

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



2 December, 2024

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
This Report is subject to conditions, assumptions and limitations attached.

Thank you for the opportunity to inspect the preparation and application of paintwork of your home under construction. We attended the site on Wednesday, 27 November, 2024 and make the following comment on the quality and compliance of the works to date;

The weather at the time of the inspection was fine and cloudy.

The property is situated on the west side of the street with a minimal slope.

The double storey dwelling is of timber and masonry frame with masonry exterior cladding, internal plasterboard and masonry walls and ceilings, aluminium and timber windows, concrete floor and a pitched, metal sheet roof.

The inspection found the preparation and application of paintwork to multiple sections around the dwelling as defective. The report encompasses numerous defects but is not limited to each and every defect. There appeared to be issues related to workmanship, preparation, application, damage and incomplete works to the finished product. Flaky paint surfaces, blemishes, dimples and excess paint was common throughout. The preparation for paintwork on surfaces to the existing walls, architraves, skirtings etc. appeared to be ineffectively and improperly prepared.

Just Inspections

Telephone 1300 558-119

[REDACTED]

Email admin@justinspections.com.au

Website www.justinspections.com.au

Guardian Engineering & Design Hub Pty Ltd trading as Just Inspections
ABN 71 673 368 502

The house appeared to be still under construction and multiple areas were noted as incomplete works.

The clients, subcontractors and builder were present during the inspection.

No occupancy or final inspection certificates sighted.

A post-maintenance inspection is recommended.

Inspected by: Fetih Goran

Managing Director – Bradley Magocha
Registration Number PE0002781

GUARDIAN ENGINEERING & DESIGN HUB PTY LTD
T/A JUST INSPECTIONS

CONDITIONS ASSUMPTIONS AND LIMITATIONS

1. The inspection of the property is a special purpose property inspection carried out in accordance with the recommendations for, and the limitations of, a visual inspection of residential buildings set out Australian Standards – AS 4349.1 – 2007 Inspection of Buildings Part 1: Property inspections – Residential buildings (hereafter referred to as “AS 4349.1”) except to the extent specifically varied herein.
2. The report of the inspection of the property is a special purpose property report prepared in accordance with the recommendations and limitations and conditions set out in AS 4349.1 except to the extent specifically varied herein.
3. The inspection is a not a standard property inspection within the meaning of Section 2 of AS 4349.1.
4. The report is a not a standard property report within the meaning of AS 4349.
5. In the event that the client has requested a verbal report of the inspection from Just Inspections its servants or agents prior to being provided with the written report such verbal report is only provided as a summary or an extract of the final written report and such verbal report is not to be relied upon in isolation from, or in lieu of, the final written report.
6. Only those parts of the residential building to which reasonable access (as defined in AS 4349.1) is allowed or permitted have been inspected.
7. The Report is prepared from and based on a visual inspection only of such parts of the building(s) to which Just Inspections its servants or agents had reasonable and safe access, without moving or removing anything.
8. No inspection of woodwork on parts of the structure which are covered, unexposed or inaccessible has been undertaken and therefore this report cannot be relied upon as an assessment that such part of the structure is free from defect.
9. Normal or expected construction practices and building techniques that are considered typical of buildings of the age and design of the building have been assumed in the inspection and preparation of the report.
10. No assessment has been made of any existing or future impact on the footings or foundations of the building or on the fabric or serviceability of the building works caused by site or ground drainage, trees or any other ground movement caused by swelling, shrinkage or other causes that may include settlement or movement of non-structural or filled ground.
11. No assessment has been made of the site or soil, including landslip, or foundation upon which the building, works and or footings and associated building works have been constructed.
12. No assessment has been made of any dampness in the building(s) as may have resulted from rising damp, stormwater infiltration or other causes or the likelihood of such dampness occurring other than that revealed by reasonable visual inspection.
13. No assessment has been made as to the presence or otherwise of asbestos or other mineral fibre or any other toxic or other potentially harmful materials in the building or in any landfill.
14. Just Inspections, its servants and agents do not profess to have expertise in pest infestation (including termites and other timber pests). No assessment of pest infestation, or the potential of pest infestation, has been carried out. Nothing in this report should be relied upon as an assessment that the building is either subject to or free from pest infestation, or susceptible to or not susceptible to pest infestation. Just Inspections strongly recommend a specialist pest investigation be carried out.
15. No assessment of electrical installations, smoke detectors, residual current devices, plumbing, drainage, gasfitting, airconditioning, garage door operating mechanism, swimming pool or spa equipment, operation of fireplaces, flues or chimneys, alarm systems, intercom systems, soft floor coverings, appliances (including dishwashers, insinkers, ovens, ducted heating or vacuum systems), paint coatings or hazards has been made.
16. No assessment of the matters described in Part 6 of the applicable Building Regulations including the potential for land to flood, be subjected to bushfire attack, or the potential of the building to be subjected to termite attack or the potential of the building to be subject to uncontrolled overland drainage flow has been made.
17. No inquiries have been made of the Council or any other statutory authority or service, utility or supply agency.
18. No assessment of the siting of the building has been made.
19. No testing of any material, equipment, fittings, fixtures, reticulated surfaces or appliances has been carried out.
20. For the purposes of this Report the definition of ‘Defect’ is identified and described in Section 137C (1) of the Building Act 1993 and Section 8 of the Domestic Building Contracts Act 1995. Any ‘Defect’ will be regarded in the terms of the requirements and/or the expected practices at the time the Building Work was carried out or any applicable Approval or Building Permit was issued.
21. The report, with any attached appendices, is copyright and remains the property of Just Inspections. No part of this report may be copied or reproduced without the prior written consent of Just Inspections.
22. The agreement to carry out the inspection and provide the report is governed by and shall be interpreted in accordance with the laws of the State of Victoria and each party unconditionally submits to the jurisdiction of the Courts of Victoria and any Court competent to hear appeals thereafter.
23. In the event that the client has not been advised of, or provided with, these conditions prior to receiving the report then should any or all of the conditions of inspection, service and report not be acceptable to the client, then such advice must be notified to Just Inspections in writing within 3 days of the date of this report, otherwise the client accepts all the conditions.

