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Inspection item Summary

Inspector observations:

Inspection item	Inspection issues
1. Bricks	1.1 Damaged bricks
1. Bricks	1.2 Bricks not clean
2. Brickwork	2.1 Mortar holes and voids
2. Brickwork	2.2 Mortar holes and voids
2. Brickwork	2.3 Mortar perpend is too narrow
2. Brickwork	2.4 Finish poor
2. Brickwork	2.5 Gaps at window frames
2. Brickwork	2.6 Mortar holes and voids
2. Brickwork	2.7 Walls bowing
2. Brickwork	2.8 Wire ties issues
3. Brickwork cavity	3.1 Cavity closure defective
4. Brickwork wall dimensions	4.1 Window location inconsistent with plans
4. Brickwork wall dimensions	4.2 Laundry door location inconsistent with plans
4. Brickwork wall dimensions	4.3 Room dimensions inconsistent with plans provided
5. Lintel installation	Acceptable / no issues identified
6. Window frames	Acceptable / no issues identified
7. Door frames	7.1 Door frame damaged
8. Roof frame tiedowns	Acceptable / no issues identified
9. Site builder Issues	9.1 Builders sign not in situ as required
9. Site builder Issues	9.2 Site toilet not installed as required
10. Site management	10.1 Site clean required
10. Site management	10.2 Fall protection missing from retaining wall

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☰ Item name

⚠ Issue name

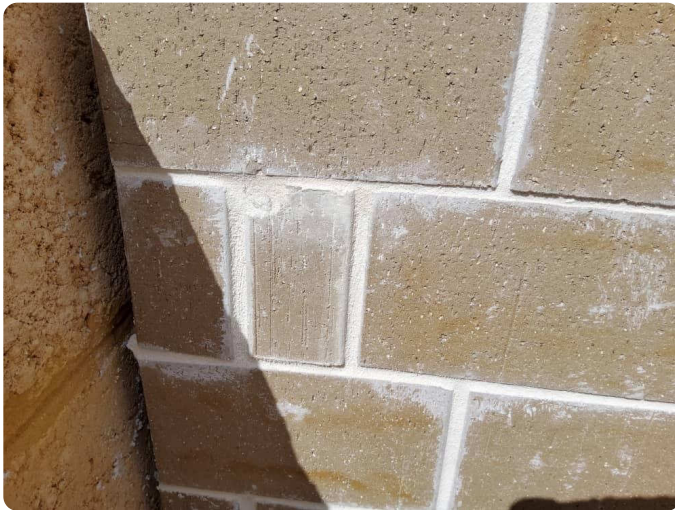
1. Bricks

1.1 Damaged bricks

🗨 Inspector issue comments

As per the images there are damaged brick (s) which require installation or replacement.

🖼 Issue photos



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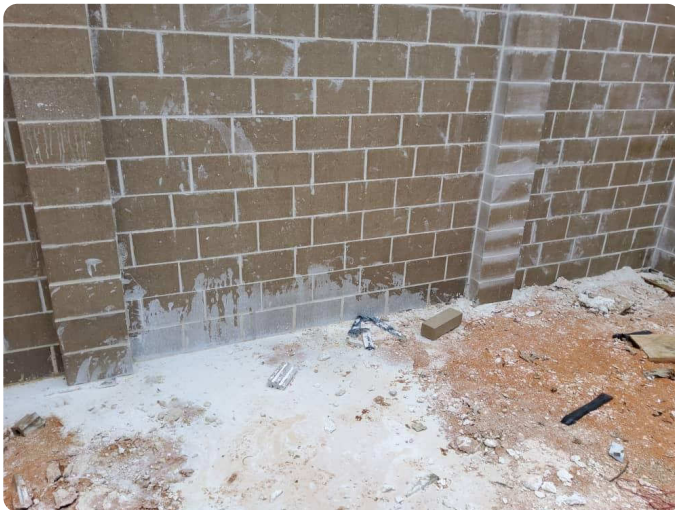
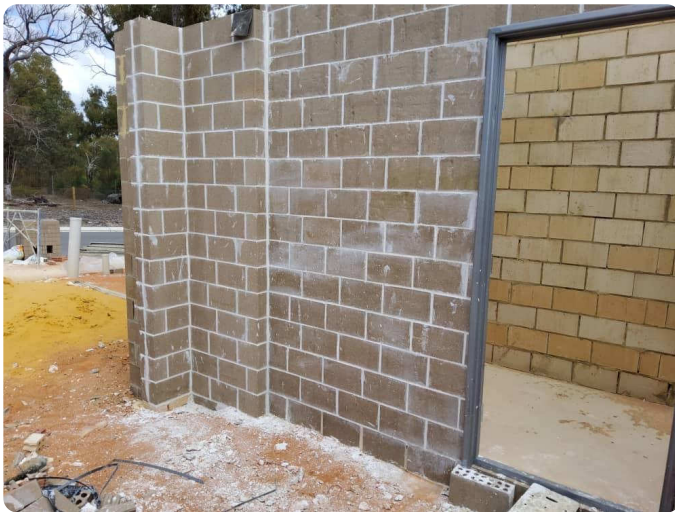
1. Bricks

