EXPERT WITNESS REPORT

PROPERTY

26 Rocco Place Green Valley NSW 2168

Commissioned by

Mario Mattias

Report prepared by

Emilio Calandra

0411 880 588

9181 5989

The Property Inspectors PTY LIMITED

Inspection date

23/10/2023
24/10/2023

Privileged: Prepared for use in litigation

PROPERTY

26 Rocco Place Green Valley NSW 2168

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1.0 EXECUTIVE SUMMARY

1.1. This document is generated in accordance with the directives given by Mr. Mario Mattias, the resident of 26 Rocco Place, Green Valley, NSW 2168.

1.2. This report discusses the reported defects and unfinished tasks attributed to Acon Projects. All details regarding specifications, scope of work, and contractual obligations have been provided by Mr. Mario Mattias.

1.3. I have documented my observations and assessments of the completed work in a table format, which is titled 'Schedule of Alleged Defects' and can be found in Appendix A of this report.

1.4. I've created a Scott Schedule outlining all defects and incomplete tasks identified, provided in Appendix B of this report. The total cost for completing the works and addressing the defects through a new building contractor is estimated to be $877,166.69, inclusive of GST.

1.5. I have also developed cost estimates for alternative solutions to complement my suggested defect report. These alternatives include more cost-effective options for addressing defects, as well as other solutions that may lead to a more expensive outcome.

1.6. I've compiled a consolidated schedule encompassing alleged defects and the Scott Schedule, referred to as the 'Combined Schedule of Alleged Defects + Scott Schedule,' available in Appendix C of this report.

1.7. Based on my investigations, I conclude that the building works exhibit defects, resulting from Acon Projects' failure to complete the works and execute them in a proper and workmanlike manner, aligning with the Building Code of Australia (BCA) or the Department of Fair Trading Standard and Tolerances Guidelines 2022.

1.8. I have adhered to the Expert Witness Code of Conduct outlined in Schedule 7 of the Uniform Civil Procedure Rules (UCPR) 2005 to the best of my ability while preparing this report.

2.0 BACKGROUND & INSTRUCTIONS

2.1. Acon Projects enlisted my services in June 2020 to conduct a site inspection and offer verbal advice and recommendations regarding defects present in the built form of the project. The builder was unable to address these defects during the initial construction or in subsequent remedial works undertaken to rectify the issues within the building.

2.2. In January 2022, I was commissioned by Mario Mattias, approximately two years after conducting an inspection on behalf of Acon Projects. During this engagement, Mr. Mattias enlisted our services to conduct a general-purpose building defect report, which was subsequently upgraded to an expert witness report.

During this assignment, I conducted a site assessment. However, before finalizing the expert witness report, Mario Mattias decided to discontinue our services. He communicated that he intended to provide the builder with another opportunity to address the defects, considering

the potential significant financial disadvantage the building contractor might face if a third party were involved.

2.3. On May 22, 2023, Acon Projects requested my return to the site to assess the condition of the building following recent remedial efforts. Despite Acon Projects' attempts to rectify the defects within the property, they were unsuccessful. They sought our assistance in preparing a scope of works for their office to implement.

During this inspection, I evaluated the condition of the property and put forth a proposed schedule of works to be completed before my subsequent visit. In the upcoming inspection, I planned to conduct flood tests to ascertain the origin of water entry in various areas, including the front veranda, over the entry door, and within the soffit lining beneath the pop-out wall over the garage. Additionally, I intended to investigate water leaks in the kitchen, living room, and dining room, as well as assess moisture damage in the kitchen bulkhead and stud walls.

2.4. I was tasked with conducting a flood test on June 2, 2023, during which I partially assessed and reported on the front pop-out timber frame wall over the garage. Additionally, I provided a report on the identified water source issues within the front veranda structure and soffit lining.

I collaborated with Logan and Aidan of Acon Projects to generate a report aligned with the on-site activities. This report was intended to serve as a guide for Acon Projects to undertake the necessary remediation work to address defects within the built form.

I was scheduled to conduct a second flood test at the front of the home after the completion of the remediation works. However, I did not receive a commission for this task, and I later discovered that the entire front deck over the front door had been entirely demolished and reconstructed anew. The only structural elements that remained from the original build in this location were the steel beams.

2.5. On June 6, 2023, I was enlisted to conduct my second flood test over the rear elevation of the building. During this examination, I collaborated closely with Acon Projects' supervisor, Aidan, and together we identified the point of water entry from the external envelope into the internal habitable areas.

As part of this involvement, I formulated a scope of works for Acon Projects to implement, aiming to address the defects in the rear elevation of the home that led to water ingress in the kitchen, living room, and dining room.

Acon Projects had planned to enlist a third-party air conditioning (AC) contractor to examine and provide a report on the air conditioning system. In my view, the AC installation did not comply with the manufacturer's guidelines, and the bulkheads were not constructed to facilitate efficient AC operation. However, it was mutually decided to involve an expert to assess and report on this aspect of the construction, especially since the builder was aware of this defect before the issuance of the occupation certificate and the occupants moving into the property.

2.6. I learned that the applicant and his wife, Frances Isaac, submitted a list of defects to the builder on August 14, 2018, at 7:23 am via email. The list detailed various issues within the building while the project was ongoing and nearing completion.

I have relied on that email as the applicant's notification to the builder regarding defects within the property. As per my involvement in this project to date, several items listed in that defect notification are still unresolved.

2.7. I am cognizant that Frances Isaac sent an email to Adrian of Acon Projects on 15/08/2018, at 10:57 am, highlighting additional defects within the property. I have taken these additional items into account in the preparation of this report.

2.8. I am aware that Adrian Conditsis responded to both of the aforementioned emails where defects were identified. Adrian acknowledged receipt of the emails and expressed agreement to address and rectify the noted defects.

2.9. I am aware that Adrian Conditsis did not rely on the original building contractors who initially carried out the works for his company when it came to submitting warranty claims against each contractor.

Acon Projects opted for new subcontractors to address the defects that were either created by Acon Projects' earlier contractors or by Acon Projects themselves. For instance, the AC contractor, roofing contractor, and carpenters were not reengaged to rectify the alleged defects.

2.10. I am aware that Mario, the applicant, initiated a dispute with the Department of Fair Trading, submitting a dispute outlining 21 defects. I comprehend that these defects had been regularly discussed between the applicant and the builder. Furthermore, the defects presented to the Department of Fair Trading via email on Tuesday 22/01/2019, at 5:06 pm were also communicated to Acon Projects.

2.11. I am aware that a rectification order was issued by the Department of Fair Trading, specifying that the builder is obligated to rectify the defects outlined in the order. Additionally, the order stipulated that the client was required to settle the remaining balance of the contract before the builder could proceed with defect rectification.

Furthermore, the applicant/homeowner was instructed to make a payment of $12,526.00 before any building works would commence.

2.12. I am aware that Acon Projects sought five extensions in time for the rectification order issued by Mr. Pack Wong of the Department of Fair Trading. I can confirm that the defects outlined in this rectification order are still unresolved as of the day when the applicant filed the new NCAT application in 2023.

2.13. I was requested by the applicant to create an Expert Witness Report and Scott Schedule, taking into account the details outlined in the preceding points, as well as the current condition of the home, which is approximately five years after the project's handover. Despite the builder's attempts to rectify the defects between four to six times in certain locations, the original issues were never fully addressed.

Consequently, the homeowner has now lost confidence and patience in the builder's ability, willingness, and capacity to complete the property in accordance with the minimum requirements of Australian Standards, Building Code of Australia, National Construction Code, and Department of Fair Trading Standards and Tolerances Guidelines.

3.0 DOCUMENTS

3.1. I have relied upon the following documents.

3.2. Architectural plans by Ark Express architectural design consultants, drawn by E.C. checked by H.C. scale 1:100 @A3, Job Number 17189, drawing number A1102, issue 4, dated 16/04/2017.

3.3. Frances Isaac email dated 14/08/2018 at 7:23am, defects to be rectified.

3.4. Frances Isaac email dated 15/08/2018 at 10:57am, additional defects to be rectified.

3.5. Mario Abdel-Sayed dated 22/01/2019 at 5:06pm, to Department of Fair Trading, commencing proceeding within NSW Fair Trading outlining list of defects.

3.6. Rectification Order from NSW Fair Trading dated 22/03/2019.

3.7. All correspondence to and from the applicant and the building contractor, provided by the applicant and appendixed within this report.

3.8. BuildCert Occupation Certificate dated 24/10/2019.

3.9. Site Assessments & Advice prepared by TPI dated 22/05/2023, 2/06/2023, 6/06/2023.

3.10. Roberts Air Conditioning Report dated 17/11/2023.

3.11. All costs outlined within the Scott Schedule have been sourced by obtaining prices from contractors and suppliers, together with rates from Rawlinsons Construction Cost Guide 2024 - Edition 32.

4.0 VIEW

4.1. I comprehend that Acon Projects has formally communicated to the client, notifying them that the construction works have achieved practical completion as stipulated in the residential building contract. This contract outlined the builder's responsibility to construct a new house, starting from untouched ground and concluding with the handover of the completed structure.

I acknowledge that Frances Isaac replied to Acon Projects' notification regarding the project's practical completion. This acknowledgment is documented in an email from Frances Isaac of Acon Projects, dated 14/08/2018, at 7:23 am.

By reviewing the email from Frances on 14/08/2018, at 7:23 am, it is apparent that neither she nor her husband, Mario, acknowledged the project as having reached practical completion at that point.

In my view, the homeowner notified the builder of the purported defects through an email sent on 14/08/2018, at 7:23 am. The email, addressed to adrian@aconprojects.com.au, detailed the remaining tasks necessary for the builder to achieve practical completion. Within this email, the following defects were noted for the builder to rectify.

4.1.1. Various scratched windows that need to be replaced.
4.1.2. Cracked and stained grout in various locations in the house, including around the front porch black post.
4.1.3. Remaining touch ups required on walls / doors and front door, including around frostings.
4.1.4. Alfresco and front porch tiles requiring polishing or replacing to remove scuff marks and chips.
4.1.5. Clean to the balcony – excessive dirt and dust on pergola and tiles have not been cleaned.
4.1.6. Clean to the outside of the house to remove dirt and stain marks from construction.
4.1.7. Clean on various windowsills on the external windowsills and internal windowsills that still remain, cement / construction materials / dust.
4.1.8. Water channel on balcony – needs something clean to be inserted in there like a channel, as water run-off is streaking the face of the house.
4.1.9. Missing remote control for sitting room AC.
4.1.10. Silver capping around the porch tiles, consistent with the rest of the silver capping.
4.1.11. Garage and driveway repaint.

I draw your attention to Appendix 1, page 1 of 7.

4.2. In my assessment, Adrian Conditsis of Acon Projects acknowledged the defects and did not raise any disputes regarding them. This conclusion is drawn from the email sent by Adrian Conditsis to Frances Isaac on Tuesday, August 14, 2018, in which he explicitly accepted the presence of defects.

I draw your attention to Appendix 1, page 1 of 7.

4.3. In my view, Frances Isaac reported additional defects to the builder on Wednesday 15/08/2018, at 10:57 am. In her email, she not only requested a timetable for addressing the 11 defects previously outlined in the email dated 14/08/2018, at 7:23 am but also included additional defects to be incorporated into the list that the builder was expected to address.

The additional defects were.

4.3.1. The AC is not heating / cooling effectively as per installation and contract. Every unit likely needs to be checked by a technician, as they are not working properly. Please add this to the list of defects.
4.3.2. There is a badly scratched panel in the vanity of the ensuite as a result of the tiling being redone, this needs to be resprayed by the kitchen guy.

4.3.3. Paint touch ups that need to be done by Haysem on doors, as I pointed out to you yesterday.

4.3.4. Some handles need to be tightened.

I draw your attention to Appendix 1, page 4 of 7.

4.4. In my assessment, Adrian Conditsis of Acon Projects acknowledged the additional defects, as indicated in the email sent by Adrian to Frances Isaac on Wednesday, 15/08/2018, at 11:11 am.

I draw your attention to Appendix 1, page 6 of 7.

4.5. I recognize that Acon Projects made efforts to address the defects on the property, even in cases where their initial building subcontractors were unavailable for repairs. My understanding is that Acon Projects enlisted the services of LPZ Industries to rectify roof plumbing issues in the project, aiming to resolve water leaks that were identified in the defect reports submitted by the applicant after the builder asserted the achievement of practical completion.

I draw your attention to Appendix 2, Appendix 3 and Appendix 4.

4.6. I received a document, specifically an email from Mario Abdel-Sayed to the Department of Fair Trading on 22/01/2019, at 5:06 pm. In this email, he urged the Department of Fair Trading to initiate a claim against his builder concerning the unresolved defects in his property.

The email outlines 21 defects within the property for which he seeks assistance from the Department of Fair Trading to compel the builder to address in his home.

In the email, Mario specifically asks Pamela from the Department of Fair Trading to assess the situation due to the builder's perceived unreasonableness, difficulty, and rudeness, as stated in the document's opening paragraph.

In Mario's email, he enumerates the following defects. It's worth noting that I was informed that this letter was dispatched simultaneously to both the Department of Fair Trading and Acon Projects.

Within the email, the following defects were asked to be assessed by Fair Trading within the property for the builder to have rectified.

4.6.1. Various leaks throughout the house, internally and externally.
4.6.2. First floor and ground floor gutters and downpipes not built to Australian Standards, specifically they are leaking and very noisy. They are not PVC when they are meant to be.
4.6.3. Waterproofing matters balcony.
4.6.4. Fall gradients in bathrooms are not correct.
4.6.5. Damaged tiles and grout haze throughout entire house, internally and externally.
4.6.6. Damaged internal doors.
4.6.7. Electrical surges inside the house during storms.
4.6.8. AC surges when all units turned on.
4.6.9. Cracked render to various locations, especially first floor at the back of the house.
4.6.10. Silicone not properly done in bathrooms.
4.6.11. Cracks in the ceiling throughout external and internal areas of the house, especially ground level family room.
4.6.12. Peeling driveway.
4.6.13. Paint touch ups required throughout the house.
4.6.14. Incorrectly installed box gutters / flashings with no support, insulation and no cut in to prevent water leaks and longevity of roof.
4.6.15. Under balcony water leaks to front of house.
4.6.16. Water leaks to front of house beneath the front protruding cement bordered facade.
4.6.17. Leaking and flooding water tank pipe.
4.6.18. Leaking first floor window in sitting area.
4.6.19. Due to water leaks, water damage to insulation and moisture, mould problems that cannot be seen, first floor and ground floor.
4.6.20. Creaking floorboards to first floor.
4.6.21. Noisy multi head AC units.

Pamela Laurent from the Department of Fair Trading acknowledged and responded to this document on Tuesday, 22/01/2019, at 3:19 pm.

I draw your attention to Appendix 5, being a 3-page document.

4.7. I received a rectification order from the Department of Fair Trading, drafted by Mr. Pack Wong. The order stipulates that the applicant must grant reasonable access to the site for Acon Projects, as outlined in condition point 1. Furthermore, the order directs the applicant to make a payment of $12,526.00 to the builder before any on-site work begins. The order specifies that Acon Projects must complete the designated works no later than 5/05/2019.

4.7.1. Rectify leaking from the front balcony. Make good water damaged ceiling ensuring the paint finish is consistent with the rest of the ceiling.
4.7.2. Rectify leaking coming from the roof of bedroom 1. Make good water damaged ceiling ensuring the paint finish is consistent with the rest of the ceiling.
4.7.3. Rectify consequential damage to the ceiling in the family area due to leaking from the roof above. Ensure the paint finish is consistent with the rest of the ceiling.
4.7.4. Rectify water penetration from the window at upstairs seating room.

The order specifies that the builder is required to rectify the works by 5/05/2019.

Building inspector Pack Wong signed off on this order, and the date of signing is indicated as 22/03/2019.

I draw your attention to Appendix 6, being a 3-page document.

4.8. I have a record of the defects communicated to the builder within the initial seven months following the builder's assertion that the building project contract had achieved practical completion.

4.8.1 Frances Isaac email 14/08/2018.
4.8.2. Frances Isaac email 15/08/2018.
4.8.3. Mario Abdel-Sayed email 22/01/2019.
4.8.4. Rectification order DFT 22/03/2019.

The defects listed below are a compilation of the four notification points forwarded to the builder within the initial seven months, corresponding to the builder's claim of the project reaching the practical completion stage.

These defects will be considered in my assessment as valid issues known to the builder during the initial two-year period, during which all valid defects fall under the builder's responsibility for rectification.

4.8.5. Various scratched windows that need to be replaced.
4.8.6. Cracked and stained grout in various locations in the house, including around the front porch black post.
4.8.7. Remaining touch ups required on walls / doors and front door, including around frostings.
4.8.9. Alfresco and front porch tiles requiring polishing or replacing to remove scuff marks and chips.

4.8.10. Clean to the balcony – excessive dirt and dust on pergola and tiles have not been cleaned.
4.8.11. Clean to the outside of the house to remove dirt and stain marks from construction.
4.8.12. Clean on various windowsills on the external windowsills and internal windowsills that still remain, cement / construction materials / dust.
4.8.13. Water channel on balcony – needs something clean to be inserted in there like a channel, as water run-off is streaking the face of the house.
4.8.14. Missing remote control for sitting room AC.
4.8.15. Silver capping around the porch tiles, consistent with the rest of the silver capping.
4.8.16. Garage and driveway repaint.
4.8.17. The AC is not heating / cooling effectively as per installation and contract. Every unit likely needs to be checked by a technician, as they are not working properly. Please add this to the list of defects.
4.8.18. There is a badly scratched panel in the vanity of the ensuite as a result of the tiling being redone, this needs to be resprayed by the kitchen guy.
4.8.19. Paint touch ups that need to be done by Haysem on doors, as I pointed out to you yesterday.
4.8.20. Some handles need to be tightened.
4.8.21. Various leaks throughout the house, internally and externally.
4.8.22. First floor and ground floor gutters and downpipes not built to Australian Standards, specifically they are leaking and very noisy. They are not PVC when they are meant to be.
4.8.23. Waterproofing matters balcony.
4.8.24. Fall gradients in bathrooms are not correct.
4.8.25. Damaged tiles and grout haze throughout entire house, internally and externally.
4.8.26. Damaged internal doors.
4.8.27. Electrical surges inside the house during storms.
4.8.28. AC surges when all units turned on.
4.8.29. Cracked render to various locations, especially first floor at the back of the house.
4.8.30. Silicone not properly done in bathrooms.
4.8.31. Cracks in the ceiling throughout external and internal areas of the house, especially ground level family room.
4.8.32. Peeling driveway.
4.8.33. Paint touch ups required throughout the house.
4.8.34. Incorrectly installed box gutters / flashings with no support, insulation and no cut in to prevent water leaks and longevity of roof.
4.8.35. Under balcony water leaks to front of house.
4.8.36. Water leaks to front of house beneath the front protruding cement bordered facade.
4.8.37. Leaking and flooding water tank pipe.
4.8.38. Leaking first floor window in sitting area.
4.8.39. Due to water leaks, water damage to insulation and moisture, mould problems that cannot be seen, first floor and ground floor.
4.8.40. Creaking floorboards to first floor.
4.8.41. Noisy multi head AC units.

4.9 On 1/05/2019, Adrian Conditsis emailed Mario and Pack Wong, confirming that he wouldn't meet the deadline set by the rectification order, which was 5/05/2019. He indicated that, in the worst-case scenario, he would finish by the end of June 2019, expressing hope for an earlier completion.

I have documented this as the initial request for a time extension from the builder to Mario and Pack Wong of the Department of Fair Trading regarding the completion of the works.

In this email, Adrian provides extensive details addressing both the defects and the proposed payment plan that he suggests Mario should follow. It can be inferred that negotiations took place regarding breaking down the final payment into partial payments tied to specific milestones, as outlined in pages 1 and 2 of Appendix 7.

I draw your attention to Appendix 7, this being a 5 page email, where I draw your special attention to the fourth paragraph on page 1.

4.10. On 29/06/2019, at 10:27 am, Adrian Conditsis of Acon Projects emailed Pack Wong, seeking an extension of time to finalize the works. He expressed his belief that the defects would be entirely resolved by no later than 31/07/2019.

This plea for an extension to address the defects, in my understanding, marks the second time Adrian has requested additional time. If granted, this extension would result in the project falling approximately three months behind schedule.

I draw your attention to Appendix 8, page 1 and 2 of the 4 page document.

4.11. On 5/08/2019, which was three months after the stipulated deadline for the completion of all works in accordance with the rectification order issued by the Department of Fair Trading and endorsed by Pack Wong, Acon Projects had not yet completed the works.

This is affirmed through an email sent by Adrian to Pack Wong and Mario on Monday, 5/08/2019, at 6:47 am. In the email, Adrian mentions that he is expected to complete the majority of the works within the current week and the subsequent two weeks. I interpret this as the third instance where Adrian Conditsis has requested an extension in time from Pack Wong and Mario. I hereby confirm that the project is three months behind the schedule, considering that the rectification order was issued on 22/03/ 2019, by Pack Wong of the Department of Fair Trading. The builder is now four and a half months into the timeline from when the order was issued and three months behind the final completion date specified in Pack Wong's rectification order.

I draw your attention to Appendix 8, page 1 of the 4 page document.

4.12. Adrian Conditsis reached out to me via email on 16/04/2020, expressing interest in acquiring our services for various aspects of a project identified as 26 Rocco Place Green Valley, specifically for leak identification works. We subsequently provided a fee proposal for conducting a site inspection.

I refer to Appendix 9.

4.13. On 16/04/ 2020, Adrian Conditsis reached out to our office through email, requesting a schedule of rates.

I refer to Appendix 10, page 3-4.

4.14. Our office submitted a fee proposal on 24/04/2020.

I refer to Appendix 10, page 2, bottom half of the page.

4.15. Adrian Conditsis reached out to our office on 5/05/2020, expressing acceptance of our fee proposal. He confirmed that our involvement would be necessary on 3/06/2020, at 10:00 am, and mentioned that their company would supply all the required access equipment.

I draw your attention to Appendix 10, page 1 of the 4 page document.

4.16. Our office received direct engagement from Adrian Conditsis on Thursday, 7/05/2020, along with a remittance. The email confirmed our attendance at the property on Wednesday, 3/06/2020, at 10:00 am, to address and assist with water leak issues.

I refer to Appendix 11, page 4-5.

4.17. On 3/06/2020, I, Emilio Calandra, visited the property and conducted a walkthrough with Adrian. During this walkthrough, Adrian made minimal notes regarding my findings and recommendations. The meeting took a hostile turn, particularly when I provided feedback that highlighted non-compliant works.

Since my engagement was on a do-and-charge basis and there was no request for a written report, all advice I gave to Adrian during the inspection on that day was conveyed verbally. I can confirm that the client, Mario Mattias, whom I met for the first time, was also present during the inspection, observing the interaction between Adrian and myself.

4.18. I have been supplied an email from Adrian to Mario, where he put a program in place addressing the following aspects of the property.

4.18. Balcony leak and weatherboard leak. 4.19. Roofing (repair roof rattle)
4.20. Lock installation.
4.21. Winlux doors and windows.
4.22. Rendering
4.23. Plasterboard and paint repairs.
4.24. Electrical
4.25. Acon removal of downpipes.

This is all within an email addressed to Mario titled 'Green Valley Repair Works'.

I refer to Appendix 12.

4.19. I have received an email from Pack Wong, wherein the Department of Fair Trading presents Mario, the homeowner, with options. These options are based on the contractor having defective and incomplete works within the property. The suggestion is that Mario should contemplate filing a claim at the NSW Civil and Administrative Tribunal. Additionally, the email advises Mario to seek independent legal advice, emphasizing that the rectification order with reference 9625121 remains outstanding due to non-compliance from Acon Projects.

I draw your attention to Appendix 13, page 1 and 2 of a 3 page document.

4.20. I have received an email chain suggesting that there may have been prior verbal communication in which Mario expressed a desire to obtain written confirmation of an extended warranty period between the builder and the homeowner.

The matter is addressed in an email from Mario to Adrian, and it is affirmed that this arrangement will occur, as indicated in an email from Adrian dated 17/03/2022, at 1:44 pm. However, the email does not specify the details of the extended warranty period or which items are covered by the extension.

I draw your attention to Appendix 14, page 1 and 2.

4.21. I received an email chain wherein Adrian sent Mario a Master Quality Register list on 18/03/2022. In the email, it is mentioned that the listed items represent a sequential order of works, outlining when each piece of work will be completed in both stage 1 and stage 2. However, the email does not make a commitment to addressing all defects within all stages.

In a response to that email, Mario reminded Adrian that the AC leaks in both the upstairs bedroom and downstairs were not included in the provided list.

Mario further brings to Adrian's attention that the repair of water damage caused by the downstairs ceiling water leak is not included in Adrian's schedule of repairs. Additionally, Mario points out that the repair of the broken tile at the back is not part of the listed items. Furthermore, Mario notes that the unsecured paver after the repair of the downpipe leak at the back of the house is not included, and he also mentions that the external downlight in the black front section of the front port is not on the list.

Mario requests confirmation from Adrian that he will be adding an additional six-year warranty from the date of completion of all repairs, as previously discussed in their conversations.

I draw your attention to Appendix 16, being a 3 page document.

4.22. On May 30 and May 31, 2022, I received correspondence between Mario and Adrian. In this exchange, Adrian confirmed that he would formally warrant the project upon completion of the defects. It's important to note that as of this stage, the defects had not yet been completed.

In reply to that email, Mario pointed out that the AC leak in the upstairs bedrooms was still not included in the list, and the electrical shortage discussed the day before the email was also not listed.

I refer to Appendix 16.2, page 1 of a 3 page document.

4.23. I have been supplied an email chain between Adrian and Emilio between the 4/06/2022 and 8/06/2022 where I can see that Adrian, the Director of Acon Projects confirmed the house will be re-warranted as per his earlier emails and Mario repeats his earlier request that there are the following defects still not on his spreadsheet that Adrian supplied, and that being.

4.23.1. Aircon leak in bedroom upstairs and aircon leaks downstairs in study.
4.23.2. Electrical shortage as we discussed.
4.23.3. Exact number if six years extended warranty.
4.23.4. Approx. estimate time to have all defects repaired, finished and job closed.
4.23.5. Rear unsecured paver.
4.23.6. Rear broken tile under pool gate.

I draw your attention to Appendix 30.

4.24. I have received an email from Adrian Conditsis of Acon Projects providing Mario with an updated list and an approximate program as of 13/06/2022. The list outlines the items that are currently being addressed and specifies the stages at which they are being carried out.

I draw your attention to Appendix 14.1, being a 3 page document.

4.25. In response to an email from Mario, Adrian Conditsis confirmed that he is offering a six-year warranty period specifically for structural defects, rather than for all defects within the property.

This can be seen within Appendix 16.1 within the email dated 13/06/2022 at 9:00am.

4.26. I was presented with an email from Adrian Conditsis to Mario dated 13/06/2022, containing an attached list of defects. In the email, Adrian mentions that he cannot provide an exact timeline for each trade or the overall project completion. However, he does specify that upon the completion of the listed items, he will issue an updated warranty on letterhead for a six-year period, specifically for structural defects. From my interpretation, this implies that the six-year period will commence upon the completion of the listed items in that email.

I draw your attention to Appendix 16.1, page 1 of a 3 page report.

4.27. I've noticed a new individual, Aidan, involved in the project. There is correspondence between Aidan and Mario, where Aidan has proposed modifying the front veranda structure while addressing the defective works.

The proposal was presented on 16/08/2022, regarding the front balcony defects, and Mario declined the offer.

This places the project at four years and two days from the issuance of the initial defect report to the builder on 14/08/2018.

I refer to Appendix 14.2, being a 4 page document plus Appendix 17 being a 9 page document.

4.28. I have received an Occupation Certificate issued by BuildCert, signed off by Daniel Chapman on 24/10/2019.

Within this certificate, it confirms the completion inspection was unsatisfactory on the following dates.

Completion inspection unsatisfactory on 13/06/2018 Completion
inspection unsatisfactory on 20/07/2018
Completion inspection unsatisfactory on 10/10/2019
Completion inspection unsatisfactory on 21/10/2019

In this document, it verifies that the completion inspection conducted over the property on 23/10/2019, was satisfactory. The issued certificate, known as the Occupation Certificate with the certificate number CDC 702207, received approval as of 24/10/2019. This certificate was signed off by Daniel Chapman, accreditation No. BPB2288.

I now consider this building project to have achieved practical completion as of 24/10/2019. The builder is accountable for addressing all defects within the property for a two-year period, with a due date of 24/10/2021. Additionally, the warranty for structural and moisture-related defects extends for six years, with an expiration date of 24/10/2025.

I draw your attention to Appendix 15, being a 3 page document.

4.29 I have received a document from iCare addressed to M Abdel-Sayed and F Isaac, confirming the recording of an inquiry related to 26 Rocco Place Green Valley, for a loss as of 10/022023.

I refer to Appendix 18, page 5 – 10 of this 10 page document.

4.30. I received communication between the applicant and HBCF dated 14/02/2023, where HBCF confirmed that there have been no triggers for their policy to be activated. This pertains to the builder defaulting and the insurance company's coverage coming into effect under the current policy.

I refer to Appendix 18, page 1 – 4 of the 10 page document.

4.31. I have received correspondence titled 'Complying Rectification Work Order' between Mario and Aidan. In this communication, Mario has provided detailed information to Adrian about the areas of failure that the builder needs to rectify. Mario suggests that if Aidan wishes to proceed with completing the works, he should involve Emilio of TPI or Ross Brown from another building consultancy business to collaborate closely with Acon Projects in rectifying the defects. This recommendation stems from Aidan's multiple attempts, three or four times, to demolish and rebuild the front deck and address various water ingress issues within the property, all without success.

Adrian responded to this email on 15/02/2023, acknowledging that the issues are still unresolved, even though they had been rectified before. He committed to returning to address them, especially since they have reappeared. Aidan confirmed his commitment to working closely on this project to address the recurring defects, as documented in Appendix 19 on pages 1 - 3.

In this email chain, I observed that on 10/03/2023, Mario identified both internal and external defects within the property in an email to Aidan. The email outlines a total of 23 defects, as detailed on pages 4 – 5 within Appendix 19.

I draw your attention to Appendix 19 which is a 6 page document.

4.32. Our office was contracted to conduct a flood test on 22/05/2023, collaborating closely with Acon Projects staff to investigate and identify the source of water entry within the front veranda and the front pop-out wall over the garage.

During the initial site inspection where we familiarized ourselves with the property, I provided instructions to Acon Projects regarding the necessary preparations before the flood test.

This information is documented in Appendix 20 of my report.

4.33. I received confirmation from Acon Projects that the property was prepared for the flood tests. On 2/06/2023, I visited the project to aid Acon Projects in pinpointing the water source within the front veranda and the front pop-out wall in the garage. Detailed findings and recommendations from this inspection can be found in Appendix 21.

I confirm Acon Projects did not follow my recommendations, as outlined within Appendix 21 on page 3 – 4 of the 4 page report.

4.34. I was not initially contracted to conduct a second flood test at the front of the building. However, I was later reengaged to perform additional flood tests with Acon Projects, this time focusing on the rear of the building. The goal was to comprehend the water ingress issues present in the kitchen, living room, and dining room, including the AC bulkhead within the kitchen, as of 6/06/2023.

My findings and recommendations are outlined within Appendix 22, being a 4 page report.

4.35. I have received an email from Mario to Aidan dated 16/06/2023, expressing Mario's disappointment with Aidan, the new supervisor on the project, regarding the flood test reports. Mario highlighted that Aidan did not adhere to the established agreement between Adrian and Mario. This agreement stipulated that Acon Projects would engage Emilio/TPI, and Acon would follow all processes and procedures to isolate leaks and rectify defects under the supervision of Emilio, with the expenses covered by Acon Projects.

I've observed that Mario conveyed to Aidan, the new project manager on the job, that Adrian has been addressing these defects for a duration of five years. Mario expressed that Adrian has made multiple attempts, exceeding four, to resolve each leak issue, both internally and externally.

Mario presented Aidan with an ultimatum, specifying that TPI was to be engaged to conduct all flood tests. Furthermore, Mario emphasized that all recommendations outlined in Emilio's reports were to be followed, including adhering to the timelines suggested by Emilio for the completion of tasks.

Mario conveyed that in the event Acon Projects opted not to engage TPI for supervision and flood tests, and if they failed to comply with Emilio's recommendations or the proposed program, he would proceed to file an application within NCAT.

I refer to Appendix 23, being a 5 page document.

4.36. On 21/06/2023, in response to Mario's email, it was confirmed that TPI had been engaged to aid Acon Projects in identifying water leaks and developing a proposed scope of works.

Aidan presented a brief timeline in that email, and Mario, in response, acknowledged his willingness to postpone the NCAT application, as long as they adhered to the schedule and ensured that the project was fully handed over by no later than 10/08/2023.

This can be seen within Appendix 24 on page 2 -3 of the 6 page document.

4.37. I received a spreadsheet that appears to have been generated by Acon Projects on 21/06/2023, and I presume it is related to Aidan's email dated 26/06/2023, at 5:45 pm.

Upon reviewing this document, it is evident that the building contractor has committed to completing 48 items within this project. According to the document, the contractor expresses the opinion that items 1, 2, and 3 were completed as of 21/06/2023.

I refer to Appendix 25.

4.38. I received a list of defects that seems to be dated as of 31/07/2023. It appears to be an extended version of the same document found in Appendix 25, where the initial spreadsheet had a total of 48 items, and this extended version now includes a total of 53 items.

According to this spreadsheet, items 1 – 24 are indicated as completed as of 31/07/2023, while items 25 – 53 are still marked as outstanding.

I refer to Appendix 26, being a 2 page document.

4.39. I received an email chain between Aidan and Mario, stating that Acon Projects is unable to contact the original AC contractor who performed the works. Aidan conveyed this information to Mario on 28/07/2023.

This revelation comes nearly five years after Mario and Frances informed the builder of the defects within the AC equipment in the property.

That can be seen within Appendix 27, page 6 -7 of the 9 page document.

4.40. I can see in an email exchange among Mario, Adrian, and Aidan that Mario has granted an additional fourteen days for the builder to complete the works, aiming for a 100% finish of all defects. The revised finish date is now set for 5/09/2023.

That can be seen within Appendix 27, page 6 of the 9 page document, within the email dated 28/07/2023 at 4:31pm.

4.41. On 31/07/2023, Aidan acknowledged and thanked Mario for accepting the request for an extension in time. Aidan also confirmed his acceptance of the new due date for the completion of all works, which is set for 5/09/2023.

This can be seen within Appendix 27, page 5, within the email dated 31/07/2023 at 5:45am.

4.42. I observed an email exchange among Mario, Aidan, and Adrian on 22/08/2023, at 5:26 pm, wherein Mario extended the program by an additional ten days. This extension was granted based on the impact of wet weather conditions and Adrian's grandfather passing away.

I have now noticed that Mario has approved an extension in time, and the new completion date is set for 15/09/2023.

In that email, Mario expressed his dissatisfaction with the render used, noting that it does not match the existing render on the home and expressing concerns about additional joints within the render.

Mario affirmed his dissatisfaction with the tile overhang on the front veranda, expressing that it doesn't appear right and deviates from the original detail present in the initial build at handover.

In that email, Mario affirms his dissatisfaction with the details of the black aluminium pergola structure.

I draw your attention to Appendix 27, page 3 – 5 of this 9 page document.

4.43. On 23/08/2023, I noticed Aidan responding to Mario's email dated 22/08/2023, where he explains that they opted to render the entire face because they believed patching the wall would not be sufficient.

I concur that merely patching the rendered wall might not be sufficient. However, I do not endorse the application of a new texture or material to the entire street elevation of the home, as it does not align with the existing front facade or the rest of the property.

In Aidan's response, he mentioned that control joints were installed to delineate the old and new render, and he considered it to be a good practice.

I disagree with the notion that control joints or cold joints would be necessary within the street elevation, especially considering that acrylic render was not supplied and approved, to my understanding.

In Aidan's response regarding the black brick column not aligning with the original handover design, he acknowledges that there is a change. However, he characterizes the change as a minor step between the sand and cement render and the brick column, extending to the acrylic render on the balcony edge.

I disagree with the assertion that this constitutes a minor change. In my opinion, it represents a significant alteration and a departure from the original built form before the remedial works were undertaken.

Aidan also suggested that the overhang issue is primarily noticeable because it is an unpainted surface of the tile, and he contends that it would become inconspicuous once painted black. I disagree with this response as the original deck did not have a tiled surface on top of the hob, making this a new detail that, to my understanding, was never proposed by the builder nor accepted by the client during the remedial works process.

In his response email, Aidan confirms that he will address the unsightly detail between the aluminium pergola and the balcony hob by applying caulking.

I disagree with the notion that this detail can be neatly caulked, considering the gap varies from 0mm to 16mm along the 1.5m run.

This can be seen within Appendix 27 on page 2 – 3.

4.44. I observed an email exchange between Mario and Aidan on 23/08/2023, at 7:28 pm, where Mario responded to Aidan's earlier email, confirming that the details of the finished works do not align with the original design and the agreement made with Acon Projects before the leak occurred.

I draw your attention to Appendix 27, page 1 – 2 of that 9 page document.

4.45. I received a document from Mario to Adrian and Aidan confirming that he had initiated proceedings with the Department of Fair Trading regarding the ongoing works and delays as of 23/09/2023.

In this email, it also serves as notice for the builder to demobilize from the site. Additionally, within the document, Aidan from Acon Projects informed Mario that all scaffolding and equipment would be removed on the upcoming Monday, which I interpret as being 25/09/2023.

I refer to Appendix 28 which is a 1 page document.

4.46. I received a report from Roberts Air Conditioning dated 17/11/2023, where they confirm conducting an inspection of the property concerning the air conditioning system. The report outlines the identified defects within the built form and the AC plant, including the installation of the AC.

I refer to Appendix 29 which is a 2 page document which I do not dispute the facts or content within that document.

5.0 CONCLUSIONS

5.1. I have concluded that the applicant, Mario Matthias, also known as Mario Abdel-Sayed, along with his wife Frances Isaac, promptly notified the builder of all existing defects in their home within a few days of receiving the builder's notice that the building works had reached practical completion.

5.2. I have reached the conclusion that the applicant has sought resolution for the issues with the aid of the Department of Fair Trading, submitting an application on 22/01/2019.

As of now, the defects outlined in those four submissions remain unresolved, despite the project allegedly reaching practical completion in August 2018, a claim I do not endorse.

5.3. In my view, the project achieved practical completion on the date specified in BuildCert's final Occupation Certificate, which is 24/10/2019.

5.4. In my view, all the defects raised by Mario and Frances are within the builder's responsibility to rectify under the statutory warranty provided to the homeowner.

5.5. In my opinion, Mario and Frances have granted an extensive amount of leniency and a substantial period for rectifying the defects, and it appears that the defects may surpass Acon Projects' capability or willingness to complete the project.

5.6. I have conducted a thorough assessment of this project, as outlined in this Expert Witness Report and Scott Schedule. I have presented alternative solutions to address the issues within the Expert Witness Report and Scott Schedule Appendices A, B & C, aiming for the judge to make a ruling on the defects based on the most cost-effective options available.

5.7. In my view, should the building defect works be carried out individually, engaging a new and third-party builder would cost the clients a total of $877,166.69, inclusive of GST.

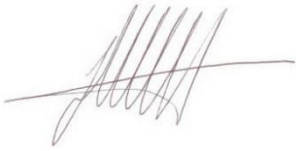
5.8. If the project is scoped and tendered out to competent builders, with the entire list outlined in the Scott Schedule treated as one comprehensive project, I anticipate a potential 15% reduction from my estimated cost within the Scott Schedule. This would result in an approximate project budget of $745,590.00, inclusive of GST.

6.0 CODE OF CONDUCT

6.1 I have read and agree to be bound by the Expert Codes of Conduct, contained in the Uniform Civil Procedure rules 2005, current version for 1 July 2023 to date, (Appendix F) and applied the Code to the best of my ability in the preparation of this report and, if required, I agree to be bound by the code in giving of evidence in this matter.

6.2 To my knowledge, no reasons exist that give rise to conflict of interest, on my part, with respect to the owner or contractor in this matter.

6.3 I have conducted the investigations I consider appropriate but reserve my right to amend my opinions if other information becomes available that affects my advice.