--- END OF REPORT ---

Quality Assurance Inspection

Preparation and application of paintwork and workmanship only.

Company: Just Inspections
Created: 27/11/2024

General Notes

The inspection found the preparation and application of paintwork to multiple sections around the dwelling as defective.

Photographs follow.

(1)



Created: 27/11/2024

(2)



Bedroom 3

Created: 27/11/2024

(3)



Created: 27/11/2024

(4)



First Floor Bathroom

Created: 01/12/2024

(5)



Bedroom 2

Created: 01/12/2024

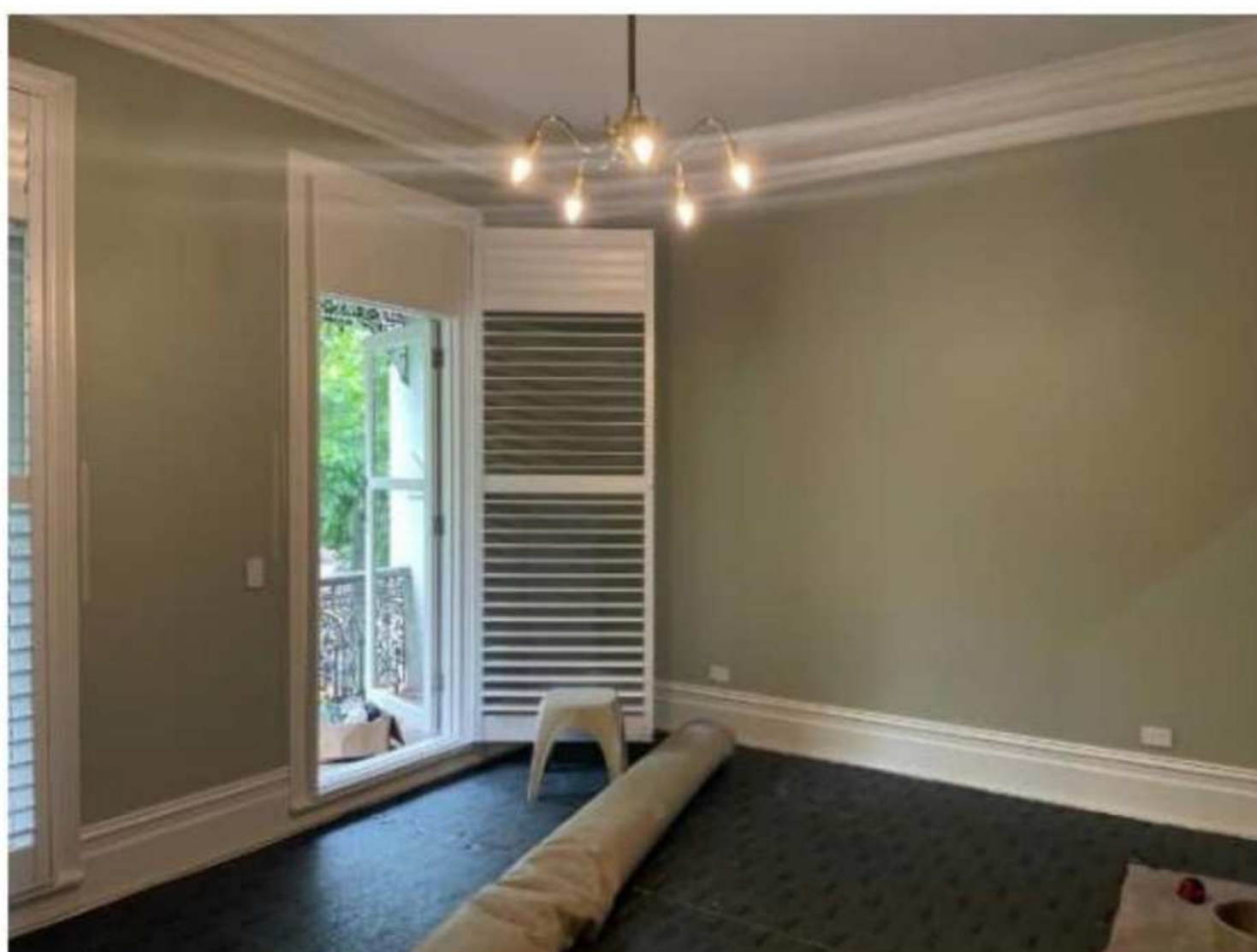
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Master + Ensuite