1.2 Bricks not clean

🗨 Inspector issue comments

As per the images, the brickwork is very dirty and requires cleaning. Additional photos have been provided to summarise the extent of this issue.

📷 Issue photos



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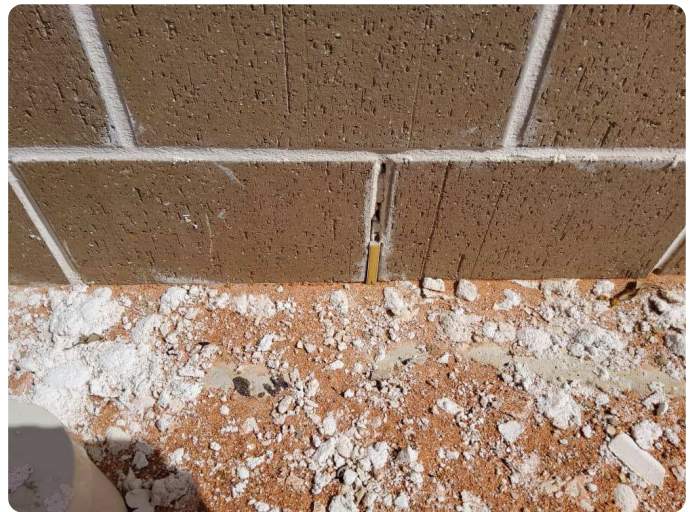
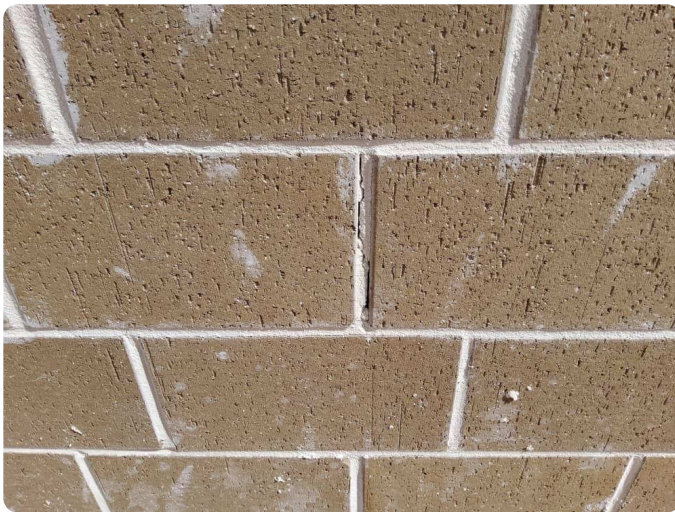
2. Brickwork

2.1 Mortar holes and voids

🗨 Inspector issue comments

The masonry work wall shown in the image is defective as there are holes or voids in the mortar beds or perpend and they are visible from a normal viewing position. Builder to remediate.

🖼 Issue photos



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2. Brickwork

2.2 Mortar holes and voids

Inspector issue comments

The masonry work wall shown in the image is defective as there are holes or voids in the mortar beds or perpend and they are visible from a normal viewing position. Builder to remediate. Multiple instances of this issue were identified on the property. Additional photos have been provided to summarise the extent of this issue.

