

Client Name: Pritha Mahata
Client Address: 9 Kirkloch Close, WALLSEND NSW 2287
Our Reference: NSW25-00196

Construction - Framework

Property: Lot 3137 #17 Turnock Drive, CAMERON PARK NSW 2285
Inspection Date: 26/3/2025
Inspector: Greg Allen, Builders Licence 229366C

Report Purpose: The purpose of this report is to identify defective workmanship or incomplete works as might be expected to be present in a building at Framework stage, in so far as a licensed builder can reasonably identify those defects or faults.

This report is the result of a visual examination only and is intended to be read as a whole. Please read the detailed inspection information and the terms detailed in the Client Agreement.

A handwritten signature in black ink, appearing to read "R. Locke".

Richard Locke
Director - Houspect

Scope

1. PURPOSE OF INSPECTION

The purpose of the inspection is to provide advice to the Client in respect of the Building Works as instructed in the quotation, as per the Client Agreement.

2. SCOPE OF INSPECTION

We confirm that the Inspector has reviewed all areas to be inspected as per the terms detailed in our Client Agreement.

3. DEFECTS

The Inspector has reviewed the Property and prepared this report in accordance with our Client Agreement.

ADDITIONAL SCOPE DETAILS

There is no additional scope for this inspection report.

Framework Inspection

Inspection Information

The inspector was provided with typical building plans.

The plans did provide sufficient detailed information to enable a comprehensive site inspection.

The weather conditions were fine at the time of the inspection.

The inspection was attended by the inspector only.

Note: Items in this report that appear as Not Applicable indicate the item is not relevant or not a part of this building project.

Wall Frames

Wall framing level and plumb - Inspected with Defects / Observations Noted

Wall framing straight - Inspected with Defects / Observations Noted

Bulkheads plumb and level - Inspected & Acceptable

Top plate connection - Inspected & Acceptable

Double top plate connection - Not Applicable

Bottom plate connection - Inspected with Defects / Observations Noted

Bottom plate position on slab edge - Inspected with Defects / Observations Noted

Suitable bottom plate to floor anchoring - Inspected with Defects / Observations Noted

Noggins and trimmers - Inspected with Defects / Observations Noted

Plumbing and service cutouts - Inspected & Acceptable

Critical room dimensions checked (main bathroom / kitchen) - Inspected & Acceptable

Windows and door locations - Inspected & Acceptable

Windows and external doors flashed - Inspected with Defects / Observations Noted

Ceiling heights correct - Inspected & Acceptable

Sheet bracing - Inspected & Acceptable

Hoop iron / strap bracing installed correctly - Inspected & Acceptable

- Right-hand side garage / entry wall is out of alignment.
- Kitchen / pantry walls require further plumbing.
- Lounge / laundry wall out of line.
- Handrail section of the stairwell requires further plumbing.
- Study wall requires further straightening.
- Bedroom 2 window sill is out of level.
- Bedroom 4 wall requires further straightening.

Frame of the bathroom is not fixed adequately.

Frame of bedroom 2 sits back from the frame below, this should be checked when access is safe to do so.

- There are multiple points where the frame is overhanging the slab, particularly at the front & right-hand side. An engineer's detail should be sought for rectification of these points.
- Damaged noggin study.
- Windows and doors have not yet been installed so no flashings are in place.
- Noted, the termite barrier to the external doors has been cut when the frame have been cut. The warranty of the termite barrier may have been breached so the installer should be consulted to verify warranty.
- Noted the fixing used for the bottom plate has blown the concrete in places.

The exact position of windows and doors is not generally provided in standard building plans. Final window and door locations can be influenced by a variety of factors including brick courses or frame construction requirements where applicable. The location assessment in this report is an approximation only.



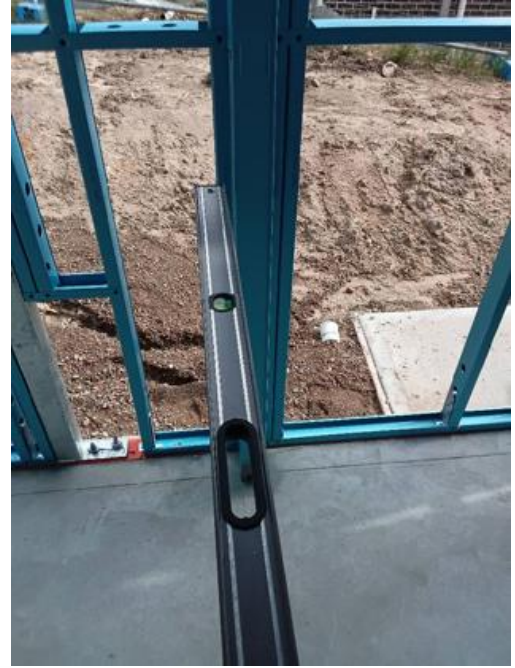
Typical strap bracing



Right-hand side garage wall



Kitchen / pantry walls require further plumbing



Lounge / laundry wall out of line



Stairwell



Study wall



Bedroom 2 wall



Bedroom 2 window sill



Bedroom 4 wall



Bathroom wall fixing



Top plate / truss connection



Bedroom 2 / balcony junction



Frame overhang front



Frame overhang right-hand side



Damaged noggin study



Typical service cut out



Termite barrier



Plate fixing



Typical sheet bracing

Floor Frame

Floor framing - Inspected & Acceptable

Flooring secured - Inspected & Acceptable

Floor sheeting - Inspected & Acceptable

Joist hangers - Not Applicable

Blocking to floor joists - Not Applicable

Load bearing stud frames - Inspected with Defects / Observations Noted

- Flooring to bedroom 1 is out of level.
- Defective overhangs noted in framing.



