sagging well below the finish height of 20mm below the top of the concrete as per engineering plan.

This mesh should be supported with timber diagonally across the boxing timber and holding up with wire or should be lifted it up into position while pouring concrete.



### **Steel Members Not Tied / Secured to Each Other**

In numerous areas the reinforcing bars are not supported by chairs and did not fixed properly.

It is a requirement of Part 3.2.3.2 Steel Reinforcement of the BCA that 'All reinforcement must be firmly fixed in place to prevent it moving during concreting operations'

### **Internal Ribs Reinforcement Running Short**

Internal Rib reinforcing bar does not across the full width of the perimeter mesh. The BCA Part 3.2.3.2 Steel Reinforcement required that 'at the "T" intersections, the Rib steel reinforcing bars must over-lap full width of the perimeter mesh or overlap to the Z bar.

All of the reinforcing bars will need to be amended and confirmed as being fully lapped and tied to the perimeter mesh, prior to any concrete being poured





### **Cleaning required**

The soil around formwork has collapsed into the boxing area and need to be removed prior to pouring concrete.



## **BUILDING DEFECTS - UNIT 2**

### **Building Defects**

#### **Vapour Barrier Installation**

The vapour barrier is short to the edge of the footing and not overlapped.

The BCA Part 3.2.2.6 requires "The damp-proofing membrane must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and extends under edge beams to finish at ground level"

The vapour barrier to the referred area must be lapped and sealed, so that will extend to the finish ground level.



### Steel Reinforcement Installation

The number of trench mesh are touching the ground (vapor barrier) and reinforcing mesh is too close to the form board or touching the board in some area.

All of the reinforcement that are not having adequate minimum cover must be rectified prior to concrete being poured.





### **Steel Reinforcement Installation(1)**

The reinforcement mesh is finished well below the finish height of 20mm below the top of the concrete as per engineering plan.

This mesh should be supported with bar chair or with timber diagonally across the boxing timber and holding up with wire.



### Internal Ribs Reinforcement Running Short

Internal Rib reinforcing bar does not cross the full width of the perimeter mesh. The BCA Part 3.2.3.2 Steel Reinforcement required that 'at the "T" intersections, the Rib steel reinforcing bars must over-lap full width of the perimeter mesh (trench mesh).

All of the reinforcing bars will need to be amended and confirmed as being fully lapped and tied to the perimeter mesh, prior to any concrete being poured



## TERMS AND CONDITIONS

### ***Agreement Details***

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with AS 4349.0-2007 and Appendix C of AS4349.1-2007.

The inspection and reporting is limited to a visual assessment of the building members in accord with relevant Australian Standards and BCA. This is a general appraisal only and cannot be relied on its own, further inspections by specialist trades is strongly recommended.

### ***Definitions***

**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Major Defect:** Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defect:** Any defect other than what is described as a major defect.

**Appearance Defect-** Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

**Serviceability Defect-** Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

**Structural Defect -** Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

### **Important Advice**

**Note:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

**The Septic Tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

### **Important Information Regarding the Scope and Limitations of the Inspection and this Report**

**Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.**

1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

#### **4) CONSUMER COMPLAINTS PROCEDURE**

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**5) ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”**

6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7) Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

8) Actioning of reported defects: All defects may deteriorate or cause further defects or be a safety hazard if not attended to by a qualified, licensed and insured person.

### **IMPORTANT DISCLAIMER**

**DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

**EXTENT OF RELIANCE ON THE REPORT:** -This inspection report has been prepared and provided for, and at the request of, the owner/builder of the inspected property.

The inspection that led to the preparation of this report was carried out solely for the purposes of the obtaining Home Owners Warranty Insurance and often this is part of the preparation of a contract of sale. By law, this report must deal with certain prescribed matters and a copy of this report must be inserted into any contract of sale with a copy of the Home Owners Warranty Insurance Certificate.

In the inspection and preparation of this report the inspector was solely assessing the defect condition of the property with those prescribed matters, as were discoverable by visual inspection on the date of the inspection, to enable the inspected property to be subject of coverage by Home Owners Warranty Insurance and no more. It is not unusual for defects to become apparent years after construction is completed and this report is not in any way a representation or warranty that the property does not contain latent defects which may become visually apparent in the future.

To the extent allowed by law no responsibility will be accepted for the content of this report after 30 days following the date of the inspection of the property.

**This report is not a Pre-Purchase Property Inspection Report and it may not be relied upon as such by anyone. Any party seeking to rely on such a report needs to commission their own Pre-Purchase Property Inspection Report.**

To the extent allowed by law, no responsibility will be accepted should this report be relied upon by any party who may use or rely on the whole or part of the content of this report as a Pre-Purchase Property Inspection Report, or for any other purpose other than the Home Owners Warranty Insurance purposes as set out above.

### **CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report

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**The Inspection and Report was carried out by:**

**State License Number:**

**Insurance Accreditation Number:**

**Contact the Inspector on:**

**For and on Behalf of: Besafe Group Pty Ltd**