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APPENDIX A- SCHEDULE OF ALLEGED DEFECTS

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
1	Internal	Ground floor timber staircase.	Polished timber floorboards have no slip-resistant measures applied to the timber treads. I was advised that the homeowners moved into the property prior to the occupation certificate being issued by the builder and by the private certifier, and that the stairs had protection material on the floor whilst the inspection was being carried out by the private certifier for a number of months post moving in, and the private certifier would not be in a position to inspect and form an opinion if in fact the stairs had the required slip-resistant measure applied to the timber treads.	Table 2 NCC 3.9.1.3 Slip-resistance classification (2) (a) & (b) **11.2.4 Slip resistance** [2019: 3.9.1.4] (1) The requirements for slip-resistance treatment to stair treads, ramps and *landings* are as set out in (2), (3) and (4). (2) Treads must have— (a) a surface with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*; or (b) a nosing strip with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*. (3) The floor surface of a ramp must have a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*. (4) *Landings*, where the edge leads to the *flight* below, must have— (a) a surface with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*, for not less than 190 mm from the stair nosing; or (b) a nosing strip with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*.	Timber stairs are to have slip-resistant clear coat applied to the stairs in order to comply with NCC regulations. The contractor carrying out this work is to apply a slip-resistant certificate to support their works for compliance against NCC regulations.	Photo Appendix Pages 1 - 2
2	Internal	Ground floor timber staircase.	The bottom 6 stairs of the internal staircase have no handrail or grab rail to assist a person whilst using the stairs, to comply with Australian Standards AS1657. I was advised that the homeowner requested the bottom 3 steps have no handrail, however, the builder has left the bottom 6 steps without the assistance of a grab rail or handrail.	NCC Volume 2 H5P2 (2019: P2.5.2) (1) & (2) NCC Volume 2 11.3.3 (2019:3.9.2.2) (1) (a) NCC Volume 2 11.3.4 (2019: 3.9.2.3) (1) & (2) (a) & (b) NCC Volume 2 11.3.5 (2019: 3.9.2.4) (1) (a) (b) (c) (d)	Extension of the existing handrail to comply with Australian Standards AS1657.	Photo Appendix Pages 2
3	Internal	First floor glass balustrading surrounding the stairwell.	This balustrading is created by 3 separate glass panels with no capping or handrail applied to the top of or side of the glass to meet current regulations.	"Australian Standards AS 1288 Glass in Buildings – Selection and Installation 7.2 & 7.3 & 7.4 Australian Standards AS 1170.1 Structural design actions Permanent, imposed and other actions Reference to 3.6 Barriers Table 3.3"	A handrail is to be supplied and installed, connecting the 3 glass panels meeting BCA policies and Australian Standards 1288 & AS 1170.1.	Photo Appendix Pages 182
4	Internal	First floor glass balustrading surrounding the stairwell.	Glass balustrading on the first floor surrounding the staircase is the incorrect glass used for the application without a handrail. The glass supplied is non-compliant and no certificate has been supplied to support the glass design and type used and installed within this application.	Australian Standards AS 1170.1 Structural design actions Permanent, imposed and other actions Reference to 3.6 Barriers Table 3.3 AS 1253.1 Glass in Buildings – Selection and Installation Australian Standards AS 1288 Glass in Buildings – Selection and Installation 7.2 & 7.3 & 7.4	Builder to supply glazing certificate confirming the glass type, thickness and engineering qualities of the glass for further assessment for compliance. Note; I have allowed for an engineer to inspect and issue a certificate of compliance or non-compliance, once the glass has been approved this defect can be removed. Should the existing glass not be approved, further allowances will need to be made in order to replace the existing glass with the correct glass meeting building code	No photos
5	Internal	First floor main bathroom.	Bathroom floor waste has no fall from the shower cubicle to the floor waste using a 600mm and 900mm level. The bathroom floor tiles have a negative fall of 1 degree, falling away from the floor waste within the tiles that are connecting the shower cubicle and floor waste of the bathroom.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	Remove tiles. Re-waterproof the bathroom floor. Supply and install new bathroom floor tiles with the appropriate fall towards the centre floor waste within the bathroom. Should the tiles not be able to be matched, the entire bathroom needs to be replaced. 3.7m x 3.1m floor area 2.4m height, wall tiles to the ceiling. Shower screen should be removed and reinstalled. The bathtub should be removed and reinstalled. Remove and reinstall handbasin, including stone top.	Photo Appendix Pages 3 - 11

					Wall mount flip mixers over the bathtub, shower and vanity unit should be removed and reinstalled. The toilet suite and stopcock should be removed and reinstalled. The toothbrush holder, towel rail holders x 2 of, should be removed and reinstalled.	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
6	Internal	Ground floor main bathroom.	Right hand side handbasin floor tiles are cracked.	Department of Fair Trading Standards and Tolerances Guidelines Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	Remove 1 tile in the corner of the bathroom. Patch and make good the waterproofing. Should the 1 tile not be available, the entire bathroom floor needs to be replaced, together with the wall tiles. I have made the allowance to replace the 1 tile on the assumption that the builder can find a matching tile. Should the tiles not be found to be matching, this defect will be upgraded to have the entire ground floor bathroom floor tiles replaced. Special note; within our scott schedule we have allowed for 1 man, 2 days to source a matching tile and 1 man 1 day to remove the cracked tile and replace the cracked tile with the new tile, with the assumption that the waterproofing membrane beneath the cracked tile is not disturbed.	Photo Appendix Pages 12 - 13
7	Internal	Ground floor main bathroom.	In assessing the floor tiles, there is no fall from the vanity unit to the floor waste when using a 1.8m level. In assessing the floor tiles, there is a negative fall back towards the bathroom wall and floor shower screen and wall junction adjacent to the toilet, meaning that there will be pooling water in the back corner of the toilet and wall junction should flooding occur.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	The entire bathroom needs to be allowed to be removed and rebuilt with adequate falls. Special note; the bathroom floor tiles match the hallway and the entire ground floor, floor tiles. 2.7m x 1.8m x 2.4m high. Remove and reinstall the shower screen. Remove and reinstall the toilet suite. Remove and reinstall the vanity. unit. Remove and reinstall 4 x wall fittings 1 x soap dish holder 2 x towel rail holder 1 x toilet brush holder	Photo Appendix Pages 14 - 22
8	Internal	Ground floor main bathroom.	There is no fall within the shower cubicle floor tiles when assessing the floor tiles and shower screen junction on the floor. When inspecting the wall and floor junction within the shower cubicle, there is 0.6 of a degree fall across the back wall and floor junction. This will encourage moisture / water to be directed towards the shower screen and floor junction where it currently has no fall towards the floor waste.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	Remove and reinstall glass shower screen. Remove the shower cubicle floor tiles and wall tiles. Replace waterproofing that is damaged during the removal of the wall and floor tiles. Tiler to screed the floor with adequate falls. Waterproofer to apply a second coat of waterproof membrane on top of the screed. Tiler to lay wall and floor tiles meeting Australian Standards and BCA and NCC Guidelines.	Photo Appendix Pages 23 - 29

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
9	Internal	Ground floor, living room, kitchen and dining room.	Plasterboard ceiling still has signs of moisture, penetrating through the upper level, external masonry walls. Aperture created within the kitchen and dining room ceiling has concluded that weep holes are installed within the wall, which drain any moisture within the cavity onto the kitchen ceiling, meaning that should moisture be within the cavity of the external walls, moisture will be directed to the internal habitable areas within the kitchen and moisture will continue to be found within the plasterboard ceiling.	Department of Fair Trading Standards and Tolerances Guidelines Australian Standards AS 3700-2001 Masonry Structures	Proposal for Western facing first floor external wall, for the rendered wall to have the paint removed and treated applied in order to reduce the risk for water penetrating through the external masonry and rendered wall. 1. The wall in question will need to be membraned in order to create a monolithic external masonry wall. 2. The wall is question will need to be painted in order to have a finished product covering the entire height and length of the wall as one constant finish in order to achieve a non-visible membrane coating over the wall in question. 3. All downpipes are to be removed during this process and reinstalled post the painting of the walls. 4. Painter is to allow to paint the wall in question and caulk the masonry reveals and window junctions. Special Note; within the scott schedule, allowances have been made to complete the works that were in progress.	Photo Appendix Pages 30 - 33
10	Internal	Ground floor, kitchen.	Kitchen bulkhead has been modified and it is incomplete. I was made aware that the building contractor returned to the property to rectify issues within the bulkhead and the works carried out recently have been poorly executed within the horizontal bulkhead and adjoining joinery. This aspect of the building has defective and incomplete building works.	Department of Fair Trading Standards and Tolerances Guidelines	Kitchen joinery is to be removed and disposed of, I am referring to the joinery within the rangehood shaft and the carcass to the left of the mirrored splashback. New kitchen joinery is to be supplied and installed like-for-like.	Photo Appendix Pages 34 - 38
11	Internal	Ground floor, kitchen.	In recent times, there was water entering the kitchen bulkhead and the builder returned to rectify the defect. The kitchen now has an access hatch within the overhead cupboard / bulkhead which was never there before the remedial works were done. The access hatch I am referring to is installed over the hotplate and rangehood bulkhead.	Defective Works not meeting contract specifications, as there was no access hatch requested to be installed in this area and now it's an eyesore	Remove and dispose of the access hatch within the plasterboard bulkhead above the hotplate. Plasterer to patch the ceiling. Painter to paint and make good the ceiling.	Photo Appendix Pages 39 - 41
12	Internal	Ground floor, kitchen.	The overhead cupboard to the left side of the rangehood has incomplete building works on the top panel. The original access hatch was located within this cupboard but it has been removed and a fixed panel has been installed.	Defective Works not meeting contract specifications, as there was an access hatch within the overhead cupboards which has now been removed and a secondary sheet of melamine has been installed over and above the original access hatch into the roof void This has become apparent only because of water ingress issues found within the bulkhead which were addressed by the building contractor, however, the building contractor did not obtain approval form the consumer to eliminate the access hatch within the overhead cupboards and provide a double top overhead panel to the carcass	Remove and dispose of defective cupboard. Supply and install a new cupboard. Supply and install a new access panel matching the old access panel to access the AC system.	Photo Appendix Pages 42 - 45

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
13	Internal	Ground floor, kitchen.	External masonry walls facing the rear boundary fence have no weep holes, a byproduct of that is the ceiling within the kitchen over the island currently has ongoing moisture evidence coming through the ceiling. Under the assumption that the external walls are waterproof, it will also eliminate any concealed water ingress issues over the kitchen bulkhead and AC unit, which may be a result of no weep holes being installed within the external first floor masonry walls. Under the assumption that the water ingress issue will be rectified, as outlined within defect number 9, this defect is to rectify the plasterboard ceiling that has been poorly patched and incompletely / not repaired, as seen within the photos.	Builder has returned to site to rectify earlier water entry issues and he has not completed rectifying the defects within the internal elevations of the living room and kitchen as seen within the photos 46 and 47	Plasterer to sheet the openings within the plasterboard ceiling. Plasterer to set and sand the plasterboard ceiling once patchwork is completed. Painter to patch the new plasterboard as required and paint the new and old plasterboard ceiling in order to achieve a seamless junction between the old and new plasterboard ceilings.	Photo Appendix Pages 46 - 47
14	Internal	Ground floor, dining room.	The rear dining room glass wall and ceiling junction has been patched by a plasterer and the works are incomplete. There is excess smearing over the sliding door heads and along the fixed window head detail and along the bulkhead running over the credenza / open shelving.	Incomplete works	Plasterer to sand the ceiling. Commercial cleaner to clean the aluminium. Painter to patch and make good.	Photo Appendix Pages 48 - 52
15	Internal	Ground floor, Laundry.	No operable window within the ground floor laundry, nor is there an exhaust fan or a fresh air recirculation system installed.	NCC Volume 1 10.6.2 (2019: 3.8.5.2) (a) & (b) & (c)	The Australian Standards for ventilation within a laundry are covered by the AS 1668 series. Specifically, AS 1668.2 outlines the requirements for mechanical ventilation in buildings. Supply and install a ceiling exhaust fan over the dryer ceiling and core it out through the wall above the sliding door.	Photo Appendix Pages 53
16	Internal	Ground floor, kitchen.	There are minor hairline cracks between the ceiling and wall tiles within the silicone sealant.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles	The Australian Standard covering silicone sealants for bathroom wall and floor tile junctions is AS 3745. Tiler to remove all grout applied to wall and floor tiles junctions and vertical wall tile junctions throughout the laundry. Tiler to apply a flexible sealant, mould resistant, within all internal junctions, allowing movement without cracking the tiles.	Photo Appendix Pages 54 - 55
17	Internal	Ground floor, kitchen.	There are minor cracks within the plasterboard ceiling over the laundry dryer. Special note; Along the external first floor masonry walls above the kitchen bulkhead AC unit, laundry and garage, there are no weep holes, and as proven within the external elevation of the wall, water ingress within the cavities has nowhere to drain out from other than within the roof void. Should the right side external masonry wall not be waterproofed, the current issues of moisture could develop, resulting in constant moisture stains within the kitchen bulkhead, kitchen ceiling, laundry ceiling and garage ceiling.	Australian Standards AS 2589 Gypsum linings in residential and light commercial construction	There isn't a specific Australian Standard that exclusively covers cracks in plasterboard within residential homes. However, guidelines for the installation and finishing of plasterboard are typically outlined in the AS 2589 - Gypsum linings - Application and Finishing standard. When it comes to addressing cracks in plasterboard, it's important to consider the cause of the cracks and the appropriate repair methods. Cracks in plasterboard can occur due to various reasons such as movement in the building, settling, or changes in temperature and humidity. Repairing cracks often involves applying joint compound or plaster, possibly with the use of tape. With the knowledge that the external wall has blocked and missing weep holes, it is highly likely that should the wall upstairs not be waterproofed or made compliant, that this crack and other cracks could reoccur in the future due to water ingress within the property. Plasterer to express the cracks within the plasterboard ceiling linings and apply setting tape and a 3-coat plaster system. Painter to prepare and paint the ceiling as required.	Photo Appendix Pages 56

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
18	Internal	Ground floor, kitchen AC access hatch.	Along the right side of the home, there is a box gutter running the length of the property. The external masonry wall has a timber frame box gutter detail connecting the outside brickwork to the inside framework. This is resulting in a bridging of the cavity where it meets, the moisture that passes through the external face brickwork now has a vehicle to transfer the moisture into the internal habitable walls / rooms. This can be seen within the photographs attached to this report. Should moisture traverse through the timber box gutter framework and drip mid span, it will result in moisture defects seen within the bulkhead within the rear dining room kitchen, laundry and garage. The one vantage point of this defect is from the access hatch being created and installed over the current kitchen adjacent to the exhaust fan.	Australian Standards AS 1684 Residential timber-framed construction. This standard series, specifically AS 1684.2, provides guidelines and specifications for the design and installation of timber framing in residential buildings. AS 1684 covers various aspects of timber framing, including structural design, tie-down requirements, bracing, and fixing details. It is an important reference for carpenters, builders, and other professionals involved in timber frame construction for residential buildings.	Waterproofing of the external masonry wall in order to alleviate any moisture ingress within he cavities that will be tracked through the timber frame box gutter structure.	Photo Appendix Pages 57 - 59
19	Internal	Ground floor, kitchen.	The AC outlet in the kitchen is installed short of the grill by approx. 120mm on the left and right ends of the AC and 65mm on the top and bottom of the AC outlet and the back side the lineal grill located in the bulkhead. This has created a pathway for the AC system to draw to project moisture within the bulkhead, which will compromise the structural integrity of the timber framing members, plasterboard linings and electrical trade due to the ongoing moisture content within this area.	Australian Standards AS 1684 Residential timber-framed construction. NCC Volume 2 Part H6 Energy Efficiency	The Australian standard for air conditioning is AS/NZS 1668.1:2015 - The use of ventilation and air conditioning in buildings, Part 1: Fire and smoke control in multi-compartment buildings. This standard provides guidelines and requirements for the design, installation, and maintenance of ventilation and air conditioning systems in buildings. It includes considerations for fire and smoke control in multi-compartment buildings. The AC bulkhead needs to be modified in order for it to have no apertures between the external lineal grill and the face of the cassette. Sheet metal fabrication needs to be implemented in order to bridge the cavity as it is currently found within the bulkhead.	Photo Appendix Pages 60 - 61

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
20	Internal	Ground floor, kitchen.	Kitchen wall / end panel and bulkhead junction has moisture within the ceiling and bulkhead and wall junction. Refer to page 183 of the photo appendix for the blistering paint found within the bulkhead prior to the plasterboard being removed. The air conditioning system within the bulkhead is installed approx. 125mm short of the face of the bulkhead, resulting in moisture dissipating through the bulkhead and into the cavity of the building, which supports the consumers claim that the AC never turns off when it is set for 24 degrees. This was tested on the 6/06/2023 whilst Aiden, Mario, Logan and myself were doing flood tests, as the AC was still on high even though it was set for 24 degrees and was still proven to be active as it was 26.7 degrees within the internal third party thermostat and 60 degrees externally. The following assessment is covering the kitchen AC unit recessed within the bulkhead and all other AC units within the property. 1. Kitchen 2. Study 3. Theatre 4. Master bedroom 5. Bedroom 2 6. Bedroom 3 7. Bedroom 4 8. Upstairs sitting area At the time of the inspection I have noted the following defects. Multiple issues within each indoor unit in terms of installation and ongoing maintenance issues which are found throughout the property. 1. The installation has been carried out in a poor and unprofessional manner. 2. Some of the issues identified include the following: 2.1. Fan coil units have been installed too close to the brick walls / timber stud walls which is typical for each system, this restricts airflow into the return air and will make it almost impossible to change / clean the return air filters. 2.2. Drains have been installed with 20mm electrical conduit which does not meet the industry standard, some of which are sloping uphill. 2.3. The supply air opening of the systems in some cases are 120mm away from the supply air grill face, with a silver taped plenum to try and direct air towards the grill opening, this is very poor practice. 2.4. The bulkheads in which these systems are built into have been left completely open. Each bulkhead should be fully enclosed to act as a plenum for the return of the system. 2.5. Outdoor systems have the drain running straight to the concrete slab causing water to sit against the structure of the house. We obtained advice from Roberts Air Conditioning and they believe that due to the abovementioned issues, all systems need to be de-commissioned and removed from the current locations, the bulkheads be made larger to suit the size of the current fan coil units, re-install each system as per industry standard, and re-commission as per manufacturer specifications, which I support Roberts Air Conditioning's recommendation - Refer to Appendix 29.	NCC Volume 2 Part H6 Energy Efficiency	All bulkheads need to be removed in order to access the AC units within the bulkheads. The AC units need to be relocated within the bulkhead in order to have adequate clearance between the rear masonry and stud walls in order to meet manufacturer's specifications and guidelines All drains need to be replaced with PVC drain lines meeting manufacturer's specifications and guidelines. An insulated metal plenum connecting the system to the grill should be installed in this case. The bulkheads in which these systems are built into have been left completely open. Each bulkhead should be fully enclosed to act as a plenum for the return of the system. Outdoor systems have the drain running straight to the concrete slab causing water to sit against the structure of the house. All new bulkheads need to be built with new treated pine timber framing and 10mm plasterboard ceiling and wall linings. All ceilings and walls affected by the works need to be patched and painted. All lineal grills need to be installed within the openings, with no opportunity for any AC to circulate within the bulkheads or the cavities of the building. This scope of works was prepared in conjunction with Roberts Air Conditioning Pty Ltd report prepared by Steven Cannon.	Photo Appendix Pages 61 - 64 + 183 - 211

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21	Internal	Ground floor living room, above TV unit.	I was supplied a video by the applicant where there was a consistent drip sound within the ceiling space, within the living room above the TV and credenza. The drip sound sounded like moisture was consistently dripping on the plasterboard ceiling or a material creating splash marks within the ceiling space. I used my thermal camera to assess if there was moisture within the plasterboard and I used my moisture meter to pick up any moisture readings within the plasterboard ceiling in this area. I can confirm there was no moisture readings within the plasterboard ceiling above normal readings for an internal habitable space, however, the dripping sound within the ceiling space is not acceptable. Further investigation is recommended with deconstructive investigation in order to find out the source of the moisture within the ceiling space. *I draw your attention to the video titled Air Conditioning dripping within cavity and ceiling in family room (defect21)* I was supplied videos by Mario, the applicant on 8/01/2024 and within the videos, it depicts the video room / theatre room and it has moisture passing through the ceiling, I relate this defect in direct correlation with the adjacent room, which is the living room where we had earlier mentioned that there was a dripping sound within the living room, however, there was no evidence of moisture within the plasterboard ceiling. Within this report, there are various defects within the AC scope of works which need further investigation and deconstructive works to confirm if the AC hardware is compliant or not. I have used the evidence supplied to me by the applicant in the form of 2 videos where it confirms there is a moisture related defect within the ceiling above the media room which is located adjacent to the ground floor living room, and within our earlier allowance for this defect it should capture this defect within the living room and media room which are located adjacent to one another. *I draw your attention to to the video titled Appendix 21A Theatre Room Leak 2 Frances Voice Overand Appendix 21B Theatre Room Leak Mario Voice Over*	For addressing water entry into a roof void, Australian standards related to roof construction, waterproofing, and building maintenance may be relevant Here are some standards that could be applicable, and we can confirm once a flood test is carried out which standard we need to comply with Australian Standards AS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage This standard provides guidelines for the design and installation of stormwater drainage systems, which includes provisions for managing water runoff from roofs Proper roof drainage is essential to prevent water entry into the roof void Australian Standards AS 3740:2010 Waterproofing of wet areas within residential buildings While this standard primarily focuses on wet areas within residential buildings, it includes principles of waterproofing that may be applicable to preventing water entry into building elements, including the roof void Australian Standards AS/NZS 4284:2008 Testing of building facades This standard outlines procedures for testing the water penetration resistance of external walls, including roofs While it may not specifically address roof voids, the principles of water penetration resistance can be relevant to preventing water ingress Australian Standards AS/NZS 3500.5:2015 Plumbing and drainage, Part 5: Domestic installations This standard may include provisions for managing water entry in domestic plumbing installations, including aspects related to roofs and roof voids Australian Standards for mechanical ventilation installations: Australian Standards AS/NZS 1668.1:2015 The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings This standard provides requirements for the design and installation of ventilation and air conditioning systems in buildings, with a focus on fire and smoke control Australian Standards AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand Wiring Rules) While not specific to air conditioning, this standard is essential for electrical safety in the installation of air conditioning systems, as these systems often involve electrical components Australian Standards AS/NZS 1668.2:2012 The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control: This standard addresses ventilation design considerations, including those related to air conditioning systems, for controlling indoor air contaminants Australian Standards AS/NZS 5149 series Refrigerating systems This series of standards covers various aspects of refrigerating systems, including safety requirements Air conditioning systems often involve refrigeration, and these standards provide guidelines for safety and performance Australian Standards AS/NZS 3008.1.1:2017 Electrical installations - Selection of cables This standard provides guidance on the selection of cables for electrical installations, including those associated with air conditioning systems	Deconstructive investigation / removal of plasterboard ceiling, approx. 2m x 1m in the southwest corner of the living room. Flood test over the box gutters and external walls above. Run all plumbing lines and sewer lines within the first floor wet rooms. Run AC system for extended period of time. Flood test the rooftop elevation over the second story. Prepare a report outlining our findings and recommendations to rectify any defects found. I have allowed a PC sum for this task of $5,000.00 for the demolition works, flood test and writing the report.	No Photos

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22	Internal	Ground floor front room / study.	The applicant supplied me a video where it was taken on a day that it was windy externally, and it was his opinion that he frequently finds builders dust and a white chalky material on the laminate study desk where he keeps his computers. It is his opinion that this dust is only found the day of or day following that the external weather is windy. I draw your attention to the video called *Air leak with dust in study 16th of October 2023 (defect22*)	NCC Volume 2 Part H6 Energy Efficiency Australian Standards AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand Wiring Rules) While not specific to air conditioning, this standard is essential for electrical safety in the installation of air conditioning systems, as these systems often involve electrical components Australian Standards AS/NZS 1668.2:2012 The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control This standard addresses ventilation design considerations, including those related to air conditioning systems, for controlling indoor air contaminants Australian Standards AS/NZS 5149 series Refrigerating systems This series of standards covers various aspects of refrigerating systems, including safety requirements Air conditioning systems often involve refrigeration, and these standards provide guidelines for safety and performance Australian Standards AS/NZS 3008.1.1:2017 Electrical installations - Selection of cables This standard provides guidance on the selection of cables for electrical installations, including those associated with air conditioning system	As the cause of this defect is unknow, I recommend that we remove the AC grill to do further investigations and that a contractor carry out a high wind environment externally to see if in fact any water ingresses into the cavity of the home and / or the internal areas of the home or AC bulkhead is affected by the external elements. I recommend once this recreation of a windy period is carried out, a consultant should prepare a scope of works to address any defects found in this aspect of the building. I have allowed a total PC sum for the removal of the grill, the recreation of a windy storm and to produce a written report for a PC sum of $5,000.00.	No Photos
23	External	Western elevation.	AC compressor has been installed in the incorrect location. It has now had a secondary deflecting peripheral placed upon the compressor in order to have the compressor work more efficiently. However, subsequently we can no longer access the left end elevation side pathway for serviceability and general use of the land.	Incorrect location for AC unit due to lack of access along the side boundary	AC unit is to be installed on a wall bracket in order to allow for a person to walk underneath the compressor. Wall brackets are required for the installation of the compressor in the elevated location and all ducting is to be recessed within the walls.	Photo Appendix Pages 65 - 68 + 86 - 87
24	External	Western elevation.	Along the western elevation, there are cracked floor tiles beneath the hinged pool gate.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	The pool gate post needs to be removed or the collar raised in order to access the floor tiles to be removed. Tiler is to remove the cracked, loose and drummy tile and to supply and install a matching tile. Note; if the tiles are not matching, the entire area needs to be retiled, I have allowed for that as the homeowner has advised me that there are no spare tiles on site.	Photo Appendix Pages 69 - 71

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25	External	Rear elevation due north, ground floor.	The gutter drains into 3 downpipes. The downpipes are PVC painted and the remedial works are incomplete due to no painting to the white PVC downpipes.	The building contractor returned to remediate an earlier defect and has not completed the works	Painter to prepare and paint all PVC pipes black.	Photo Appendix Pages 72 - 75
26	External	Rear yard, northern elevation.	I calculated the volume of water collected on the clip lock roof and a single standard gutter and downpipe is adequate for this area. The additional downpipes were installed to address the overflow of moisture between the metal fascia and gutters. However, now the gutter holds water and does not drain to both / all downpipe nozzles. I was supplied a video by the applicant during heavy storm which supported the applicants claim. This video is titled *Overflowing downpipes(defect26).m4*	Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage Part 3: Stormwater drainage	Remove the existing gutter and reinstall the gutter with 50% of the fall going towards the left and 50% of the fall going towards the right external corners of the building in order for no pooling of water to occur within the gutters.	Photo Appendix Pages 76
27	External	Swimming pool.	The builder in recent times has chosen to install an additional downpipe and modify existing downpipes in order to address the water leaking through the metal fascia board and gutter junction. The floor tiles have not been grouted nor completed.	The building contractor returned to remediate an earlier defect and has not completed the works	Floor tiler to grout the floor tiles.	Photo Appendix Pages 79 - 81
28	External	Swimming pool.	There has been minor cracks within the pool concourse tiles and pool coping tiles alongside the 3 bay fixed glass window which still remains as outstanding works from the original defect list supplied to the builder in 2019.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	Tiler to remove the grout between the pool coping tiles and pool concourse tile running parallel to the fixed window. Tiler to apply flexible sealant between the pool coping tile and pool concourse tile to allow movement between the tiles.	Photo Appendix Pages 77 - 78
29	External	Swimming pool.	There are cracked floor tiles within the pool coping tiles and pool concourse tiles.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	All cracked, loose and drummy pool coping tiles and pool concourse tiles are to be removed and disposed of. Tiler to supply and install matching pool coping and concourse tiles as required. Within the scott schedule, I have allowed for 1 man 1 day to source matching tiles and the remaining tile for the removal of the faulty tiles and the reinstallation of the new tiles.	Photo Appendix Pages 83 - 84
30	External	Swimming pool.	No control joints or expansion joints are installed within the pool coping / concourse tiles. Control joints should be found every 4.5m apart.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	Control joints to be installed within all external floor tiles surrounding the pool concourse and pool coping tiles in order to have no tiles spanning more than 4.5m apart without control joints or expansion joints. Grout to be removed within the floor tiles. Construction silicone to be applied within the floor tiles to allow for shrinkage of the concrete pool structure.	No photos

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31	External	Eastern elevation.	Along the eastern elevation, the recently modified downpipe beneath the rainwater head is incomplete. Wall mount astragal needs to be installed. Downpipe needs to be painted.	The building contractor returned to remediate an earlier defect and has not completed the works	Roof plumber is to install the astragal around the Y-junction within the downpipe. Painter to prepare and paint the new PVC stormwater line.	Photo Appendix Pages 85
32	External	Masonry walls, Ground floor, Eastern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and the flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Not;, all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Photo Appendix Pages 88 - 97
33	External	Masonry walls, First floor, Eastern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Photo Appendix Pages 88 - 97
34	External	Masonry walls, Ground floor, Western elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Photo Appendix Pages 88 - 97

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35	External	Masonry walls, First floor, Western elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet . Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Photo Appendix Pages 88 - 97
36	External	Masonry walls, Ground floor, Northern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Photo Appendix Pages 88 - 97
37	External	Masonry walls, First floor, Northern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls. Note; the works are in progress at the time that the applicant asked the builders to leave. I have allowed to install a flashing 1 brick course above the wall and roof flashing over the entire length of the building.	Photo Appendix Pages 88 - 97

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
38	External	Masonry walls, Ground floor & First Floor, Southern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Not; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls. Note; the works are in progress at the time that the applicant asked the builders to leave. I have allowed to install a flashing 1 brick course above the wall and roof flashing over the entire length of the building.	Photo Appendix Pages 88 - 97
39	Internal	Laundry and kitchen wall.	Internal laundry and kitchen wall is built in the wrong location by 38mm due south. The wall needs to be demolished and rebuilt so it's flush with the sliding door reveal and to match the architectural plans.	Defective and incomplete works Wall has been built in the wrong location, based upon architectural plans	It would appear that the wall dividing the kitchen and laundry is built out of a steel stud wall, therefore, there is no choice but to remove the entire wall and to relocate it. Should it be proven that this is a timber stud wall, we could consider removing the laundry wall tiles together with the villa board and reducing the thickness of the stud wall in order to preserve the need to demolish and modify the kitchen. On the basis that the stud wall in question is a steel stud wall, the below scope is required to rectify this defect. 1. Demolish and dispose of the laundry wall tiles. 2. As the laundry wall tiles cannot be matched, this would then warrant the entire laundry to be stripped out and refitted out with new wall and floor tiles because there are no matching wall tiles or floor tiles available on site. Demolish and dispose of all wall tiles within the laundry, even though they are not in contact with the subject wall and the floor tiles will also need to be removed because there will be now a strip of 38mm of floor tiles that will need to be patched, and without the floor tiles being able to be matched the entire floor tiles need to be removed, stopping at the middle of the sliding door. 3. Carefully remove the kitchen overhead cupboards and below bench cupboards and stone benchtop that abuts and depends upon the wall that divides the kitchen and laundry. 4. Electrician to decommission and terminate any electrical works within the wall in question. 5. Demolish the stud wall dividing the kitchen and laundry. 6. Supply and install new stud wall flush with the window reveal. 7. Supply and install plasterboard wall linings on both sides of the wall. 8. Joiner to modify and reinstall the overhead cupboards and below bench cupboards and to cut back the stone benchtop. 9. Glazier to supply and install mirror splashback within the kitchen. 10. Waterproofer to waterproof the laundry walls and floors with a stop bead located beneath the centre of the sliding door. 11. Tiler to relay all wall and floor tiles within the laundry from floor to ceiling. 12. Electrician to reinstall the old powerpoints, light switches and alarm sensor. 13. Joiner to reinstall the laundry joinery and stone benchtop. 14. Plumber to fit out the laundry tub and stop cocks for the water supply to the washing machine. 15. Painter to paint the ceiling, doorjamb and sliding door. 16. Commercial cleaner to clean the kitchen, laundry, hallway and living room.	Photo Appendix Pages 98 - 103

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
40	External	Rooftop elevation gutters.	Rear fascia and gutter junction allows for water entry, as seen within the videos supplied to me by the applicant during a heavy storm. The video I refer to is known as Defect40	Defective and incomplete works Wall has been built in the wrong location, based upon architectural plans	Due to no foam / packer / filler installed within the clip lock roof and timber batten, I recommend the following works be carried out to eliminate the excess water running down the face of the fascia and the backside of the gutter: 1. The removal of the gutter and fascia and to supply and install a new fascia board to incorporate the finished ceiling level of the soffit and to the underside of the clip lock roof. 2. The reinstallation of the existing gutter to the new fascia board, together with the polystyrene foam filling material to stop any capillary action between the 2 materials and the supply and installation of proprietary clip lock roof caps.	Photo Appendix Pages 104 - 105
41	External	External masonry wall.	There is a vertical crack within the masonry wall on the first floor rear elevation western corner running in parallel with the PVC conduit. Missing control joints were found within the rear external masonry wall which could have contributed towards this vertical crack.	Australian Standards AS 3972:2010 General purpose and blended cements This standard provides specifications for the types of cements suitable for rendering and plastering applications Australian Standards AS 3700:2018 Masonry Structures This standard provides requirements for the design and construction of masonry structures and covers aspects such as materials, design methods, construction, and workmanship Section 4.8 Australian Standards AS 4773.1:2010 Masonry in small buildings Design and construction This standard focuses on masonry used in small buildings and residential construction, providing guidance on design and construction requirements Section 13 Australian Standards AS 4773.2:2010 Masonry in small buildings Materials and components This standard complements AS 4773.1 and addresses the materials and components used in masonry for small buildings Section 7.1	Building contractor to express the crack within the wall. Helifix pins are to be installed across the vertical crack within the wall. Cement renderer to patch and make good the repairs. Cement renderer to apply skim coat over the entire rear elevation of the home. Painter to apply a 3-coat paint system over the entire rear elevation of the wall.	Photo Appendix Pages 246 + 259

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
42	External	PVC conduit.	PVC conduit from the first floor solar system to the ground floor roof drains into a rainwater head, this needs to be fixed off to the wall. Non-compliance matter within the electrical trade.	Incomplete building works	Metal saddles to be installed to hold the PVC pipe in position.	Photo Appendix Pages 244 & 246
43	External	Northern elevation first floor external wall.	No weep holes found within the northern elevation first floor external wall. Whilst carrying out a flood test with access within the dining room ceiling, it was discovered that weep holes do exist within the external masonry wall, however, they are located within the roof void, concluding that any moisture within the cavities of the property will drain into the roof void and currently there is moisture found within the living / dining / kitchen ceiling due to faulty flashings in approx. mid span of the external masonry wall. In my earlier defect, I allowed to install weep holes throughout the property to comply with building regulations, however, there will be a minimum of 1 - 2 brick courses that will not be protected, as the weep holes will need to be 1 or 2 courses above the wall and roof flashing junction in this location, therefore, applying a membrane to the wall will limit the amount of moisture that the bottom 2 courses of brickwork could draw into he cavity and bleed into the ceiling space within the kitchen, living room and dining room.	Australian Standards AS 3700:2018 Masonry Structures This standard provides requirements for the design and construction of masonry structures and covers aspects such as materials, design methods, construction, and workmanship Section 4.7.2 Australian Standards AS 4773.2:2010 Masonry in small buildings Materials and components This standard complements AS 4773.1 and addresses the materials and components used in masonry for small buildings Section 9.6 & Section 10.5	We have allowed to install weep holes within the earlier defect. As the new weep holes will need to be installed 1 or 2 brick courses above the existing wall and roof flashing and as there is already moisture entering the roof void below, this wall will need to be waterproofed to reduce the ability for moisture to soak through the masonry wall and bleed into the roof void below. All walls facing the northern elevation will need to be waterproofed prior to any paintwork being applied.	Photo Appendix Pages 241 - 243 + 245

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
44	External	First floor rear elevation clip lock roof due north.	First floor rear elevation clip lock roof due north has a failed flashing. Whilst carrying out a flood test with the building contractor prior to termination, it was found that water ingress within the roof void was discovered in and around the wall and roof flashing junction overlay of the 2 black flashings, approx. in the centre of the width of the wall.	Australian Standards AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal This standard provides requirements for the design and installation of metal sheet roof and wall cladding systems, including guidance on roof plumbing aspects Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage While not specific to metal deck roof sheets, this standard includes provisions for stormwater drainage, which is relevant to roof plumbing It provides guidelines for the installation and maintenance of stormwater drainage systems Australian Standards AS 4040.1:1992 Methods of testing sheet roof and wall cladding - Resistance to concentrated loads - Steel sheet base metal This standard specifies a method for testing the resistance to concentrated loads of metal roof sheets, which is relevant for understanding the structural performance of the roof	Apron flashing allowed water ingress within the kitchen / dining room ceiling during a flood test carried out by the building contractor and our office back in June 2023. Under the flood test conditions, we found the apron flashing is the location where moisture traverses through and into the roof void. A roof plumber to install apron flashing meeting Australian Standards, with the minimum overlay as outlined within AS/NZS 3500.3:2018.	Photo Appendix Pages 240
45	External	First floor rear elevation.	First floor rear elevation of the home downpipe spreader is incomplete. The original downpipes had outlets facing the northern elevation and the 2 downpipes on the left and right side of the roof have no holes or penetrations within the spreaders.	Work in Progress / Incomplete building works	The additional outlets are required to be installed in order for equal distribution of the stormwater along the PVC spreader.	Photo Appendix Pages 229 + 233 + 237 + 243 + 246
46	External	First floor rear elevation.	There are 2 new downpipe spreaders installed on the far left and far right of the property. The downpipe and spreader need to be painted and it needs to be fixed down to the roof sheet.	Work in Progress / Incomplete building works	Downpipe astragals are to be installed to the downpipe spreaders. The downpipes and spreaders need to be painted black matching the existing and remaining downpipes.	Photo Appendix Pages 236 - 237 + 246
47	External	Clip lock roof sheets and gutters.	Excess waste and debris found on top of the clip lock roof sheets and gutters.	Work in Progress / Incomplete building works	Commercial clean to the rooftop elevation and gutters is required, together with a new site treatment to the clip lock roof sheets, cappings and flashings in order to correct the excessive quantity of scratches found within the clip lock roof. I am referring to the rear clip lock roof over the kitchen, dining, lounge room and sun room.	Photo Appendix Pages 229 + 233 - 234 + 236 - 243 + 245 - 246
48	External	First floor rear elevation masonry wall.	First floor rear elevation masonry wall due northeast, above and below the first floor bedroom window, has minor cracks within the masonry wall.	Work in Progress / Incomplete building works	These cracks need to be repaired by a cement renderer prior to the membraning of the wall in order to have a strong substrate / rendered wall prior to any permanent membrane being applied to the first floor rear masonry / rendered wall.	Photo Appendix Pages 225 + 228 + 230 + 237
49	External	First floor rear elevation masonry wall.	First floor rear elevation masonry wall has a number of holes within the masonry wall that need to be filled, patched and skim coated in order for the patchwork not to be seen within the first floor northeastern corner masonry wall adjacent to the downpipe.	Work in Progress / Incomplete building works	All holes which have been filled with silicone need to be cleared out of silicone and patched with render prior to the skim coat render being applied to the entire wall.	Photo Appendix Pages 236 - 237 + 239

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
50	External	First floor rear elevation masonry wall and roof flashing.	The first floor rear elevation wall and roof flashing has excessive clear silicone excessively applied to the northeastern corner.	AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal This standard provides requirements for the design and installation of metal sheet roof and wall cladding systems, including guidance on roof plumbing aspects. AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage While not specific to metal deck roof sheets, this standard includes provisions for stormwater drainage, which is relevant to roof plumbing It provides guidelines for the installation and maintenance of stormwater drainage systems AS 4040.2:1992 Methods of testing sheet roof and wall cladding - Resistance to Wind Pressures for Non-Cyclone Regions.	Roof capping is to be removed and replaced with the correct material and installed in a professional and workmanlike manner which will have no need for excessive silicone to be used.	Photo Appendix Pages 231 - 236
51	External	Rear / northern elevation Ground floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	No photos