Created: 01/12/2024

(7)



Created: 01/12/2024

(8)



Created: 01/12/2024

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First Floor Corridor

Created: 01/12/2024

(10)



Created: 01/12/2024

(11)



Stairwell

Created: 01/12/2024

(12)



Kitchen + Living

Created: 01/12/2024

(13)



Laundry + Powder Room

Created: 01/12/2024

(14)



Ground Floor Corridor

Created: 01/12/2024

(15)



Multipurpose Room

Created: 01/12/2024

(16)



Study

Created: 01/12/2024

(17)



Findings

Created: 27/11/2024

Cleaning of paintwork is required around multiple window frames.

(18)



Created: 27/11/2024

Damaged noted to plaster walls around window sills and architraves.

(19)



Created: 27/11/2024

(20)



Created: 27/11/2024

(21)



Created: 27/11/2024

(22)



Created: 27/11/2024

(23)



Created: 27/11/2024

(24)



Created: 27/11/2024

Damage and gaps noted around the window sills and reveals.

(25)



Created: 27/11/2024

Top architraves around openings are not painted.

(26)



Created: 27/11/2024

(27)



Created: 27/11/2024

(28)



Created: 27/11/2024

(29)



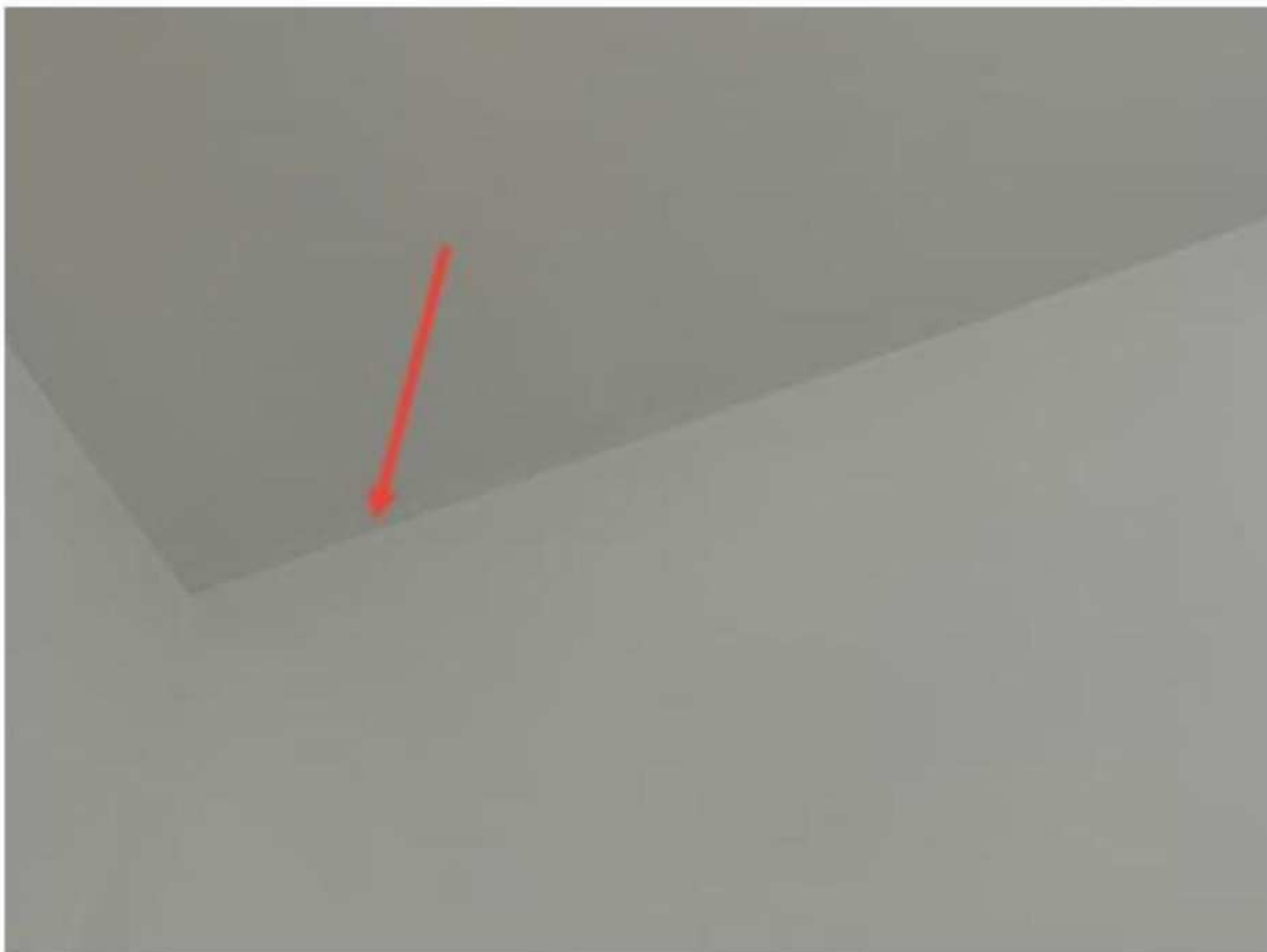
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Created: 27/11/2024

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Created: 27/11/2024

The cutting in to paintwork appears to be improperly applied around the ceiling to wall junctions around the dwelling.

(32)



Created: 27/11/2024