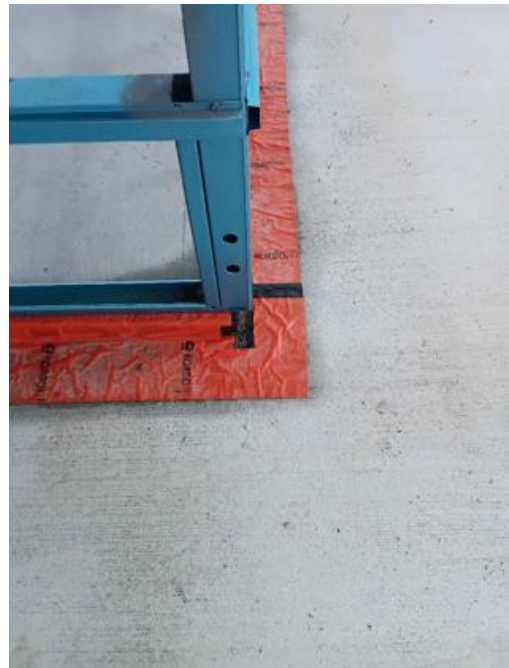
Typical floor framing



Typical flooring



Bedroom 1 floor out of level



Defective overhangs noted in framing

Timber Balcony

Framework - Inspected with Defects / Observations Noted

Connection to the wall - Inspected & Acceptable

General finish to sheeting - Inspected & Acceptable

- Balcony could not be accessed due to safety reasons.



No access to balcony

Roof Frame

Roof line appears straight - Inspected & Acceptable

Gable framing - Not Applicable

Roof truss tie down - Inspected & Acceptable

Bottom chord bracing - Inspected & Acceptable

Wind bracing to roof trusses - Inspected & Acceptable

Internal wall brackets installed - Inspected with Defects / Observations Noted

Battens correct centres and fixing for roof covering - Inspected with Defects / Observations Noted

Holding down connectors secured correctly - Inspected & Acceptable

Truss boots installed and fixed off - Not Applicable

- Spacing to the internal wall braces should be checked on the first floor.
- Battens are not yet installed.

The installation of wall, floor and roof frames is covered by various standards and manufacturer's reference guides, including Australian Standard AS1684, AS1720.1-2010, AS4100, AS/NZS 4600 Cold Formed Steel Structures and AS 4440-2004. Houspect and its inspectors are not certifiers. Assessments in this report are made from a quality assurance perspective with direct reflection to the various standards and where applicable, to The Guide to Standards and Tolerances.

According to The Guide to Standards and Tolerances - undulations in a roof line are considered a defect if the variance is greater than 20mm in a 4m length. The roof line established at the frame stage is not the true test of a defect as the standard applies to the roof line when the roof surface has been completed.



Roof truss tie down



Bottom chord bracing



Internal wall bracing

Structural Steel

Column base connection - Inspected with Defects / Observations Noted

Column top connection - Inspected & Acceptable

Beam to column connections - Inspected & Acceptable

Packing of beams to columns - Inspected & Acceptable

Steel work weather treated as appropriate - Inspected & Acceptable

- Column base fixings have been installed on an angle which will affect the fixing strength of the bolt / nut.
- Column base nuts are left loose.
- Column at the front right-hand side is defectively overhanging the slab.
- Termite barrier at the front has been damaged when the fixing bolts were installed & has not been repaired.
- Column at the front right-hand side is out of plumb.



Fixing bolts fixed on an angle



Defective overhang



Termite barrier damaged



Column out of plumb front right-hand side

Site

Site Conditions

The builder's sign was visible and acceptable.

The fences were examined for site security. The condition of the fences was defective.

The condition of the access gates was acceptable.

The temporary erosion control barriers were effective.

There was no excess rubbish on site.

The general condition of the site was organised and tidy.

- The site fencing was not secure.



Builder's sign



Gap in the fencing



Erosion control

Site Access

The site access, kerbs and footpaths were inspected. The kerbs / footpaths were not damaged.

There was no soil on the roadways.



Footpath

Summary

General Notes - Framework

The following are additional items noted during the inspection or general comments relevant at the completion of the inspection.

- Previous Inspection
- - No repairs to the concrete have taken place as yet.
- - There are several defects noted in the report which need repair before being covered up.
- - Satisfactory rectification proof including an engineer's detail where required (see frame & steel overhangs) should be supplied to the client.
- Due to the nature of the defects noted in this report, we not only recommend pursuing items as listed with your site supervisor/manager, but we also recommend a follow-up inspection be considered / scheduled to confirm rectification has been carried out to the defect items.



No concrete repair



No concrete repair



No concrete repair