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
52	External	Rear / northern elevation First floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	No photos
53	External	Side / Eastern elevation Ground floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	No photos
54	External	Side / Eastern elevation First floor	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works. Note; scaffolding will need to be installed over the box gutter and extended over the neighbours side boundary.	No photos

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
55	External	Side / Western elevation Ground floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	No photos
56	External	Side / Western elevation First floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works. Note; scaffolding will need to be installed over the box gutter and extended over the neighbours side boundary.	No photos
57	External	First floor rear elevation masonry wall and roof flashing.	The first floor rear elevation wall and roof flashing has excessive gaps in excess of 25mm which could contribute towards the moisture ingress that is currently seen within the kitchen bulkhead ceiling and wall junction.	Incomplete and defective works when viewing the rest of the works carried out in this area	Construction sealant to be applied to close off this opening within the flashing.	Photo Appendix Pages 234
58	External	The left boundary lines of the property box gutters. Eastern elevation.	The left box gutter has pooling water within the last meter of the box gutter. The box gutters have below 1 degree fall within the first metre of each box gutter.	Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage: Australian Standards AS 3500.5:2015 Plumbing and drainage, Part 5: Domestic installations Australian Standards AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal	Box gutters are to be removed and disposed of. Box gutter substrate / timber framing needs to be modified in order to have adequate fall for the box gutters to be compliant with Australian Standards. A new box gutter needs to be installed for a minimum length of 3m from the rear skillion roof towards the street. Special note; I have made no allowance for any rendering of the walls that will be affected by this work as I am under the assumption that the earlier defects in this area in relation to missing weep holes and missing control joints will have the rendering trade addressed within those defects which will not need to be allowed for within this defect. Special note; Should the earlier defects covering the missing weep holes and control joints not be approved, this defect needs to have an allowance for rendering and painting added to the scott schedule.	Photo Appendix Pages 231 - 232 + 235 + 249

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
59	External	The right boundary lines of the property box gutters. Western elevation.	The right box gutters have pooling water within the last meter of the box gutter. The box gutters have below 1 degree fall within the first metre of each box gutter.	Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage: Australian Standards AS 3500.5:2015 Plumbing and drainage, Part 5: Domestic installations Australian Standards AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal	Box gutters are to be removed and disposed of. Box gutter substrate / timber framing needs to be modified in order to have adequate fall for the box gutters to be compliant with Australian Standards. A new box gutter needs to be installed for a minimum length of 3m from the rear skillion roof towards the street. Special note; I have made no allowance for any rendering of the walls that will be affected by this work as I am under the assumption that the earlier defects in this area in relation to missing weep holes and missing control joints will have the rendering trade addressed within those defects which will not need to be allowed for within this defect. Special note; Should the earlier defects covering the missing weep holes and control joints not be approved, this defect needs to have an allowance for rendering and painting added to the scott schedule.	Photo Appendix Pages 223 - 224 + 250
60	External	First floor western elevation.	The first floor western elevation box gutter has black gaffer tape / sticky tape applied to the box gutter.	Incomplete and defective works when viewing the rest of the works carried out in this area	All box gutters to be removed and new box gutters to be installed with minimal silicone being used, together with no gaffer tape being applied to any external corners.	Photo Appendix Pages 212 - 224
61	External	First floor rear bedroom and bathroom windows.	The first floor rear bedroom and bathroom windows overlooking the clip lock roof have excess cement splash marks within the colourbond windows. The windows need to be commercially cleaned and re-powder coated.	Incomplete and defective works when viewing the rest of the works carried out in this area	Commercial cleaner to remove all excess paint and cement splash marks on the powder coated window frames. All windows to be taped up and on site air brushing of the aluminium window frames is required in order to achieve a consistent finish, colour and sheen over the three windows.	Photo Appendix Pages 225 - 227
62	External	Street elevation timber stud wall on the southeastern corner. First floor.	Street elevation timber stud wall on the southeastern corner leaks in the internal junction where the stud wall / cladded with weatherbond cladding meets the masonry wall leaks. I come to this conclusion because I was supplied a video by the applicant post the most recent remedial works carried out in the month of June and July 2023. The video, titled 'Video 62' confirms there is a drip occurring within the internal ceiling lining / wall framing beneath the pop out wall over the garage.	Incomplete and defective works when viewing the rest of the works carried out in this area	Flood test required to find the source of the water entry. Scaffolding required for access. Once water entry point is confirmed, a scope of works is to be completed. I have completed an assessment for costs based on the minimum requirements as I see it, however, once a flood test is carried out, this allowance, which will be a PC item, will need to be amended. Electrician to use existing power cables, which is switched internally and also by a sensor to the soffit lining.	Photo Appendix Pages 106 - 108
63	External	Driveway.	Driveway floor paint is incomplete and was damaged during construction and clean up process.	Works in progress / incomplete works Department of Fair Trading Standards and Tolerances Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Prepare the driveway via a high pressure hose cleaner to remove any flaking paint, building debris and splash marks of paint and render off the driveway. Painter to prepare and paint the driveway in line with the manufacturer's specifications in order for the driveway paint to last minimum 10 years as per the paint manufacturer's warranty period.	Photo Appendix Pages 109 - 114

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
64	External	Front porch.	Front entry porch floor tiles have construction stains on the floor tiles.	Works in progress / incomplete works Department of Fair Trading Standards and Tolerances Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Cleaners to commercially clean all paint stains, building waste and debris off the ceramic tiles.	Photo Appendix Pages 115 - 120
65	External	Front yard / driveway masonry retaining walls.	Retaining walls have minor cracks within the render and masonry work. I was advised by the applicant that the cracks within the driveway retaining wall were not present prior to the recent renovation works / remedial works carried out by the builder when they returned to site to rectify the defects within the front veranda and pop out stud wall. The crack within the render appears to go through the brickwork substrate. I was advised that the scaffolding was installed over this area and potentially a scaffold post / standard may have been placed over the masonry retaining wall, which produced this crack and failure to appear within the masonry wall.	Works in progress / incomplete works Australian Standards AS 3972:10 General purpose and blended cements Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 4773 series Masonry in small buildings Australian Standards AS 4773.1:2010 Masonry in small buildings Design and construction Australian Standards AS 4773.2:2010 Masonry in small buildings Materials and components Australian Standards AS 4773.3:2010 Masonry in small buildings Execution of masonry construction Australian Standards AS 4773.4:2010 Masonry in small buildings Walls Australian Standards AS 3701:2018 - Masonry in small buildings Design and construction	Demolish the failed masonry wall down to the foundations. Rebuild the masonry retaining wall and key into the existing masonry wall which has no signs of any structural failures. Apply a cement render over the new masonry retaining wall. Grind back all paint off the existing render over the retaining wall that has not failed. Cement renderer to apply a skim coat over the old and new render to blend and conceal the old and new render junction. Painter to apply a 3-coat paint system to all old and new walls affected by the works.	Photo Appendix Pages 121 - 124
66	External	Street elevation.	Timber framing around the window reveals and window frame of the ground floor, first room / study are defective due to excess cement render, acrylic render, paint and building debris stuck to the surfaces. Excess acrylic render found within the window frames and wall cladding. Excess render to the timber architraves and aluminium window frames. Paint splash marks found on he black window frames, wall cladding and window border.	Works in progress / incomplete works Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Preparation and paintwork required to all woodwork due to recent renovations carried out on the first floor deck. Commercial cleaner to clean the window frames and to remove excess cement render and acrylic render off the woodwork and window frames.	Photo Appendix Pages 125 -130
67	External	Street elevation.	Garage door has been damaged due to excess acrylic render splash marks and white smearing over the garage door.	Works in progress / incomplete works Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Commercial cleaner to clean and prepare the surface of the panel-lift door. Painter to prepare and paint via air brush the face only of the garage panel-lift door.	Photo Appendix Pages 131 - 132

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
68	External	Front yard / Southern elevation.	No expressed damp proof course within the external masonry walls protruding through the brick mortar joints to prevent rising damp occurring over the entire street elevation and side and rear elevations in various locations.	Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 3700 Supplement 1:2017 Masonry Structures – Commentary (Supplement to AS 3700:2018)	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	Photo Appendix Pages 133 - 136
69	External	Eastern elevation.	No expressed damp proof course within the external masonry walls protruding through the brick mortar joints to prevent rising damp occurring over the entire street elevation and side and rear elevations in various locations.	Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 3700 Supplement 1:2017 Masonry Structures – Commentary (Supplement to AS 3700:2018)	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	Photo Appendix Pages 133 - 136
70	External	Western elevation.	No expressed damp proof course within the external masonry walls protruding through the brick mortar joints to prevent rising damp occurring over the entire street elevation and side and rear elevations in various locations.	Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 3700 Supplement 1:2017 Masonry Structures – Commentary (Supplement to AS 3700:2018)	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	Photo Appendix Pages 133 - 136
71	External	Front porch.	Front entry porch floor tiles have become cracked, loose and drummy from the substrate.	Defective building works in progress Australian Standards AS 3958.1:2007 Ceramic tiles - Part 1: Guide to the installation of ceramic tiles	As the floor tiles have 8 chips within the tiles and 2 cracked tiles, the floor tiles, as a whole, will need to be replaced with new floor tiles. I have allowed for a demolition contractor to remove and dispose of the floor tiles. I have allowed for a floor tiler to supply and install like-for-like floor tiles covering the entire entry porch area adjacent to the front door.	Photo Appendix Pages 115 - 120

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
72	External	Street elevation render.	The front of the property was originally finished with a traditional sand and cement render finish. When the builder returned to repair the front deck under warranty, they chose to apply an acrylic render over the rendered and painted surfaces rather than removing the paint to expose the raw render before repainting the walls. The builder chose on his own accord to apply an acrylic render over the existing painted walls without consultation nor approval by the homeowner prior to the works being carried out. The acrylic render used was applied as a skim coat over the damaged walls over the entire street elevation. Control joints and dummy joints were installed within the new external rendered walls when there were no control joints or dummy joints within the original rendered walls nor do the walls require them to be installed, meeting Australian Standards	Defective building works in progress Unauthorized works due to change in materials specifications	Electrician to remove and reinstall all lights within the external elevation of the home. A contractor is to grind back all the acrylic render of the street elevation of the home. Cement renderer to apply a skim coat over the entire street elevation of the home. A painter to prepare and paint the entire street elevation of the home.	Photo Appendix Pages 137 - 143
73	External	Street elevation render.	The acrylic render applied appears to only be a 1-coat system, not a 2-coat system meeting minimum requirements by any manufacturer. Having said that, the application of the acrylic render is poor and the substrate can be seen through the acrylic render. Should the member not approve defect number 72, then it is my position that a second coat of acrylic render needs to be applied over the entire street elevation and the remaining areas of the house to be finished off with the same material, being acrylic render.	Australian standards AS 3972-2010 General Purpose and Blended Cements: Australian Standards AS/NZS 2311:2017 Guide to the Painting of Buildings Australian Standards AS 3740-2010 Waterproofing of Wet Areas within Residential Buildings	Electrician to remove all wall fixtures. All wall surfaces are to be washed down, ready and appropriate to take an acrylic coat render to match the render applied on the street elevation. Scaffolding to be installed to the left and right and rear and front of the home for the acrylic renderers to use for access. All roof cappings are to be removed in order for the acrylic render to be applied to the entire wall. 1 coat of acrylic render to be applied to the street elevation of the property with no dummy joints or control joints, other than what is required within Australian Standards for masonry. 2 coats of acrylic render is to be applied on the right, left and rear elevation of the home. Electrician to reinstall all light fixtures and fittings on the walls. The site to be commercially cleaned once all works are completed. Plumber to return to reinstall or lower all metal roof cappings and flashings over the walls that have been rendered. All scaffolding to be removed.	No photos
74	External	Front doorjamb.	Doorjamb is damaged due to the acrylic render application.	Electrician to remove all wall fixtures. All wall surfaces are to be washed down, ready and appropriate to take an acrylic coat render to match the render applied on the street elevation. Scaffolding to be installed to the left and right and rear and front of the home for the acrylic renderers to use for access+E949 All roof cappings are to be removed in order for the acrylic render to be applied to the entire wall. 1 coat of acrylic render to be applied to the street elevation of the property with no dummy joints or control joints, other than what is required within Australian Standards for masonry. 2 coats of acrylic render is to be applied on the right, left and rear elevation of the home. Electrician to reinstall all light fixtures and fittings on the walls. The site to be commercially cleaned once all works are completed. Plumber to return to reinstall or lower all metal roof cappings and flashings over the walls that have been rendered. All scaffolding to be removed.	Painter to remove any excess building waste and debris on the front door and doorjamb. Painter to prepare and paint the door and doorjamb as required in order to alleviate any acrylic render and / or cement smear marks on the doorjamb and entry door.	Photo Appendix Pages 144 - 146

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
75	External	Nature strip.	Front yard nature strip substrate has subsided due to scissor lift truck and other plant and equipment was stored on the nature strip. The nature strip is a compressed substrate with a synthetic grass detail, which cannot be top dressed like typical grass to alleviate this issue.	Defective building works in progress	Synthetic grass needs to be removed. Substrate needs to be re-levelled and re-compacted in order to achieve a smooth consistent finish substrate.	Photo Appendix Pages 147 - 148
76	External	Front veranda.	Front veranda was to be rectified with a like-for-like approach within the details of the existing project. The builder chose, without consultation nor consent, to apply acrylic render to the column and fascia of the veranda. The acrylic render does not match the original sand and cement finish and the black acrylic render is in need of a final coat should this material have been approved, which it was not, is my understanding. It would appear that the column has been built out beyond the face of the fascia board of the veranda, this has now resulted in a step down detail at the top of the column where it meets the veranda fascia. On the basis that the allowance has been made to address the front facade of the home, no allowance has been made for this detail within our earlier defects, as it is my position that this entire deck may need to be demolished or lowered to meet council requirements. This defect will be to solely address the change in face elevation between the pier and the veranda fascia detail. Within photographs 247 & 248 this demonstrates the original detail and lush detail between the column and veranda reveal junction. No step down nor pop out detail within the original build.	Defective building works in progress	The column needs to be ground back in order to have the render of the column flush with the cladding of the veranda fascia board. The old column used to be flush up until the top of the floor tiles, now the column is approx. 300mm down from the top of the floor tiles. The column needs to be ground back by approx. 35mm on the southern and western elevations. The column needs to be rendered in order for the column to be flush with the veranda fascia detail.	Photo Appendix Pages 149 - 152 + 247 - 248
77	External	Front veranda.	The front veranda floor tiles have a tile capping detail which has an inconsistent overhang which ranges from flush at the external corners and up to 16mm within the belly of the wall. This highlights that the blue board is not installed straight nor to a true line. The external corner of the fascia has a horizontal control joint within the blue board sheeting which should have been concealed within an external corner. The build up of acrylic render within the veranda fascia and external corner is required to alleviate this defect.	Defective building works in progress	The render over the veranda fascia needs to be flush with the tiles or with a consistent quirk with the floor tiles, which are working as a capping detail, to have a consistent overhang. The veranda fascia detail external corner needs to be prepared in order to accommodate for an external corner to be installed to alleviate the junction within the external corner. The 2 glass balustrading need to be removed in order for the acrylic render and external corner work to be carried out to the fascia of the veranda. The fascia of the veranda's acrylic render needs to be consistently recessed in or flush with the top of the ceramic floor tiles on top of the veranda.	Photo Appendix Pages 153 - 154
78	External	Front veranda.	Front veranda ceiling is not supplied nor installed.	Incomplete building works	Carpenter to supply and install timber trimwork to complete the timber framing in order to take fibrous cement soffit linings. Plasterer to supply and install fibrous cement soffit lining to the underside of the veranda. Plasterer to set all soffit linings. Painter to apply paint to the underside of the fibrous cement soffit linings. Electrician to supply and install black rimmed down lights and sensor.	Photo Appendix Pages 155 - 158

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
79	External	First floor balustrade.	First floor front glass handrail and balustrade detail is non-compliant due to the handrail being less than 1m in height.	Defective and incomplete building works Australian Standards AS 1170.1 Structural design actions: Part 1: Permanent, imposed and other actions	Remove and dispose of the glass balustrading. Supply and install glass balustrading to be no less than 1m in height from the finished floor level. Reinstall the existing metal handrail connecting the glass balustrading.	Photo Appendix Pages 160 - 161
80	External	First floor veranda.	Architectural plans show a finished RL over the entire veranda as 1 finished floor level. The veranda was built with a 2-step / 2 RL detail without consultation nor approval prior to construction. Within my original inspection when I was carrying out my flood test in June, I saw the perimeter of the veranda that was having a hob that was cement rendered and now I find the hob around the veranda tiled. Neither detail is correct, based upon the architectural plans which depict a single finished floor level covering the entire ornate veranda. I draw your attention to the photos within the Appendices which showcase the inconsistencies and the random approach that the builder has taken during construction and as per the applicants advice, no permission was granted for the inconsistent detail over the front veranda compared to the architectural plans that the builder was contracted to build against.	Defective and incomplete building works in reflection to the architectural plans vs the built form	By inspecting the underside of the floor structure, I can see no reason why the hob detail has been created, therefore, I have allowed to lower the hob of the veranda in order to achieve the detail as outlined within the architectural plans. The plans that I am referring to are dated 16.04.17 drawn by E.C checked by H.C with a scale of 1:100 @A3 document. The plans have a job number of 17189 drawing number A1102 issue 4. Demolition contractor to remove the floor tiles and hob in order to achieve a flat surface matching the architectural plans. Demolition contractor to remove the floor tiles throughout the veranda as the membrane will be damaged once the hob is removed. Skirting tiles to be removed and disposed of. Waterproofer to return to apply a new waterproof membrane over the entire floor of the veranda, including 100mm up the wall. Tiler to supply and install floor tiles with slip-resistance and with a fall directing all surface water to the floor waste. Cement renderer to patch and make good the walls affected by the removal of the skirting tiles. Cement renderer to supply a patchwork and skim coat over the veranda edge reveal detail on both elevations.	Photo Appendix Pages 162 - 164 + 251
81	External	Aluminium screen.	The aluminium vertical screen is damaged and incomplete installation.	Damaged, defective and incomplete works	All aluminium elements need to be sanded back, filled, prepped and painted. All holes need to be welded and filled, together with all excessive welds removed / ground back and the short and inconsistent welds need to be extended in order for a constant flow of aluminium weld within each junction. Once all repair works are carried out by a metal fabricator, the screen needs to be repainted via air brush in order to achieve a powder coat finish appearance.	Photo Appendix Pages 165 - 179
82	External	Wall and pergola junction.	Wall and pergola junction has an oversized inverted flashing detail that was never there in the original build that was demolished during the remedial works of the front deck. A small angle would not be noticeable, however, this oversized detail is not discussed nor approved by the homeowner nor part of the original brief.	Defective building works	Remove the oversized wall and pergola flashing detail and supply and install a new small 25mm x 25mm black powder coated angle connecting the wall and pergola structure together via pop rivets and screws back into the masonry wall.	Photo Appendix Pages 180 - 181

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Photos
83	External	Roof elevation	I was advised that the roof rattles on the western elevation side of the house, in particular the western and northern elevation corners. I was not supplied any pictures or videos, however, I was advised that the rattling roof is loud and noticeable during windy weather. I have made comment on this, and should I be supplied a video to support the applicant's claim I can return to site to assess the rooftop elevation in order to understand if this defect is supported or not.	Not Applicable	Not Applicable	No Photos
84	Internal	Internal doors	Internal doors were damaged and scratched at the time of practical completion and handover of the project. I came to this conclusion because I saw a defect list that was issued by the applicant to the builder prior to practical completion certificate being issues by the private certifier. I have been supplied photographs of the doors at the time of practical completion and I can confirm the doors were still scratched and in need of repair by a painter.	Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Painter to prepare all surfaces with a light sand and apply a sealer and 2 colour coats over all repaired woodwork / doors / doorjambs / architraves.	Photo Appendix Pages 252 - 257
85	Furniture packing and removalists to and from rental property for the duration of the remedial works	Green Valley / Bossley Park https://www.realestate.com.au/property-house-nsw-bossley+park-438039036	On the basis that the project be awarded to 1 building contractor in order to have the contract completed in the most efficient way possible and in order to obtain the most cost effective repairs, I suggest the owners / occupants move out of the property for a period of 6 months. I have taken the liberty of finding a house that is 4 bedrooms that is currently on the market for rent in Green Valley, and it is currently for rent for $1,050.00 per week for a minimum period of 6 or 12 months. I have called Nuss Removals and I have obtained a fee proposal for the relocation costs of the occupants personal belongings to be packed, moved and unpacked into the new premises and again in return for the relocation back into the property post all construction works being complete. These costs have been factored into my scott schedule on the basis that the AC works will be covering the entire internal property and the entire external elevation of the building will be scaffolded and worked on in order to rectify the defects outlined within this report. https://www.realestate.com.au/property-house-nsw-bossley+park-438039036	No Australian Standards Applicable	Furniture removalist will be engaged to pack and box all personal belongings ready for the removal of the goods via trucks. Removalists to pack the truck and transport the goods to the new location. Removalists to unpack all the boxes and furniture and place the personal belongings of the occupants into the new property. Ditto above for the relocation back to site post construction. Accommodation costs for a rental period for a minimum period of 6 months.	No Photos
86	Internal	Entire first floor	Significant spring ans squeak within the timber floor structure. *I refer to Video Defect 86A Creaking Floor Boards 2 and Defect 86B Creaking Floor Boards 1*	Australian Standard AS 1684.2-2010 Residential timber-framed construction - Non-cyclonic areas This standard provides guidelines and requirements for timber framing, including floor systems, in residential buildings in non-cyclonic areas of Australia	Removal of all furniture within the entire first floor. Removal of carpet. Screw the entire floor down with 65mm screws at 100mm spacing. Reinstall carpet. Relocate all furniture within each room.	No Photos

APPENDIX B - SCOTT SCHEDULE

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
1	Timber stairs are to have slip-resistant clear coat applied to the stairs in order to comply with NCC regulations. The contractor carrying out this work is to apply a slip-resistant certificate to support their works for compliance against NCC regulations.	The risk associated with this defect is that the person using the staircase could slip down the stairs and slide down the entire staircase and not just a singular step, as it is expected that should a person slide down a staircase with the appropriate slip resistant measures applied they would only slip down one step and not the entire staircase	It is standard procedure for any building contactor and specialty staircase supplier to build and deliver a compliant staircase meeting the minimum requirements as outlined within NCC, BCA and DFT Standards & Tolerances.	The builder should have installed slip resistant measures to the timber treads in order to minimize the risk for a person falling down the stairs and to have the staircase compliant with current building regulations.	Labour - Floor sander	1	8	2	16	$ 140.00	$ 2,240.00
					Materials						$ 76.00
					Waste						$ -
					Plant						$ -
					Total						$ 2,316.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 694.80
					Total						$ 3,010.80
					GST						$ 301.08
					Total						$ 3,311.88
2	Extension of the existing handrail to comply with Australian Standards AS1657.	The risk associated with this defect is that a person using the staircase could fall down the stairs without a handrail to grab meeting current building regulations.	It is standard procedure for any building contactor and specialty staircase supplier to build and deliver a compliant staircase meeting the minimum requirements as outlined within NCC / BCA and DFT Standards & Tolerances.	The builder should have installed a handrail running down the entire staircase to comply with current building regulations, not only partial installation of a handrail as there currently is at the time of my inspection.	Labour - Carpenter	1	4	1	4	$ 95.00	$ 380.00
					Labour - Painter	1	2	1	2	$ 80.00	$ 160.00
					Materials						$ 216.80
					Waste						$ -
					Plant						$ -
					Total						$ 756.80
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 227.04
					Total						$ 983.84
					GST						$ 98.38
					Total						$ 1,082.22
3	A handrail is to be supplied and installed, connecting the 3 glass panels meeting BCA policies and Australian Standards 1288 & AS 1170.1.	The glass balustrading could break upon localised point loads being applied to the balustrading and without the continual capping or one common connection to the glass balustrading, a person could fall down the staircase from the hallway without such a barrier as required within BCA / NCC / DFT Standards & Tolerances.	This continual handrail detail is a requirement within the NCC / BCA / DFT that any competent builder should adhere to, and it is common for all licensed builders and private certifiers to be across this legislation as it has been around for many years.	The builder should have engaged a licensed, qualified and experienced balustrading contractor to carry out these works, as that specialty contractor would have led the builder to install a compliant balustrading along the first floor area overlooking the stairwell.	Labour - Glazier	1	4	1.5	6	$ 95.00	$ 570.00
					Materials						$ 316.60
					Waste						$ -
					Plant						$ -
					Total						$ 886.60
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 265.98
					Total						$ 1,152.58
					GST						$ 115.26
					Total						$ 1,267.84
4	Builder to supply glazing certificate confirming the glass type, thickness and engineering qualities of the glass for further assessment for compliance. Note; I have allowed for an engineer to inspect and issue a certificate of compliance or non-compliance, once the glass has been approved this defect can be removed. Should the existing glass not be approved, further allowances will need to be made in order to replace the existing glass with the correct glass meeting building code	With the glass appearing to be non-compliant and with no certificate in place, the risk of the glass shattering with applied loads is highly probable, resulting in a person falling down the stairwell.	It is industry standard that all glass balustrades are supported with a certificate of compliance which outlines the type of glass used and that the works comply with the relevant codes meeting BCA / NCC / DFT Standards & Tolerances.	Builder should have engaged with a licensed glazier and upon making final payment the glazier would have supplied a final sign off certificate confirming the materials used meet current industry standards.	Labour - Glazier / Engineer						$ 650.00
					Materials						$ -
					Waste						$ -
					Plant						$ -
					Total						$ 650.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 195.00
					Total						$ 845.00
					GST						$ 84.50
					Total						$ 929.50
5	Remove tiles. Re-waterproof the bathroom floor. Supply and install new bathroom floor tiles with the appropriate fall towards the centre floor waste within the bathroom. Should the tiles not be able to be matched, the entire bathroom needs to be replaced. 3.7m x 3.1m floor area 2.4m height, wall tiles to the ceiling. Shower screen should be removed and reinstalled. The bathtub should be removed and reinstalled. Remove and reinstall handbasin, including stone top. Wall mount flip mixers over the bathtub, shower and vanity unit should be removed and reinstalled. The toilet suite and stopcock should be removed and reinstalled. The toothbrush holder, towel rail holders x 2 of, should be removed and reinstalled.	The builder was required to supervise the licensed tilers in order to obtain adequate falls within all floor tiles within all wet rooms. With the builder not supervising nor holding the licensed tiler accountable to achieve the adequate falls within the floor tiles within the bathroom, this runs a risk that should there be a failure within the plumbing in the bathroom all surface water will not drain to the floor waste within the bathroom, which will result in water egressing from the wet room.	The requirement for adequate falls within all wet rooms is a standard expectation by all licensed tilers carrying out works within bathroom floors. It is industry standard to expect a licensed builder to supervise the tiler in order to be able to hand over a finished product meeting the minimum guidelines within the AS / BCA / NCC / DFT Standards & Tolerances.	The licensed builder should have supervised the licensed tiler that was carrying out the floor tiling within the wet rooms, and with regular supervision and daily checks of their work this defect could have been avoided with the project supervisor simply telling the licensed tiler that the works had not been compliant with BCA / NCC / DFT Standards & Tolerances.	Labour - Plumber / decommission	2	4	1	8	$ 115.00	$ 920.00
					Labour - Electrician / decommission	1	2	1	2	$ 120.00	$ 240.00
					Labour - Demolition	3	8	1	24	$ 80.00	$ 1,920.00
					Labour - Plasterer	3	8	1.5	36	$ 95.00	$ 3,420.00
					Labour - Waterproofer	1	8	1.5	12	$ 110.00	$ 1,320.00
					Labour - Tiler	2	8	5	80	$ 93.00	$ 7,440.00
					Labour - Glazier	2	4	1	8	$ 95.00	$ 760.00
					Labour - Plumber / refit	2	8	1	16	$ 115.00	$ 1,840.00
					Labour - Electrician / refit	1	4	1	4	$ 120.00	$ 480.00
					Labour - Painter	1	4	2	8	$ 80.00	$ 640.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 7,160.00
					Waste						$ 450.00
					Plant						$ -
					Total						$ 26,910.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 8,073.00
					Total						$ 34,983.00
					GST						$ 3,498.30
					Total						$ 38,481.30
6	Remove 1 tile in the corner of the bathroom. Patch and make good the waterproofing. Should the 1 tile not be available, the entire bathroom floor needs to be replaced, together with the wall tiles. I have made the allowance to replace the 1 tile on the assumption that the builder can find a matching tile. Should the tiles not be found to be matching, this defect will be upgraded to have the entire ground floor bathroom floor tiles replaced. Special note; within our scott schedule we have allowed for 1 man, 2 days to source a matching tile and 1 man 1 day to remove the cracked tile and replace the cracked tile with the new tile, with the assumption that the waterproofing membrane beneath the cracked tile is not disturbed.	The builder was required to supply the adequate materials for the project. They were to have the works carried out meeting manufacturer's guidelines and NCC / BCA requirements.	The builder should have supplied the correct tiles and glue for this application or if the tiles and glue were supplied by the tiler, they should have been checked as installed in order to have a defect free tiling trade within the ground floor bathroom.	The builder should have obtained a certificate from the tiler warranting their works and from the tile supplier and glue / adherent supplier for the wall tiles. I can only assume the materials selected and techniques used were the tilers responsibility, however, it is my opinion the licensed builder should have policed this process pre, during and post tiling trade within this project in order to not be exposed with cracked tiles in the bathroom as outlined within this defect.	Labour - Tiler	1	8	3	24	$ 93.00	$ 2,232.00
					Materials						$ 100.00
					Waste						$ 10.00
					Plant						$ -
					Total						$ 2,342.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 702.60
					Total						$ 3,044.60
					GST						$ 304.46
					Total						$ 3,349.06

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
7	The entire bathroom needs to be allowed to be removed and rebuilt with adequate falls. Special note; the bathroom floor tiles match the hallway and the entire ground floor, floor tiles. 2.7m x 1.8m x 2.4m high. Remove and reinstall the shower screen. Remove and reinstall the toilet suite. Remove and reinstall the vanity. unit. Remove and reinstall 4 x wall fittings 1 x soap dish holder 2 x towel rail holder 1 x toilet brush holder	The builder was required to supervise the licensed tilers in order to obtain adequate falls within all floor tiles within all wet rooms.	With the builder not supervising nor holding the licensed tiler accountable to achieve the adequate falls within the floor tiles within the bathroom, this runs a risk that should there be a failure within the plumbing in the bathroom, all surface water will not drain to the floor waste within the bathroom, which will result in water egressing from the wet room. This requirement for adequate falls within all wet rooms is a standard expectation by all licensed tilers carrying out works within bathroom floors.	The licensed builder should have supervised the licensed tiler that was carrying out the floor tiling within the wet rooms, and with regular supervision and daily checks of their work this defect could have been avoided with the project supervisor simply telling the licensed tiler that the works had not been compliant with BCA / NCC / DFT Standards & Tolerances.	Labour - Plumber	2	4	2	16	$ 115.00	$ 1,840.00
					Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00
					Labour - Demolition	3	8	1	24	$ 80.00	$ 1,920.00
					Labour - Plasterer	2	8	1.5	24	$ 95.00	$ 2,280.00
					Labour - Waterproofer	1	8	1.5	12	$ 110.00	$ 1,320.00
					Labour - Tiler	2	8	4	64	$ 93.00	$ 5,952.00
					Labour - Painter	1	4	2	8	$ 80.00	$ 640.00
					Labour - Glazier	2	2	1	4	$ 95.00	$ 380.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 5,870.00
					Waste						$ 450.00
					Plant						$ -
					Total						$ 21,452.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,435.60
					Total						$ 27,887.60
					GST						$ 2,788.76
					Total						$ 30,676.36
8	Remove and reinstall glass shower screen. Remove the shower cubicle floor tiles and wall tiles. Replace waterproofing that is damaged during the removal of the wall and floor tiles. Tiler to screed the floor with adequate falls. Waterproofer to apply a second coat of waterproof membrane on top of the screed. Tiler to lay wall and floor tiles meeting Australian Standards and BCA and NCC Guidelines.	The builder was required to supervise the licensed tilers in order to obtain adequate falls within all floor tiles within all wet rooms.	With the builder not supervising nor holding the licensed tiler accountable to achieve the adequate falls within the floor tiles within the bathroom, this runs a risk that should there be a failure within the plumbing in the bathroom, all surface water will not drain to the floor waste within the bathroom, which will result in water egressing from the wet room. This requirement for adequate falls within all wet rooms is a standard expectation by all licensed tilers carrying out works within bathroom floors.	The licensed builder should have supervised the licensed tiler that was carrying out the floor tiling within the wet rooms, and with regular supervision and daily checks of their work this defect could have been avoided with the project supervisor simply telling the licensed tiler that the works had not been compliant with BCA / NCC / DFT Standards & Tolerances.	Labour - Plumber	1	2	2	4	$ 115.00	$ 460.00
					Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00
					Labour - Demolition	2	8	1	16	$ 80.00	$ 1,280.00
					Labour - Plasterer	2	8	1.5	24	$ 95.00	$ 2,280.00
					Labour - Waterproofer	1	4	2	8	$ 110.00	$ 880.00
					Labour - Tiler	1	8	2	16	$ 93.00	$ 1,488.00
					Labour - Painter	1	1	1	1	$ 80.00	$ 80.00
					Labour - Glazier	2	2	1	4	$ 95.00	$ 380.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 5,870.00
					Waste						$ 450.00
					Plant						$ -
					Total						$ 13,968.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 4,190.40
					Total						$ 18,158.40
					GST						$ 1,815.84
					Total						$ 19,974.24
9	Proposal for Western facing first floor external wall, for the rendered wall to have the paint removed and treated applied in order to reduce the risk for water penetrating through the external masonry and rendered wall. 1. The wall in question will need to be membraned in order to create a monolithic external masonry wall. 2. The wall is question will need to be painted in order to have a finished product covering the entire height and length of the wall as one constant finish in order to achieve a non-visible membrane coating over the wall in question. 3. All downpipes are to be removed during this process and reinstalled post the painting of the walls. 4. Painter is to allow to paint the wall in question and caulk the masonry reveals and window junctions. Special Note; within the scott schedule, allowances have been made to complete the works that were in progress.	With the builder choosing to not supervise the bricklayers adequately or for the incorrect levels to be supplied to the bricklayers for the weep holes locations, it has resulted that moisture is able to pool within the cavity of the building and seep out within the roof space over the rear kitchen, living room and dining area.	The licensed builder should have checked for the weep hole locations prior to the roof being installed. The licensed builder should have followed industry practice and legislation for the location of the weep holes. The builder should have mitigated this defect once the roof installation was complete where the weep holes had then been concealed in the roof void.	The builder should have set out the project where he would have foreseen that the rear roof elevation be installed and they should have contacted the bricklayers and cement renderers pre, during and post construction in order to alleviate the risk of water ingress within the roof void and internal habitable rooms.	Labour - Plumber	2	4	1	8	$ 115.00	$ 920.00
					Labour - Demolition	3	8	2	48	$ 80.00	$ 3,840.00
					Labour - Waterproofer	2	8	2	32	$ 110.00	$ 3,520.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Labour - Plumber	2	4	1	8	$ 115.00	$ 920.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 7,180.00
					Waste						$ 100.00
					Plant						$ 1,800.00
					Total						$ 19,880.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,964.00
					Total						$ 25,844.00
					GST						$ 2,584.40
					Total						$ 28,428.40
10	Kitchen joinery is to be removed and disposed of, I am referring to the joinery within the rangehood shaft and the carcass to the left of the mirrored splashback. New kitchen joinery is to be supplied and installed like-for-like.	The builder is required to deliver a project to a high standard meeting minimum requirements as outlined within DFT Standards & Tolerances in order to achieve a quality finish in a high traffic area such as the kitchen.	It is industry standards to expect a licensed builder to supervise the plasterer and painter in order to be able to handover a finished product meeting the minimum quality guidelines within the BCA / NCC / DFT Standards & Tolerances.	The building contractor could have supervised the works whilst in progress and prior to handover, they could have advised the plasterer and / or painter of the defects, which would have resulted in a defect free handover in this element of the building.	Labour - Electrician	2	2	2	8	$ 120.00	$ 960.00
					Labour - Glazier	1	2	2	4	$ 95.00	$ 380.00
					Labour - Demolition	2	2	1	4	$ 80.00	$ 320.00
					Labour - Joiner	2	8	1.5	24	$ 140.00	$ 3,360.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 3,110.00
					Waste						$ 200.00
					Plant						$ -
					Total						$ 8,970.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,691.00
					Total						$ 11,661.00
					GST						$ 1,166.10
					Total						$ 12,827.10

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
11	Remove and dispose of the access hatch within the plasterboard bulkhead above the hotplate. Plasterer to patch the ceiling. Painter to paint and make good the ceiling.	The building contractor should have foreseen this unsightly detail that was a by-product of remedial works due to failed bulkhead issues within earlier defects raised between the consumer and the builder, and should the builder have considered the aesthetics of this element of the building or should the builder have obtained approval to change the scope of this element of the building with the support of the client, this defect would not be present now, post construction.	The building contractor could have simply asked the homeowner if an access hatch could be installed to address the penetration created within the bulkhead. Or The building contractor could have simply sheeted, set, sanded and painted the bulkhead as it was prior to the remedial works.	Building contractor could have simply put a request for information to the consumer seeking approval for the addition of an access panel to the bulkhead within the kitchen that is located adjacent to hotplate in an area that is so prominent to the kitchen, living room and dining room.	Labour - Plasterer	1	4	1	4	$ 95.00	$ 380.00
					Labour - Painter	1	1	2	2	$ 80.00	$ 160.00
					Labour - Cleaner	1	2	1	2	$ 80.00	$ 160.00
					Materials						$ 66.00
					Waste						$ 10.00
					Plant						$ -
					Total						$ 776.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 232.80
					Total						$ 1,008.80
					GST						$ 100.88
					Total						$ 1,109.68
12	Remove and dispose of defective cupboard. Supply and install a new cupboard. Supply and install a new access panel matching the old access panel to access the AC system.	The building contractor returned to site to rectify moisture related defects seen within the kitchen bulkhead and blade wall junction. The building contractor accessed the roof void / bulkhead via the overhead cupboards top shelf / top of cupboard and they simply installed a second panel to cover up the penetration created where the correct procedure was to replace the carcass top panel.	The building contractor should have removed the carcass and cupboard where they chose to gain access within the bulkhead, which would have alleviated the need to install this dummy top panel within the cupboard, as the detail within this cupboard is inconsistent within the remaining kitchen, together with the panel used is defective and poorly installed not meeting BCA / NCC / DFT Standards & Tolerances for the installation of the fixed panel.	The building contractor should have removed the entire carcass to gain access to the bulkhead in order to assess the possible water ingress issues found within the bulkhead. The building contractor should have replaced the top panel to mitigate the disappointment of the client, as the detail within this cupboard does not match the remaining cupboards. The building contractor should have put a request for information through to the client for the additional top panel within the carcass, in order to obtain approval prior to the new works and scope carried out within this carcass.	Labour - Joiner	2	8	1.5	24	$ 140.00	$ 3,360.00
					Labour - Painter	1	2	1	2	$ 80.00	$ 160.00
					Labour - Cleaner	1	2	1	2	$ 80.00	$ 160.00
					Materials						$ 810.40
					Waste						$ 140.00
					Plant						$ -
					Total						$ 4,630.40
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,389.12
					Total						$ 6,019.52
					GST						$ 601.95
					Total						$ 6,621.47
13	Plasterer to sheet the openings within the plasterboard ceiling. Plasterer to set and sand the plasterboard ceiling once patchwork is completed. Painter to patch the new plasterboard as required and paint the new and old plasterboard ceiling in order to achieve a seamless junction between the old and new plasterboard ceilings.	The building contractor has carelessly installed weep holes within the roof void of the skillion roof structure within the rear of the home over the kitchen, living room and dining room. Under a flood test assessment, it is found that the roof sheets / flashings leak into the ceiling and roof void below within the kitchen, living room and dining room. The building contractor should have known that weep holes are designed to egress moisture and water within the cavities, however, this was disregarded and it is possible that the moisture related issues within the kitchen, living room and dining rooms are a by-product of the weep holes being installed within the roof void which has resulted in ongoing water related defects within the kitchen, living room and dining room.	Within all legislations outlined within the BCA / NCC and DFT Standards & Tolerances, it is clearly noted that weep holes should be allowed to egress any water within the cavities to the outside elevations of the building and this was disregarded when the weep holes were installed in the incorrect location and not new weep holes were installed at a higher level than the current ones.	Once the building contractor had noticed that the weep holes were installed within the roof void, they should have had the bricklayer return to demolish the wall and rebuild the wall with the flashings and weep holes at a higher level to allow the water to egress the cavity that would run down the brick face onto the roof elevation and not into the roof void as currently is the case on the day of my inspection.	Labour - Plasterer	2	4	1.5	12	$ 95.00	$ 1,140.00
					Labour - Painter	1	8	1	8	$ 80.00	$ 640.00
					Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00
					Materials						$ 198.00
					Waste						$ -
					Plant						$ -
					Total						$ 2,618.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 785.40
					Total						$ 3,403.40
					GST						$ 340.34
					Total						$ 3,743.74
14	Plasterer to sand the ceiling. Commercial cleaner to clean the aluminium. Painter to patch and make good.	Building contractor should have managed the plasterer and painter when on site in order to obtain good quality building works form them whilst on site in order to adhere to DFT and BCA / NCC Guidelines for quality of finish.	Should the building contractor understand the level of risk associated with allowing tradesmen to carry out work unsupervised they should have spent the appropriate time to supervise each subcontractor so they would prevent poor quality of works being handed over for completion as it is the case on the day of my inspection.	The builder should have supervised each contractor when they commenced their works, during the works and post the works being complete where they would have had the opportunity to instruct the plasterer or painter to rectify any defects that they were responsible for as identified within our report covering this defect.	Labour - Plasterer	1	4	1	4	$ 95.00	$ 380.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 25.00
					Waste						$ -
					Plant						$ -
					Total						$ 1,045.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 313.50
					Total						$ 1,358.50
					GST						$ 135.85
					Total						$ 1,494.35