Issue photos



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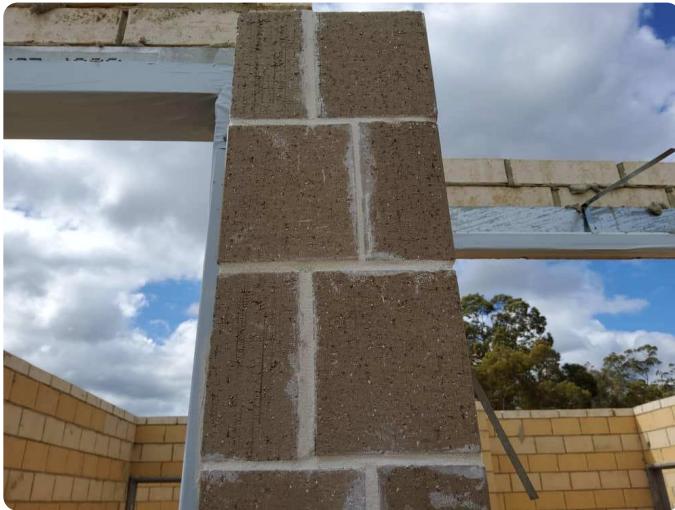
2. Brickwork

2.3 Mortar perpend is too narrow

🗨 Inspector issue comments

The perpend joint on the masonry wall shown in the image is outside acceptable tolerances. Perpend joints are not permitted to be less than 5mm minimum or documented thickness - 3mm Multiple instances of this issue were identified on the property. Additional photos have been provided to summarise the extent of this issue.

📷 Issue photos



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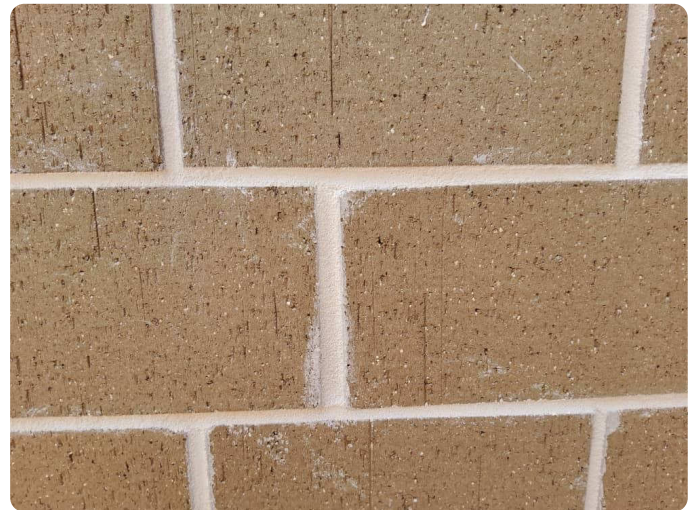
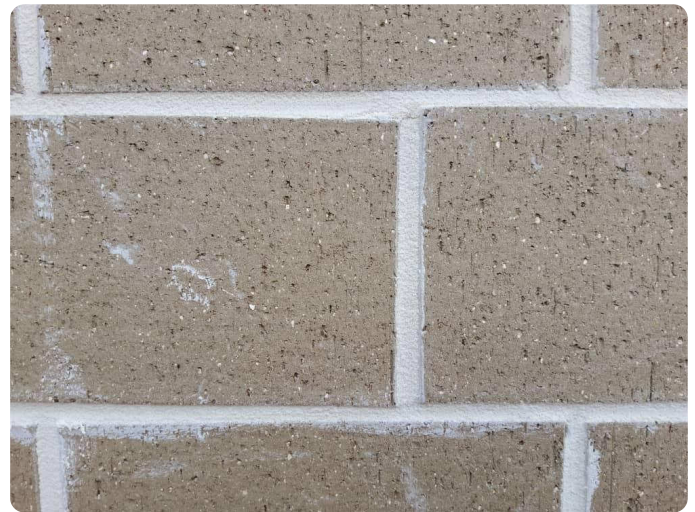
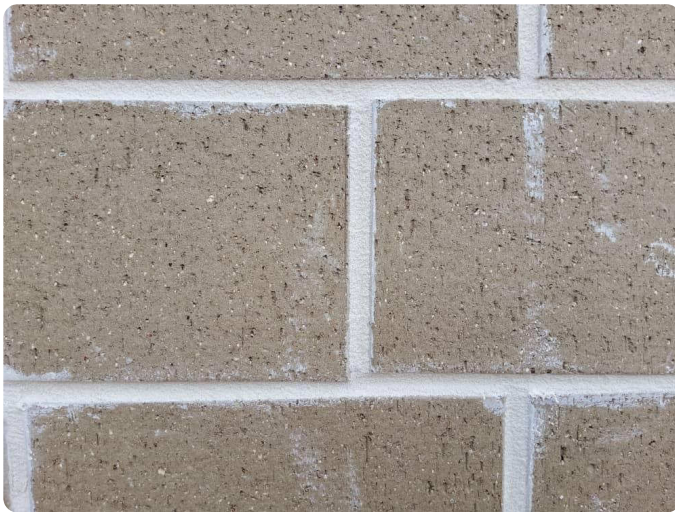
2. Brickwork