Poor workmanship finishes to skirting boards located around the dwelling.

(33)



Created: 27/11/2024

(34)



Created: 27/11/2024

Gaps noted in parts around openings and wall to wall junctions and to do not appeared to be complete.

(35)



Created: 27/11/2024

(36)



Created: 27/11/2024

Gaps not completed or sealed properly around openings.

(37)



Created: 27/11/2024

Nail popping noted around multiple locations through the dwelling to parts where extension has been constructed.

(38)



Created: 27/11/2024

Sections around bathroom tiles appeared to be damaged and inadequately sealed and grouted.

(39)



Created: 27/11/2024

Damaged noted to the sills and architraves.

(40)



Created: 27/11/2024

(41)



Created: 27/11/2024

(42)



Created: 27/11/2024

(43)



Created: 27/11/2024

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Created: 27/11/2024

(45)



Created: 27/11/2024

(46)



Created: 27/11/2024

Damaged sections noted around bulk heads.

(47)



Created: 27/11/2024

(48)



Created: 27/11/2024

Nailhead holes not filled and painted around architraves.

(49)



Created: 27/11/2024

Nail holes not filled adequately and nail popping evident around corridor staircase.

(50)



Created: 27/11/2024

Preparation of existing walls and elements appeared to be defective.

(51)



Created: 27/11/2024

(52)



Created: 27/11/2024

Multiple damage and nail popping, infilled holes found throughout and around the openings architraves.