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
15	The Australian Standards for ventilation within a laundry are covered by the AS 1668 series. Specifically, AS 1668.2 outlines the requirements for mechanical ventilation in buildings. Supply and install a ceiling exhaust fan over the dryer ceiling and core it out through the wall above the sliding door.	Should the building contractor have understood the requirements for a laundry, and that being a laundry must have an openable window or mechanical fan drawing any moisture or condensation from the laundry to the outside atmosphere, this defect could have been mitigated.	The building contractor should have been aware of council requirements and legislation for a laundry that is built with no openable windows within the room in order for them to build a compliant wet room / laundry.	The building contractor should have allowed, within his variation and / or head contract, for a mechanical fan to be installed within the laundry in order for them to handover a compliant laundry for fresh air extraction due to the laundry having no openable windows.	Labour - Coring contractor	1	8	1	8	$ 150.00	$ 1,200.00
					Labour - Electrician	2	4	1	8	$ 120.00	$ 960.00
					Materials						$ 690.00
					Waste						$ 20.00
					Plant						$ 150.00
					Total						$ 3,020.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 906.00
					Total						$ 3,926.00
					GST						$ 392.60
					Total						$ 4,318.60
16	The Australian Standard covering silicone sealants for bathroom wall and floor tile junctions is AS 3745. Tiler to remove all grout applied to wall and floor tiles junctions and vertical wall tile junctions throughout the laundry. Tiler to apply a flexible sealant, mould resistant, within all internal junctions, allowing movement without cracking the tiles.	The building contractor should have applied the requirements as outlined within the tiling trade for all tiles where they meet within the internal and external junctions. That being silicone is to be applied to all internal wall and floor tile junctions, vertical wall tile junctions and wall and ceiling junctions.	The building contractor should have been aware of his obligations within the BCA / NCC for the requirement to apply silicone to all internal junctions as it known as best building practice and standard industry practice to have silicone applied to all internal and external junctions within the tiling aspect of a project.	The building contractor should have conducted a visual inspection pulled up the tiler and / or contractors involved in applying grout to the internal junctions of the laundry prior to handover. The builder should have instructed the tilers to rectify this defect upon it becoming apparent to the builder.	Labour - Tiler	1	8	1.5	12	$ 93.00	$ 1,116.00
					Materials						$ 79.00
					Waste						$ -
					Plant						$ -
					Total						$ 1,195.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 358.50
					Total						$ 1,553.50
					GST						$ 155.35
					Total						$ 1,708.85
17	There isn't a specific Australian Standard that exclusively covers cracks in plasterboard within residential homes. However, guidelines for the installation and finishing of plasterboard are typically outlined in the AS 2589 - Gypsum linings - Application and Finishing standard. When it comes to addressing cracks in plasterboard, it's important to consider the cause of the cracks and the appropriate repair methods. Cracks in plasterboard can occur due to various reasons such as movement in the building, settling, or changes in temperature and humidity. Repairing cracks often involves applying joint compound or plaster, possibly with the use of tape. With the knowledge that the external wall has blocked and missing weep holes, it is highly likely that should the wall upstairs not be waterproofed or made compliant, that this crack and other cracks could reoccur in the future due to water ingress within the property. Plasterer to express the cracks within the plasterboard ceiling linings and apply setting tape and a 3-coat plaster system. Painter to prepare and paint the ceiling as required.	The building contractor should have carried out a detailed inspection of the building works where this crack within the laundry was present and he should have had the plasterer and / or painter carry out the works to a high standard meeting minimum requirements as outlined within DFT Standards & Tolerances.	The building contractor should have maintained a high quality standard to this aspect of the building in order to alleviate this defect being brought to their attention at a later stage as we are today. The building contractor should have been familiar with the standard requirements within the NCC that a competent building contractor should adhere to on all aspects of the build.	The building contractor should hold his subcontractors accountable when they are delivering poor quality work, as this defect has passed through the plasterer's hands and painter's hands which the consumer now has to deal with, within this expert witness report.	Labour - Plasterer	1	4	2	8	$ 95.00	$ 760.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 70.00
					Waste						$ -
					Plant						$ -
					Total						$ 1,150.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 345.00
					Total						$ 1,495.00
					GST						$ 149.50
					Total						$ 1,644.50
18	Waterproofing of the external masonry wall in order to alleviate any moisture ingress within he cavities that will be tracked through the timber frame box gutter structure.	The building contractor should be aware that bridging the cavity within the building is a high risk and non-compliant aspect of any bult form, as it is the case within this defect. The builder should have built 2 short stud walls separated with a vertical expansion joint which would result in a non-bridged cavity structure, as seen within these bulkheads within the kitchen.	A competent building contractor, understanding BCA / NCC Guidelines ought to have known the risk associated with bridging the cavity of the building, as this defect elevates the risk of termites and moisture related defects within the cavities and within the internal elevations of the home.	The building contractor should have built 2 independent structures within the cavity with a brick tie detail being installed between the 2 horizontal stud walls within the cavity in order to alleviate any bridging within the cavity and non-compliant structure within the building.	Labour - Waterproofer	2	8	2	32	$ 110.00	$ 3,520.00
					Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00
					Materials						$ 3,785.00
					Waste						$ -
					Plant						$ 1,100.70
					Total						$ 10,965.70
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 3,289.71
					Total						$ 14,255.41
					GST						$ 1,425.54
					Total						$ 15,680.95

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
19	The Australian standard for air conditioning is AS/NZS 1668.1:2015 - The use of ventilation and air conditioning in buildings, Part 1: Fire and smoke control in multi-compartment buildings. This standard provides guidelines and requirements for the design, installation, and maintenance of ventilation and air conditioning systems in buildings. It includes considerations for fire and smoke control in multi-compartment buildings. The AC bulkhead needs to be modified in order for it to have no apertures between the external lineal grill and the face of the cassette. Sheet metal fabrication needs to be implemented in order to bridge the cavity as it is currently found within the bulkhead.	The builder should have understood the risk associated with installing AC cassettes within a bulkhead and installing them short which results in probable condensation capture and disbursement within the timber frame structure within the bulkheads within this property.	The building contractor should have planned and set out the location for the AC cassettes to comply with the required bulkhead size over the kitchen joinery.	The building contractor ought to have set out the bulkhead within the property and then they ought to have instructed the AC contractor to install the cassette outlet flushed with the grill in order to have any condensation disbursed through the grill.	Labour - AC contractor	1	4	2	8	$ 140.00	$ 1,120.00
					Labour - Sheet metal	1	8	1	8	$ 125.00	$ 1,000.00
					Materials						$ 1,360.75
					Waste						$ -
					Plant						$ -
					Total						$ 3,480.75
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,044.23
					Total						$ 4,524.98
					GST						$ 452.50
					Total						$ 4,977.47
20	All bulkheads need to be removed in order to access the AC units within the bulkheads. The AC units need to be relocated within the bulkhead in order to have adequate clearance between the rear masonry and stud walls in order to meet manufacturer's specifications and guidelines All drains need to be replaced with PVC drain lines meeting manufacturer's specifications and guidelines. An insulated metal plenum connecting the system to the grill should be installed in this case. The bulkheads in which these systems are built into have been left completely open. Each bulkhead should be fully enclosed to act as a plenum for the return of the system. Outdoor systems have the drain running straight to the concrete slab causing water to sit against the structure of the house. All new bulkheads need to be built with new treated pine timber framing and 10mm plasterboard ceiling and wall linings. All ceilings and walls affected by the works need to be patched and painted. All lineal grills need to be installed within the openings, with no opportunity for any AC to circulate within the bulkheads or the cavities of the building. This scope of works was prepared in conjunction with Roberts Air Conditioning Pty Ltd report prepared by Steven Cannon.	The builder should have understood the risk associated with installing AC cassettes within a bulkhead and installing them short which results in probable condensation capture and disbursement within the timber frame structure within the bulkheads within this property. This defect is potentially the by-product of the non-compliant building works within the AC installation, as the cassette is installed short of the horizontal grill.	The building contractor should have planned and set out the location for the AC cassettes to comply with the required bulkhead size over the kitchen joinery.	The building contractor ought to have set out the bulkhead within the property and then they ought to have instructed the AC contractor to install the cassette outlet flushed with the grill in order to have any condensation disbursed through the grill.	Labour - AC decommission	2	8	1	16	$ 140.00	$ 2,240.00
					Labour - Demolition	2	8	4	64	$ 80.00	$ 5,120.00
					Labour - AC reinstallation	2	8	5	80	$ 140.00	$ 11,200.00
					Labour - Bulkheads construction	2	8	5	80	$ 95.00	$ 7,600.00
					Labour - Plasterer / wall and ceiling linings	2	8	8	128	$ 95.00	$ 12,160.00
					Labour - Painter	1	8	10	80	$ 80.00	$ 6,400.00
					Labour - Cleaner	2	8	4	64	$ 80.00	$ 5,120.00
					AC misc. parts						$ 4,000.00
					Materials - Carpenter						$ 2,380.00
					Materials - Plasterer						$ 1,190.00
					Materials - Painter						$ 550.00
					Waste						$ 550.00
					Plant						$ 510.00
					Total						$ 59,020.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 17,706.00
					Total						$ 76,726.00
					GST						$ 7,672.60
					Total						$ 84,398.60
21	Deconstructive investigation / removal of plasterboard ceiling, approx. 2m x 1m in the southwest corner of the living room. Flood test over the box gutters and external walls above. Run all plumbing lines and sewer lines within the first floor wet rooms. Run AC system for extended period of time. Flood test the rooftop elevation over the second story. Prepare a report outlining our findings and recommendations to rectify any defects found. I have allowed a PC sum for this task of $5,000.00 for the demolition works, flood test and writing the report.	The building contractor should have run the mechanical system known as the AC prior to any plastering being carried out in order to identify any leaks within the system, as any water / condensation issues from the AC has a high risk of damaging the materials that the moisture sits upon.	The licensed builder should understand the risk of any water egress form the mechanical AC system to the adjacent materials and areas below the AC system.	The building contractor should have run a test within the system prior to any plastering being installed to have a sign off prior to any works being carried out beneath or adjacent to the mechanical ventilation system within this property.	Labour	PC Sum					$ 5,000.00
					Materials						$ -
					Waste						$ -
					Plant						$ -
					Total						$ 5,000.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,500.00
					Total						$ 6,500.00
					GST						$ 650.00
					Total						$ 7,150.00
22	As the cause of this defect is unknown, I recommend that we remove the AC grill to do further investigations and that a contractor carry out a high wind environment externally to see if in fact any water ingresses into the cavity of the home and / or the internal areas of the home or AC bulkhead is affected by the external elements. I recommend once this recreation of a windy period is carried out, a consultant should prepare a scope of works to address any defects found in this aspect of the building. I have allowed a total PC sum for the removal of the grill, the recreation of a windy storm and to produce a written report for a PC sum of $5,000.00.	The builder was required to build a controlled environment where the external environments are not allowed to enter the internal habitable areas which may have resulted in allowing this defect to occur.	A building contractor is obliged to create a watertight environment within each internal habitable area of a building. I cannot identify the exact cause and ingress issue, however, the consumer is faced with an aspect of their building that does not meet current BCA / NCC / DFT Guidelines, as the home is subject to change based upon the external elevations of the property.	The builder ought to have created a watertight environment which excludes dust and wind entering the internal habitable elevations of the building.	Labour	PC Sum					$ 5,000.00
					Materials						$ -
					Waste						$ -
					Plant						$ -
					Total						$ 5,000.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,500.00
					Total						$ 6,500.00
					GST						$ 650.00
					Total						$ 7,150.00

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
23	AC unit is to be installed on a wall bracket in order to allow for a person to walk underneath the compressor. Wall brackets are required for the installation of the compressor in the elevated location and all ducting is to be recessed within the walls.	The building contractor should have foreseen that the AC compressor unit was not suited to be located in the current location as I saw it on the day of my inspection and they should have instructed the specialty contractor that the compressor unit should have been moved to a location that does not limit a person from walking around the entire site.	The building contractor should have noticed, before the installation of the AC compressor unit, that the location was inappropriate, however, should it have been oversighted the building contractor should have directed the AC contractor to relocate the AC compressor to a location that allows all aspects of the property to be accessed with the compressor installed.	The building contractor should have installed the AC compressor unit suspended in the air or in another location that does not limit a person from walking around the property, as the current location is inadequate as it limits and restricts a person from walking down the side of the house.	Labour - Demolition	2	4	1	8	$ 80.00	$ 640.00
					Labour - AC contractor	2	4	2	16	$ 140.00	$ 2,240.00
					Labour - Bricklayer	1	8	1	8	$ 92.00	$ 736.00
					Labour - Renderer	2	8	1	16	$ 90.00	$ 1,440.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Materials - AC						$ 480.00
					Materials						$ 390.00
					Waste						$ 100.00
					Plant						$ 240.00
					Total						$ 7,546.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,263.80
					Total						$ 9,809.80
					GST						$ 980.98
					Total						$ 10,790.78
24	The pool gate post needs to be removed or the collar raised in order to access the floor tiles to be removed. Tiler is to remove the cracked, loose and drummy tile and to supply and install a matching tile. Note; if the tiles are not matching, the entire area needs to be retiled, I have allowed for that as the homeowner has advised me that there are no spare tiles on site.	The installation of the external floor tiles should have been installed meeting manufacturer's instructions in relation to the glue type and tile selection, together with consideration to the tiling trade as required and outlined within the BCA / NCC plus DFT Standards & Tolerances.	Should the building contractor have followed best building practice and AS / NCC / BCA legislation, the cracked tile may not be present and a competent builder should be across this aspect of the build in order to generate a defect free tile project.	The builder should have followed the BCA / NCC / DFT Guidelines in order to have a built form compliant which would have resulted in a floor tile not being cracked.	Labour - Tiler	2	8	3.5	56	$ 93.00	$ 5,208.00
					Materials						$ 1,500.00
					Waste						$ 250.00
					Plant						$ 150.00
					Total						$ 7,108.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,132.40
					Total						$ 9,240.40
					GST						$ 924.04
					Total						$ 10,164.44
25	Painter to prepare and paint all PVC pipes black.	The builder was required to deliver a coherent project with matching finishes and materials throughout the property.	The building contractor should have respected the quality required by his office to deliver a consistent and coherent project with all matching downpipes in form and in colour.	The building contractor should have completed the works with a common goal and theme, that being that all downpipes are to be matching in form, colour and finish. This is not the case within this property in relation to the downpipes.	Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 20.00
					Waste						$ -
					Plant						$ -
					Total						$ 340.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 102.00
					Total						$ 442.00
					GST						$ 44.20
					Total						$ 486.20
26	Remove the existing gutter and reinstall the gutter with 50% of the fall going towards the left and 50% of the fall going towards the right external corners of the building in order for no pooling of water to occur within the gutters.	The builder should have engaged a hydraulic engineer to specify the volume capacity of the gutters and downpipes to alleviate the unnecessary and oversupply of gutters and downpipes within this rear elevation of the building. Having said that, the defect still exists post the initial defect being recorded and sent to the builder within the first round of building defects.	The building contractor should have foreseen that installing additional downpipes without the adjustments carried out to the gutters would be a fruitless exercise.	The building contractor should have engaged a hydraulic engineer to assess, comment and suggest a solution for the issue that was brought to the builder's attention post the initial handover of the property and prior to the first round / first attempt to rectify this defect. The building contractor should have removed, raised and reinstalled the gutter with the appropriate falls to each downpipe to address this defect.	Labour - Plumber	2	6	1	12	$ 115.00	$ 1,380.00
					Materials						$ 310.00
					Waste						$ -
					Plant						$ -
					Total						$ 1,690.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 507.00
					Total						$ 2,197.00
					GST						$ 219.70
					Total						$ 2,416.70
27	Floor tiler to grout the floor tiles.	The builder was required to complete the building works and within this defect the builder left the grouting of the floor tiles / pavement outstanding.	The builder should have been aware that the works require to be grouted and finished to a standard matching the adjacent floor tiles / pavement.	The builder should have instructed the floor tiler to complete the works with the grouting of floor tiles / pavement in and around the new downpipe installation matching the adjacent floor tiles.	Labour - Tiler	1	1	1	1	$ 93.00	$ 93.00
					Materials						$ 10.00
					Waste						$ -
					Plant						$ -
					Total						$ 103.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 30.90
					Total						$ 133.90
					GST						$ 13.39
					Total						$ 147.29
28	Tiler to remove the grout between the pool coping tiles and pool concourse tile running parallel to the fixed window. Tiler to apply flexible sealant between the pool coping tile and pool concourse tile to allow movement between the tiles.	Builder ought to understand the risk of not applying grout and / or silicone to the subject area to allow for differential movement between the pool concourse paving and the window junction, as the 2 materials bear upon different footing, therefore, appropriate allowances should have been foreseen as required, therefore making sealant being a requirement to be applied to the floor tiles and window junction.	The foreseeable risk of this aspect of the property is that the builder ought to understand that there will always be differential movement between 2 structural elements, such as the house having its own footings and the pool concourse tiles depend upon the pool structure and pool concourse slab. It is industry practice that flexible sealant is applied to cold joints and / or live joints within elements that have the capacity to move different to the adjacent surfaces such as this defect.	The builder ought to have made allowances within the built form and surfaces for differential movement between the house and the pool structure together with the pool concourse structure as these elements of the building have different live and dead load considerations which therefore would justify and validate a flexible sealant be applied to the wall and floor junctions of the property.	Labour - Tiler	1	4	1	4	$ 93.00	$ 372.00
					Materials						$ 57.10
					Waste						$ -
					Plant						$ -
					Total						$ 429.10
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 128.73
					Total						$ 557.83
					GST						$ 55.78
					Total						$ 613.61

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
29	All cracked, loose and drummy pool coping tiles and pool concourse tiles are to be removed and disposed of. Tiler to supply and install matching pool coping and concourse tiles as required. Within the scott schedule, I have allowed for 1 man 1 day to source matching tiles and the remaining tile for the removal of the faulty tiles and the reinstallation of the new tiles.	To my understanding the builder returned to site to address a leak within the downpipe where he was to assess the issue prior to commencement of the remedial works and he took the approach that the pavers need to be remvoed and the concrete substrate was required to be removed and jackhammered out in order to access the downpipe junction and stormwater junction.	The builder ought to have understood the AS together with the NCC and BCA requirements for the preparation and execution of the external floor tiles in order to minimize non-compliance to limit any cracks occurring within the outside floor tiles for the purpose of carrying out the remedial works addressed within his original build.	The builder ought to have understood the procedure requirements and sequence of events required for the preparation of the sand and cement screed, together with the preparation and the application and installation of the floor tiles that were glued or ought to be glued down on the sand and cement screed within the pool coping and concourse area.	Labour - Tiler	1	8	4	32	$ 93.00	$ 2,976.00
					Materials						$ 950.00
					Waste						$ 75.00
					Plant						$ -
					Total						$ 4,001.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,200.30
					Total						$ 5,201.30
					GST						$ 520.13
					Total						$ 5,721.43
30	Control joints to be installed within all external floor tiles surrounding the pool concourse and pool coping tiles in order to have no tiles spanning more than 4.5m apart without control joints or expansion joints. Grout to be removed within the floor tiles. Construction silicone to be applied within the floor tiles to allow for shrinkage of the concrete pool structure.	The builder ought to understand the minimum requirements for a builder and licensed tiler to comply with the AS / BCA / NCC for tiling where it depicts control joints are required within all external floor tiles, being at 4.5m intervals.	It is standard industry practice to install control joints every 4.5m apart. All licensed tilers and / or builders should be aware of this as the AS / BCA / NCC Guidelines recommend provisions for movement within all external floor surfaces at no greater than every 4.5m apart.	The builder should have allowed a 6mm control joint within the concrete substrate and finished floor tiles, finished off with a flexible sealant to allow for movement between the pool concourse tiles and pool pavers, to comply with industry standards and to comply with AS / BCA / NCC / DFT Standards & Tolerances Guidelines	Labour - Tiler	1	4	1	4	$ 93.00	$ 372.00
											$ 56.00
					Waste						$ -
					Plant						$ -
					Total						$ 428.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 128.40
					Total						$ 556.40
					GST						$ 55.64
					Total						$ 612.04
31	Roof plumber is to install the astragal around the Y-junction within the downpipe. Painter to prepare and paint the new PVC stormwater line.	The builder was required to manage the roof plumber and painter to complete this piece of works, as one extra astragal should have been installed and the painter's scope should have been inclusive of painting all downpipes matching the remaining of the property scope of works.	It is standard industry practice to have fixings and astragals applied to the downpipes in order to hold the downpipe in position, matching AS / BCA / NCC / DFT Guidelines and to have all surfaces painted a matching colour and finish.	The builder should have prepared and issued a detailed scope of works and specifications to the roofing plumber for the installation of the astragal and the painting of the downpipe. The builder should have supervised the project adequately and had the subcontractors fulfill the scope of works in order to have a consistent finish and an appropriate finish to all materials and surfaces.	Labour - Roof plumber	1	0.5	1	0.5	$ 115.00	$ 57.50
					Labour - Painter	1	2	1	2	$ 80.00	$ 160.00
					Materials						$ 18.00
					Waste						$ -
					Plant						$ -
					Total						$ 235.50
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 70.65
					Total						$ 306.15
					GST						$ 30.62
					Total						$ 336.77
32	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and the flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Not;, all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements for weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes, together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	3	48	$ 95.00	$ 4,560.00
					Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	6	96	$ 90.00	$ 8,640.00
					Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00
					Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00
					Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00
					Materials						$ 2,150.00
					Waste						$ 300.00
					Plant						$ 1,200.00
					Total						$ 20,530.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,159.00
					Total						$ 26,689.00
					GST						$ 2,668.90
					Total						$ 29,357.90

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
33	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements for weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes, together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	1	16	$ 95.00	$ 1,520.00
					Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	5	80	$ 90.00	$ 7,200.00
					Labour - Painter	2	8	1.5	24	$ 80.00	$ 1,920.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 1,850.00
					Waste						$ 300.00
					Plant						$ 5,500.00
					Total						$ 18,610.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,583.00
					Total						$ 24,193.00
					GST						$ 2,419.30
					Total						$ 26,612.30
34	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements for weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes, together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	3	48	$ 95.00	$ 4,560.00
					Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	6	96	$ 90.00	$ 8,640.00
					Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00
					Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00
					Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00
					Materials						$ 2,150.00
					Waste						$ 300.00
					Plant						$ 1,200.00
					Total						$ 20,530.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,159.00
					Total						$ 26,689.00
					GST						$ 2,668.90
					Total						$ 29,357.90
35	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet . Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements for weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes, together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	1	16	$ 95.00	$ 1,520.00
					Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	5	80	$ 90.00	$ 7,200.00
					Labour - Painter	2	8	1.5	24	$ 80.00	$ 1,920.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 1,850.00
					Waste						$ 300.00
					Plant						$ 5,500.00
					Total						$ 18,610.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,583.00
					Total						$ 24,193.00
					GST						$ 2,419.30
					Total						$ 26,612.30

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
36	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements for weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes, together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Carpenter / find flashing within the wall + installation of weep holes +	2	8	1	16	$ 95.00	$ 1,520.00
					Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	3	48	$ 90.00	$ 4,320.00
					Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00
					Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00
					Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00
					Materials						$ 970.00
					Waste						$ 100.00
					Plant						$ 500.00
					Total						$ 11,090.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 3,327.00
					Total						$ 14,417.00
					GST						$ 1,441.70
					Total						$ 15,858.70
37	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls. Note; the works are in progress at the time that the applicant asked the builders to leave. I have allowed to install a flashing 1 brick course above the wall and roof flashing over the entire length of the building.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements for weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes, together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Bricklayer / Install a flashing within the external rendered wall running the width of the rear first floor masonry wall	2	4	16	128	$ 92.00	$ 11,776.00
					Labour - Renderer / Remove the remaining paintwork, patch the new brickwork and flashing installation and apply a skim coat over the entire rear first floor masonry / rendered wall	2	8	3	48	$ 90.00	$ 4,320.00
					Labour - Painter	2	8	1	16	$ 80.00	$ 1,280.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 870.00
					Waste						$ 300.00
					Plant						$ 3,900.00
					Total						$ 22,766.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,829.80
					Total						$ 29,595.80
					GST						$ 2,959.58
					Total						$ 32,555.38

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
38	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Not; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls. Note; the works are in progress at the time that the applicant asked the builders to leave. I have allowed to install a flashing 1 brick course above the wall and roof flashing over the entire length of the building.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements for weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes, together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	2	32	$ 95.00	$ 3,040.00
					Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	5	80	$ 90.00	$ 7,200.00
					Labour - Painter	2	8	4	64	$ 80.00	$ 5,120.00
					Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00
					Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00
					Materials						$ 1,570.00
					Waste						$ 200.00
					Plant						$ 7,800.00
					Total						$ 26,050.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 7,815.00
					Total						$ 33,865.00
					GST						$ 3,386.50
					Total						$ 37,251.50
39	It would appear that the wall dividing the kitchen and laundry is built out of a steel stud wall, therefore, there is no choice but to remove the entire wall and to relocate it. Should it be proven that this is a timber stud wall, we could consider removing the laundry wall tiles together with the villa board and reducing the thickness of the stud wall in order to preserve the need to demolish and modify the kitchen. On the basis that the stud wall in question is a steel stud wall, the below scope is required to rectify this defect. 1. Demolish and dispose of the laundry wall tiles. 2. As the laundry wall tiles cannot be matched, this would then warrant the entire laundry to be stripped out and refitted out with new wall and floor tiles because there are no matching wall tiles or floor tiles available on site. Demolish and dispose of all wall tiles within the laundry, even though they are not in contact with the subject wall and the floor tiles will also need to be removed because there will be now a strip of 38mm of floor tiles that will need to be patched, and without the floor tiles being able to be matched the entire floor tiles need to be removed, stopping at the middle of the sliding door. 3. Carefully remove the kitchen overhead cupboards and below bench cupboards and stone benchtop that abuts and depends upon the wall that divides the kitchen and laundry. 4. Electrician to decommission and terminate any electrical works within the wall in question. 5. Demolish the stud wall dividing the kitchen and laundry. 6. Supply and install new stud wall flush with the window reveal. 7. Supply and install plasterboard wall linings on both sides of the wall. 8. Joiner to modify and reinstall the overhead cupboards and below bench cupboards and to cut back the stone benchtop. 9. Glazier to supply and install mirror splashback within the kitchen. 10. Waterproofer to waterproof the laundry walls and floors with a stop bead located beneath the centre of the sliding door. 11. Tiler to relay all wall and floor tiles within the laundry from floor to ceiling. 12. Electrician to reinstall the old powerpoints, light switches and alarm sensor. 13. Joiner to reinstall the laundry joinery and stone benchtop. 14. Plumber to fit out the laundry tub and stop cocks for the water supply to the washing machine. 15. Painter to paint the ceiling, doorjamb and sliding door. 16. Commercial cleaner to clean the kitchen, laundry, hallway and living room.	The builder should have been aware of the dimensions of the plans in conjunction with the variation to modify the wall that originally depicted a laundry window to be installed which got changed within a variation to be a sliding door. The builder should have foreseen the issue that the sliding door that was ordered was too big for the opening and that the sliding door should have been smaller and that the wall should have been installed within the correct location meeting the plans and the revised scope of works within the variation.	The builder should have understood that by installing a sliding door to the current size would not allow for a person's hand to freely access and lock the sliding door as it is now recessed within the wall due to the wall location being approx. 38mm into the room which makes the sliding door recessed within the wall.	The builder should have requested the architectural plans to be modified by the client's architect. Shop drawings should have been produced depicting the new sliding door and wall junction highlighting the detail where the wall and doors meet, which would have mitigated the current issue and defect in place.	Labour - Demolition	2	8	2	32	$ 80.00	$ 2,560.00
					Labour - Joiner	2	8	2	32	$ 140.00	$ 4,480.00
					Labour - Stonemason	2	8	1	16	$ 140.00	$ 2,240.00
					Labour - Electrician	1	4	1	4	$ 120.00	$ 480.00
					Labour - Plumber	1	8	1	8	$ 115.00	$ 920.00
					Labour - Carpenter	2	8	2	32	$ 95.00	$ 3,040.00
					Labour - Plasterer	2	8	1	16	$ 95.00	$ 1,520.00
					Labour - Waterproofer	1	8	2	16	$ 110.00	$ 1,760.00
					Labour - Tiler	2	8	4	64	$ 93.00	$ 5,952.00
					Labour - Glazier	2	2	1	4	$ 95.00	$ 380.00
					Labour - Carpenter	1	8	1	8	$ 95.00	$ 760.00
					Labour - Joiner	2	8	2	32	$ 140.00	$ 4,480.00
					Labour - Stonemason	2	8	1	16	$ 140.00	$ 2,240.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Labour - Cleaner	1	8	2	16	$ 80.00	$ 1,280.00
					Materials						$ 5,130.00
					Waste						$ 450.00
					Plant						$ -
					Total						$ 38,952.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 11,685.60
					Total						$ 50,637.60
					GST						$ 5,063.76
					Total						$ 55,701.36
40	Due to no foam / packer / filler installed within the clip lock roof and timber batten, I recommend the following works be carried out to eliminate the excess water running down the face of the fascia and the backside of the gutter: 1. The removal of the gutter and fascia and to supply and install a new fascia board to incorporate the finished ceiling level of the soffit and to the underside of the clip lock roof. 2. The reinstallation of the existing gutter to the new fascia board, together with the polystyrene foam filling material to stop any capillary action between the 2 materials and the supply and installation of proprietary clip lock roof caps.	The builder should have understood the risk for not turning down the roof sheets with the capillary action of the stormwater running off the roof sheets and down the fascia board. The builder should have installed the gutters to the underside of the roof sheets to minimize any water running between the gutters and fascia board as it currently does, as seen within the video supplied by the homeowner.	It is industry standard to have all roof sheets folded at the end in order to have all surface water directed off the roof sheets into the gutters.	The builder ought to have instructed the roof plumber to have the roof sheets installed meeting manufacturer's specifications and the gutter should have been installed at a level that would have minimized the quantity of moisture tracking between the fascia board and gutter junction. The roof plumber and builder should have discussed this detail whilst works were in progress, once it was agreed that the detail provided was not suitable it should have been addressed whilst works were in progress prior to the defect being experienced and noticed by the consumer / homeowner.	Labour - Plumber	2	4	1	8	$ 115.00	$ 920.00
					Materials						$ 210.85
					Waste						$ -
					Plant						$ -
					Total						$ 1,130.85
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 339.26
					Total						$ 1,470.11
					GST						$ 147.01
					Total						$ 1,617.12

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
41	Building contractor to express the crack within the wall. Helifix pins are to be installed across the vertical crack within the wall. Cement renderer to patch and make good the repairs. Cement renderer to apply skim coat over the entire rear elevation of the home. Painter to apply a 3-coat paint system over the entire rear elevation of the wall.	It is the builder's responsibility to create details within the external face brickwork via any brick walls where are enclosing cavities require saw cut bricks to fit bespoke cavity walls thicknesses. The crack within this defect is similar to one where no control joints are installed and / or where non-compliant brickwork is carried out, which results in uncontrolled cracks and unsightly details over a short period of time as found within this property.	The builder should have been able to foresee this issue and industry standards show that control joints and / or key joints would be adequate or custom bricks sizes be produced on site via wet saw cutting of the bricks to create a structural end detail of a masonry wall that spans greater than 270mm.	When the builder was supervising the bricklayer, this detail could have been discussed and a solution implemented to manage and control any brick growth and / or poor quality brickwork that was carried out to the project that doesn't meet BCA / NCC / DFT Standards & Tolerances.	Labour - Bricklayer / Helifix	1	8	1	8	$ 92.00	$ 736.00
					Labour - Renderer	2	8	2	32	$ 90.00	$ 2,880.00
					Labour - Painter	2	8	1	16	$ 80.00	$ 1,280.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 910.00
					Waste						$ 50.00
					Plant						$ 1,900.00
					Total						$ 8,076.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,422.80
					Total						$ 10,498.80
					GST						$ 1,049.88
					Total						$ 11,548.68
42	Metal saddles to be installed to hold the PVC pipe in position.	The building contractor should have understood the level of risk associated with leaving electrical cables and conduits not fixed off to the wall, having a risk for faulty electrical aspects due to this incomplete works.	It is industry standard that all conduits are fixed off to the wall and not left suspended off the wall as this conduit is on the day of my inspection. All works should be installed meeting NCC / BCA / AS / DFT Standards & Tolerances, and this aspect of the job was not carried out meeting those requirements.	The builder should have instructed, supervised and managed the contractors on site to have the works carried out meeting the relevant standards to minimize the risk with safety in relation to tradesmen working on site during the works and the consumer occupying the property.	Labour - Electrician	1	1	1	1	$ 120.00	$ 120.00
					Materials						$ 6.00
					Waste						$ -
					Plant						$ -
					Total						$ 126.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 37.80
					Total						$ 163.80
					GST						$ 16.38
					Total						$ 180.18
43	We have allowed to install weep holes within the earlier defect. As the new weep holes will need to be installed 1 or 2 brick courses above the existing wall and roof flashing and as there is already moisture entering the roof void below, this wall will need to be waterproofed to reduce the ability for moisture to soak through the masonry wall and bleed into the roof void below. All walls facing the northern elevation will need to be waterproofed prior to any paintwork being applied.	The builder was required to build this property meeting industry standards as outlined within AS / BCA / NCC and DFT Standards & Tolerances, however, the builder has not followed these standards and now there is a risk for water to pool within the cavities of the home without the ability for the moisture to drain out of the cavity.	It is standard industry practice for the builder to instruct his subcontractors for weep holes to be installed, including the location and the frequency, this was not done and therefore the project does not meet industry standards or legislation as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	The builder should have understood the requirements of weep holes to be installed together with the purpose of the weep holes. The builder should have closely monitored the installation of the weep holes within the masonry trade, rendering trade and painting trade in order to mitigate any issues that arise along the way during the course of construction. The builder should have highlighted to the bricklayer the omission of weep holes so the bricklayer could rectify his works as required and the builder should have advised the cement renderer of the omission of any weep holes together with the builder should have stopped the painting of the project until the weep holes were installed to the correct location and quantity of weep holes as outlined within AS / BCA / NCC / DFT Standards & Tolerances.	Labour - Waterproofer	1	4	2	8	$ 110.00	$ 880.00
					Materials						$ 590.00
					Waste						$ -
					Plant						$ 75.00
					Total						$ 1,545.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 463.50
					Total						$ 2,008.50
					GST						$ 200.85
					Total						$ 2,209.35
44	Apron flashing allowed water ingress within the kitchen / dining room ceiling during a flood test carried out by the building contractor and our office back in June 2023. Under the flood test conditions, we found the apron flashing is the location where moisture traverses through and into the roof void. A roof plumber to install apron flashing meeting Australian Standards, with the minimum overlay as outlined within AS/NZS 3500.3:2018.	The builder should have supervised the installation of the wall and roof flashing in order to understand if the flashing was installed in line with BCA / NCC Guidelines in order to create a watertight environment within the internal habitable room below, as any non-compliant work may result in water ingress, resulting in an uninhabitable kitchen, living room and dining room which are located underneath the wall and roof flashing.	It is industry standard to have flashings overlaying one another by 300mm, this is not the case within this detail and within the built form. The NCC / BCA has all flashing details expressed and should the builder and his roofing contractor have followed the guidelines, this defect would not be present as it was on the day of my inspection, as highlighted when I was carrying out a flood test to the property.	The builder should have checked and signed off on all wall and rooftop junction flashings during the process of the job as these are the most vulnerable locations for water ingress. When this defect was identified during the defect warranty period, the builder should have carried out a flood test in order to isolate and identify the water source within the roof void over the kitchen, living room and dining room. The builder should have had the original roofing contractor return to rectify his non-compliant works which have now resulted in water ingress within the property, resulting in numerous rectification attempts to this aspect of the building, with no joy to date.	Labour - Roof plumber	2	2	1	4	$ 115.00	$ 460.00
					Materials						$ 175.00
					Waste						$ -
					Plant						$ -
					Total						$ 635.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 190.50
					Total						$ 825.50
					GST						$ 82.55
					Total						$ 908.05