2.4 Finish poor

🗨 Inspector issue comments

The overall finish of the completed brickwork is of a poor quality. Builder to comment and remediate as required. Additional photos have been provided to summarise the extent of this issue.

🖼 Issue photos



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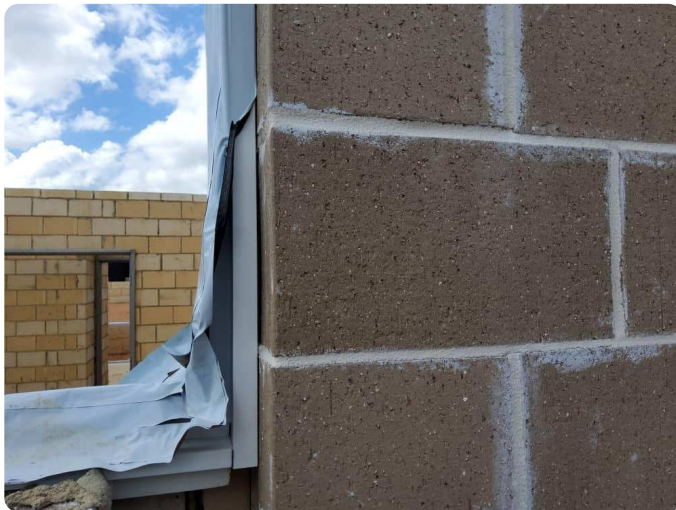
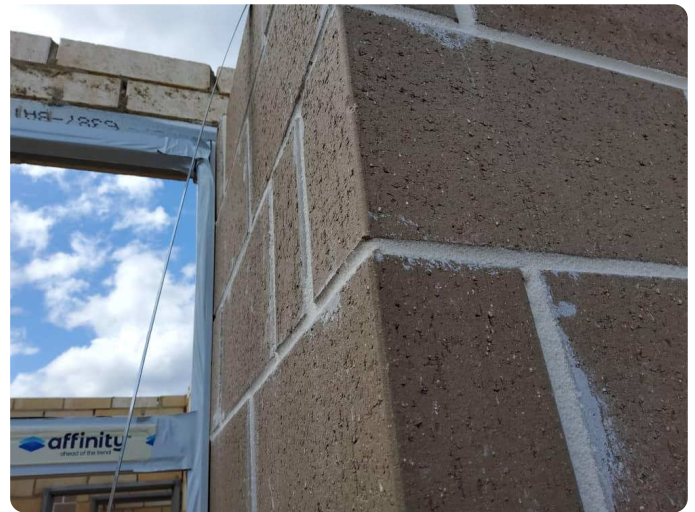
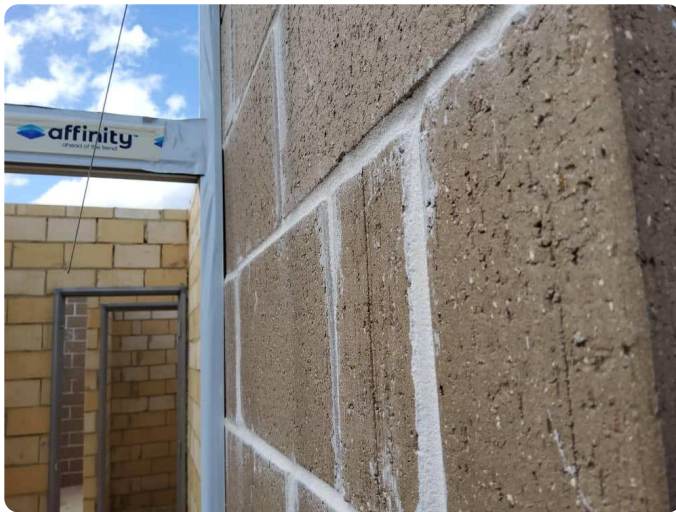
2. Brickwork