(53)



Created: 27/11/2024

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Created: 27/11/2024

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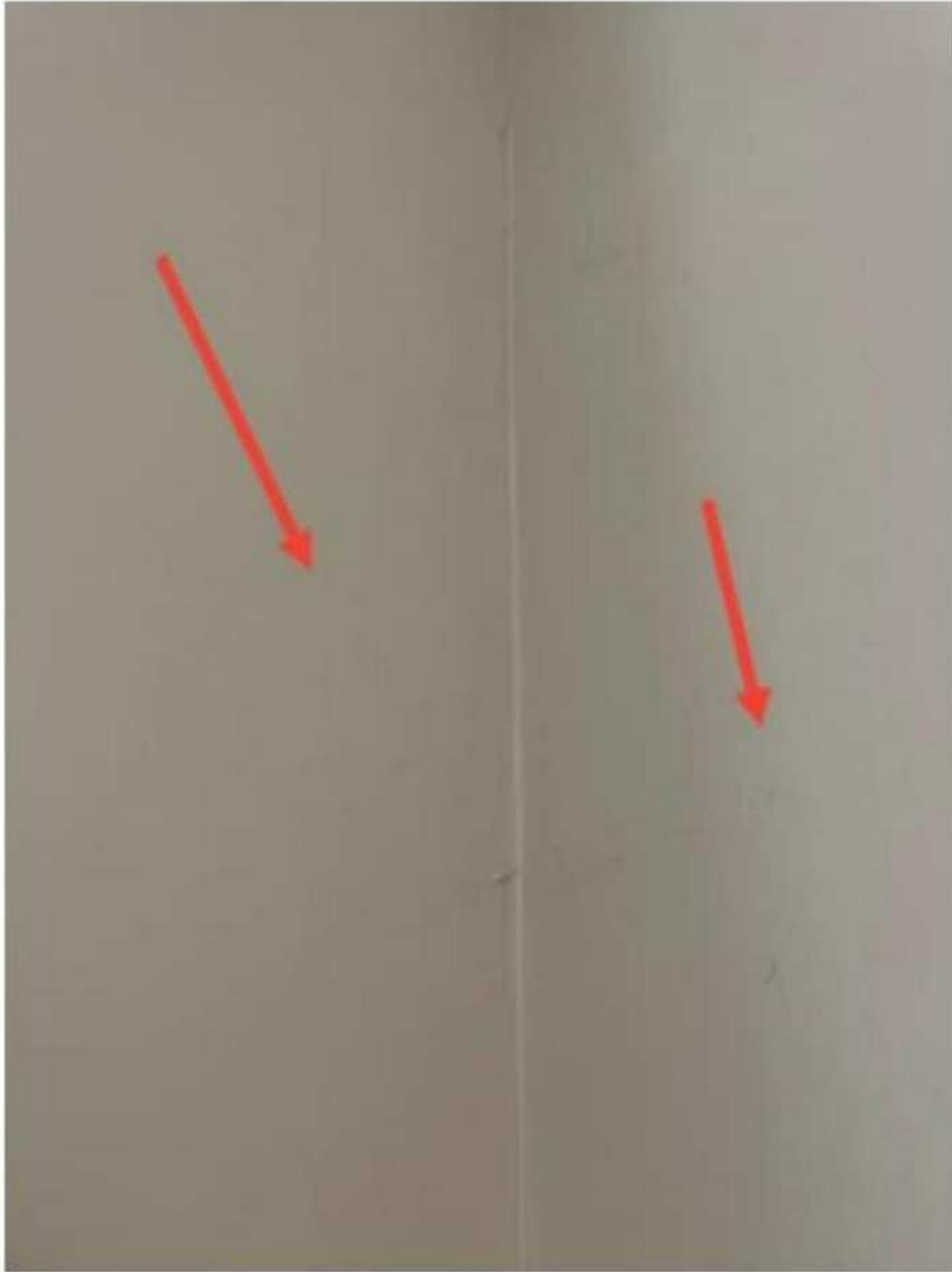
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Created: 27/11/2024

(65)



Created: 27/11/2024

(66)



Created: 27/11/2024

Damage and paint defects sighted to the lift well space as well as incomplected works.

(67)



Created: 27/11/2024

(68)



Created: 27/11/2024

(69)



Created: 27/11/2024

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Incompleted Works

Created: 27/11/2024

Strike plates and door handles not installed to the first floor.

(97)



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(98)



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Stairwell areas painting is incomplete.

(99)



Created: 27/11/2024

HVAC grille not installed yet.