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
45	The additional outlets are required to be installed in order for equal distribution of the stormwater along the PVC spreader.	The builder should have understood the consequences of not creating the holes within the distribution downpipes in order to have an equal spread of stormwater disbursing from the downpipes from the upper roof to the lower roof. The builder should have understood and respected the need for additional astragals to be installed to hold the downpipe in position, as this will alleviate other defects within the PVC joint junctions of the downpipes. The builder should have instructed the painter to have all downpipes matching, and that should be all black downpipe spreaders.	The building contractor should have understood what is expected by industry standard and what is required within the NCC / BCA and AS for stormwater / downpipes / hydraulic systems, together with the aesthetics of having all matching materials and finishes when seen within one elevation.	The builder should have pulled up the roofing contractor whilst the works were in progress. This would have been an appropriate opportunity for the builder to assist the roofing contractor to have the downpipes built meeting code and the project specification / client's expectations.	Labour - Roof plumber	1	3	1	3	$ 115.00	$ 345.00
					Materials						$ -
					Waste						$ -
					Plant						$ -
					Total						$ 345.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 103.50
					Total						$ 448.50
					GST						$ 44.85
					Total						$ 493.35
46	Downpipe astragals are to be installed to the downpipe spreaders. The downpipes and spreaders need to be painted black matching the existing and remaining downpipes.	The builder was to manage and deliver the stormwater system fit for purpose and to withstand the test of time with adequate fixings to hold the downpipe in place and to have them matching in finish and colour.	The builder should have understood and be familiar with industry standards in fixing off downpipes within the BCA and NCC that all competent builders and licensed roof plumbers should work towards.	The building contractor should have supervised the roofing contractor whilst the works are in progress and the builder should have instructed the roofing contractor for additional astragals to be installed to hold the downpipe in place and to meet minimum requirements within regulations. The builder should have instructed the painter to prepare and paint the downpipe and astragals once installed to match the remaining of the homes.	Labour Painter	1	0.5	1	0.5	$ 80.00	$ 40.00
					Materials						$ 28.00
					Waste						$ -
					Plant						$ -
					Total						$ 68.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 20.40
					Total						$ 88.40
					GST						$ 8.84
					Total						$ 97.24
47	Commercial clean to the rooftop elevation and gutters is required, together with a new site treatment to the clip lock roof sheets, cappings and flashings in order to correct the excessive quantity of scratches found within the clip lock roof. I am referring to the rear clip lock roof over the kitchen, dining, lounge room and sun room.	The building contractor should have kept the project clean and tidy and protected during the construction of the works in order to preserve the materials and finished products on site during construction and during the remedial works.	It is industry standard that all protection material be applied to all walls, floors and other materials prone to be damaged during the building works. It is common sense for the builder to protect the assets of the consumer during the remedial works process in order to minimize damage to all surfaces within the property.	The building contractor should have controlled the roofing contractor together with the cement renderer and painter on site in order for no damage to be found to the walls, windows and roof plumbing aspects of the building during construction, post construction and within the remedial works process.	Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Materials						$ 472.80
					Waste						$ -
					Plant						$ 240.00
					Total						$ 2,312.80
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 693.84
					Total						$ 3,006.64
					GST						$ 300.66
					Total						$ 3,307.30
48	These cracks need to be repaired by a cement renderer prior to the membraning of the wall in order to have a strong substrate / rendered wall prior to any permanent membrane being applied to the first floor rear masonry / rendered wall.	The builder should understand the level of risk for ongoing cracks and imperfections within the built form due to the techniques used to deliver and complete the works which could have contributed towards these cracks occurring within the external rendered walls.	It is the builder's responsibility to understand what best building practice and industry standards are for masonry walls, which are to be rendered, and the builder should have built meeting NCC / BCA Guidelines for any competent builder to know and adhere to.	When the builder found these cracks within this building, the builder should have raised the issue with his structural engineer and the bricklayer on this project prior to the cement rendering and painting trades commencing. The builder should have not proceeded to render and paint the subject wall where the cracks are present until the structural engineer on the project has provided advice and a solution around the issue.	Labour - Renderer	1	4	1	4	$ 90.00	$ 360.00
					Materials						$ 15.00
					Waste						$ -
					Plant						$ -
					Total						$ 375.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 112.50
					Total						$ 487.50
					GST						$ 48.75
					Total						$ 536.25
49	All holes which have been filled with silicone need to be cleared out of silicone and patched with render prior to the skim coat render being applied to the entire wall.	Whilst the remedial works were in progress, the building contractor should have prepared the subject areas for patchwork to be carried out to the subject areas in order for these blemishes / defects to be concealed within the course of the project, however, the builder has chosen to ignore these defects and to leave the defects in place and to simply fill the holes with silicone which is inadequate for this application.	It is best building practice to have all patchwork carried out to the walls in question within the cement rendering trade process. The builder should know that all patchwork to cement rendered and painted walls will be seen once painted, however, should the surfaces have been prepared adequately, the blending of the render would be minimal once the painting contractor had applied a 3 - 4 coat paint system to the subject area and the adjacent surfaces.	The building contractor should have stopped the cement renderer and instructed him to patch and make good the holes within the rendered walls, together with the removal of the paint within 1 SQM of each hole in order for the cement renderer to blend in any render patchwork, so the painter's work would conceal the repairs carried out by the cement renderer.	Labour - Renderer	1	0.5	1	0.5	$ 90.00	$ 45.00
					Materials						$ -
					Waste						$ -
					Plant						$ -
					Total						$ 45.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 13.50
					Total						$ 58.50
					GST						$ 5.85
					Total						$ 64.35

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
50	Roof capping is to be removed and replaced with the correct material and installed in a professional and workmanlike manner which will have no need for excessive silicone to be used.	The builder is obliged to engage specialty contractors to carry out professional and tradesmanlike work for a project. The building contractor is responsible to manage contractors whilst on site in order for the works to be carried out to withstand the test of time, not depending upon perishable materials to form watertight rooftop elevations.	It is industry standard to use minimal silicone in order to create a watertight environment on rooftop elevations without having to frequently attend to inspecting and applying sealant to junctions due to poorly executed building works within the initial construction process.	The builder ought to have instructed the roofing contractor to replace the flashing to meet industry standards and BCA / NCC Guidelines in order to have a non-maintenance issue within the rooftop elevation.	Labour - Roof plumber	1	6	1	6	$ 115.00	$ 690.00
					Materials						$ 210.18
					Waste						$ 5.00
					Plant						$ -
					Total						$ 905.18
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 271.55
					Total						$ 1,176.73
					GST						$ 117.67
					Total						$ 1,294.41
51	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	The building contractor should have instructed, supervised and managed the masonry / bricklayers to install control joints within all masonry walls meeting manufacturer's specifications together with regulations with all masonry walls having control joints spaced out ideally at every 5.8m intervals or less.	A competent builder understand bricks grow over time and when they do, they can produce horizontal and vertical cracks within the substrate and masonry walls, however, this builder has chosen to ignore or overlook this requirement and obligation and there are masonry walls that span greater than 5.8m with no expansion joints / control joins installed within the rendered walls, masonry walls and painted surfaces.	The builder should have brought this to the bricklayer's attention and / or cement renderer's attention prior to progressing on the project. Should the builder have brought this to the subcontractor's attention during the project, remedial works or alternative solutions could have been implemented which would have alleviated the need to deconstruction and reconstruction of the works as required now.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00
					Labour - Tie installation	1	3	1	3	$ 95.00	$ 285.00
					Labour - Renderer	2	8	3	48	$ 90.00	$ 4,320.00
					Labour - Painter	1	8	1	8	$ 80.00	$ 640.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 760.00
					Waste						$ 100.00
					Plant						$ 450.00
					Total						$ 7,160.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,148.00
					Total						$ 9,308.00
					GST						$ 930.80
					Total						$ 10,238.80
52	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	The building contractor should have instructed, supervised and managed the masonry / bricklayers to install control joints within all masonry walls meeting manufacturer's specifications together with regulations with all masonry walls having control joints spaced out ideally at every 5.8m intervals or less.	A competent builder understand bricks grow over time and when they do, they can produce horizontal and vertical cracks within the substrate and masonry walls, however, this builder has chosen to ignore or overlook this requirement and obligation and there are masonry walls that span greater than 5.8m with no expansion joints / control joins installed within the rendered walls, masonry walls and painted surfaces.	The builder should have brought this to the bricklayer's attention and / or cement renderer's attention prior to progressing on the project. Should the builder have brought this to the subcontractor's attention during the project, remedial works or alternative solutions could have been implemented which would have alleviated the need to deconstruction and reconstruction of the works as required now.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00
					Labour - Tie installation	1	3	1	3	$ 95.00	$ 285.00
					Labour - Renderer	2	8	1	16	$ 90.00	$ 1,440.00
					Labour - Painter	1	8	1	8	$ 80.00	$ 640.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 650.25
					Waste						$ 100.00
					Plant						$ -
					Total						$ 3,720.25
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,116.08
					Total						$ 4,836.33
					GST						$ 483.63
					Total						$ 5,319.96
53	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	The building contractor should have instructed, supervised and managed the masonry / bricklayers to install control joints within all masonry walls meeting manufacturer's specifications together with regulations with all masonry walls having control joints spaced out ideally at every 5.8m intervals or less.	A competent builder understand bricks grow over time and when they do, they can produce horizontal and vertical cracks within the substrate and masonry walls, however, this builder has chosen to ignore or overlook this requirement and obligation and there are masonry walls that span greater than 5.8m with no expansion joints / control joins installed within the rendered walls, masonry walls and painted surfaces.	The builder should have brought this to the bricklayer's attention and / or cement renderer's attention prior to progressing on the project. Should the builder have brought this to the subcontractor's attention during the project, remedial works or alternative solutions could have been implemented which would have alleviated the need to deconstruction and reconstruction of the works as required now.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00
					Labour - Tie installation	1	3	1	3	$ 95.00	$ 285.00
					Labour - Renderer	2	8	4	64	$ 90.00	$ 5,760.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 950.00
					Waste						$ 100.00
					Plant						$ 450.00
					Total						$ 9,430.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,829.00
					Total						$ 12,259.00
					GST						$ 1,225.90
					Total						$ 13,484.90

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
54	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works. Note; scaffolding will need to be installed over the box gutter and extended over the neighbours side boundary.	The building contractor should have instructed, supervised and managed the masonry / bricklayers to install control joints within all masonry walls meeting manufacturer's specifications together with regulations with all masonry walls having control joints spaced out ideally at every 5.8m intervals or less.	A competent builder understand bricks grow over time and when they do, they can produce horizontal and vertical cracks within the substrate and masonry walls, however, this builder has chosen to ignore or overlook this requirement and obligation and there are masonry walls that span greater than 5.8m with no expansion joints / control joins installed within the rendered walls, masonry walls and painted surfaces.	The builder should have brought this to the bricklayer's attention and / or cement renderer's attention prior to progressing on the project. Should the builder have brought this to the subcontractor's attention during the project, remedial works or alternative solutions could have been implemented which would have alleviated the need to deconstruction and reconstruction of the works as required now.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00
					Labour - Tie installation	1	3	1	3	$ 95.00	$ 285.00
					Labour - Renderer	2	8	4	64	$ 90.00	$ 5,760.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 875.00
					Waste						$ 100.00
					Plant						$ 5,340.00
					Total						$ 14,245.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 4,273.50
					Total						$ 18,518.50
					GST						$ 1,851.85
					Total						$ 20,370.35
55	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	The building contractor should have instructed, supervised and managed the masonry / bricklayers to install control joints within all masonry walls meeting manufacturer's specifications together with regulations with all masonry walls having control joints spaced out ideally at every 5.8m intervals or less.	A competent builder understand bricks grow over time and when they do, they can produce horizontal and vertical cracks within the substrate and masonry walls, however, this builder has chosen to ignore or overlook this requirement and obligation and there are masonry walls that span greater than 5.8m with no expansion joints / control joins installed within the rendered walls, masonry walls and painted surfaces.	The builder should have brought this to the bricklayer's attention and / or cement renderer's attention prior to progressing on the project. Should the builder have brought this to the subcontractor's attention during the project, remedial works or alternative solutions could have been implemented which would have alleviated the need to deconstruction and reconstruction of the works as required now.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00
					Labour - Tie installation	1	3	1	3	$ 95.00	$ 285.00
					Labour - Renderer	2	8	3	48	$ 90.00	$ 4,320.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 910.00
					Waste						$ 100.00
					Plant						$ 450.00
					Total						$ 7,950.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,385.00
					Total						$ 10,335.00
					GST						$ 1,033.50
					Total						$ 11,368.50
56	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works. Note; scaffolding will need to be installed over the box gutter and extended over the neighbours side boundary.	The building contractor should have instructed, supervised and managed the masonry / bricklayers to install control joints within all masonry walls meeting manufacturer's specifications together with regulations with all masonry walls having control joints spaced out ideally at every 5.8m intervals or less.	A competent builder understand bricks grow over time and when they do, they can produce horizontal and vertical cracks within the substrate and masonry walls, however, this builder has chosen to ignore or overlook this requirement and obligation and there are masonry walls that span greater than 5.8m with no expansion joints / control joins installed within the rendered walls, masonry walls and painted surfaces.	The builder should have brought this to the bricklayer's attention and / or cement renderer's attention prior to progressing on the project. Should the builder have brought this to the subcontractor's attention during the project, remedial works or alternative solutions could have been implemented which would have alleviated the need to deconstruction and reconstruction of the works as required now.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00
					Labour - Tie installation	1	3	1	3	$ 95.00	$ 285.00
					Labour - Renderer	2	8	4	64	$ 90.00	$ 5,760.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 875.00
					Waste						$ 100.00
					Plant						$ 3,900.00
					Total						$ 12,805.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 3,841.50
					Total						$ 16,646.50
					GST						$ 1,664.65
					Total						$ 18,311.15

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
57	Construction sealant to be applied to close off this opening within the flashing.	It would appear that the roofing contractor has over cut the wall and roof flashing detail / flashing and a temporary solution has been implemented where excessive black sealant is applied to the roof sheet and black flashing to minimize water back flowing to the rear of the roof sheets which could result in water ingress into the internal habitable rooms of the kitchen, living room and dining room.	Roof sheets should have turn ups at the rear / highest level of the roof sheets to stop any stormwater backwashing into the roof void and should that be the case on this project, the silicone between the roof sheets and wall and roof sheet flashing would not be required.	The building contractor should have removed the wall and roof sheet flashing to expose the roof sheets to confirm if the roof sheets have been turned up at the rear and to confirm if the roof sheets are long enough for the project. However, without the benefit of deconstructive investigation I cannot confirm if the roof sheets comply or if the builder did any investigation or repair works to the roof sheeting or roof plumbing to create a watertight environment, however, the builder should have invested in all aspects of the roof plumbing of this area to alleviate any water ingress issues that are currently present in a few locations within the kitchen, living room and dining room.	Labour - Roof plumber	1	1	1	1	$ 115.00	$ 115.00
					Materials						$ 10.00
					Waste						$ -
					Plant						$ -
					Total						$ 125.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 37.50
					Total						$ 162.50
					GST						$ 16.25
					Total						$ 178.75
58	Box gutters are to be removed and disposed of. Box gutter substrate / timber framing needs to be modified in order to have adequate fall for the box gutters to be compliant with Australian Standards. A new box gutter needs to be installed for a minimum length of 3m from the rear skillion roof towards the street. Special note; I have made no allowance for any rendering of the walls that will be affected by this work as I am under the assumption that the earlier defects in this area in relation to missing weep holes and missing control joints will have the rendering trade addressed within those defects which will not need to be allowed for within this defect. Special note; Should the earlier defects covering the missing weep holes and control joints not be approved, this defect needs to have an allowance for rendering and painting added to the scott schedule.	The building contractor should have managed the box gutter timber floor to produce a fall within the box gutter in order for no pooling water to occur within the box gutter within the colourbond guttering that is installed.	The building contractor and his supporting carpenter and roof plumbing contractors should be aware of industry standards and regulations outlined within the BCA / NCC for the box gutters to comply with the appropriate regulations to make the roof compliant in order for no pooling water to occur within each box gutter.	The building contractor should have inspected, checked and signed off on the timber floor substrate beneath the box gutter prior to the metal box gutters being installed. The building contractor should have checked the roof plumbers work with a level and a flood test in order to sign off that the roof plumbing meets minimum standards and that there is no water pooling within the box gutters.	Labour - Roof plumber	2	4	2	16	$ 115.00	$ 1,840.00
					Labour - Carpenter	2	8	1	16	$ 95.00	$ 1,520.00
					Materials						$ 574.80
					Waste						$ 20.00
					Plant						$ -
					Total						$ 3,954.80
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,186.44
					Total						$ 5,141.24
					GST						$ 514.12
					Total						$ 5,655.36
59	Box gutters are to be removed and disposed of. Box gutter substrate / timber framing needs to be modified in order to have adequate fall for the box gutters to be compliant with Australian Standards. A new box gutter needs to be installed for a minimum length of 3m from the rear skillion roof towards the street. Special note; I have made no allowance for any rendering of the walls that will be affected by this work as I am under the assumption that the earlier defects in this area in relation to missing weep holes and missing control joints will have the rendering trade addressed within those defects which will not need to be allowed for within this defect. Special note; Should the earlier defects covering the missing weep holes and control joints not be approved, this defect needs to have an allowance for rendering and painting added to the scott schedule.	The building contractor should have managed the box gutter timber floor to produce a fall within the box gutter in order for no pooling water to occur within the box gutter within the colourbond guttering that is installed.	The building contractor and his supporting carpenter and roof plumbing contractors should be aware of industry standards and regulations outlined within the BCA / NCC for the box gutters to comply with the appropriate regulations to make the roof compliant in order for no pooling water to occur within each box gutter.	The building contractor should have inspected, checked and signed off on the timber floor substrate beneath the box gutter prior to the metal box gutters being installed. The building contractor should have checked the roof plumbers work with a level and a flood test in order to sign off that the roof plumbing meets minimum standards and that there is no water pooling within the box gutters.	Labour - Roof plumber	2	4	2	16	$ 115.00	$ 1,840.00
					Labour - Carpenter	2	8	1	16	$ 95.00	$ 1,520.00
					Materials						$ 574.80
					Waste						$ 20.00
					Plant						$ -
					Total						$ 3,954.80
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,186.44
					Total						$ 5,141.24
					GST						$ 514.12
					Total						$ 5,655.36
60	All box gutters to be removed and new box gutters to be installed with minimal silicone being used, together with no gaffer tape being applied to any external corners.	The building contractor should understand what it takes to create a watertight environment within the box gutters and not use perishable materials such as gaffer tape or construction tape to create watertight environments on a rooftop elevation.	The licensed builder and supporting licensed roof plumbers should be across industry standards and best building practice techniques in order to adhere to BCA / NCC Guidelines and AS in order to create a watertight environment with minimal to no maintenance required.	The building contractor ought to have seen the roofing contractor's non-compliant building works and the building contractor should have demanded the roofing contractor to remove and dispose of the gaffer tape approach to the roof flashings and box gutter junctions. However, this was not actioned and therefore the builder handed over an inadequate roof finish for the clients to accept.	Labour - Plumber	2	8	1	16	$ 115.00	$ 1,840.00
					Materials						$ 20.00
					Waste						$ 511.70
					Plant						$ -
					Total						$ 2,371.70
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 711.51
					Total						$ 3,083.21
					GST						$ 308.32
					Total						$ 3,391.53
61	Commercial cleaner to remove all excess paint and cement splash marks on the powder coated window frames. All windows to be taped up and on site air brushing of the aluminium window frames is required in order to achieve a consistent finish, colour and sheen over the three windows.	The building contractor should have protected and preserved all materials during construction and during the remedial process of this project in order to avoid repairs or unnecessary defects to the property.	The building contractor should have foreseen that by not protecting the materials such as the windows, roof sheets, flashings, gutters and downpipes that more work would be required by their company to rectify and / or clean the project during construction.	It would be my position the builder should have put protection over all windows, roof sheets, roof plumbing and roof flashing in order for any subcontractor to safely access the property and to carry out their works efficiently without adding to the list of defects due to their works causing further damage because they are not protected.	Labour - Cleaner	1	6	1	6	$ 80.00	$ 480.00
					Labour - Painter	2	8	1	16	$ 80.00	$ 1,280.00
					Materials						$ 120.00
					Waste						$ -
					Plant						$ 240.00
					Total						$ 2,120.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 636.00
					Total						$ 2,756.00
					GST						$ 275.60
					Total						$ 3,031.60

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
62	Flood test required to find the source of the water entry. Scaffolding required for access. Once water entry point is confirmed, a scope of works is to be completed. I have completed an assessment for costs based on the minimum requirements as I see it, however, once a flood test is carried out, this allowance, which will be a PC item, will need to be amended. Electrician to use existing power cables, which is switched internally and also by a sensor to the soffit lining.	The building contractor should consider all aspects of a building in relation to water ingress issues, where horizontal and vertical flashings are the main source of waterproofing the internal habitable areas where lightweight construction meets heavy construction techniques in order to have a watertight environment.	A competent builder should be aware of the many different types of flashings and waterproofing details available to him for a project where masonry and timber framed walls meet, together with industry standards and building regulations requirements for a licensed builder to adhere to.	The builder should have carried out flood tests to all weak areas which are prone for water ingress, such as this location of the defect. The builder should have worked in conjunction with a carpenter in order for a proven waterproof stop detail be implemented between the weatherboard cladding and the masonry / rendered wall junction in order to obtain a watertight internal elevation, together with soffit linings not prone to have water ingress issues.	Labour - Flood test	3	8	1	24	$ 95.00	$ 2,280.00
					Labour - Repairs to wall cladding	2	8	2	32	$ 95.00	$ 3,040.00
					Labour - Flood test	3	4	1	12	$ 95.00	$ 1,140.00
					Labour - New walls and ceiling / soffit linings	2	8	2	32	$ 95.00	$ 3,040.00
					Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00
					Labour - Electrician	1	4	1	4	$ 120.00	$ 480.00
					Materials						$ 3,468.00
					Waste						$ 200.00
					Plant						$ 4,100.00
					Total						$ 20,308.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,092.40
					Total						$ 26,400.40
					GST						$ 2,640.04
					Total						$ 29,040.44
63	Prepare the driveway via a high pressure hose cleaner to remove any flaking paint, building debris and splash marks of paint and render off the driveway. Painter to prepare and paint the driveway in line with the manufacturer's specifications in order for the driveway paint to last minimum 10 years as per the paint manufacturer's warranty period.	The building contractor should understand the quality of a product and the suitability of that product for the application at hand. The building contractor should do their own research to understand if in fact the paint used in the concrete driveway was suitable and / or was the substrate prepared in line with the supplier's specifications, and is the site condition adequate for the product to be applied in order to obtain the minimum obligations of a licensed builder in relation to their obligations to a consumer under the statutory warranty period.	The building contractor should understand that the paint used on a concrete floor is subject to high traffic, heavy traffic and the movement of the tyres while travelling up and down the driveway and repercussions of using this product within the project.	The building contractor should have carried out their own research in order to conclude if the paint used was adequate for this application and location, subject to the exposure of the driveway and the potential damage that could occur due to motor vehicles passing over the driveway on a daily basis.	Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Materials						$ 225.50
					Waste						$ -
					Plant						$ 185.00
					Total						$ 1,690.50
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 507.15
					Total						$ 2,197.65
					GST						$ 219.77
					Total						$ 2,417.42
64	Cleaners to commercially clean all paint stains, building waste and debris off the ceramic tiles.	The builder, when carrying out works to a residential home, should be aware that building waste and debris, together with splash marks are highly probable in and around the area that they are working in. Protection materials should have been applied to the floor tiles in question.	The building contractor should be aware of DFT Standards & Tolerances requirements for a builder in order for a builder to deliver a project to an acceptable standard. The building contractor should have engaged a commercial cleaner to prepare and clean the floor tiles of the paint, render and splash marks.	Building contractor should have put drop sheets over the floor tiles, adjacent window and front door to preserve and protect the finished surfaces in these areas. The building contractor should have held the subcontractors accountable for the lack of preparation and protection material applied to the floor tiles, as this could have eliminated this defect from being present.	Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ -
					Waste						$ -
					Plant						$ -
					Total						$ 320.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 96.00
					Total						$ 416.00
					GST						$ 41.60
					Total						$ 457.60
65	Demolish the failed masonry wall down to the foundations. Rebuild the masonry retaining wall and key into the existing masonry wall which has no signs of any structural failures. Apply a cement render over the new masonry retaining wall. Grind back all paint off the existing render over the retaining wall that has not failed. Cement renderer to apply a skim coat over the old and new render to blend and conceal the old and new render junction. Painter to apply a 3-coat paint system to all old and new walls affected by the works.	The building contractor should have put a spreading plate over the masonry retaining wall prior to installing a scaffold standard and scaffold shoe over the retaining wall in order to disperse of any applied loads of the scaffold to the subject retaining wall.	The building contractor should have understood the risk of applying live and dead loads to a small masonry and rendered wall, as it is highly possible and probable that this wall would have cracked with minimal loads applied to the retaining wall from top to bottom, which is not what this retaining wall was originally designed to do when designed by the original builder and / or project engineer.	The builder ought to have installed the scaffolding post to bear upon the driveway or within the garden and not on top of the small masonry retaining wall. The builder ought to have instructed the scaffolding contractor to install the scaffold not bearing on the masonry small retaining wall in order to alleviate any damage occurring to this area and to alleviate any unnecessary point load applied tot his masonry retaining wall.	Labour - Demolition	1	2	1	2	$ 80.00	$ 160.00
					Labour - Bricklayer	1	3	1	3	$ 92.00	$ 276.00
					Labour - Renderer	1	8	2	16	$ 90.00	$ 1,440.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 905.85
					Waste						$ 100.00
					Plant						$ 240.00
					Total						$ 3,441.85
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,032.56
					Total						$ 4,474.41
					GST						$ 447.44
					Total						$ 4,921.85
66	Preparation and paintwork required to all woodwork due to recent renovations carried out on the first floor deck. Commercial cleaner to clean the window frames and to remove excess cement render and acrylic render off the woodwork and window frames.	The builder, when carrying out works to a residential home, should be aware that building waste and debris, together with splash marks are highly probable in and around the area that they are working in. Protection materials should have been applied to the windows in question.	The building contractor should be aware of DFT Standards & Tolerances requirements for a builder in order for a builder to deliver a project to an acceptable standard. The building contractor should have engaged a commercial cleaner to prepare and clean the windows of the paint, render and splash marks on the windows.	Building contractor should have put drop sheets over the window and front door to preserve and protect the finished surfaces in these areas. The building contractor should have held the subcontractors accountable for the lack of preparation and protection material applied to the window, as this could have eliminated this defect from being present.	Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Labour - Painter	1	2	1	2	$ 80.00	$ 160.00
					Materials						$ 45.00
					Waste						$ -
					Plant						$ -
					Total						$ 525.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 157.50
					Total						$ 682.50
					GST						$ 68.25
					Total						$ 750.75

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
67	Commercial cleaner to clean and prepare the surface of the panel-lift door. Painter to prepare and paint via air brush the face only of the garage panel-lift door.	The builder, when carrying out works to a residential home, should be aware that building waste and debris, together with splash marks are highly probable in and around the area that they are working in. Protection materials should have been applied to the garage door.	The building contractor should be aware of DFT Standards & Tolerances requirements for a builder in order for a builder to deliver a project to an acceptable standard. The building contractor should have engaged a commercial cleaner to prepare and clean the garage door of the paint, render and splash marks.	Building contractor should have put drop sheets over the garage door to preserve and protect the finished surfaces in these areas. The building contractor should have held the subcontractors accountable for the lack of preparation and protection material applied to the garage door, as this could have eliminated this defect from being present.	Labour - Cleaner	1	1	1	1	$ 80.00	$ 80.00
					Labour - Painter	2	4	1	8	$ 80.00	$ 640.00
					Materials						$ 163.80
					Waste						$ -
					Plant						$ 240.00
					Total						$ 1,123.80
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 337.14
					Total						$ 1,460.94
					GST						$ 146.09
					Total						$ 1,607.03
68	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	The builder should be aware that a damp proof course needs to be installed and that it must protrude through the external face brickwork and rendered surfaces. The builder should have considered his obligation to adhere to AS / BCA / NCC where it depicts the damp proof course to be expressed throughout the external face brickwork and / or the external rendered surfaces, in order to not have any jumping of moisture above the damp proof course, due to the omission of the scribed rendered surface.	The building contractor should have been aware of standard industry practice for the need to have the expressed damp proof course seen within the external masonry and rendered walls. The risk ought to be known by the building contractor, as it is clearly noted within AS / BCA / NCC for all builders to comply with.	The building contractor should have instructed the bricklayer to have the damp proof course overhang the face brickwork by 10mm. This would have allowed the cement renderer to install a scribe within the wall to reflect the location of the damp proof course within the masonry wall. Should the scribe within the wall have been installed, that would have eliminated the possibility of rising damp jumping over the external rendered walls within this property.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00
					Labour - Renderer	1	2	1	2	$ 90.00	$ 180.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 60.00
					Waste						$ -
					Plant						$ -
					Total						$ 940.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 282.00
					Total						$ 1,222.00
					GST						$ 122.20
					Total						$ 1,344.20
69	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	The builder should be aware that a damp proof course needs to be installed and that it must protrude through the external face brickwork and rendered surfaces. The builder should have considered his obligation to adhere to AS / BCA / NCC where it depicts the damp proof course to be expressed throughout the external face brickwork and / or the external rendered surfaces, in order to not have any jumping of moisture above the damp proof course, due to the omission of the scribed rendered surface.	The building contractor should have been aware of standard industry practice for the need to have the expressed damp proof course seen within the external masonry and rendered walls. The risk ought to be known by the building contractor, as it is clearly noted within AS / BCA / NCC for all builders to comply with.	The building contractor should have instructed the bricklayer to have the damp proof course overhang the face brickwork by 10mm. This would have allowed the cement renderer to install a scribe within the wall to reflect the location of the damp proof course within the masonry wall. Should the scribe within the wall have been installed, that would have eliminated the possibility of rising damp jumping over the external rendered walls within this property.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00
					Labour - Renderer	1	2	1	2	$ 90.00	$ 180.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 80.00
					Waste						$ -
					Plant						$ -
					Total						$ 960.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 288.00
					Total						$ 1,248.00
					GST						$ 124.80
					Total						$ 1,372.80
70	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	The builder should be aware that a damp proof course needs to be installed and that it must protrude through the external face brickwork and rendered surfaces. The builder should have considered his obligation to adhere to AS / BCA / NCC where it depicts the damp proof course to be expressed throughout the external face brickwork and / or the external rendered surfaces, in order to not have any jumping of moisture above the damp proof course, due to the omission of the scribed rendered surface.	The building contractor should have been aware of standard industry practice for the need to have the expressed damp proof course seen within the external masonry and rendered walls. The risk ought to be known by the building contractor, as it is clearly noted within AS / BCA / NCC for all builders to comply with.	The building contractor should have instructed the bricklayer to have the damp proof course overhang the face brickwork by 10mm. This would have allowed the cement renderer to install a scribe within the wall to reflect the location of the damp proof course within the masonry wall. Should the scribe within the wall have been installed, that would have eliminated the possibility of rising damp jumping over the external rendered walls within this property.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00
					Labour - Renderer	1	2	1	2	$ 90.00	$ 180.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 80.00
					Waste						$ -
					Plant						$ -
					Total						$ 960.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 288.00
					Total						$ 1,248.00
					GST						$ 124.80
					Total						$ 1,372.80
71	As the floor tiles have 8 chips within the tiles and 2 cracked tiles, the floor tiles, as a whole, will need to be replaced with new floor tiles. I have allowed for a demolition contractor to remove and dispose of the floor tiles. I have allowed for a floor tiler to supply and install like-for-like floor tiles covering the entire entry porch area adjacent to the front door.	The builder must understand the process that a floor tiler must adhere to in order to achieve a defect free tiling project over the ground floor front porch, and that being that the sand and cement screed must adhere well to the concrete substrate together with allowing ample time for the sand and cement screed to dry in order for the screed to cure prior to the floor tiles being glued down. The building contractor must understand the characteristics of the floor tiles to be used and select a suitable glue to adhere the floor tiles to the sand and cement screed in order to obtain a defect free / drummy free front veranda floor tiles.	A licensed builder and licensed tilers must understand and follow best building practice together with guidelines as outlined within AS / BCA / NCC / DFT Standards & Tolerances for external floor tiles to be installed to make them compliant with all relevant components of legislations.	The builder should have worked closely with the floor tiler in order to be satisfied that the sand and cement screed bonded with the concrete substrate of the front veranda. The builder should have supervised the mixing of the sand and cement screed in order to confirm the ratio between sand and cement and any bonding agent used to adhere the screed to the concrete substrate. The builder ought to have selected the appropriate glue and grout combination for this application in order to conclude with a defect free front veranda floor tile project.	Labour - Demolition	2	8	1	16	$ 80.00	$ 1,280.00
					Labour - Tiler	2	8	2	32	$ 93.00	$ 2,976.00
					Labour - Painter	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 911.00
					Waste						$ 300.00
					Plant						$ -
					Total						$ 5,787.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,736.10
					Total						$ 7,523.10
					GST						$ 752.31
					Total						$ 8,275.41

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
72	Electrician to remove and reinstall all lights within the external elevation of the home. A contractor is to grind back all the acrylic render of the street elevation of the home. Cement renderer to apply a skim coat over the entire street elevation of the home. A painter to prepare and paint the entire street elevation of the home.	The building contractor understood that his earlier works were defective based upon the leaking front veranda structure and soffit lining showing signs of significant water ingress due to the upper deck waterproofing failure and / or drainage installed being inadequate, together with a failure within the waterproofing within the downpipe location. The building contractor commenced to rectify the defect within the leaking deck and subsequently he chose to demolish and rebuild the entire deck on 3 separate occasions. He should have considered implementing provisions within the procedure adopted to demolish the deck to preserve and limit the scope to rectify the adjacent materials and surfaces, however, that was not the case in this project and in turn, it would appear that this building contractor did not factor in the risk when demolishing the deck in relation to damaging and affecting the adjacent surfaces which would then force him to apply a skim render over the entire building to feather in and conceal the rectification works associated with the remedial works, which would entail the removal of the entire street elevation painted surface to expose the raw render for the skim coat render to adhere to.	An experienced and competent builder would have foreseen that there is little to no opportunity to demolish the entire front deck on 3 separate occasions and to rebuild it without compromising the adjacent surfaces and rendered walls of the front of the house. It is industry standard that all paintwork must be removed in order for a skim coat to be applied to the front of the home to conceal any repairs to the rendered walls. However, it would appear that this builder has chosen to adopt a new technique and a new finish material, being an acrylic render, to the street elevation of the home.	The builder should have obtained consent by the homeowner to change the materials to be applied over the street elevations of the home prior to the works commencing if that was the only solution that the builder was aware was available to him at that time. The builder should have concluded that there was no possible way that he could carry out the rectification works to the front of the home adjacent to the front deck and he should have resigned to the fact that the entire street elevation rendered wall needs the paint removed in order for a skim coat to be applied over the damaged surfaces due to the demolition of the deck on 3 separate occasions and the reconstruction of the deck on 3 separate occasions, where he would have been in a better position to prepare the surfaces and to match the existing surfaces, being a cement rendered surface with a 3-coat paint system applied as a finished product.	Labour - Electrician	1	1	2	2	$ 120.00	$ 240.00
					Labour - Demolition	2	8	2	32	$ 80.00	$ 2,560.00
					Labour - Renderer	3	8	3	72	$ 90.00	$ 6,480.00
					Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00
					Materials						$ 330.80
					Waste						$ 100.00
					Plant						$ 7,100.00
					Total						$ 19,370.80
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,811.24
					Total						$ 25,182.04
					GST						$ 2,518.20
					Total						$ 27,700.24
73	Electrician to remove all wall fixtures. All wall surfaces are to be washed down, ready and appropriate to take an acrylic coat render to match the render applied on the street elevation. Scaffolding to be installed to the left and right and rear and front of the home for the acrylic renderers to use for access. All roof cappings are to be removed in order for the acrylic render to be applied to the entire wall. 1 coat of acrylic render to be applied to the street elevation of the property with no dummy joints or control joints, other than what is required within Australian Standards for masonry. 2 coats of acrylic render is to be applied on the right, left and rear elevation of the home. Electrician to reinstall all light fixtures and fittings on the walls. The site to be commercially cleaned once all works are completed. Plumber to return to reinstall or lower all metal roof cappings and flashings over the walls that have been rendered. All scaffolding to be removed.	The building contractor chose to apply an acrylic render over the front of the home to alleviate the need to remove the paint in order for a skim coat to be applied over the street elevation of the building. The building contractor selected an acrylic render where it is known that this product is suitable to be applied over painted surfaces, however, this treatment is a 2-coat system and it would appear that this acrylic rdner is only applied with a single coat system which leaves the project non-compliant with the manufacturer's specifications and the longevity of this product will quickly deteriorate. However, the builder has chosen not to obtain approval for the change of materials from cement rendered surface to acrylic rendered surface and he has chosen not to follow the manufacturer's recommendations in order for a 2-coat system to be applied in order for a closed porous rendered surface to be the finished product.	The builder should have considered that the non-compliant works would break down over time if the single coat treatment was the only treatment applied to the street elevation of the building. Th builder should have applied the 2-coat acrylic render system, if in fact it was approved by the consumer, in order to have the manufacturer's warranty attached to the project and the treatment that they applied to the property. The builder should have known that their faulty work will lead the homeowner into future liabilities as the home will need to be repainted and a second coat of acrylic render applied before the project would be completed and handed over, as the project does not meet minimum standards outlined by the manufacturer's specifications.	The builder ought to have applied a 2-coat acrylic render system to the walls in question in order to deliver a project in line with the manufacturer's specifications and industry standards, being a 2-coat trowled on application.	Labour - Electrician	1	8	1	8	$ 120.00	$ 960.00
					Labour - Washing of house	1	8	1	8	$ 80.00	$ 640.00
					Labour - Roof plumber	2	8	1	16	$ 115.00	$ 1,840.00
					Labour - Site protection	3	8	1	24	$ 80.00	$ 1,920.00
					Labour - Renderer	4	8	8	256	$ 90.00	$ 23,040.00
					Labour - Electrician	1	8	1	8	$ 120.00	$ 960.00
					Labour - Commercial clean	2	8	2	32	$ 80.00	$ 2,560.00
					Labour - Roof plumber	2	4	1	8	$ 115.00	$ 920.00
					Materials						$ 8,486.00
					Waste						$ 450.00
					Plant						$ 28,400.00
					Total						$ 70,176.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 21,052.80
					Total						$ 91,228.80
					GST						$ 9,122.88
					Total						$ 100,351.68
74	Painter to remove any excess building waste and debris on the front door and doorjamb. Painter to prepare and paint the door and doorjamb as required in order to alleviate any acrylic render and / or cement smear marks on the doorjamb and entry door.	The builder, when carrying out works to a residential home, should be aware that building waste and debris, together with splash marks are highly probable in and around the area that they are working in. Protection materials should have been applied to the front doorjamb.	The building contractor should be aware of DFT Standards & Tolerances requirements for a builder in order for a builder to deliver a project to an acceptable standard. The building contractor should have engaged a commercial cleaner to prepare and clean the front doorjamb of the paint, render and splash marks.	Building contractor should have put drop sheets over the garage door to preserve and protect the finished surfaces in these areas. The building contractor should have held the subcontractors accountable for the lack of preparation and protection material applied to the front doorjamb, as this could have eliminated this defect from being present.	Labour - Painter	1	1	1	1	$ 80.00	$ 80.00
					Materials						$ 20.00
					Waste						$ -
					Plant						$ -
					Total						$ 100.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 30.00
					Total						$ 130.00
					GST						$ 13.00
					Total						$ 143.00