2.5 Gaps at window frames

🗨 Inspector issue comments

There are excessive gaps between the window frames and the brickwork. Builder to comment. Additional photos have been provided to summarise the extent of this issue.

📷 Issue photos



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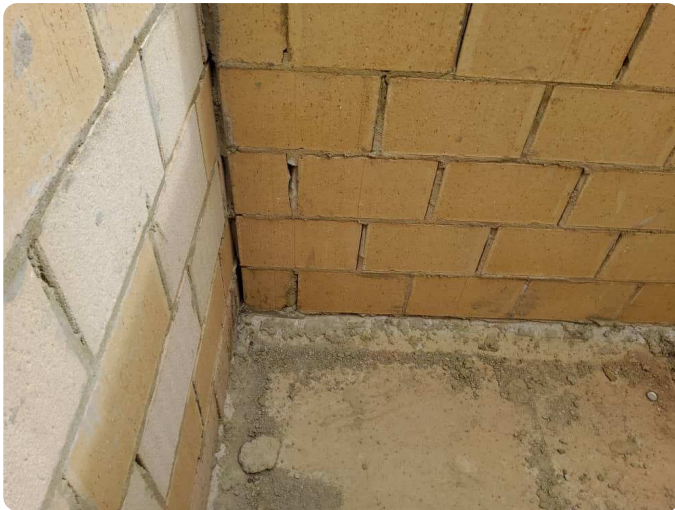
2. Brickwork

2.6 Mortar holes and voids

🗨 Inspector issue comments

The masonry work wall shown in the image is defective as there are holes or voids in the mortar beds or perpend and they are visible from a normal viewing position. There are also large voids and unfilled joints to the walls that will be rendered. Builder to remediate. Additional photos have been provided to summarise the extent of this issue.

📷 Issue photos



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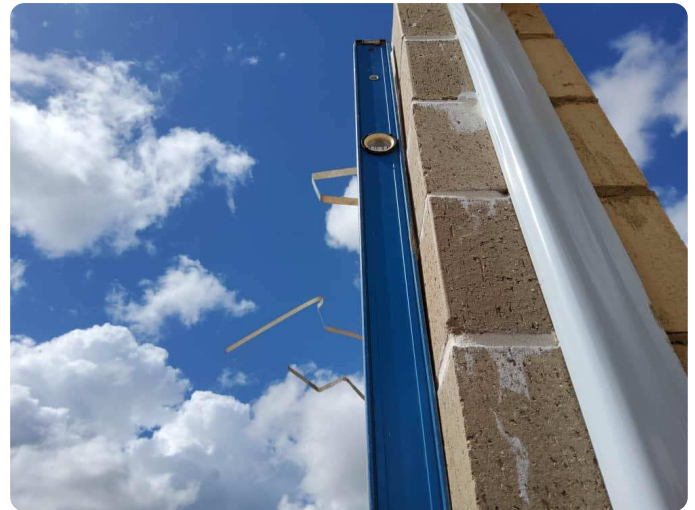
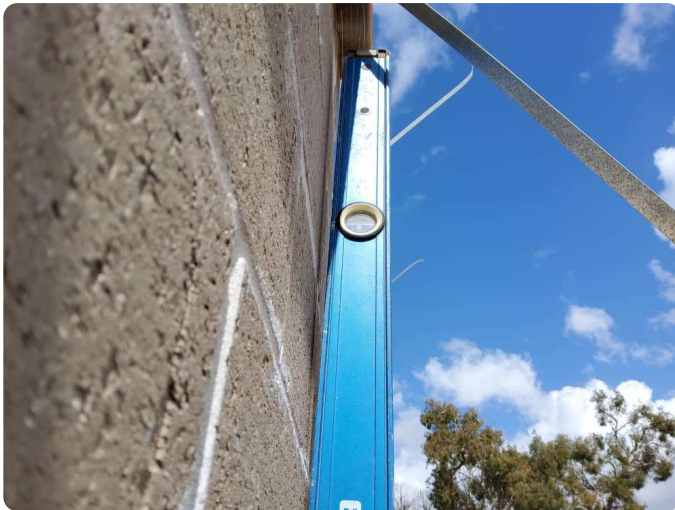
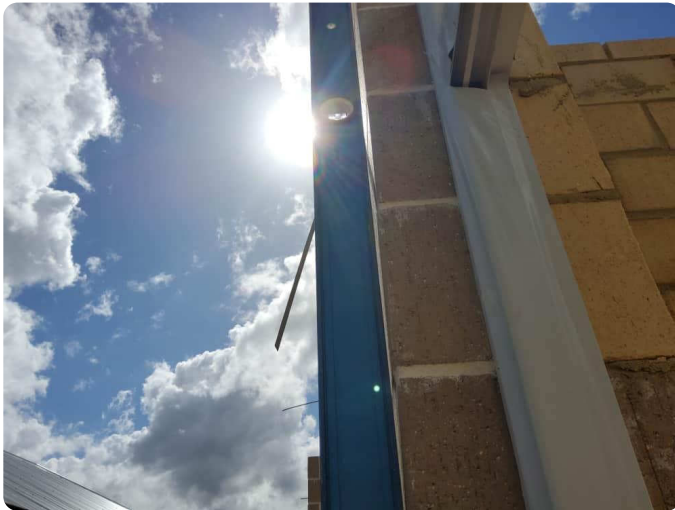
2. Brickwork

2.7 Walls bowing

🗨 Inspector issue comments

The brickwork is defective as shown in the images provided as the brickwork bows by more than the maximum horizontal or vertical deviation of a surface from a plane surface (bow) in any 2m length (refer Appendix F in AS 3700:2018) by more than 5 mm. Multiple instances of this issue were identified on the property. Additional photos have been provided to summarise the extent of this issue.

📷 Issue photos



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2. Brickwork

2.8 Wire ties issues

Inspector issue comments

The masonry wall ties in the masonry wall shown in the image is inconsistent with the requirements of the BCA 6.1.8.1. AS 4773.2- 2015 requires that wall ties shall be placed in such a manner that they are within? (a) 300 mm of control joints; (b) 300 mm from the ends and tops of walls; (c) 300 mm from openings and intersecting walls; (d) 300 mm above intermediate floor level in two storey construction; and (e) 400 mm below intermediate floor level in two storey construction except where circumstances do not allow for this, such as where the frame is obscured by window flashing. In all cases, the maximum vertical and horizontal spacing shall not exceed 600 mm. Ties shall be doubled at intersecting walls, as shown in Figure 10.11(A). Ties shall be embedded at least 50 mm into each masonry leaf.

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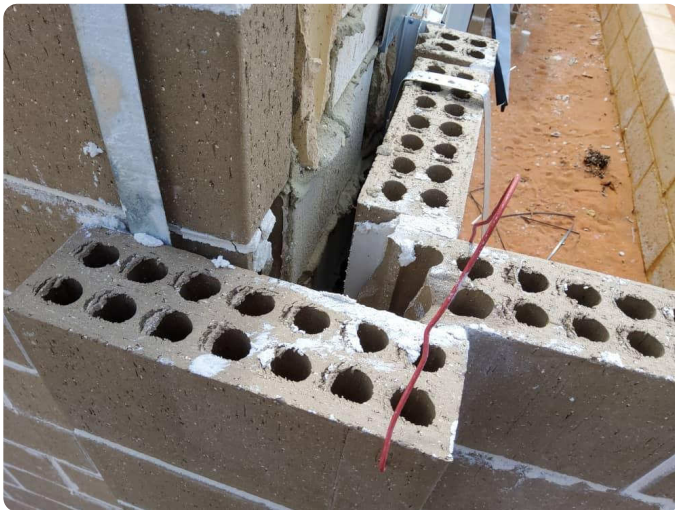
3. Brickwork cavity

3.1 Cavity closure defective

🗨 Inspector issue comments

The cavity closer shown in the images is not flashed and the cavity is breached. Remediation by the Builder is required.