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
75	Synthetic grass needs to be removed. Substrate needs to be re-levelled and re-compacted in order to achieve a smooth consistent finish substrate.	During the course of the remedial works over the past 5 years, the building contractor has delivered materials to site together with significant plant and large trucks which have used the synthetic grass area to place heavy plant and materials, which has resulted in the subsidence of the substrate of the synthetic grass area. The building contractor should have considered this as a risk and directed deliverymen and / or contractors not to use this area if possible and if this was not able to be carried out without using this area then a temporary floor structure should have been built over this area to prevent and preserve the substrate over this area from subsiding when heavy and plant and / or equipment traverse over this area.	Any competent builder should be aware that the substrate beneath synthetic grass is only soil and that access to the synthetic grass substrate is not readily accessible, they should have understood the risk for damaging the area, and should that foresight be implemented, the building contractor could have avoided this defect from occurring should he have managed the site and his contractors and staff more diligently.	The building contractor should have directed all subcontractors and delivery personnel to not use the area in question to preserve the substrate from deforming. The builder should have protected and preserved this area by building a false floor or providing a protection layer over the area in question to preserve the substrate from subsiding.	Labour - Landscaper	1	4	1	4	$ 85.00	$ 340.00
					Materials						$ 117.50
					Waste						$ -
					Plant						$ 76.00
					Total						$ 533.50
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 160.05
					Total						$ 693.55
					GST						$ 69.36
					Total						$ 762.91
76	The column needs to be ground back in order to have the render of the column flush with the cladding of the veranda fascia board. The old column used to be flush up until the top of the floor tiles, now the column is approx. 300mm down from the top of the floor tiles. The column needs to be ground back by approx. 35mm on the southern and western elevations. The column needs to be rendered in order for the column to be flush with the veranda fascia detail.	The building contractor chose to apply an acrylic render over the front column and veranda fascia of the home to alleviate the need to remove the paint in order for a skim coat to be applied over the street elevation of the building. The building contractor selected an acrylic render where it is known that this product is suitable to be applied over painted surfaces, however, this treatment is a 2 coat system and it would appear that this acrylic render is only applied with a single coat system which leaves the project non-compliant with the manufacturer's specifications and the longevity of this product will quickly deteriorate. However, the builder has chosen not to obtain approval for the change of materials from cement rendered surface to acrylic rendered surface and he has chosen not to follow the manufacturer's recommendations in order for a 2-coat system to be applied in order for a closed porous rendered surface to be the finished product.	The builder should have considered that the non-compliant works would break down over time if the single coat treatment was the only treatment applied to the front column and veranda fascia. The builder should have applied the 2-coat acrylic render system, if in fact it was approved by the consumer, in order to have the manufacturer's warranty attached to the project and the treatment that they applied to the property. The builder should have known that their faulty work will lead the homeowner into future liabilities as the home will need to be repainted and a second coat of acrylic render applied before the project would be completed and handed over, as the project does not meet minimum standards outlined by the manufacturer's specifications.	The builder ought to have applied a 2-coat acrylic render system to the front column and veranda fascia in order to deliver a project in line with the manufacturer's specifications and industry standards, being a 2-coat trowled on application.	Labour - Demolition	1	4	1	4	$ 80.00	$ 320.00
					Labour - Renderer	1	4	1	4	$ 90.00	$ 360.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 116.00
					Waste						$ 30.00
					Plant						$ -
					Total						$ 1,146.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 343.80
					Total						$ 1,489.80
					GST						$ 148.98
					Total						$ 1,638.78
77	The render over the veranda fascia needs to be flush with the tiles or with a consistent quirk with the floor tiles, which are working as a capping detail, to have a consistent overhang. The veranda fascia detail external corner needs to be prepared in order to accommodate for an external corner to be installed to alleviate the junction within the external corner. The 2 glass balustrading need to be removed in order for the acrylic render and external corner work to be carried out to the fascia of the veranda. The fascia of the veranda's acrylic render needs to be consistently recessed in or flush with the top of the ceramic floor tiles on top of the veranda.	The building contractor that demolished this veranda 5 times and rebuilt it from scratch 3 times should have built the walls square and straight, as they were aware that the top of the veranda floor tiles would be used to clad the top of the veranda and capping. However, it would appear the building contractor did not manage well nor supervise well the carpenters who installed the timber frame wall structure and installed the blue board cladding to the deck reveals which has resulted in this defect appearing once the floor tiles have been applied to the top of the deck, as it showcases the bow in the acrylic render veranda reveal.	A competent building contractor should have set out and followed through in building a new deck to have 90 degree corners within all internal and external corners of the deck with true and straight lines within every internal and external point of the deck reveals, as this would have alleviated this defect from being visible to the naked eye.	The building contractor should have checked the carpenters at completion of their works to confirm the substrate structure of the deck is built square and straight. The building contractor should have checked the contractors that installed the blue board to the veranda reveals to confirm that the reveals are straight and square. Should the builder have diligently supervised this project, these defects would not occur nor be present at the time of my inspection.	Labour - Glazier	3	4	2	24	$ 95.00	$ 2,280.00
					Labour - Renderer	2	4	1	8	$ 90.00	$ 720.00
					Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00
					Materials						$ 190.00
					Waste						$ 20.00
					Plant						$ 600.00
					Total						$ 4,130.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,239.00
					Total						$ 5,369.00
					GST						$ 536.90
					Total						$ 5,905.90
78	Carpenter to supply and install timber trimwork to complete the timber framing in order to take fibrous cement soffit linings. Plasterer to supply and install fibrous cement soffit lining to the underside of the veranda. Plasterer to set all soffit linings. Painter to apply paint to the underside of the fibrous cement soffit linings. Electrician to supply and install black rimmed down lights and sensor.	The building contractor that was carrying out the remedial works should have considered the lengthy delays on this project and the impact it has upon the family. A competent and respectful builder would have fast tracked this aspect of the build, with the ceiling being installed to appease the consumer, as this deck has been modified on 5 separate occasions and rebuilt from scratch on 3 separate occasions.	A competent building contractor should have the skillset to understand which aspect of the building cause stress to a consumer and the front of a home is always of high priority, however, this building contractor appears to have foregone this obligation and responsibility to the consumer and has left this front deck excessively exposed.	The building contractor should have fast tracked the installation of the ceiling lining to the front deck in order to bring the front of the home to a completed state as a high priority as this project has been ongoing for 5 years post the initial handover of the project.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00
					Labour - Plasterer	2	4	2	16	$ 95.00	$ 1,520.00
					Labour - Painter	1	8	1	8	$ 80.00	$ 640.00
					Labour Electrician	1	4	1	4	$ 120.00	$ 480.00
					Materials						$ 1,722.70
					Waste						$ -
					Plant						$ -
					Total						$ 4,742.70
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,422.81
					Total						$ 6,165.51
					GST						$ 616.55
					Total						$ 6,782.06
79	Remove and dispose of the glass balustrading. Supply and install glass balustrading to be no less than 1m in height from the finished floor level. Reinstall the existing metal handrail connecting the glass balustrading.	The building contractor ought to have considered his obligations under the homeowners warranty to install compliant glass balustrading that is a minimum height of 1m. I confirm within my inspection the glass balustrade is less than 1m in height, making the deck built to a non-compliant state.	It is standard industry practice to build meeting the minimum standards as outlined within AS / BCA / NCC, this being that all handrails must be no less than 1m in height and this project does not comply with that regulation. Therefore this builder should have foreseen the risk in delivering this project in a non-compliant manner.	The building contractor should have installed a glass balustrading and handrail detail to meet the BCA / NCC regulation of 1m in height.	Labour - Glazier	4	4	1	16	$ 95.00	$ 1,520.00
					Materials						$ 1,310.00
					Waste						$ 200.00
					Plant						$ 350.00
					Total						$ 3,380.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,014.00
					Total						$ 4,394.00
					GST						$ 439.40
					Total						$ 4,833.40

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
80	By inspecting the underside of the floor structure, I can see no reason why the hob detail has been created, therefore, I have allowed to lower the hob of the veranda in order to achieve the detail as outlined within the architectural plans. The plans that I am referring to are dated 16.04.17 drawn by E.C checked by H.C with a scale of 1:100 @A3 document. The plans have a job number of 17189 drawing number A1102 issue 4. Demolition contractor to remove the floor tiles and hob in order to achieve a flat surface matching the architectural plans. Demolition contractor to remove the floor tiles throughout the veranda as the membrane will be damaged once the hob is removed. Skirting tiles to be removed and disposed of. Waterproofer to return to apply a new waterproof membrane over the entire floor of the veranda, including 100mm up the wall. Tiler to supply and install floor tiles with slip-resistance and with a fall directing all surface water to the floor waste. Cement renderer to patch and make good the walls affected by the removal of the skirting tiles. Cement renderer to supply a patchwork and skim coat over the veranda edge reveal detail on both elevations.	The builder was supplied architectural plans showcasing stepdown between the internal and external floor elevations, however, the builder built the deck not meeting the specifications and now exposing the consumer to a non-compliant deck.	The building contractor should have followed the architectural plans that were provided to him by the consumer in order to comply with his contractual obligations together with minimum stepdown requirements within council and BCA / NCC / AS Guidelines.	The building contractor should have built the front deck meeting the architectural plans supplied to him. The builder should have requested for an approval from the consumer to elevate the front deck and the builder should have advised the consumer that the deck would be built not meeting the plans provided and should the consumer approve the proposal for a non-compliant deck it would relieve the builder from his obligations under the contract.	Labour - Demolition	2	4	1	8	$ 80.00	$ 640.00
					Labour - Waterproofer	1	8	1.5	12	$ 110.00	$ 1,320.00
					Labour - Tiler	2	8	2	32	$ 93.00	$ 2,976.00
					Labour - Renderer	1	4	2	8	$ 90.00	$ 720.00
					Labour - Painter	1	2	2	4	$ 80.00	$ 320.00
					Labour - Cleaner	1	2	1	2	$ 80.00	$ 160.00
					Materials						$ 2,553.82
					Waste						$ 400.00
					Plant						$ 650.00
					Total						$ 9,739.82
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,921.95
					Total						$ 12,661.77
					GST						$ 1,266.18
					Total						$ 13,927.94
81	All aluminium elements need to be sanded back, filled, prepped and painted. All holes need to be welded and filled, together with all excessive welds removed / ground back and the short and inconsistent welds need to be extended in order for a constant flow of aluminium weld within each junction. Once all repair works are carried out by a metal fabricator, the screen needs to be repainted via air brush in order to achieve a powder coat finish appearance.	The building contractor ought to have understood that by removing the colourbond screen, repair works would be required once reinstalled, however, no remedial works were carried out by the building contractor once the metal screen and pergola structure above the front deck were reinstalled. The risk associated delivering a scratched and damaged colourbond metal screen and pergola exposes the builder to an excessive repair bill for on site powder coating and / or on site 2 pack enamel being applied tot he metal screen and pergola.	The builder should have foreseen this risk and taken greater care with this asset and the builder should have carried out all required repairs to the metal screen and pergola immediately after the installation of the vertical screen and pergola structure.	The builder should have carefully disassembled the vertical screen and metal pergola and any repair works to the colourbond or powder coat finish should have been carried out whilst the screen was on the ground or off site so that when it was reinstalled it would have minimal repairs required to the metal screen and pergola structure.	Labour - Metal fabricator	1	8	1	8	$ 125.00	$ 1,000.00
					Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00
					Materials						$ 118.00
					Waste						$ -
					Plant						$ 240.00
					Total						$ 2,638.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 791.40
					Total						$ 3,429.40
					GST						$ 342.94
					Total						$ 3,772.34
82	Remove the oversized wall and pergola flashing detail and supply and install a new small 25mm x 25mm black powder coated angle connecting the wall and pergola structure together via pop rivets and screws back into the masonry wall.	The building contractor should have considered the risk of installing an oversized metal flashing on top of the pergola structure and wall junction, as it does not match the original detail that was removed in order to rectify / the leaking deck. The builder was to manage the client's expectation and any changes to the original build should have been proposed to the homeowner first prior to any scope changes or details proposed to be implemented to the project.	Any competent builder should have understood that changing the project specifications would have raised alarm bells with their client because the clients expectation is that the leaking deck be rectified, however, the pergola above the deck should be replaced with a like for like detail and this was not the case with this flashing.	The builder should have explained to the consumer that a larger flashing was required as a precautionary measure to eliminate the possibility of any leaks within the pergola and wall and screen and wall junctions and the builder should have obtained the consumer's consent prior to installing the larger flashing as this was a change to the original build.	Labour - Metal fabricator	2	2	1	4	$ 125.00	$ 500.00
					Materials						$ 58.00
					Waste						$ 10.00
					Plant						$ -
					Total						$ 568.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 170.40
					Total						$ 738.40
					GST						$ 73.84
					Total						$ 812.24
83	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Labour				0		$ -
					Materials						$ -
					Waste						$ -
					Plant						$ -
					Total						$ -
					Builders Margin (30%) Supervision, admin, overheads, profit						$ -
					Total						$ -
					GST						$ -
					Total						$ -

Item No	Scope of works for rectification	Risk of harm	Foreseeability of risk	Response to risk	Cost of defect	Men	Hrs	Days	Total	Rate	Total
84	Painter to prepare all surfaces with a light sand and apply a sealer and 2 colour coats over all repaired woodwork / doors / doorjambs / architraves.	The building contractor should have managed the painting contractor in order for the painting contractor to hand over a defect free and completed project matching the project specifications, however, this was not the case, as the project was handed over to the client with scratched and damaged doors plus doors not painted on all elevations.	Any reasonable building contractor would have managed their painting contractor in order to obtain a good quality and minimum standards as outlined within BCA / NCC / DFT Standards & Tolerance Guidelines	The building contractor should have held the painting contractor accountable for their work in order to hand over a defect free project.	Labour - Painter	1	6	1	6	$ 80.00	$ 480.00
					Materials						$ 42.00
					Waste						$ -
					Plant						$ -
					Total						$ 522.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 156.60
					Total						$ 678.60
					GST						$ 67.86
					Total						$ 746.46
85	Furniture removalist will be engaged to pack and box all personal belongings ready for the removal of the goods via trucks. Removalists to pack the truck and transport the goods to the new location. Removalists to unpack all the boxes and furniture and place the personal belongings of the occupants into the new property. Ditto above for the relocation back to site post construction. Accommodation costs for a rental period for a minimum period of 6 months.	The building contractor should have considered his obligation to deliver the project to a high standard on the first or second attempt. The builder must now understand the risk that he is now under as any fair magistrate / judge would deem relocation costs as fair and reasonable as the applicant has been awaiting the remedial works for a period of 5 years now and the property is still a building site with a need to have painters come through the entire property.	The building contractor should have foreseen the risk of not delivering the project to a high standard meeting BCA / NCC Guidelines, as it is common for a court to rule costs against the builder in order to cover consumer's costs to pack and relocate a family to a property where there is not building works sporadically over the entire site, as this property is the case.	The builder should have invested in adequate project management in order for all their subcontractors and staff to address all defects as required and to build a project meeting the minimum requirements as outlined within BCA / NCC on the first attempt and not on the fourth or fifth attempt, as has been the case with this project.	Labour - Pack all personal belongings in boxes (pre construction)	3	8	3	72	$ 65.00	$ 4,680.00
					Labour - Relocate all personal belongings to a new location	4	10	1	40	$ 85.00	$ 3,400.00
					Labour - Unpack all personal belongings within the new location	3	8	4	96	$ 65.00	$ 6,240.00
					Labour - Pack all personal belongings back in boxes (post construction)	3	8	3	72	$ 65.00	$ 4,680.00
					Labour - Relocate all personal belongings to original location	4	10	1	40	$ 85.00	$ 3,400.00
					Labour - Unpack all personal belongings within the original location	3	8	3	72	$ 65.00	$ 4,680.00
					Materials	Boxes and packing paper					$ 1,500.00
					Rental	52 weeks x $1,050.00					$ 54,600.00
					Total						$ 83,180.00
					GST						NA
					Total						$ 83,180.00
86	Removal of all furniture within the entire first floor. Removal of carpet. Screw the entire floor down with 65mm screws at 100mm spacing. Reinstall carpet. Relocate all furniture within each room.	A competent builder should have understood the risk of harm associated with this defect is that if timber floor joists and yellow tongue flooring is exposed to prolonged exposure to moisture the yellow tongue flooring would be prone for excess squeaking and a spring in the floor, as the glue often delaminates form the joists and / or the underside of the yellow tongue flooring.	A competent builder would put a tarpaulin over the floor the moment the yellow tongue flooring is completed and prior to any wall frames being installed. This procedure would eliminate the yellow tongue flooring and floor joists from become waterlogged due to prolonged exposure to the elements.	The builder ought to have installed a disposable floor cover over the yellow tongue flooring and compressed fibro flooring to preserve the structural integrity of the timber and glue used to bond the first floor, floor lining and floor joist junctions. The building contractor should have installed a wrap around the entire home covering the walls and roof to minimize the quantity of moisture passing through the wall and floor frames and yellow tongue and compressed fibro flooring to minimize the moisture content within the property during construction. The building contractor should have installed adequate glue and fixings via screws to the yellow tongue flooring and compressed fibro flooring, the screws should purchases into the floor joists.	Labour - Carpenter	2	8	6	96	$ 95.00	$ 9,120.00
					Materials						$ 220.00
					Waste						$ -
					Plant						$ -
					Total						$ 9,340.00
					Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,802.00
					Total						$ 12,142.00
					GST						$ 1,214.20
					Total						$ 13,356.20

SCHEDULE OF ALLEGED DEFECTS + SCOTT SCHEDULE

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
1	Internal	Ground floor timber staircase.	Polished timber floorboards have no slip-resistant measures applied to the timber treads. I was advised that the homeowners moved into the property prior to the occupation certificate being issued by the builder and by the private certifier, and that the stairs had protection material on the floor whilst the inspection was being carried out by the private certifier for a number of months post moving in, and the private certifier would not be in a position to inspect and form an opinion if in fact the stairs had the required slip-resistant measure applied to the timber treads.	Table 2 NCC 3.9.1.4 Slip-resistance classification (2) (a) & (b) **11.2.4 Slip resistance** [2019: 3.9.1.4] (1) The requirements for slip-resistance treatment to stair treads, ramps and *landings* are as set out in (2), (3) and (4). (2) Treads must have— (a) a surface with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*; or (b) a nosing strip with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*. (3) The floor surface of a ramp must have a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*. (4) *Landings*, where the edge leads to the *flight* below, must have— (a) a surface with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*, for not less than 190 mm from the stair nosing; or (b) a nosing strip with a slip-resistance classification not less than that listed in *Table 11.2.4* when tested in accordance with *AS 4586*. **Table 11.2.4: Slip-resistance classification** Application / Dry surface conditions / Wet surface conditions Ramp not steeper than 1:8 / P4 or R10 / P5 or R12 Tread surface / P3 or R10 / P4 or R11 Nosing or landing edge strip / P3 / P4	Timber stairs are to have slip-resistant clear coat applied to the stairs in order to comply with NCC regulations. The contractor carrying out this work is to apply a slip-resistant certificate to support their works for compliance against NCC regulations.	Labour - Floor sander	1	8	2	16	$ 140.00	$ 2,240.00	Photo Appendix Pages 1 - 2
						Materials						$ 76.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 2,316.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 694.80	
						Total						$ 3,010.80	
						GST						$ 301.08	
						Total						$ 3,311.88	
2	Internal	Ground floor timber staircase.	The bottom 6 stairs of the internal staircase have no handrail or grab rail to assist a person whilst using the stairs, to comply with Australian Standards AS1657. I was advised that the homeowner requested the bottom 3 steps have no handrail, however, the builder has left the bottom 6 steps without the assistance of a grab rail or handrail.	NCC Volume 2 H5P2 (2019: P2.5.2) (1) & (2) NCC Volume 2 11.3.3 (2019:3.9.2.2) (1) (a) NCC Volume 2 11.3.4 (2019: 3.9.2.3) (1) & (2) (a) & (b) NCC Volume 2 11.3.5 (2019: 3.9.2.4)	Extension of the existing handrail to comply with Australian Standards AS1657.	Labour - Carpenter	1	4	1	4	$ 95.00	$ 380.00	Photo Appendix Pages 2
						Labour - Painter	1	2	1	2	$ 80.00	$ 160.00	
						Materials						$ 216.80	
						Waste						$ -	
						Plant						$ -	
						Total						$ 756.80	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 227.04	
						Total						$ 983.84	
						GST						$ 98.38	
						Total						$ 1,082.22	
3	Internal	First floor glass balustrading surrounding the stairwell.	This balustrading is created by 3 separate glass panels with no capping or handrail applied to the top of or side of the glass to meet current regulations.	Australian Standards AS 1288 Glass in Buildings – Selection and Installation 7.2 & 7.3 & 7.4 Australian Standards AS 1170.1 Structural design actions Permanent, imposed and other actions Reference to 3.6 Barriers Table 3.3	A handrail is to be supplied and installed, connecting the 3 glass panels meeting BCA policies and Australian Standards 1288 & AS 1170.1.	Labour - Glazier	1	4	1.5	6	$ 95.00	$ 570.00	Photo Appendix Pages 182
						Materials						$ 316.60	
						Waste						$ -	
						Plant						$ -	
						Total						$ 886.60	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 265.98	
						Total						$ 1,152.58	
						GST						$ 115.26	
						Total						$ 1,267.84	
4	Internal	First floor glass balustrading surrounding the stairwell.	Glass balustrading on the first floor surrounding the staircase is the incorrect glass used for the application without a handrail. The glass supplied is non-compliant and no certificate has been supplied to support the glass design and type used and installed within this application.	Australian Standards AS 1170.1 Structural design actions Permanent, imposed and other actions Reference to 3.6 Barriers Table 3.3 AS 1253.1 Glass in Buildings – Selection and Installation Australian Standards AS 1288 Glass in Buildings – Selection and Installation 7.2 & 7.3 & 7.4	Builder to supply glazing certificate confirming the glass type, thickness and engineering qualities of the glass for further assessment for compliance. Note; I have allowed for an engineer to inspect and issue a certificate of compliance or non-compliance, once the glass has been approved this defect can be removed. Should the existing glass not be approved, further allowances will need to be made in order to replace the existing glass with the correct glass meeting building code	Labour - Glazier / Engineer						$ 650.00	No photos
						Materials						$ -	
						Waste						$ -	
						Plant						$ -	
						Total						$ 650.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 195.00	
						Total						$ 845.00	
						GST						$ 84.50	
						Total						$ 929.50	
5	Internal	First floor main bathroom.	Bathroom floor waste has no fall from the shower cubicle to the floor waste using a 600mm and 900mm level. The bathroom floor tiles have a negative fall of 1 degree, falling away from the floor waste within the tiles that are connecting the shower cubicle and floor waste of the bathroom.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	Remove tiles. Re-waterproof the bathroom floor. Supply and install new bathroom floor tiles with the appropriate fall towards the centre floor waste within the bathroom. Should the tiles not be able to be matched, the entire bathroom needs to be replaced. 3.7m x 3.1m floor area 2.4m height, wall tiles to the ceiling. Shower screen should be removed and reinstalled. The bathtub should be removed and reinstalled. Remove and reinstall handbasin, including stone top. Wall mount flip mixers over the bathtub, shower and vanity unit should be removed and reinstalled. The toilet suite and stopcock should be removed and reinstalled.	Labour - Plumber / decommission	2	4	1	8	$ 115.00	$ 920.00	Photo Appendix Pages 3 - 11
						Labour - Electrician / decommission	1	2	1	2	$ 120.00	$ 240.00	
						Labour - Demolition	3	8	1	24	$ 80.00	$ 1,920.00	
						Labour - Plasterer	3	8	1.5	36	$ 95.00	$ 3,420.00	
						Labour - Waterproofer	1	8	1.5	12	$ 110.00	$ 1,320.00	
						Labour - Tiler	2	8	5	80	$ 93.00	$ 7,440.00	
						Labour - Glazier	2	4	1	8	$ 95.00	$ 760.00	
						Labour - Plumber / refit	2	8	1	16	$ 115.00	$ 1,840.00	
						Labour - Electrician / refit	1	4	1	4	$ 120.00	$ 480.00	
						Labour - Painter	1	4	2	8	$ 80.00	$ 640.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 7,160.00	
						Waste						$ 450.00	
						Plant						$ -	
						Total						$ 26,910.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 8,073.00	
						Total						$ 34,983.00	
						GST						$ 3,498.30	

					The toothbrush holder, towel rail holders x 2 of, should be removed and reinstalled.	Total		$ 38,481.30

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
6	Internal	Ground floor main bathroom.	Right hand side handbasin floor tiles are cracked.	Department of Fair Trading Standards and Tolerances Guidelines Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	Remove 1 tile in the corner of the bathroom. Patch and make good the waterproofing. Should the 1 tile not be available, the entire bathroom floor needs to be replaced, together with the wall tiles. I have made the allowance to replace the 1 tile on the assumption that the builder can find a matching tile. Should the tiles not be found to be matching, this defect will be upgraded to have the entire ground floor bathroom floor tiles replaced. Special note; within our scott schedule we have allowed for 1 man, 2 days to source a matching tile and 1 man 1 day to remove the cracked tile and replace the cracked tile with the new tile, with the assumption that the waterproofing membrane beneath the cracked tile is not disturbed.	Labour - Tiler	1	8	3	24	$ 93.00	$ 2,232.00	Photo Appendix Pages 12 - 13
						Materials						$ 100.00	
						Waste						$ 10.00	
						Plant						$ -	
						Total						$ 2,342.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 702.60	
						Total						$ 3,044.60	
						GST						$ 304.46	
						Total						$ 3,349.06	
7	Internal	Ground floor main bathroom.	In assessing the floor tiles, there is no fall from the vanity unit to the floor waste when using a 1.8m level. In assessing the floor tiles, there is a negative fall back towards the bathroom wall and floor shower screen and wall junction adjacent to the toilet, meaning that there will be pooling water in the back corner of the toilet and wall junction should flooding occur.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	The entire bathroom needs to be allowed to be removed and rebuilt with adequate falls. Special note; the bathroom floor tiles match the hallway and the entire ground floor, floor tiles. 2.7m x 1.8m x 2.4m high. Remove and reinstall the shower screen. Remove and reinstall the toilet suite. Remove and reinstall the vanity. unit. Remove and reinstall 4 x wall fittings 1 x soap dish holder 2 x towel rail holder 1 x toilet brush holder	Labour - Plumber	2	4	2	16	$ 115.00	$ 1,840.00	Photo Appendix Pages 14 - 22
						Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00	
						Labour - Demolition	3	8	1	24	$ 80.00	$ 1,920.00	
						Labour - Plasterer	2	8	1.5	24	$ 95.00	$ 2,280.00	
						Labour - Waterproofer	1	8	1.5	12	$ 110.00	$ 1,320.00	
						Labour - Tiler	2	8	4	64	$ 93.00	$ 5,952.00	
						Labour - Painter	1	4	2	8	$ 80.00	$ 640.00	
						Labour - Glazier	2	2	1	4	$ 95.00	$ 380.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 5,870.00	
						Waste						$ 450.00	
						Plant						$ -	
						Total						$ 21,452.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,435.60	
						Total						$ 27,887.60	
						GST						$ 2,788.76	
						Total						$ 30,676.36	
8	Internal	Ground floor main bathroom.	There is no fall within the shower cubicle floor tiles when assessing the floor tiles and shower screen junction on the floor. When inspecting the wall and floor junction within the shower cubicle, there is 0.6 of a degree fall across the back wall and floor junction. This will encourage moisture / water to be directed towards the shower screen and floor junction where it currently has no fall towards the floor waste.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles Australian Standards AS 3740 Waterproofing of Domestic wet areas 2.3	Remove and reinstall glass shower screen. Remove the shower cubicle floor tiles and wall tiles. Replace waterproofing that is damaged during the removal of the wall and floor tiles. Tiler to screed the floor with adequate falls. Waterproofer to apply a second coat of waterproof membrane on top of the screed. Tiler to lay wall and floor tiles meeting Australian Standards and BCA and NCC Guidelines.	Labour - Plumber	1	2	2	4	$ 115.00	$ 460.00	Photo Appendix Pages 23 - 29
						Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00	
						Labour - Demolition	2	8	1	16	$ 80.00	$ 1,280.00	
						Labour - Plasterer	2	8	1.5	24	$ 95.00	$ 2,280.00	
						Labour - Waterproofer	1	4	2	8	$ 110.00	$ 880.00	
						Labour - Tiler	1	8	2	16	$ 93.00	$ 1,488.00	
						Labour - Painter	1	1	1	1	$ 80.00	$ 80.00	
						Labour - Glazier	2	2	1	4	$ 95.00	$ 380.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 5,870.00	
						Waste						$ 450.00	
						Plant						$ -	
						Total						$ 13,968.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 4,190.40	
						Total						$ 18,158.40	
						GST						$ 1,815.84	
						Total						$ 19,974.24	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
9	Internal	Ground floor, living room, kitchen and dining room.	Plasterboard ceiling still has signs of moisture, penetrating through the upper level, external masonry walls. Aperture created within the kitchen and dining room ceiling has concluded that weep holes are installed within the wall, which drain any moisture within the cavity onto the kitchen ceiling, meaning that should moisture be within the cavity of the external walls, moisture will be directed to the internal habitable areas within the kitchen and moisture will continue to be found within the plasterboard ceiling.	Department of Fair Trading Standards and Tolerances Guidelines Australian Standards AS 3700-2001 Masonry Structures	Proposal for Western facing first floor external wall, for the rendered wall to have the paint removed and treated applied in order to reduce the risk for water penetrating through the external masonry and rendered wall. 1. The wall in question will need to be membraned in order to create a monolithic external masonry wall. 2. The wall is question will need to be painted in order to have a finished product covering the entire height and length of the wall as one constant finish in order to achieve a non-visible membrane coating over the wall in question. 3. All downpipes are to be removed during this process and reinstalled post the painting of the walls. 4. Painter is to allow to paint the wall in question and caulk the masonry reveals and window junctions. Special Note; within the scott schedule, allowances have been made to complete the works that were in progress.	Labour - Plumber	2	4	1	8	$ 115.00	$ 920.00	Photo Appendix Pages 30 - 33
						Labour - Demolition	3	8	2	48	$ 80.00	$ 3,840.00	
						Labour - Waterproofer	2	8	2	32	$ 110.00	$ 3,520.00	
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Labour - Plumber	2	4	1	8	$ 115.00	$ 920.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 7,180.00	
						Waste						$ 100.00	
						Plant						$ 1,800.00	
						Total						$ 19,880.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,964.00	
						Total						$ 25,844.00	
						GST						$ 2,584.40	
						Total						$ 28,428.40	
10	Internal	Ground floor, kitchen.	Kitchen bulkhead has been modified and it is incomplete. I was made aware that the building contractor returned to the property to rectify issues within the bulkhead and the works carried out recently have been poorly executed within the horizontal bulkhead and adjoining joinery. This aspect of the building has defective and incomplete building works.	Department of Fair Trading Standards and Tolerances Guidelines	Kitchen joinery is to be removed and disposed of, I am referring to the joinery within the rangehood shaft and the carcass to the left of the mirrored splashback. New kitchen joinery is to be supplied and installed like-for-like.	Labour - Electrician	2	2	2	8	$ 120.00	$ 960.00	Photo Appendix Pages 34 - 38
						Labour - Glazier	1	2	2	4	$ 95.00	$ 380.00	
						Labour - Demolition	2	2	1	4	$ 80.00	$ 320.00	
						Labour - Joiner	2	8	1.5	24	$ 140.00	$ 3,360.00	
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 3,110.00	
						Waste						$ 200.00	
						Plant						$ -	
						Total						$ 8,970.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,691.00	
						Total						$ 11,661.00	
						GST						$ 1,166.10	
						Total						$ 12,827.10	
11	Internal	Ground floor, kitchen.	In recent times, there was water entering the kitchen bulkhead and the builder returned to rectify the defect. The kitchen now has an access hatch within the overhead cupboard / bulkhead which was never there before the remedial works were done. The access hatch I am referring to is installed over the hotplate and rangehood bulkhead.	Defective Works not meeting contract specifications, as there was no access hatch requested to be installed in this area and now it's an eyesore	Remove and dispose of the access hatch within the plasterboard bulkhead above the hotplate. Plasterer to patch the ceiling. Painter to paint and make good the ceiling.	Labour - Plasterer	1	4	1	4	$ 95.00	$ 380.00	Photo Appendix Pages 39 - 41
						Labour - Painter	1	1	2	2	$ 80.00	$ 160.00	
						Labour - Cleaner	1	2	1	2	$ 80.00	$ 160.00	
						Materials						$ 66.00	
						Waste						$ 10.00	
						Plant						$ -	
						Total						$ 776.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 232.80	
						Total						$ 1,008.80	
						GST						$ 100.88	
						Total						$ 1,109.68	
12	Internal	Ground floor, kitchen.	The overhead cupboard to the left side of the rangehood has incomplete building works on the top panel. The original access hatch was located within this cupboard but it has been removed and a fixed panel has been installed.	Defective Works not meeting contract specifications, as there was an access hatch within the overhead cupboards which has now been removed and a secondary sheet of melamine has been installed over and above the original access hatch into the roof void This has become apparent only because of water ingress issues found within the bulkhead which were addressed by the building contractor, however, the building contractor did not obtain approval form the consumer to eliminate the access hatch within the overhead cupboards and provide a double top overhead panel to the carcass	Remove and dispose of defective cupboard. Supply and install a new cupboard. Supply and install a new access panel matching the old access panel to access the AC system.	Labour - Joiner	2	8	1.5	24	$ 140.00	$ 3,360.00	Photo Appendix Pages 42 - 45
						Labour - Painter	1	2	1	2	$ 80.00	$ 160.00	
						Labour - Cleaner	1	2	1	2	$ 80.00	$ 160.00	
						Materials						$ 810.40	
						Waste						$ 140.00	
						Plant						$ -	
						Total						$ 4,630.40	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,389.12	
						Total						$ 6,019.52	
						GST						$ 601.95	
						Total						$ 6,621.47	

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13	Internal	Ground floor, kitchen.	External masonry walls facing the rear boundary fence have no weep holes, a byproduct of that is the ceiling within the kitchen over the island currently has ongoing moisture evidence coming through the ceiling. Under the assumption that the external walls are waterproof, it will also eliminate any concealed water ingress issues over the kitchen bulkhead and AC unit, which may be a result of no weep holes being installed within the external first floor masonry walls. Under the assumption that the water ingress issue will be rectified, as outlined within defect number 9, this defect is to rectify the plasterboard ceiling that has been poorly patched and incompletely / not repaired, as seen within the photos.	Builder has returned to site to rectify earlier water entry issues and he has not completed rectifying the defects within the internal elevations of the living room and kitchen as seen within the photos 46 and 47	Plasterer to sheet the openings within the plasterboard ceiling. Plasterer to set and sand the plasterboard ceiling once patchwork is completed. Painter to patch the new plasterboard as required and paint the new and old plasterboard ceiling in order to achieve a seamless junction between the old and new plasterboard ceilings.	Labour - Plasterer	2	4	1.5	12	$ 95.00	$ 1,140.00	Photo Appendix Pages 46 - 47
						Labour - Painter	1	8	1	8	$ 80.00	$ 640.00	
						Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00	
						Materials						$ 198.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 2,618.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 785.40	
						Total						$ 3,403.40	
						GST						$ 340.34	
						Total						$ 3,743.74	
14	Internal	Ground floor, dining room.	The rear dining room glass wall and ceiling junction has been patched by a plasterer and the works are incomplete. There is excess smearing over the sliding door heads and along the fixed window head detail and along the bulkhead running over the credenza / open shelving.	Incomplete works	Plasterer to sand the ceiling. Commercial cleaner to clean the aluminium. Painter to patch and make good.	Labour - Plasterer	1	4	1	4	$ 95.00	$ 380.00	Photo Appendix Pages 48 - 52
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 25.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 1,045.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 313.50	
						Total						$ 1,358.50	
						GST						$ 135.85	
						Total						$ 1,494.35	
15	Internal	Ground floor, Laundry.	No operable window within the ground floor laundry, nor is there an exhaust fan or a fresh air recirculation system installed.	NCC Volume 1 10.6.2 (2019: 3.8.5.2) (a) & (b) & (c)	The Australian Standards for ventilation within a laundry are covered by the AS 1668 series. Specifically, AS 1668.2 outlines the requirements for mechanical ventilation in buildings. Supply and install a ceiling exhaust fan over the dryer ceiling and core it out through the wall above the sliding door.	Labour - Coring contractor	1	8	1	8	$ 150.00	$ 1,200.00	Photo Appendix Pages 53
						Labour - Electrician	2	4	1	8	$ 120.00	$ 960.00	
						Materials						$ 690.00	
						Waste						$ 20.00	
						Plant						$ 150.00	
						Total						$ 3,020.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 906.00	
						Total						$ 3,926.00	
						GST						$ 392.60	
						Total						$ 4,318.60	
16	Internal	Ground floor, kitchen.	There are minor hairline cracks between the ceiling and wall tiles within the silicone sealant.	Australian Standards AS 3958.1, Guide to the Installation of Ceramic Tiles	The Australian Standard covering silicone sealants for bathroom wall and floor tile junctions is AS 3745. Tiler to remove all grout applied to wall and floor tiles junctions and vertical wall tile junctions throughout the laundry. Tiler to apply a flexible sealant, mould resistant, within all internal junctions, allowing movement without cracking the tiles.	Labour - Tiler	1	8	1.5	12	$ 93.00	$ 1,116.00	Photo Appendix Pages 54 - 55
						Materials						$ 79.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 1,195.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 358.50	
						Total						$ 1,553.50	
						GST						$ 155.35	
						Total						$ 1,708.85	