📷 Issue photos



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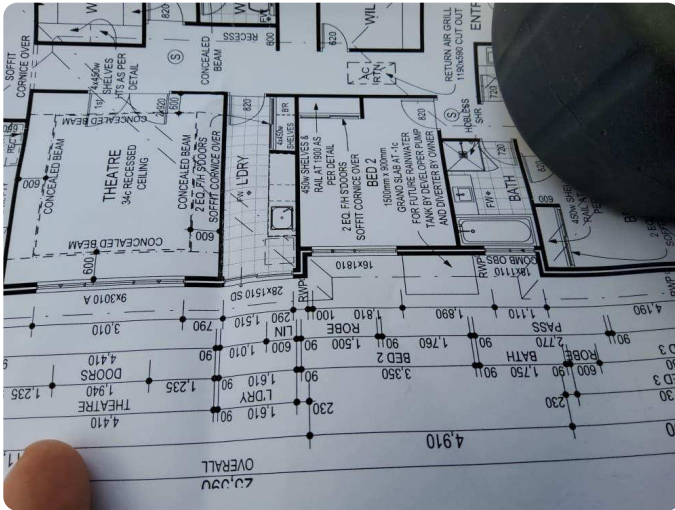
4. Brickwork wall dimensions

4.1 Window location inconsistent with plans

Inspector issue comments

The window to bedroom 2 is not correctly located as per the plans provided. Builder to rectify.

Issue photos



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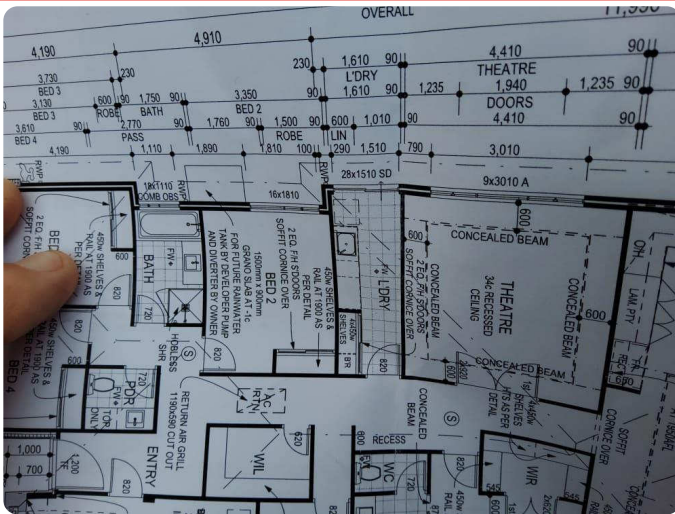
4. Brickwork wall dimensions

4.2 Laundry door location inconsistent with plans

Inspector issue comments

The laundry door has not been located as indicated on the plans provided. This has resulted in a small cut brick to the left-hand side. Builder to rectify.

Issue photos



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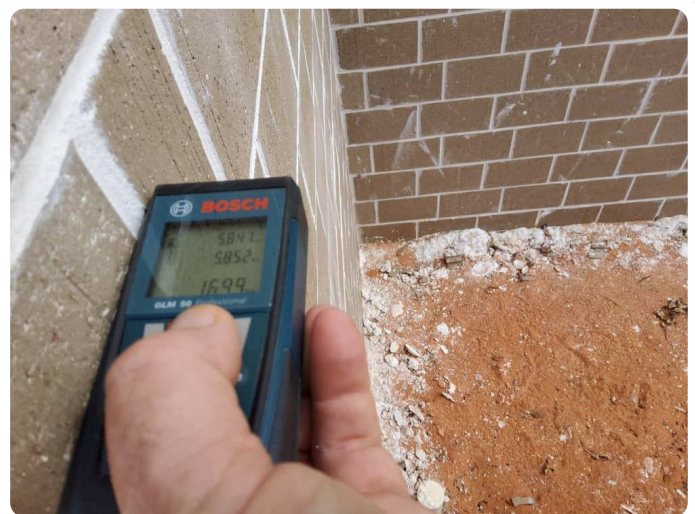
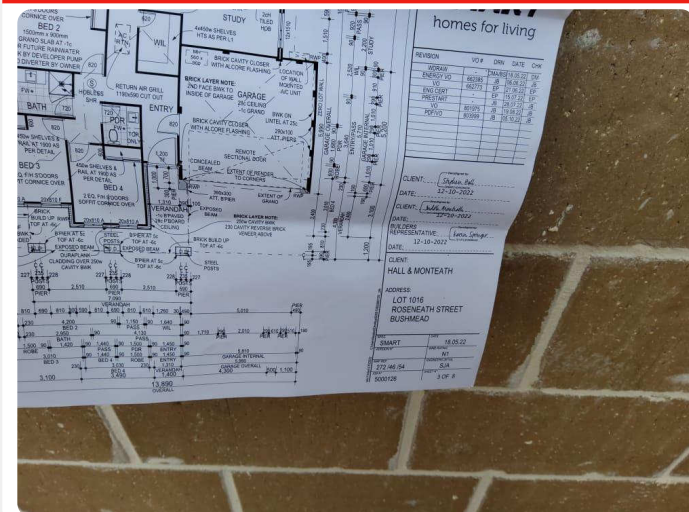
4. Brickwork wall dimensions

4.3 Room dimensions inconsistent with plans provided

Inspector issue comments

The room dimensions as per the images provided are inconsistent with the approved construction plans provided. The rear of the garage is 100mm wider than is indicated on the plans. The front width is correct. The north-east corner of the garage may be encroaching on the adjoining property as the set back at this location was only 100mm. Builder is required to rectify and comment as required.

Issue photos



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7. Door frames

7.1 Door frame damaged

💬 Inspector issue comments

The sill of the door frame in the images has impact damage.

📷 Issue photos



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☰ Item name

⚠ Issue name

9. Site builder Issues

9.1 Builders sign not in situ as required

🗨 Inspector issue comments

The images provided indicate there is no visible Builders sign on site. The Builder is obliged to have a builders sign as per Legislation clearly visible on site.

📷 Issue photos



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⚠ Issue name

9. Site builder Issues

9.2 Site toilet not installed as required

💬 Inspector issue comments

The images provided indicate the site toilet is yet to be installed. This is a health and safety requirement for construction sites and should be installed as soon as possible.

📷 Issue photos



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10. Site management

10.1 Site clean required

🗨 Inspector issue comments

The images indicate the building site has excess rubbish and or builders debris. Builder should clear surplus material.

📷 Issue photos



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10. Site management

⚠ Issue name

10.2 Fall protection missing from retaining wall

💬 Inspector issue comments

The images provided indicate that fall protection was not installed to retaining wall. This is a safety issue which likely breaches WA WHS obligations and requires rectification.

📷 Issue photos



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Inspection items without issues

The following items were inspected, however, no issues were identified. The following photos are included to provide evidence of inspection.

Item inspected: 5 Lintel installation



Item inspected: 6 Window frames



Item inspected: 8 Roof frame tiedowns



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Additional issue photos

The following photos were taken to provide further detail on issues.

Additional issue photos

Item: Bricks

Issue: Bricks not clean



Item: Bricks

Issue: Bricks not clean



Item: Bricks

Issue: Bricks not clean



Item: Bricks

Issue: Bricks not clean



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Additional issue photos

The following photos were taken to provide further detail on issues.

Additional issue photos

Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

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Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



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Additional issue photos

The following photos were taken to provide further detail on issues.

Additional issue photos

Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar perpend is too narrow



Item: Brickwork

Issue: Finish poor



Item: Brickwork

Issue: Finish poor



Item: Brickwork

Issue: Gaps at window frames



Item: Brickwork

Issue: Gaps at window frames



Item: Brickwork

Issue: Gaps at window frames



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



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Additional issue photos

The following photos were taken to provide further detail on issues.

Additional issue photos

Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Mortar holes and voids



Item: Brickwork

Issue: Walls bowing



Item: Brickwork

Issue: Walls bowing



Item: Brickwork

Issue: Walls bowing