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17	Internal	Ground floor, kitchen.	There are minor cracks within the plasterboard ceiling over the laundry dryer. Special note; Along the external first floor masonry walls above the kitchen bulkhead AC unit, laundry and garage, there are no weep holes, and as proven within the external elevation of the wall, water ingress within the cavities has nowhere to drain out from other than within the roof void. Should the right side external masonry wall not be waterproofed, the current issues of moisture could develop, resulting in constant moisture stains within the kitchen bulkhead, kitchen ceiling, laundry ceiling and garage ceiling.	Australian Standards AS 2589 Gypsum linings in residential and light commercial construction	There isn't a specific Australian Standard that exclusively covers cracks in plasterboard within residential homes. However, guidelines for the installation and finishing of plasterboard are typically outlined in the AS 2589 - Gypsum linings - Application and Finishing standard. When it comes to addressing cracks in plasterboard, it's important to consider the cause of the cracks and the appropriate repair methods. Cracks in plasterboard can occur due to various reasons such as movement in the building, settling, or changes in temperature and humidity. Repairing cracks often involves applying joint compound or plaster, possibly with the use of tape. With the knowledge that the external wall has blocked and missing weep holes, it is highly likely that should the wall upstairs not be waterproofed or made compliant, that this crack and other cracks could reoccur in the future due to water ingress within the property. Plasterer to express the cracks within the plasterboard ceiling linings and apply setting tape and a 3-coat plaster system. Painter to prepare and paint the ceiling as required.	Labour - Plasterer	1	4	2	8	$ 95.00	$ 760.00	Photo Appendix Pages 56
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 70.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 1,150.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 345.00	
						Total						$ 1,495.00	
						GST						$ 149.50	
						Total						$ 1,644.50	
18	Internal	Ground floor, kitchen AC access hatch.	Along the right side of the home, there is a box gutter running the length of the property. The external masonry wall has a timber frame box gutter detail connecting the outside brickwork to the inside framework. This is resulting in a bridging of the cavity where it meets, the moisture that passes through the external face brickwork now has a vehicle to transfer the moisture into the internal habitable walls / rooms. This can be seen within the photographs attached to this report. Should moisture traverse through the timber box gutter framework and drip mid span, it will result in moisture defects seen within the bulkhead within the rear dining room kitchen, laundry and garage. The one vantage point of this defect is from the access hatch being created and installed over the current kitchen adjacent to the exhaust fan.	Australian Standards AS 1684 Residential timber-framed construction. This standard series, specifically AS 1684.2, provides guidelines and specifications for the design and installation of timber framing in residential buildings. AS 1684 covers various aspects of timber framing, including structural design, tie-down requirements, bracing, and fixing details. It is an important reference for carpenters, builders, and other professionals involved in timber frame construction for residential buildings.	Waterproofing of the external masonry wall in order to alleviate any moisture ingress within he cavities that will be tracked through the timber frame box gutter structure.	Labour - Waterproofer	2	8	2	32	$ 110.00	$ 3,520.00	Photo Appendix Pages 57 - 59
						Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00	
						Materials						$ 3,785.00	
						Waste						$ -	
						Plant						$ 1,100.70	
						Total						$ 10,965.70	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 3,289.71	
						Total						$ 14,255.41	
						GST						$ 1,425.54	
						Total						$ 15,680.95	
19	Internal	Ground floor, kitchen.	The AC outlet in the kitchen is installed short of the grill by approx. 120mm on the left and right ends of the AC and 65mm on the top and bottom of the AC outlet and the back side the lineal grill located in the bulkhead. This has created a pathway for the AC system to draw to project moisture within the bulkhead, which will compromise the structural integrity of the timber framing members, plasterboard linings and electrical trade due to the ongoing moisture content within this area.	Australian Standards AS 1684 Residential timber-framed construction. NCC Volume 2 Part H6 Energy Efficiency	The Australian standard for air conditioning is AS/NZS 1668.1:2015 - The use of ventilation and air conditioning in buildings, Part 1: Fire and smoke control in multi-compartment buildings. This standard provides guidelines and requirements for the design, installation, and maintenance of ventilation and air conditioning systems in buildings. It includes considerations for fire and smoke control in multi-compartment buildings. The AC bulkhead needs to be modified in order for it to have no apertures between the external lineal grill and the face of the cassette. Sheet metal fabrication needs to be implemented in order to bridge the cavity as it is currently found within the bulkhead.	Labour - AC contractor	1	4	2	8	$ 140.00	$ 1,120.00	Photo Appendix Pages 60 - 61
						Labour - Sheet metal	1	8	1	8	$ 125.00	$ 1,000.00	
						Materials						$ 1,360.75	
						Waste						$ -	
						Plant						$ -	
						Total						$ 3,480.75	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,044.23	
						Total						$ 4,524.98	
						GST						$ 452.50	
						Total						$ 4,977.47	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
20	Internal	Ground floor, kitchen.	Kitchen wall / end panel and bulkhead junction has moisture within the ceiling and bulkhead and wall junction. Refer to page 183 of the photo appendix for the blistering paint found within the bulkhead prior to the plasterboard being removed. The air conditioning system within the bulkhead is installed approx. 125mm short of the face of the bulkhead, resulting in moisture dissipating through the bulkhead and into the cavity of the building, which supports the consumers claim that the AC never turns off when it is set for 24 degrees. This was tested on the 6/06/2023 whilst Aiden, Mario, Logan and myself were doing flood tests, as the AC was still on high even though it was set for 24 degrees and was still proven to be active as it was 26.7 degrees within the internal third party thermostat and 60 degrees externally. The following assessment is covering the kitchen AC unit recessed within the bulkhead and all other AC units within the property. 1. Kitchen 2. Study 3. Theatre 4. Master bedroom 5. Bedroom 2 6. Bedroom 3 7. Bedroom 4 8. Upstairs sitting area At the time of the inspection I have noted the following defects. Multiple issues within each indoor unit in terms of installation and ongoing maintenance issues which are found throughout the property. 1. The installation has been carried out in a poor and unprofessional manner. 2. Some of the issues identified include the following: 2.1. Fan coil units have been installed too close to the brick walls / timber stud walls which is typical for each system, this restricts airflow into the return air and will make it almost impossible to change / clean the return air filters. 2.2. Drains have been installed with 20mm electrical conduit which does not meet the industry standard, some of which are sloping uphill. 2.3. The supply air opening of the systems in some cases are 120mm away from the supply air grill face, with a silver taped plenum to try and direct air towards the grill opening, this is very poor practice. 2.4. The bulkheads in which these systems are built into have been left completely open. Each bulkhead should be fully enclosed to act as a plenum for the return of the system. 2.5. Outdoor systems have the drain running straight to the concrete slab causing water to sit against the structure of the house. We obtained advice from Roberts Air Conditioning and they believe that due to the abovementioned issues, all systems need to be de-commissioned and removed from the current locations, the bulkheads be made larger to suit the size of the current fan coil units, re-install each system as per industry standard, and re-commission as per manufacturer specifications, which I support Roberts Air Conditioning's recommendation - Refer to Appendix 29.	NCC Volume 2 Part H6 Energy Efficiency	All bulkheads need to be removed in order to access the AC units within the bulkheads. The AC units need to be relocated within the bulkhead in order to have adequate clearance between the rear masonry and stud walls in order to meet manufacturer's specifications and guidelines All drains need to be replaced with PVC drain lines meeting manufacturer's specifications and guidelines. An insulated metal plenum connecting the system to the grill should be installed in this case. The bulkheads in which these systems are built into have been left completely open. Each bulkhead should be fully enclosed to act as a plenum for the return of the system. Outdoor systems have the drain running straight to the concrete slab causing water to sit against the structure of the house. All new bulkheads need to be built with new treated pine timber framing and 10mm plasterboard ceiling and wall linings. All ceilings and walls affected by the works need to be patched and painted. All lineal grills need to be installed within the openings, with no opportunity for any AC to circulate within the bulkheads or the cavities of the building. This scope of works was prepared in conjunction with Roberts Air Conditioning Pty Ltd report prepared by Steven Cannon.	Labour - AC decommission	2	8	1	16	$ 140.00	$ 2,240.00	Photo Appendix Pages 61 - 64 + 183 - 211
						Labour - Demolition	2	8	4	64	$ 80.00	$ 5,120.00	
						Labour - AC reinstallation	2	8	5	80	$ 140.00	$ 11,200.00	
						Labour - Bulkheads construction	2	8	5	80	$ 95.00	$ 7,600.00	
						Labour - Plasterer / wall and ceiling linings	2	8	8	128	$ 95.00	$ 12,160.00	
						Labour - Painter	1	8	10	80	$ 80.00	$ 6,400.00	
						Labour - Cleaner	2	8	4	64	$ 80.00	$ 5,120.00	
						AC misc. parts						$ 4,000.00	
						Materials - Carpenter						$ 2,380.00	
						Materials - Plasterer						$ 1,190.00	
						Materials - Painter						$ 550.00	
						Waste						$ 550.00	
						Plant						$ 510.00	
						Total						$ 59,020.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 17,706.00	
						Total						$ 76,726.00	
						GST						$ 7,672.60	
						Total						$ 84,398.60	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
21	Internal	Ground floor living room, above TV unit.	I was supplied a video by the applicant where there was a consistent drip sound within the ceiling space, within the living room above the TV and credenza. The drip sound sounded like moisture was consistently dripping on the plasterboard ceiling or a material creating splash marks within the ceiling space. I used my thermal camera to assess if there was moisture within the plasterboard and I used my moisture meter to pick up any moisture readings within the plasterboard ceiling in this area. I can confirm there was no moisture readings within the plasterboard ceiling above normal readings for an internal habitable space, however, the dripping sound within the ceiling space is not acceptable. Further investigation is recommended with deconstructive investigation in order to find out the source of the moisture within the ceiling space. I draw your attention to the video titled *Air Conditioning dripping within cavity and ceiling in family room (defect21)* I was supplied videos by Mario, the applicant on 8/01/2024 and within the videos, it depicts the video room / theatre room and it has moisture passing through the ceiling, I relate this defect in direct correlation with the adjacent room, which is the living room where we had earlier mentioned that there was a dripping sound within the living room, however, there was no evidence of moisture within the plasterboard ceiling. Within this report, there are various defects within the AC scope of works which need further investigation and deconstructive works to confirm if the AC hardware is compliant or not. I have used the evidence supplied to me by the applicant in the form of 2 videos where it confirms there is a moisture related defect within the ceiling above the media room which is located adjacent to the ground floor living room, and within our earlier allowance for this defect it should capture this defect within the living room and media room which are located adjacent to one another. *I draw your attention to to the video titled Appendix 21A Theatre Room Leak 2 Frances Voice Overand Appendix 21B Theatre Room Leak Mario Voice Over*	For addressing water entry into a roof void, Australian standards related to roof construction, waterproofing, and building maintenance may be relevant Here are some standards that could be applicable, and we can confirm once a flood test is carried out which standard we need to comply with Australian Standards AS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage This standard provides guidelines for the design and installation of stormwater drainage systems, which includes provisions for managing water runoff from roofs Proper roof drainage is essential to prevent water entry into the roof void Australian Standards AS 3740:2010 Waterproofing of wet areas within residential buildings While this standard primarily focuses on wet areas within residential buildings, it includes principles of waterproofing that may be applicable to preventing water entry into building elements, including the roof void Australian Standards AS/NZS 4284:2008 Testing of building facades This standard outlines procedures for testing the water penetration resistance of external walls, including roofs While it may not specifically address roof voids, the principles of water penetration resistance can be relevant to preventing water ingress Australian Standards AS/NZS 3500.5:2015 Plumbing and drainage, Part 5: Domestic installations This standard may include provisions for managing water entry in domestic plumbing installations, including aspects related to roofs and roof voids Australian Standards for mechanical ventilation installations: Australian Standards AS/NZS 1668.1:2015 The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings This standard provides requirements for the design and installation of ventilation and air conditioning systems in buildings, with a focus on fire and smoke control Australian Standards AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand Wiring Rules) While not specific to air conditioning, this standard is essential for electrical safety in the installation of air conditioning systems, as these systems often involve electrical components Australian Standards AS/NZS 1668.2:2012 The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control: This standard addresses ventilation design considerations, including those related to air conditioning systems, for controlling indoor air contaminants Australian Standards AS/NZS 5149 series Refrigerating systems This series of standards covers various aspects of refrigerating systems, including safety requirements Air conditioning systems often involve refrigeration, and these standards provide guidelines for safety and performance Australian Standards AS/NZS 3008.1.1:2017 Electrical installations - Selection of cables This standard provides guidance on the selection of cables for electrical installations, including those associated with air conditioning systems	Deconstructive investigation / removal of plasterboard ceiling, approx. 2m x 1m in the southwest corner of the living room. Flood test over the box gutters and external walls above. Run all plumbing lines and sewer lines within the first floor wet rooms. Run AC system for extended period of time. Flood test the rooftop elevation over the second story. Prepare a report outlining our findings and recommendations to rectify any defects found. I have allowed a PC sum for this task of $5,000.00 for the demolition works, flood test and writing the report.	Labour Materials Waste Plant Total Builders Margin (30%) Supervision, admin, overheads, profit Total GST Total	PC Sum					$ 5,000.00 $ - $ - $ 5,000.00 $ 1,500.00 $ 6,500.00 $ 650.00 $ 7,150.00	No Photos

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
22	Internal	Ground floor front room / study.	The applicant supplied me a video where it was taken on a day that it was windy externally, and it was his opinion that he frequently finds builders dust and a white chalky material on the laminate study desk where he keeps his computers. It is his opinion that this dust is only found the day of or day following that the external weather is windy. I draw your attention to the video called *Air leak with dust in study 16th of October 2023 (defect22)*	NCC Volume 2 Part H6 Energy Efficiency Australian Standards AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand Wiring Rules) While not specific to air conditioning, this standard is essential for electrical safety in the installation of air conditioning systems, as these systems often involve electrical components Australian Standards AS/NZS 1668.2:2012 The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control This standard addresses ventilation design considerations, including those related to air conditioning systems, for controlling indoor air contaminants Australian Standards AS/NZS 5149 series Refrigerating systems This series of standards covers various aspects of refrigerating systems, including safety requirements Air conditioning systems often involve refrigeration, and these standards provide guidelines for safety and performance Australian Standards AS/NZS 3008.1.1:2017 Electrical installations - Selection of cables This standard provides guidance on the selection of cables for electrical installations, including those associated with air conditioning system	As the cause of this defect is unknow, I recommend that we remove the AC grill to do further investigations and that a contractor carry out a high wind environment externally to see if in fact any water ingresses into the cavity of the home and / or the internal areas of the home or AC bulkhead is affected by the external elements. I recommend once this recreation of a windy period is carried out, a consultant should prepare a scope of works to address any defects found in this aspect of the building. I have allowed a total PC sum for the removal of the grill, the recreation of a windy storm and to produce a written report for a PC sum of $5,000.00.	Labour				PC Sum		$ 5,000.00	No Photos
						Materials						$ -	
						Waste						$ -	
						Plant						$ -	
						Total						$ 5,000.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,500.00	
						Total						$ 6,500.00	
						GST						$ 650.00	
						Total						$ 7,150.00	
23	External	Western elevation.	AC compressor has been installed in the incorrect location. It has now had a secondary deflecting peripheral placed upon the compressor in order to have the compressor work more efficiently. However, subsequently we can no longer access the left end elevation side pathway for serviceability and general use of the land.	Incorrect location for AC unit due to lack of access along the side boundary	AC unit is to be installed on a wall bracket in order to allow for a person to walk underneath the compressor. Wall brackets are required for the installation of the compressor in the elevated location and all ducting is to be recessed within the walls.	Labour - Demolition	2	4	1	8	$ 80.00	$ 640.00	Photo Appendix Pages 65 - 68 + 86 - 87
						Labour - AC contractor	2	4	2	16	$ 140.00	$ 2,240.00	
						Labour - Bricklayer	1	8	1	8	$ 92.00	$ 736.00	
						Labour - Renderer	2	8	1	16	$ 90.00	$ 1,440.00	
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Materials - AC						$ 480.00	
						Materials						$ 390.00	
						Waste						$ 100.00	
						Plant						$ 240.00	
						Total						$ 7,546.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,263.80	
						Total						$ 9,809.80	
						GST						$ 980.98	
						Total						$ 10,790.78	
24	External	Western elevation.	Along the western elevation, there are cracked floor tiles beneath the hinged pool gate.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	The pool gate post needs to be removed or the collar raised in order to access the floor tiles to be removed. Tiler is to remove the cracked, loose and drummy tile and to supply and install a matching tile. Note; if the tiles are not matching, the entire area needs to be retiled, I have allowed for that as the homeowner has advised me that there are no spare tiles on site.	Labour - Tiler	2	8	3.5	56	$ 93.00	$ 5,208.00	Photo Appendix Pages 69 - 71
						Materials						$ 1,500.00	
						Waste						$ 250.00	
						Plant						$ 150.00	
						Total						$ 7,108.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,132.40	
						Total						$ 9,240.40	
						GST						$ 924.04	
						Total						$ 10,164.44	
25	External	Rear elevation due north, ground floor.	The gutter drains into 3 downpipes. The downpipes are PVC painted and the remedial works are incomplete due to no painting to the white PVC downpipes.	The building contractor returned to remediate an earlier defect and has not completed the works	Painter to prepare and paint all PVC pipes black.	Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	Photo Appendix Pages 72 - 75
						Materials						$ 20.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 340.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 102.00	
						Total						$ 442.00	
						GST						$ 44.20	
						Total						$ 486.20	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
26	External	Rear yard, northern elevation.	I calculated the volume of water collected on the clip lock roof and a single standard gutter and downpipe is adequate for this area. The additional downpipes were installed to address the overflow of moisture between the metal fascia and gutters. However, now the gutter holds water and does not drain to both / all downpipe nozzles. I was supplied a video by the applicant during heavy storm which supported the applicants claim. This video is titled *Overflowing downpipes(defect26).m4*	Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage Part 3: Stormwater drainage	Remove the existing gutter and reinstall the gutter with 50% of the fall going towards the left and 50% of the fall going towards the right external corners of the building in order for no pooling of water to occur within the gutters.	Labour - Plumber	2	6	1	12	$ 115.00	$ 1,380.00	Photo Appendix Pages 76
						Materials						$ 310.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 1,690.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 507.00	
						Total						$ 2,197.00	
						GST						$ 219.70	
						Total						$ 2,416.70	
27	External	Swimming pool.	The builder in recent times has chosen to install an additional downpipe and modify existing downpipes in order to address the water leaking through the metal fascia board and gutter junction. The floor tiles have not been grouted nor completed.	The building contractor returned to remediate an earlier defect and has not completed the works	Floor tiler to grout the floor tiles.	Labour - Tiler	1	1	1	1	$ 93.00	$ 93.00	Photo Appendix Pages 79 - 81
						Materials						$ 10.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 103.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 30.90	
						Total						$ 133.90	
						GST						$ 13.39	
						Total						$ 147.29	
28	External	Swimming pool.	There has been minor cracks within the pool concourse tiles and pool coping tiles alongside the 3 bay fixed glass window which still remains as outstanding works from the original defect list supplied to the builder in 2019.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	Tiler to remove the grout between the pool coping tiles and pool concourse tile running parallel to the fixed window. Tiler to apply flexible sealant between the pool coping tile and pool concourse tile to allow movement between the tiles.	Labour - Tiler	1	4	1	4	$ 93.00	$ 372.00	Photo Appendix Pages 77 - 78
						Materials						$ 57.10	
						Waste						$ -	
						Plant						$ -	
						Total						$ 429.10	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 128.73	
						Total						$ 557.83	
						GST						$ 55.78	
						Total						$ 613.61	
29	External	Swimming pool.	There are cracked floor tiles within the pool coping tiles and pool concourse tiles.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	All cracked, loose and drummy pool coping tiles and pool concourse tiles are to be removed and disposed of. Tiler to supply and install matching pool coping and concourse tiles as required. Within the scott schedule, I have allowed for 1 man 1 day to source matching tiles and the remaining tile for the removal of the faulty tiles and the reinstallation of the new tiles.	Labour - Tiler	1	8	4	32	$ 93.00	$ 2,976.00	Photo Appendix Pages 83 - 84
						Materials						$ 950.00	
						Waste						$ 75.00	
						Plant						$ -	
						Total						$ 4,001.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,200.30	
						Total						$ 5,201.30	
						GST						$ 520.13	
						Total						$ 5,721.43	
30	External	Swimming pool.	No control joints or expansion joints are installed within the pool coping / concourse tiles. Control joints should be found every 4.5m apart.	Australian Standards AS 3958.1-2007 Guide to the installation of ceramic tiles This standard covers aspects such as substrate preparation, adhesive selection, and the installation of ceramic tiles on walls and floors It provides guidance on both internal and external installations	Control joints to be installed within all external floor tiles surrounding the pool concourse and pool coping tiles in order to have no tiles spanning more than 4.5m apart without control joints or expansion joints. Grout to be removed within the floor tiles. Construction silicone to be applied within the floor tiles to allow for shrinkage of the concrete pool structure.	Labour - Tiler	1	4	1	4	$ 93.00	$ 372.00	No photos
												$ 56.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 428.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 128.40	
						Total						$ 556.40	
						GST						$ 55.64	
						Total						$ 612.04	
31	External	Eastern elevation.	Along the eastern elevation, the recently modified downpipe beneath the rainwater head is incomplete. Wall mount astragal needs to be installed. Downpipe needs to be painted.	The building contractor returned to remediate an earlier defect and has not completed the works	Roof plumber is to install the astragal around the Y-junction within the downpipe. Painter to prepare and paint the new PVC stormwater line.	Labour - Roof plumber	1	0.5	1	0.5	$ 115.00	$ 57.50	Photo Appendix Pages 85
						Labour - Painter	1	2	1	2	$ 80.00	$ 160.00	
						Materials						$ 18.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 235.50	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 70.65	
						Total						$ 306.15	
						GST						$ 30.62	
						Total						$ 336.77	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
32	External	Masonry walls, Ground floor, Eastern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and the flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Not;, all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	3	48	$ 95.00	$ 4,560.00	Photo Appendix Pages 88 - 97
						Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	6	96	$ 90.00	$ 8,640.00	
						Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00	
						Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00	
						Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00	
						Materials						$ 2,150.00	
						Waste						$ 300.00	
						Plant						$ 1,200.00	
						Total						$ 20,530.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,159.00	
						Total						$ 26,689.00	
						GST						$ 2,668.90	
						Total						$ 29,357.90	
33	External	Masonry walls, First floor, Eastern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	1	16	$ 95.00	$ 1,520.00	Photo Appendix Pages 88 - 97
						Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	5	80	$ 90.00	$ 7,200.00	
						Labour - Painter	2	8	1.5	24	$ 80.00	$ 1,920.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 1,850.00	
						Waste						$ 300.00	
						Plant						$ 5,500.00	
						Total						$ 18,610.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,583.00	
						Total						$ 24,193.00	
						GST						$ 2,419.30	
						Total						$ 26,612.30	
34	External	Masonry walls, Ground floor, Western elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood testing of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	3	48	$ 95.00	$ 4,560.00	Photo Appendix Pages 88 - 97
						Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	6	96	$ 90.00	$ 8,640.00	
						Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00	
						Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00	
						Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00	
						Materials						$ 2,150.00	
						Waste						$ 300.00	
						Plant						$ 1,200.00	
						Total						$ 20,530.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,159.00	
						Total						$ 26,689.00	
						GST						$ 2,668.90	
						Total						$ 29,357.90	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
35	External	Masonry walls, First floor, Western elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet . Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	1	16	$ 95.00	$ 1,520.00	Photo Appendix Pages 88 - 97
						Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	5	80	$ 90.00	$ 7,200.00	
						Labour - Painter	2	8	1.5	24	$ 80.00	$ 1,920.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 1,850.00	
						Waste						$ 300.00	
						Plant						$ 5,500.00	
						Total						$ 18,610.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,583.00	
						Total						$ 24,193.00	
						GST						$ 2,419.30	
						Total						$ 26,612.30	
36	External	Masonry walls, Ground floor, Northern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	1	16	$ 95.00	$ 1,520.00	Photo Appendix Pages 88 - 97
						Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	3	48	$ 90.00	$ 4,320.00	
						Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00	
						Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00	
						Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00	
						Materials						$ 970.00	
						Waste						$ 100.00	
						Plant						$ 500.00	
						Total						$ 11,090.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 3,327.00	
						Total						$ 14,417.00	
						GST						$ 1,441.70	
						Total						$ 15,858.70	
37	External	Masonry walls, First floor, Northern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Note; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls. Note; the works are in progress at the time that the applicant asked the builders to leave. I have allowed to install a flashing 1 brick course above the wall and roof flashing over the entire length of the building.	Labour - Bricklayer / Install a flashing within the external rendered wall running the width of the rear first floor masonry wall	2	4	16	128	$ 92.00	$ 11,776.00	Photo Appendix Pages 88 - 97
						Labour - Renderer / Remove the remaining paintwork, patch the new brickwork and flashing installation and apply a skim coat over the entire rear first floor masonry / rendered wall	2	8	3	48	$ 90.00	$ 4,320.00	
						Labour - Painter	2	8	1	16	$ 80.00	$ 1,280.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 870.00	
						Waste						$ 300.00	
						Plant						$ 3,900.00	
						Total						$ 22,766.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,829.80	
						Total						$ 29,595.80	
						GST						$ 2,959.58	
						Total						$ 32,555.38	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
38	External	Masonry walls, Ground floor & First Floor, Southern elevation.	Randomly found throughout the property, are missing weep holes, blocked weep holes, and weep holes that should be located above and below the windows and along the baseline of each wall. Weep holes allow for any moisture within the cavity to seep out of the walls to prevent any moisture pooling within the cavity of the building, reducing the risk for pest infestation and moisture bridging the cavity.	Australian Standards AS 3700:2018 Masonry Structures 4.7.2	Investigation is required in order to discover where the flashings are located above every door and window head, in order to locate and not penetrate the flashing within the cavity. Retrospectively install weep holes within the external masonry walls. Weep holes are to be installed 1m apart above and below the external doors and windows and along the baseline of the property. Weep holes should also be considered to be installed where the wall and roof junctions meet. Once the weep holes are installed and flood test of the walls are completed confirming all weep holes are in working order, the walls in question need to be re-rendered / patched and painted as required. Not; all paint needs to be removed in order for the patchwork and skim coat of render to be applied to all walls. Note; the works are in progress at the time that the applicant asked the builders to leave. I have allowed to install a flashing 1 brick course above the wall and roof flashing over the entire length of the building.	Labour - Carpenter / find flashing within the wall + installation of weep holes + flood test	2	8	2	32	$ 95.00	$ 3,040.00	Photo Appendix Pages 88 - 97
						Labour - Renderer / Remove paint off walls + patchwork + skim coat over entire wall in order not to see patchwork	2	8	5	80	$ 90.00	$ 7,200.00	
						Labour - Painter	2	8	4	64	$ 80.00	$ 5,120.00	
						Labour - Electrician	1	2	2	4	$ 120.00	$ 480.00	
						Labour - Cleaner	1	8	1	8	$ 80.00	$ 640.00	
						Materials						$ 1,570.00	
						Waste						$ 200.00	
						Plant						$ 7,800.00	
						Total						$ 26,050.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 7,815.00	
						Total						$ 33,865.00	
						GST						$ 3,386.50	
						Total						$ 37,251.50	
39	Internal	Laundry and kitchen wall.	Internal laundry and kitchen wall is built in the wrong location by 38mm due south. The wall needs to be demolished and rebuilt so it's flush with the sliding door reveal and to match the architectural plans.	Defective and incomplete works Wall has been built in the wrong location, based upon architectural plans	It would appear that the wall dividing the kitchen and laundry is built out of a steel stud wall, therefore, there is no choice but to remove the entire wall and to relocate it. Should it be proven that this is a timber stud wall, we could consider removing the laundry wall tiles together with the villa board and reducing the thickness of the stud wall in order to preserve the need to demolish and modify the kitchen. On the basis that the stud wall in question is a steel stud wall, the below scope is required to rectify this defect. 1. Demolish and dispose of the laundry wall tiles. 2. As the laundry wall tiles cannot be matched, this would then warrant the entire laundry to be stripped out and refitted out with new wall and floor tiles because there are no matching wall tiles or floor tiles available on site. Demolish and dispose of all wall tiles within the laundry, even though they are not in contact with the subject wall and the floor tiles will also need to be removed because there will be now a strip of 38mm of floor tiles that will need to be patched, and without the floor tiles being able to be matched the entire floor tiles need to be removed, stopping at the middle of the sliding door. 3. Carefully remove the kitchen overhead cupboards and below bench cupboards and stone benchtop that abuts and depends upon the wall that divides the kitchen and laundry. 4. Electrician to decommission and terminate any electrical works within the wall in question. 5. Demolish the stud wall dividing the kitchen and laundry. 6. Supply and install new stud wall flush with the window reveal. 7. Supply and install plasterboard wall linings on both sides of the wall. 8. Joiner to modify and reinstall the overhead cupboards and below bench cupboards and to cut back the stone benchtop. 9. Glazier to supply and install mirror splashback within the kitchen. 10. Waterproofer to waterproof the laundry walls and floors with a stop bead located beneath the centre of the sliding door. 11. Tiler to relay all wall and floor tiles within the laundry from floor to ceiling. 12. Electrician to reinstall the old powerpoints, light switches and alarm sensor. 13. Joiner to reinstall the laundry joinery and stone benchtop. 14. Plumber to fit out the laundry tub and stop cocks for the water supply to the washing machine. 15. Painter to paint the ceiling, doorjamb and sliding door. 16. Commercial cleaner to clean the kitchen, laundry, hallway and living room.	Labour - Demolition	2	8	2	32	$ 80.00	$ 2,560.00	Photo Appendix Pages 98 - 103
						Labour - Joiner	2	8	2	32	$ 140.00	$ 4,480.00	
						Labour - Stonemason	2	8	1	16	$ 140.00	$ 2,240.00	
						Labour - Electrician	1	4	1	4	$ 120.00	$ 480.00	
						Labour - Plumber	1	8	1	8	$ 115.00	$ 920.00	
						Labour - Carpenter	2	8	2	32	$ 95.00	$ 3,040.00	
						Labour - Plasterer	2	8	1	16	$ 95.00	$ 1,520.00	
						Labour - Waterproofer	1	8	2	16	$ 110.00	$ 1,760.00	
						Labour - Tiler	2	8	4	64	$ 93.00	$ 5,952.00	
						Labour - Glazier	2	2	1	4	$ 95.00	$ 380.00	
						Labour - Carpenter	1	8	1	8	$ 95.00	$ 760.00	
						Labour - Joiner	2	8	2	32	$ 140.00	$ 4,480.00	
						Labour - Stonemason	2	8	1	16	$ 140.00	$ 2,240.00	
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Labour - Cleaner	1	8	2	16	$ 80.00	$ 1,280.00	
						Materials						$ 5,130.00	
						Waste						$ 450.00	
						Plant						$ -	
						Total						$ 38,952.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 11,685.60	
						Total						$ 50,637.60	
						GST						$ 5,063.76	
						Total						$ 55,701.36	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
40	External	Rooftop elevation gutters.	Rear fascia and gutter junction allows for water entry, as seen within the videos supplied to me by the applicant during a heavy storm. The video I refer to is known as Defect 40	Defective and incomplete works Wall has been built in the wrong location, based upon architectural plans	Due to no foam / packer / filler installed within the clip lock roof and timber batten, I recommend the following works be carried out to eliminate the excess water running down the face of the fascia and the backside of the gutter: 1. The removal of the gutter and fascia and to supply and install a new fascia board to incorporate the finished ceiling level of the soffit and to the underside of the clip lock roof. 2. The reinstallation of the existing gutter to the new fascia board, together with the polystyrene foam filling material to stop any capillary action between the 2 materials and the supply and installation of proprietary clip lock roof caps.	Labour - Plumber	2	4	1	8	$ 115.00	$ 920.00	Photo Appendix Pages 104 - 105
						Materials						$ 210.85	
						Waste						$ -	
						Plant						$ -	
						Total						$ 1,130.85	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 339.26	
						Total						$ 1,470.11	
						GST						$ 147.01	
						Total						$ 1,617.12	
41	External	External masonry wall.	There is a vertical crack within the masonry wall on the first floor rear elevation western corner running in parallel with the PVC conduit. Missing control joints were found within the rear external masonry wall which could have contributed towards this vertical crack.	Australian Standards AS 3972:2010 General purpose and blended cements This standard provides specifications for the types of cements suitable for rendering and plastering applications Australian Standards AS 3700:2018 Masonry Structures This standard provides requirements for the design and construction of masonry structures and covers aspects such as materials, design methods, construction, and workmanship Section 4.8 Australian Standards AS 4773.1:2010 Masonry in small buildings Design and construction This standard focuses on masonry used in small buildings and residential construction, providing guidance on design and construction requirements Section 13 Australian Standards AS 4773.2:2010 Masonry in small buildings Materials and components This standard complements AS 4773.1 and addresses the materials and components used in masonry for small buildings Section 7.1	Building contractor to express the crack within the wall. Helifix pins are to be installed across the vertical crack within the wall. Cement renderer to patch and make good the repairs. Cement renderer to apply skim coat over the entire rear elevation of the home. Painter to apply a 3-coat paint system over the entire rear elevation of the wall.	Labour - Bricklayer / Helifi	1	8	1	8	$ 92.00	$ 736.00	Photo Appendix Pages 246 + 259
						Labour - Renderer	2	8	2	32	$ 90.00	$ 2,880.00	
						Labour - Painter	2	8	1	16	$ 80.00	$ 1,280.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 910.00	
						Waste						$ 50.00	
						Plant						$ 1,900.00	
						Total						$ 8,076.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,422.80	
						Total						$ 10,498.80	
						GST						$ 1,049.88	
						Total						$ 11,548.68	
42	External	PVC conduit.	PVC conduit from the first floor solar system to the ground floor roof drains into a rainwater head, this needs to be fixed off to the wall. Non-compliance matter within the electrical trade.	Incomplete building works	Metal saddles to be installed to hold the PVC pipe in position.	Labour - Electrician	1	1	1	1	$ 120.00	$ 120.00	Photo Appendix Pages 244 & 246
						Materials						$ 6.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 126.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 37.80	
						Total						$ 163.80	
						GST						$ 16.38	
						Total						$ 180.18	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
43	External	Northern elevation first floor external wall.	No weep holes found within the northern elevation first floor external wall. Whilst carrying out a flood test with access within the dining room ceiling, it was discovered that weep holes do exist within the external masonry wall, however, they are located within the roof void, concluding that any moisture within the cavities of the property will drain into the roof void and currently there is moisture found within the living / dining / kitchen ceiling due to faulty flashings in approx. mid span of the external masonry wall. In my earlier defect, I allowed to install weep holes throughout the property to comply with building regulations, however, there will be a minimum of 1 - 2 brick courses that will not be protected, as the weep holes will need to be 1 or 2 courses above the wall and roof flashing junction in this location, therefore, applying a membrane to the wall will limit the amount of moisture that the bottom 2 courses of brickwork could draw into he cavity and bleed into the ceiling space within the kitchen, living room and dining room.	Australian Standards AS 3700:2018 Masonry Structures This standard provides requirements for the design and construction of masonry structures and covers aspects such as materials, design methods, construction, and workmanship Section 4.7.2 Australian Standards AS 4773.2:2010 Masonry in small buildings Materials and components This standard complements AS 4773.1 and addresses the materials and components used in masonry for small buildings Section 9.6 & Section 10.5	We have allowed to install weep holes within the earlier defect. As the new weep holes will need to be installed 1 or 2 brick courses above the existing wall and roof flashing and as there is already moisture entering the roof void below, this wall will need to be waterproofed to reduce the ability for moisture to soak through the masonry wall and bleed into the roof void below. All walls facing the northern elevation will need to be waterproofed prior to any paintwork being applied.	Labour - Waterproofer	1	4	2	8	$ 110.00	$ 880.00	Photo Appendix Pages 241 - 243 + 245
						Materials						$ 590.00	
						Waste						$ -	
						Plant						$ 75.00	
						Total						$ 1,545.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 463.50	
						Total						$ 2,008.50	
						GST						$ 200.85	
						Total						$ 2,209.35	
44	External	First floor rear elevation clip lock roof due north.	First floor rear elevation clip lock roof due north has a failed flashing. Whilst carrying out a flood test with the building contractor prior to termination, it was found that water ingress within the roof void was discovered in and around the wall and roof flashing junction overlay of the 2 black flashings, approx. in the centre of the width of the wall.	Australian Standards AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal This standard provides requirements for the design and installation of metal sheet roof and wall cladding systems, including guidance on roof plumbing aspects Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage While not specific to metal deck roof sheets, this standard includes provisions for stormwater drainage, which is relevant to roof plumbing It provides guidelines for the installation and maintenance of stormwater drainage systems Australian Standards AS 4040.1:1992 Methods of testing sheet roof and wall cladding - Resistance to concentrated loads - Steel sheet base metal This standard specifies a method for testing the resistance to concentrated loads of metal roof sheets, which is relevant for understanding the structural performance of the roof	Apron flashing allowed water ingress within the kitchen / dining room ceiling during a flood test carried out by the building contractor and our office back in June 2023. Under the flood test conditions, we found the apron flashing is the location where moisture traverses through and into the roof void. A roof plumber to install apron flashing meeting Australian Standards, with the minimum overlay as outlined within AS/NZS 3500.3:2018.	Labour - Roof plumber	2	2	1	4	$ 115.00	$ 460.00	Photo Appendix Pages 240
						Materials						$ 175.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 635.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 190.50	
						Total						$ 825.50	
						GST						$ 82.55	
						Total						$ 908.05	
45	External	First floor rear elevation.	First floor rear elevation of the home downpipe spreader is incomplete. The original downpipes had outlets facing the northern elevation and the 2 downpipes on the left and right side of the roof have no holes or penetrations within the spreaders.	Work in Progress / Incomplete building works	The additional outlets are required to be installed in order for equal distribution of the stormwater along the PVC spreader.	Labour - Roof plumber	1	3	1	3	$ 115.00	$ 345.00	Photo Appendix Pages 229 + 233 + 237 + 243 + 246
						Materials						$ -	
						Waste						$ -	
						Plant						$ -	
						Total						$ 345.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 103.50	
						Total						$ 448.50	
						GST						$ 44.85	
						Total						$ 493.35	
46	External	First floor rear elevation.	There are 2 new downpipe spreaders installed on the far left and far right of the property. The downpipe and spreader need to be painted and it needs to be fixed down to the roof sheet.	Work in Progress / Incomplete building works	Downpipe astragals are to be installed to the downpipe spreaders. The downpipes and spreaders need to be painted black matching the existing and remaining downpipes.	Labour Painter	1	0.5	1	0.5	$ 80.00	$ 40.00	Photo Appendix Pages 236 - 237 + 246
						Materials						$ 28.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 68.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 20.40	
						Total						$ 88.40	
						GST						$ 8.84	
						Total						$ 97.24	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
47	External	Clip lock roof sheets and gutters.	Excess waste and debris found on top of the clip lock roof sheets and gutters.	Work in Progress / Incomplete building works	Commercial clean to the rooftop elevation and gutters is required, together with a new site treatment to the clip lock roof sheets, cappings and flashings in order to correct the excessive quantity of scratches found within the clip lock roof. I am referring to the rear clip lock roof over the kitchen, dining, lounge room and sun room.	Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	Photo Appendix Pages 229 + 233 - 234 + 236 - 243 + 245 - 246
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Materials						$ 472.80	
						Waste						$ -	
						Plant						$ 240.00	
						Total						$ 2,312.80	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 693.84	
						Total						$ 3,006.64	
						GST						$ 300.66	
						Total						$ 3,307.30	
48	External	First floor rear elevation masonry wall.	First floor rear elevation masonry wall due northeast, above and below the first floor bedroom window, has minor cracks within the masonry wall.	Work in Progress / Incomplete building works	These cracks need to be repaired by a cement renderer prior to the membraning of the wall in order to have a strong substrate / rendered wall prior to any permanent membrane being applied to the first floor rear masonry / rendered wall.	Labour - Renderer	1	4	1	4	$ 90.00	$ 360.00	Photo Appendix Pages 225 + 228 + 230 + 237
						Materials						$ 15.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 375.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 112.50	
						Total						$ 487.50	
						GST						$ 48.75	
						Total						$ 536.25	
49	External	First floor rear elevation masonry wall.	First floor rear elevation masonry wall has a number of holes within the masonry wall that need to be filled, patched and skim coated in order for the patchwork not to be seen within the first floor northeastern corner masonry wall adjacent to the downpipe.	Work in Progress / Incomplete building works	All holes which have been filled with silicone need to be cleared out of silicone and patched with render prior to the skim coat render being applied to the entire wall.	Labour - Renderer	1	0.5	1	0.5	$ 90.00	$ 45.00	Photo Appendix Pages 236 - 237 + 239
						Materials						$ -	
						Waste						$ -	
						Plant						$ -	
						Total						$ 45.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 13.50	
						Total						$ 58.50	
						GST						$ 5.85	
						Total						$ 64.35	
50	External	First floor rear elevation masonry wall and roof flashing.	The first floor rear elevation wall and roof flashing has excessive clear silicone excessively applied to the northeastern corner.	AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal This standard provides requirements for the design and installation of metal sheet roof and wall cladding systems, including guidance on roof plumbing aspects. AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage While not specific to metal deck roof sheets, this standard includes provisions for stormwater drainage, which is relevant to roof plumbing It provides guidelines for the installation and maintenance of stormwater drainage systems AS 4040.2:1992 Methods of testing sheet roof and wall cladding - Resistance to Wind Pressures for Non-Cyclone Regions.	Roof capping is to be removed and replaced with the correct material and installed in a professional and workmanlike manner which will have no need for excessive silicone to be used.	Labour - Roof plumber	1	6	1	6	$ 115.00	$ 690.00	Photo Appendix Pages 231 - 236
						Materials						$ 210.18	
						Waste						$ 5.00	
						Plant						$ -	
						Total						$ 905.18	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 271.55	
						Total						$ 1,176.73	
						GST						$ 117.67	
						Total						$ 1,294.41	
51	External	Rear / northern elevation Ground floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00	No photos
						Labour - Tile installation	1	3	1	3	$ 95.00	$ 285.00	
						Labour - Renderer	2	8	3	48	$ 90.00	$ 4,320.00	
						Labour - Painter	1	8	1	8	$ 80.00	$ 640.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 760.00	
						Waste						$ 100.00	
						Plant						$ 450.00	
						Total						$ 7,160.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,148.00	
						Total						$ 9,308.00	
						GST						$ 930.80	
						Total						$ 10,238.80	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
52	External	Rear / northern elevation First floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00	No photos
						Labour - Tile installation	1	3	1	3	$ 95.00	$ 285.00	
						Labour - Renderer	2	8	1	16	$ 90.00	$ 1,440.00	
						Labour - Painter	1	8	1	8	$ 80.00	$ 640.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 650.25	
						Waste						$ 100.00	
						Plant						$ -	
						Total						$ 3,720.25	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,116.08	
						Total						$ 4,836.33	
						GST						$ 483.63	
						Total						$ 5,319.96	
53	External	Side / Eastern elevation Ground floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00	No photos
						Labour - Tile installation	1	3	1	3	$ 95.00	$ 285.00	
						Labour - Renderer	2	8	4	64	$ 90.00	$ 5,760.00	
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 950.00	
						Waste						$ 100.00	
						Plant						$ 450.00	
						Total						$ 9,430.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,829.00	
						Total						$ 12,259.00	
						GST						$ 1,225.90	
						Total						$ 13,484.90	
54	External	Side / Eastern elevation First floor	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works. Note; scaffolding will need to be installed over the box gutter and extended over the neighbours side boundary.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00	No photos
						Labour - Tile installation	1	3	1	3	$ 95.00	$ 285.00	
						Labour - Renderer	2	8	4	64	$ 90.00	$ 5,760.00	
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 875.00	
						Waste						$ 100.00	
						Plant						$ 5,340.00	
						Total						$ 14,245.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 4,273.50	
						Total						$ 18,518.50	
						GST						$ 1,851.85	
						Total						$ 20,370.35	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
55	External	Side / Western elevation Ground floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00	No photos
						Labour - Tile installation	1	3	1	3	$ 95.00	$ 285.00	
						Labour - Renderer	2	8	3	48	$ 90.00	$ 4,320.00	
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 910.00	
						Waste						$ 100.00	
						Plant						$ 450.00	
						Total						$ 7,950.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,385.00	
						Total						$ 10,335.00	
						GST						$ 1,033.50	
						Total						$ 11,368.50	
56	External	Side / Western elevation First floor.	Missing control joints within the external masonry walls. The specific recommendations for control joints within brickwork in Australia are outlined in the National Construction Code (NCC), which includes the Building Code of Australia (BCA). The relevant section of the BCA that addresses control joints and movement in brickwork is found in Volume Two, Part 3.3.1 - Masonry. This part of the code provides guidance on the design and construction of masonry walls, including brick walls. It includes information on the placement and design of control joints to accommodate thermal movement, moisture-related movement, and other factors that can affect the performance of brickwork. Additionally, specific standards related to masonry, such as 3700:2018 - Masonry Structures, provide additional guidance on control joints in brickwork.	Australian Standards AS 3700:2018 Masonry Structures Table 4.2	Install control joints within all masonry and lightweight structures, meeting manufacturers specifications and BCA and NCC and Australian Standards Guidelines. 1. All control joints should be installed by creating a saw cut within the masonry wall to allow for brick growth. 2. Wall ties should be installed at approx. 300mm centres, vertically spaced on either side of the control joint to stabilize the wall back to the timber framed wall. 3. Cement renderer to patch and make good the wall that was saw cut and the wall tie installation. 4. Cement renderer to strip paint off walls in order for the new render to adhere tot he cement substrate. 5. Renderer to apply a skim coat over the entire wall in question to allow the surface fixing wall ties to be concealed within the finished walls. 6. Painter to prepare and paint the entire elevation from corner to corner and from floor to ceiling. 7. Commercial cleaner to clean the area affected by the works. Note; scaffolding will need to be installed over the box gutter and extended over the neighbours side boundary.	Labour - Saw cutting	2	1.5	1	3	$ 95.00	$ 285.00	No photos
						Labour - Tile installation	1	3	1	3	$ 95.00	$ 285.00	
						Labour - Renderer	2	8	4	64	$ 90.00	$ 5,760.00	
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 875.00	
						Waste						$ 100.00	
						Plant						$ 3,900.00	
						Total						$ 12,805.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 3,841.50	
						Total						$ 16,646.50	
						GST						$ 1,664.65	
						Total						$ 18,311.15	
57	External	First floor rear elevation masonry wall and roof flashing.	The first floor rear elevation wall and roof flashing has excessive gaps in excess of 25mm which could contribute towards the moisture ingress that is currently seen within the kitchen bulkhead ceiling and wall junction.	Incomplete and defective works when viewing the rest of the works carried out in this area	Construction sealant to be applied to close off this opening within the flashing.	Labour - Roof plumber	1	1	1	1	$ 115.00	$ 115.00	Photo Appendix Pages 234
						Materials						$ 10.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 125.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 37.50	
						Total						$ 162.50	
						GST						$ 16.25	
						Total						$ 178.75	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
58	External	The left boundary lines of the property box gutters. Eastern elevation.	The left box gutter has pooling water within the last meter of the box gutter. The box gutters have below 1 degree fall within the first metre of each box gutter.	Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage: Australian Standards AS 3500.5:2015 Plumbing and drainage, Part 5: Domestic installations Australian Standards AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal	Box gutters are to be removed and disposed of. Box gutter substrate / timber framing needs to be modified in order to have adequate fall for the box gutters to be compliant with Australian Standards. A new box gutter needs to be installed for a minimum length of 3m from the rear skillion roof towards the street. Special note; I have made no allowance for any rendering of the walls that will be affected by this work as I am under the assumption that the earlier defects in this area in relation to missing weep holes and missing control joints will have the rendering trade addressed within those defects which will not need to be allowed for within this defect. Special note; Should the earlier defects covering the missing weep holes and control joints not be approved, this defect needs to have an allowance for rendering and painting added to the scott schedule.	Labour - Roof plumber	2	4	2	16	$ 115.00	$ 1,840.00	Photo Appendix Pages 231 - 232 + 235 + 249
						Labour - Carpenter	2	8	1	16	$ 95.00	$ 1,520.00	
						Materials						$ 574.80	
						Waste						$ 20.00	
						Plant						$ -	
						Total						$ 3,954.80	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,186.44	
						Total						$ 5,141.24	
						GST						$ 514.12	
						Total						$ 5,655.36	
59	External	The right boundary lines of the property box gutters. Western elevation.	The right box gutters have pooling water within the last meter of the box gutter. The box gutters have below 1 degree fall within the first metre of each box gutter.	Australian Standards AS/NZS 3500.3:2018 Plumbing and drainage, Part 3: Stormwater drainage: Australian Standards AS 3500.5:2015 Plumbing and drainage, Part 5: Domestic installations Australian Standards AS 1562.1:2018 Design and installation of sheet roof and wall cladding - Metal	Box gutters are to be removed and disposed of. Box gutter substrate / timber framing needs to be modified in order to have adequate fall for the box gutters to be compliant with Australian Standards. A new box gutter needs to be installed for a minimum length of 3m from the rear skillion roof towards the street. Special note; I have made no allowance for any rendering of the walls that will be affected by this work as I am under the assumption that the earlier defects in this area in relation to missing weep holes and missing control joints will have the rendering trade addressed within those defects which will not need to be allowed for within this defect. Special note; Should the earlier defects covering the missing weep holes and control joints not be approved, this defect needs to have an allowance for rendering and painting added to the scott schedule.	Labour - Roof plumber	2	4	2	16	$ 115.00	$ 1,840.00	Photo Appendix Pages 223 - 224 + 250
						Labour - Carpenter	2	8	1	16	$ 95.00	$ 1,520.00	
						Materials						$ 574.80	
						Waste						$ 20.00	
						Plant						$ -	
						Total						$ 3,954.80	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,186.44	
						Total						$ 5,141.24	
						GST						$ 514.12	
						Total						$ 5,655.36	
60	External	First floor western elevation.	The first floor western elevation box gutter has black gaffer tape / sticky tape applied to the box gutter.	Incomplete and defective works when viewing the rest of the works carried out in this area	All box gutters to be removed and new box gutters to be installed with minimal silicone being used, together with no gaffer tape being applied to any external corners.	Labour - Plumber	2	8	1	16	$ 115.00	$ 1,840.00	Photo Appendix Pages 212 - 224
						Materials						$ 20.00	
						Waste						$ 511.70	
						Plant						$ -	
						Total						$ 2,371.70	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 711.51	
						Total						$ 3,083.21	
						GST						$ 308.32	
						Total						$ 3,391.53	
61	External	First floor rear bedroom and bathroom windows.	The first floor rear bedroom and bathroom windows overlooking the clip lock roof have excess cement splash marks within the colourbond windows. The windows need to be commercially cleaned and re-powder coated.	Incomplete and defective works when viewing the rest of the works carried out in this area	Commercial cleaner to remove all excess paint and cement splash marks on the powder coated window frames. All windows to be taped up and on site air brushing of the aluminium window frames is required in order to achieve a consistent finish, colour and sheen over the three windows.	Labour - Cleaner	1	6	1	6	$ 80.00	$ 480.00	Photo Appendix Pages 225 - 227
						Labour - Painter	2	8	1	16	$ 80.00	$ 1,280.00	
						Materials						$ 120.00	
						Waste						$ -	
						Plant						$ 240.00	
						Total						$ 2,120.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 636.00	
						Total						$ 2,756.00	
						GST						$ 275.60	
						Total						$ 3,031.60	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
62	External	Street elevation timber stud wall on the southeastern corner. First floor.	Street elevation timber stud wall on the southeastern corner leaks in the internal junction where the stud wall / cladded with weatherbond cladding meets the masonry wall leaks. I come to this conclusion because I was supplied a video by the applicant post the most recent remedial works carried out in the month of June and July 2023. The video titled 'Video 62' confirms there is a drip occurring within the internal ceiling lining / wall framing beneath the pop out wall over the garage.	Incomplete and defective works when viewing the rest of the works carried out in this area	Flood test required to find the source of the water entry. Scaffolding required for access. Once water entry point is confirmed, a scope of works is to be completed. I have completed an assessment for costs based on the minimum requirements as I see it, however, once a flood test is carried out, this allowance, which will be a PC item, will need to be amended. Electrician to use existing power cables, which is switched internally and also by a sensor to the soffit lining.	Labour - Flood test	3	8	1	24	$ 95.00	$ 2,280.00	Photo Appendix Pages 106 - 108
						Labour - Repairs to wall cladding	2	8	2	32	$ 95.00	$ 3,040.00	
						Labour - Flood test	3	4	1	12	$ 95.00	$ 1,140.00	
						Labour - New walls and ceiling / soffit linings	2	8	2	32	$ 95.00	$ 3,040.00	
						Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00	
						Labour - Electrician	1	4	1	4	$ 120.00	$ 480.00	
						Materials						$ 3,468.00	
						Waste						$ 200.00	
						Plant						$ 4,100.00	
						Total						$ 20,308.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 6,092.40	
						Total						$ 26,400.40	
						GST						$ 2,640.04	
						Total						$ 29,040.44	
63	External	Driveway.	Driveway floor paint is incomplete and was damaged during construction and clean up process.	Works in progress / incomplete works Department of Fair Trading Standards and Tolerances Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Prepare the driveway via a high pressure hose cleaner to remove any flaking paint, building debris and splash marks of paint and render off the driveway. Painter to prepare and paint the driveway in line with the manufacturer's specifications in order for the driveway paint to last minimum 10 years as per the paint manufacturer's warranty period.	Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	Photo Appendix Pages 109 - 114
						Materials						$ 225.50	
						Waste						$ -	
						Plant						$ 185.00	
						Total						$ 1,690.50	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 507.15	
						Total						$ 2,197.65	
						GST						$ 219.77	
						Total						$ 2,417.42	
64	External	Front porch.	Front entry porch floor tiles have construction stains on the floor tiles.	Works in progress / incomplete works Department of Fair Trading Standards and Tolerances Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Cleaners to commercially clean all paint stains, building waste and debris off the ceramic tiles.	Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	Photo Appendix Pages 115 - 120
						Materials						$ -	
						Waste						$ -	
						Plant						$ -	
						Total						$ 320.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 96.00	
						Total						$ 416.00	
						GST						$ 41.60	
						Total						$ 457.60	
65	External	Front yard / driveway masonry retaining walls.	Retaining walls have minor cracks within the render and masonry work. I was advised by the applicant that the cracks within the driveway retaining wall were not present prior to the recent renovation works / remedial works carried out by the builder when they returned to site to rectify the defects within the front veranda and pop out stud wall. The crack within the render appears to go through the brickwork substrate. I was advised that the scaffolding was installed over this area and potentially a scaffold post / standard may have been placed over the masonry retaining wall, which produced this crack and failure to appear within the masonry wall.	Works in progress / incomplete works Australian Standards AS 3972:2010 General purpose and blended cements Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 4773 series Masonry in small buildings Australian Standards AS 4773.1:2010 Masonry in small buildings Design and construction Australian Standards AS 4773.2:2010 Masonry in small buildings Materials and components Australian Standards AS 4773.3:2010 Masonry in small buildings Execution of masonry construction Australian Standards AS 4773.4:2010 Masonry in small buildings Walls Australian Standards AS 3701:2018 - Masonry in small buildings Design and construction	Demolish the failed masonry wall down to the foundations. Rebuild the masonry retaining wall and key into the existing masonry wall which has no signs of any structural failures. Apply a cement render over the new masonry retaining wall. Grind back all paint off the existing render over the retaining wall that has not failed. Cement renderer to apply a skim coat over the old and new render to blend and conceal the old and new render junction. Painter to apply a 3-coat paint system to all old and new walls affected by the works.	Labour - Demolition	1	2	1	2	$ 80.00	$ 160.00	Photo Appendix Pages 121 - 124
						Labour - Bricklayer	1	3	1	3	$ 92.00	$ 276.00	
						Labour - Renderer	1	8	2	16	$ 90.00	$ 1,440.00	
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 905.85	
						Waste						$ 100.00	
						Plant						$ 240.00	
						Total						$ 3,441.85	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,032.56	
						Total						$ 4,474.41	
						GST						$ 447.44	
						Total						$ 4,921.85	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
66	External	Street elevation.	Timber framing around the window reveals and window frame of the ground floor, first room / study are defective due to excess cement render, acrylic render, paint and building debris stuck to the surfaces. Excess acrylic render found within the window frames and wall cladding. Excess render to the timber architraves and aluminium window frames. Paint splash marks found on he black window frames, wall cladding and window border.	Works in progress / incomplete works Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Preparation and paintwork required to all woodwork due to recent renovations carried out on the first floor deck. Commercial cleaner to clean the window frames and to remove excess cement render and acrylic render off the woodwork and window frames.	Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	Photo Appendix Pages 125 - 130
						Labour - Painter	1	2	1	2	$ 80.00	$ 160.00	
						Materials						$ 45.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 525.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 157.50	
						Total						$ 682.50	
						GST						$ 68.25	
						Total						$ 750.75	
67	External	Street elevation.	Garage door has been damaged due to excess acrylic render splash marks and white smearing over the garage door.	Works in progress / incomplete works Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Commercial cleaner to clean and prepare the surface of the panel-lift door. Painter to prepare and paint via air brush the face only of the garage panel-lift door.	Labour - Cleaner	1	1	1	1	$ 80.00	$ 80.00	Photo Appendix Pages 131 - 132
						Labour - Painter	2	4	1	8	$ 80.00	$ 640.00	
						Materials						$ 163.80	
						Waste						$ -	
						Plant						$ 240.00	
						Total						$ 1,123.80	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 337.14	
						Total						$ 1,460.94	
						GST						$ 146.09	
						Total						$ 1,607.03	
68	External	Front yard / Southern elevation.	No expressed damp proof course within the external masonry walls protruding through the brick mortar joints to prevent rising damp occurring over the entire street elevation and side and rear elevations in various locations.	Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 3700 Supplement 1:2017 Masonry Structures – Commentary (Supplement to AS 3700:2018)	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00	Photo Appendix Pages 133 - 136
						Labour - Renderer	1	2	1	2	$ 90.00	$ 180.00	
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 60.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 940.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 282.00	
						Total						$ 1,222.00	
						GST						$ 122.20	
						Total						$ 1,344.20	
69	External	Eastern elevation.	No expressed damp proof course within the external masonry walls protruding through the brick mortar joints to prevent rising damp occurring over the entire street elevation and side and rear elevations in various locations.	Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 3700 Supplement 1:2017 Masonry Structures – Commentary (Supplement to AS 3700:2018)	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00	Photo Appendix Pages 133 - 136
						Labour - Renderer	1	2	1	2	$ 90.00	$ 180.00	
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 80.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 960.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 288.00	
						Total						$ 1,248.00	
						GST						$ 124.80	
						Total						$ 1,372.80	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
70	External	Western elevation.	No expressed damp proof course within the external masonry walls protruding through the brick mortar joints to prevent rising damp occurring over the entire street elevation and side and rear elevations in various locations.	Australian Standards AS 3700:2018 Masonry Structures Australian Standards AS 3700 Supplement 1:2017 Masonry Structures – Commentary (Supplement to AS 3700:2018)	I saw some locations within this property had a scribe in the render to support that there is a damp proof course installed within the external masonry walls. A tradesman is to do investigation within the external rendered walls to find out where the damp proof course is installed within this elevation. The tradesman is to then chalk line the wall and apply a 4 inch grinder within the wall to cut out the render in line with the damp proof course installed and currently concealed by the external render. A cement renderer is to follow to patch and make good the grind scribe within the rendered wall and they are then to apply a construction sealant or sealant adequate for this application. Painter is to prepare the subject wall and to prepare and paint the wall without seeing any blending of the old and new paintwork.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00	Photo Appendix Pages 133 - 136
						Labour - Renderer	1	2	1	2	$ 90.00	$ 180.00	
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 80.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 960.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 288.00	
						Total						$ 1,248.00	
						GST						$ 124.80	
						Total						$ 1,372.80	
71	External	Front porch.	Front entry porch floor tiles have become cracked, loose and drummy from the substrate.	Defective building works in progress Australian Standards AS 3958.1:2007 Ceramic tiles - Part 1: Guide to the installation of ceramic tiles	As the floor tiles have 8 chips within the tiles and 2 cracked tiles, the floor tiles, as a whole, will need to be replaced with new floor tiles. I have allowed for a demolition contractor to remove and dispose of the floor tiles. I have allowed for a floor tiler to supply and install like-for-like floor tiles covering the entire entry porch area adjacent to the front door.	Labour - Demolition	2	8	1	16	$ 80.00	$ 1,280.00	Photo Appendix Pages 115 - 120
						Labour - Tiler	2	8	2	32	$ 93.00	$ 2,976.00	
						Labour - Painter	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 911.00	
						Waste						$ 300.00	
						Plant						$ -	
						Total						$ 5,787.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,736.10	
						Total						$ 7,523.10	
						GST						$ 752.31	
						Total						$ 8,275.41	
72	External	Street elevation render.	The front of the property was originally finished with a traditional sand and cement render finish. When the builder returned to repair the front deck under warranty, they chose to apply an acrylic render over the rendered and painted surfaces rather than removing the paint to expose the raw render before repainting the walls. The builder chose on his own accord to apply an acrylic render over the existing painted walls without consultation nor approval by the homeowner prior to the works being carried out. The acrylic render used was applied as a skim coat over the damaged walls over the entire street elevation. Control joints and dummy joints were installed within the new external rendered walls when there were no control joints or dummy joints within the original rendered walls nor do the walls require them to be installed, meeting Australian Standards	Defective building works in progress Unauthorized works due to change in materials specifications	Electrician to remove and reinstall all lights within the external elevation of the home. A contractor is to grind back all the acrylic render of the street elevation of the home. Cement renderer to apply a skim coat over the entire street elevation of the home. A painter to prepare and paint the entire street elevation of the home.	Labour - Electrician	1	1	2	2	$ 120.00	$ 240.00	Photo Appendix Pages 137 - 143
						Labour - Demolition	2	8	2	32	$ 80.00	$ 2,560.00	
						Labour - Renderer	3	8	3	72	$ 90.00	$ 6,480.00	
						Labour - Painter	2	8	2	32	$ 80.00	$ 2,560.00	
						Materials						$ 330.80	
						Waste						$ 100.00	
						Plant						$ 7,100.00	
						Total						$ 19,370.80	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 5,811.24	
						Total						$ 25,182.04	
						GST						$ 2,518.20	
						Total						$ 27,700.24	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
73	External	Street elevation render.	The acrylic render applied appears to only be a 1-coat system, not a 2-coat system meeting minimum requirements by any manufacturer. Having said that, the application of the acrylic render is poor and the substrate can be seen through the acrylic render. Should the member not approve defect number 72, then it is my position that a second coat of acrylic render needs to be applied over the entire street elevation and the remaining areas of the house to be finished off with the same material, being acrylic render.	Australian standards AS 3972:2010 General Purpose and Blended Cements: Australian Standards AS/NZS 2311:2017 Guide to the Painting of Buildings Australian Standards AS 3740-2010 Waterproofing of Wet Areas within Residential Buildings	Electrician to remove all wall fixtures. All wall surfaces are to be washed down, ready and appropriate to take an acrylic coat render to match the render applied on the street elevation. Scaffolding to be installed to the left and right and rear and front of the home for the acrylic renderers to use for access. All roof cappings are to be removed in order for the acrylic render to be applied to the entire wall. 1 coat of acrylic render to be applied to the street elevation of the property with no dummy joints or control joints, other than what is required within Australian Standards for masonry. 2 coats of acrylic render is to be applied on the right, left and rear elevation of the home. Electrician to reinstall all light fixtures and fittings on the walls. The site to be commercially cleaned once all works are completed. Plumber to return to reinstall or lower all metal roof cappings and flashings over the walls that have been rendered. All scaffolding to be removed.	Labour - Electrician	1	8	1	8	$ 120.00	$ 960.00	No photos
						Labour - Washing of house	1	8	1	8	$ 80.00	$ 640.00	
						Labour - Roof plumber	2	8	1	16	$ 115.00	$ 1,840.00	
						Labour - Site protection	3	8	1	24	$ 80.00	$ 1,920.00	
						Labour - Renderer	4	8	8	256	$ 90.00	$ 23,040.00	
						Labour - Electrician	1	8	1	8	$ 120.00	$ 960.00	
						Labour - Commercial clean	2	8	2	32	$ 80.00	$ 2,560.00	
						Labour - Roof plumber	2	4	1	8	$ 115.00	$ 920.00	
						Materials						$ 8,486.00	
						Waste						$ 450.00	
						Plant						$ 28,400.00	
						Total						$ 70,176.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 21,052.80	
						Total						$ 91,228.80	
						GST						$ 9,122.88	
						Total						$ 100,351.68	
74	External	Front doorjamb.	Doorjamb is damaged due to the acrylic render application.	Electrician to remove all wall fixtures. All wall surfaces are to be washed down, ready and appropriate to take an acrylic coat render to match the render applied on the street elevation. Scaffolding to be installed to the left and right and rear and front of the home for the acrylic renderers to use for access+E949 All roof cappings are to be removed in order for the acrylic render to be applied to the entire wall. 1 coat of acrylic render to be applied to the street elevation of the property with no dummy joints or control joints, other than what is required within Australian Standards for masonry. 2 coats of acrylic render is to be applied on the right, left and rear elevation of the home. Electrician to reinstall all light fixtures and fittings on the walls. The site to be commercially cleaned once all works are completed. Plumber to return to reinstall or lower all metal roof cappings and flashings over the walls that have been rendered. All scaffolding to be removed.	Painter to remove any excess building waste and debris on the front door and doorjamb. Painter to prepare and paint the door and doorjamb as required in order to alleviate any acrylic render and / or cement smear marks on the doorjamb and entry door.	Labour - Painter	1	1	1	1	$ 80.00	$ 80.00	Photo Appendix Pages 144 - 146
						Materials						$ 20.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 100.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 30.00	
						Total						$ 130.00	
						GST						$ 13.00	
						Total						$ 143.00	
75	External	Nature strip.	Front yard nature strip substrate has subsided due to scissor lift truck and other plant and equipment was stored on the nature strip. The nature strip is a compressed substrate with a synthetic grass detail, which cannot be top dressed like typical grass to alleviate this issue.	Defective building works in progress	Synthetic grass needs to be removed. Substrate needs to be re-levelled and re-compacted in order to achieve a smooth consistent finish substrate.	Labour - Landscaper	1	4	1	4	$ 85.00	$ 340.00	Photo Appendix Pages 147 - 148
						Materials						$ 117.50	
						Waste						$ -	
						Plant						$ 76.00	
						Total						$ 533.50	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 160.05	
						Total						$ 693.55	
						GST						$ 69.36	
						Total						$ 762.91	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
76	External	Front veranda.	Front veranda was to be rectified with a like-for-like approach within the details of the existing project. The builder chose, without consultation nor consent, to apply acrylic render to the column and fascia of the veranda. The acrylic render does not match the original sand and cement finish and the black acrylic render is in need of a final coat should this material have been approved, which it was not, is my understanding. It would appear that the column has been built out beyond the face of the fascia board of the veranda, this has now resulted in a step down detail at the top of the column where it meets the veranda fascia. On the basis that the allowance has been made to address the front facade of the home, no allowance has been made for this detail within our earlier defects, as it is my position that this entire deck may need to be demolished or lowered to meet council requirements. This defect will be to solely address the change in face elevation between the pier and the veranda fascia detail. Within photographs 247 & 248 this demonstrates the original detail and lush detail between the column and veranda reveal junction. No step down nor pop out detail within the original build.	Defective building works in progress	The column needs to be ground back in order to have the render of the column flush with the cladding of the veranda fascia board. The old column used to be flush up until the top of the floor tiles, now the column is approx. 300mm down from the top of the floor tiles. The column needs to be ground back by approx. 35mm on the southern and western elevations. The column needs to be rendered in order for the column to be flush with the veranda fascia detail.	Labour - Demolition	1	4	1	4	$ 80.00	$ 320.00	Photo Appendix Pages 149 - 152 + 247 - 248
						Labour - Renderer	1	4	1	4	$ 90.00	$ 360.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 116.00	
						Waste						$ 30.00	
						Plant						$ -	
						Total						$ 1,146.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 343.80	
						Total						$ 1,489.80	
						GST						$ 148.98	
						Total						$ 1,638.78	
77	External	Front veranda.	The front veranda floor tiles have a tile capping detail which has an inconsistent overhang which ranges from flush at the external corners and up to 16mm within the belly of the wall. This highlights that the blue board is not installed straight nor to a true line. The external corner of the fascia has a horizontal control joint within the blue board sheeting which should have been concealed within an external corner. The build up of acrylic render within the veranda fascia and external corner is required to alleviate this defect.	Defective building works in progress	The render over the veranda fascia needs to be flush with the tiles or with a consistent quirk with the floor tiles, which are working as a capping detail, to have a consistent overhang. The veranda fascia detail external corner needs to be prepared in order to accommodate for an external corner to be installed to alleviate the junction within the external corner. The 2 glass balustrading need to be removed in order for the acrylic render and external corner work to be carried out to the fascia of the veranda. The fascia of the veranda's acrylic render needs to be consistently recessed in or flush with the top of the ceramic floor tiles on top of the veranda.	Labour - Glazier	3	4	2	24	$ 95.00	$ 2,280.00	Photo Appendix Pages 153 - 154
						Labour - Renderer	2	4	1	8	$ 90.00	$ 720.00	
						Labour - Cleaner	1	4	1	4	$ 80.00	$ 320.00	
						Materials						$ 190.00	
						Waste						$ 20.00	
						Plant						$ 600.00	
						Total						$ 4,130.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,239.00	
						Total						$ 5,369.00	
						GST						$ 536.90	
						Total						$ 5,905.90	
78	External	Front veranda.	Front veranda ceiling is not supplied nor installed.	Incomplete building works	Carpenter to supply and install timber trimwork to complete the timber framing in order to take fibrous cement soffit linings. Plasterer to supply and install fibrous cement soffit lining to the underside of the veranda. Plasterer to set all soffit linings. Painter to apply paint to the underside of the fibrous cement soffit linings. Electrician to supply and install black rimmed down lights and sensor.	Labour - Carpenter	2	2	1	4	$ 95.00	$ 380.00	Photo Appendix Pages 155 - 158
						Labour - Plasterer	2	4	2	16	$ 95.00	$ 1,520.00	
						Labour - Painter	1	8	1	8	$ 80.00	$ 640.00	
						Labour Electrician	1	4	1	4	$ 120.00	$ 480.00	
						Materials						$ 1,722.70	
						Waste						$ -	
						Plant						$ -	
						Total						$ 4,742.70	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,422.81	
						Total						$ 6,165.51	
						GST						$ 616.55	
						Total						$ 6,782.06	
79	External	First floor balustrade.	First floor front glass handrail and balustrade detail is non-compliant due to the handrail being less than 1m in height.	Defective and incomplete building works Australian Standards AS 1170.1 Structural design actions: Part 1: Permanent, imposed and other actions	Remove and dispose of the glass balustrading. Supply and install glass balustrading to be no less than 1m in height from the finished floor level. Reinstall the existing metal handrail connecting the glass balustrading.	Labour - Glazier	4	4	1	16	$ 95.00	$ 1,520.00	Photo Appendix Pages 160 - 161
						Materials						$ 1,310.00	
						Waste						$ 200.00	
						Plant						$ 350.00	
						Total						$ 3,380.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 1,014.00	
						Total						$ 4,394.00	
						GST						$ 439.40	
						Total						$ 4,833.40	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
80	External	First floor veranda.	Architectural plans show a finished RL over the entire veranda as 1 finished floor level. The veranda was built with a 2-step / 2 RL detail without consultation nor approval prior to construction. Within my original inspection when I was carrying out my flood test in June, I saw the perimeter of the veranda that was having a hob that was cement rendered and now I find the hob around the veranda tiled. Neither detail is correct, based upon the architectural plans which depict a single finished floor level covering the entire ornate veranda. I draw your attention to the photos within the Appendices which showcase the inconsistencies and the random approach that the builder has taken during construction and as per the applicants advice, no permission was granted for the inconsistent detail over the front veranda compared to the architectural plans that the builder was contracted to build against.	Defective and incomplete building works in reflection to the architectural plans vs the built form	By inspecting the underside of the floor structure, I can see no reason why the hob detail has been created, therefore, I have allowed to lower the hob of the veranda in order to achieve the detail as outlined within the architectural plans. The plans that I am referring to are dated 16.04.17 drawn by E.C checked by H.C with a scale of 1:100 @A3 document. The plans have a job number of 17189 drawing number A1102 issue 4. Demolition contractor to remove the floor tiles and hob in order to achieve a flat surface matching the architectural plans. Demolition contractor to remove the floor tiles throughout the veranda as the membrane will be damaged once the hob is removed. Skirting tiles to be removed and disposed of. Waterproofer to return to apply a new waterproof membrane over the entire floor of the veranda, including 100mm up the wall. Tiler to supply and install floor tiles with slip-resistance and with a fall directing all surface water to the floor waste. Cement renderer to patch and make good the walls affected by the removal of the skirting tiles. Cement renderer to supply a patchwork and skim coat over the veranda edge reveal detail on both elevations.	Labour - Demolition	2	4	1	8	$ 80.00	$ 640.00	Photo Appendix Pages 162 - 164 + 251
						Labour - Waterproofer	1	8	1.5	12	$ 110.00	$ 1,320.00	
						Labour - Tiler	2	8	2	32	$ 93.00	$ 2,976.00	
						Labour - Renderer	1	4	2	8	$ 90.00	$ 720.00	
						Labour - Painter	1	2	2	4	$ 80.00	$ 320.00	
						Labour - Cleaner	1	2	1	2	$ 80.00	$ 160.00	
						Materials						$ 2,553.82	
						Waste						$ 400.00	
						Plant						$ 650.00	
						Total						$ 9,739.82	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,921.95	
						Total						$ 12,661.77	
						GST						$ 1,266.18	
						Total						$ 13,927.94	
81	External	Aluminium screen.	The aluminium vertical screen is damaged and incomplete installation.	Damaged, defective and incomplete works	All aluminium elements need to be sanded back, filled, prepped and painted. All holes need to be welded and filled, together with all excessive welds removed / ground back and the short and inconsistent welds need to be extended in order for a constant flow of aluminium weld within each junction. Once all repair works are carried out by a metal fabricator, the screen needs to be repainted via air brush in order to achieve a powder coat finish appearance.	Labour - Metal fabricator	1	8	1	8	$ 125.00	$ 1,000.00	Photo Appendix Pages 165 - 179
						Labour - Painter	1	8	2	16	$ 80.00	$ 1,280.00	
						Materials						$ 118.00	
						Waste						$ -	
						Plant						$ 240.00	
						Total						$ 2,638.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 791.40	
						Total						$ 3,429.40	
						GST						$ 342.94	
						Total						$ 3,772.34	
82	External	Wall and pergola junction.	Wall and pergola junction has an oversized inverted flashing detail that was never there in the original build that was demolished during the remedial works of the front deck. A small angle would not be noticeable, however, this oversized detail is not discussed nor approved by the homeowner nor part of the original brief.	Defective building works	Remove the oversized wall and pergola flashing detail and supply and install a new small 25mm x 25mm black powder coated angle connecting the wall and pergola structure together via pop rivets and screws back into the masonry wall.	Labour - Metal fabricator	2	2	1	4	$ 125.00	$ 500.00	Photo Appendix Pages 180 - 181
						Materials						$ 58.00	
						Waste						$ 10.00	
						Plant						$ -	
						Total						$ 568.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 170.40	
						Total						$ 738.40	
						GST						$ 73.84	
						Total						$ 812.24	
83	External	Roof elevation	I was advised that the roof rattles on the western elevation side of the house, in particular the western and northern elevation corners. I was not supplied any pictures or videos, however, I was advised that the rattling roof is loud and noticeable during windy weather. I have made comment on this, and should I be supplied a video to support the applicant's claim I can return to site to assess the rooftop elevation in order to understand if this defect is supported or not.	Not Applicable	Not Applicable	Labour				0		$ -	No Photos
						Materials						$ -	
						Waste						$ -	
						Plant						$ -	
						Total						$ -	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ -	
						Total						$ -	
						GST						$ -	
						Total						$ -	

Item No	Defect Location - Internal/External	Location of Defect	Description of Defect	Reference for non compliance - BCA/NCC/DFT	Scope of works for rectification	Cost of defect	Men	Hrs	Days	Total	Rate	Total	Photos
84	Internal	Internal doors	Internal doors were damaged and scratched at the time of practical completion and handover of the project. I came to this conclusion because I saw a defect list that was issued by the applicant to the builder prior to practical completion certificate being issues by the private certifier. I have been supplied photographs of the doors at the time of practical completion and I can confirm the doors were still scratched and in need of repair by a painter.	Australian Standards AS/NZS 2311:2017 Guide to the painting of buildings	Painter to prepare all surfaces with a light sand and apply a sealer and 2 colour coats over all repaired woodwork / doors / doorjambs / architraves.	Labour - Painter	1	6	1	6	$ 80.00	$ 480.00	Photo Appendix Pages 252 - 257
						Materials						$ 42.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 522.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 156.60	
						Total						$ 678.60	
						GST						$ 67.86	
						Total						$ 746.46	
85	Furniture packing and removalists to and from rental property for the duration of the remedial works	Green Valley / Bossley Park https://www.realestate.com.au/property-house-nsw-bossley+park-438039036	On the basis that the project be awarded to 1 building contractor in order to have the contract completed in the most efficient way possible and in order to obtain the most cost effective repairs, I suggest the owners / occupants move out of the property for a period of 6 months. I have taken the liberty of finding a house that is 4 bedrooms that is currently on the market for rent in Green Valley, and it is currently for rent for $1,050.00 per week for a minimum period of 6 or 12 months. I have called Nuss Removals and I have obtained a fee proposal for the relocation costs of the occupants personal belongings to be packed, moved and unpacked into the new premises and again in return for the relocation back into the property post all construction works being complete. These costs have been factored into my scott schedule on the basis that the AC works will be covering the entire internal property and the entire external elevation of the building will be scaffolded and worked on in order to rectify the defects outlined within this report. https://www.realestate.com.au/property-house-nsw-bossley+park-438039036	No Australian Standards Applicable	Furniture removalist will be engaged to pack and box all personal belongings ready for the removal of the goods via trucks. Removalists to pack the truck and transport the goods to the new location. Removalists to unpack all the boxes and furniture and place the personal belongings of the occupants into the new property. Ditto above for the relocation back to site post construction. Accommodation costs for a rental period for a minimum period of 6 months.	Labour - Pack all personal belongings in boxes (pre construction)	3	8	3	72	$ 65.00	$ 4,680.00	No Photos
						Labour - Relocate all personal belongings to a new location	4	10	1	40	$ 85.00	$ 3,400.00	
						Labour - Unpack all personal belongings within the new location	3	8	4	96	$ 65.00	$ 6,240.00	
						Labour - Pack all personal belongings back in boxes (post construction)	3	8	3	72	$ 65.00	$ 4,680.00	
						Labour - Relocate all personal belongings to original location	4	10	1	40	$ 85.00	$ 3,400.00	
						Labour - Unpack all personal belongings within the original location	3	8	3	72	$ 65.00	$ 4,680.00	
						Materials	Boxes and packing paper					$ 1,500.00	
						Rental	52 weeks x $1,050.00					$ 54,600.00	
						Total						$ 83,180.00	
						GST						NA	
						Total						$ 83,180.00	
86	Internal	Entire first floor	Significant spring ans squeak within the timber floor structure. *I refer to Video Defect 86A Creaking Floor Boards 2 and Defect 86B Creaking Floor Boards 1*	Australian Standard AS 1684.2-2010 Residential timber-framed construction - Non-cyclonic areas This standard provides guidelines and requirements for timber framing, including floor systems, in residential buildings in non-cyclonic areas of Australia	Removal of all furniture within the entire first floor. Removal of carpet. Screw the entire floor down with 65mm screws at 100mm spacing. Reinstall carpet. Relocate all furniture within each room.	Labour - Carpenter	2	8	6	96	$ 95.00	$ 9,120.00	No Photos
						Materials						$ 220.00	
						Waste						$ -	
						Plant						$ -	
						Total						$ 9,340.00	
						Builders Margin (30%) Supervision, admin, overheads, profit						$ 2,802.00	
						Total						$ 12,142.00	
						GST						$ 1,214.20	
						Total						$ 13,356.20	

Curriculum Vitae Emilio Calandra

Professional Summary

I, Emilio Calandra, humbly submit this cover letter as a comprehensive reflection of my professional journey, which began in 1990 and spans over 34 years as of 2024 in the building and construction industry.

My career commenced as a building cadet for M&M Calandra Builders, a family-owned business, where I gained foundational experience from 1990 to 1995. During this time, I pursued formal education at the Sydney Institute of Technology, Ultimo Campus (now known as the University of Technology Sydney), graduating in 1994 with an Associate Diploma in Applied Science (Building), which I proudly received on the 8th of June, 1995.

Upon the completion of my formal education, I transitioned into a leadership role within the family business, becoming a partner and Director of Calandra Constructions Pty Ltd, where I served from 1995 to 2016. This 21-year period of service was instrumental in shaping my professional identity.

I functioned predominantly as a Project Manager, overseeing large-scale residential projects, and during this time, I recognized the paramount importance of continual self-development. This conviction led me to pursue a variety of supplementary certifications, each of which was integral to the enhancement of my professional capabilities and the successful operation of our building company and my role as a project manager.

In 2001, I obtained a Timber and Pest Identification Certificate, which significantly expanded my understanding of pest species and their potential impact on residential structures. In 2006, I earned the General Induction White Card, which was essential for the induction of contractors on building sites. Recognizing the importance of safety in the workplace, I completed an Electrical Testing and Tagging course in 2007, equipping myself and my team with the ability to ensure compliance with electrical safety standards on-site for contractors entering our projects.

In 2012, faced with a project that necessitated specialized knowledge, I pursued and completed certifications in Work Safety at Heights and Work Safely on Roofs. This experience not only enriched my technical expertise but also underscored the importance of adaptability and preparedness in the face of project-specific challenges. Each certification I pursued was a deliberate and strategic choice, aimed at enhancing my leadership role within the construction industry and ensuring that I could address any technical or regulatory demands that arose during the course of our projects.

In 2014, I expanded my professional scope to include the role of a building advisor, particularly in the context of projects in dispute. This marked the beginning of a pivotal transition in my career. By 2016, I had accumulated 21 years of hands-on experience as both a Project Manager and licensed builder, and I decided to shift my focus entirely toward building consultancy.

This decision reflected not only my deep commitment to professional evolution but also my desire to leverage my extensive expertise in a new and impactful way.

Since 2016, I have been exclusively working as a building consultant, providing a range of services including pre-purchase building and pest inspections, general building defect reports, dilapidation reports, and expert witness reports. In my capacity as a consultant, I have continued to prioritize excellence, drawing upon my extensive practical experience to deliver thorough, accurate, and reliable services to my clients. Notably, the nature of my consultancy work does not require the maintenance of building licenses or certifications, a shift that reflects the evolving nature of my professional practice.

Qualifications

- **2017:** Analyse and Present Research Information; Write Complex Documents
- **2017 & 2016:** Certified Pre-Purchase Inspection Accreditation, Master Builders Association (MBA)
- **2006:** General Induction White Card (Construction Safety Awareness)
- **1990–1994:** Associate Diploma of Applied Science (Construction Management), University of Technology Sydney (formerly Sydney Institute of Technology, Ultimo Campus)

Professional Experience

2014 – Present

Self-Employed – Building Consultant
The Property Inspectors Pty Ltd

- Specializing in pre-purchase property and pest inspections, defect reporting, and expert witness services.
- Providing technical reporting and dilapidation surveys tailored to meet compliance with Australian Standards and legal requirements.
- Delivering high-quality assurance inspections and consultancy in building disputes.

1995 – 2016

Director – Calandra Constructions Pty Ltd
Licensed Builder – Residential and Commercial Construction

- Oversaw all aspects of project management, from estimation and programming to execution and delivery.
- Directed large-scale residential and commercial projects, ensuring compliance with industry standards.
- Led a team of contractors and tradespeople, fostering a culture of safety and professionalism.

1990 – 1995

Building Cadet – M&M Calandra Builders Pty Ltd

- Gained foundational knowledge and hands-on experience in the building and construction industry.
- Contributed to project planning and on-site management under the mentorship of seasoned professionals.

Certifications and Technical Expertise

- **2012:** Work Safely at Heights and on Roofs Certification
- **2007:** Electrical Testing and Tagging Certification
- **2001:** Timber and Pest Identification Certification

Key Competencies

- Expert in drafting and presenting detailed technical reports, including expert witness reports and dilapidation assessments.
- Skilled in quality assurance inspections and identifying compliance with Australian Standards and the National Construction Code.
- Proficient in managing complex construction projects, including dispute resolution and consultancy services.
- Experienced in liaising with legal professionals, clients, and industry stakeholders to provide accurate and actionable insights.

Professional Philosophy

Throughout my career, I have demonstrated a commitment to continual self-development and the pursuit of excellence. By leveraging decades of practical experience and technical acumen, I deliver reliable and comprehensive services that address both the technical and regulatory challenges of the construction industry.

This CV is a refined representation of my professional journey and the breadth of expertise I bring to each project and client interaction.

Emilio Calandra