

SAMPLE REPORT



REPORT UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER BUILDER CONSTRUCTION)

JOB NO: 212.----

SITE ADDRESS: No Street
Suburb

CLIENT DETAILS: Mr

OWNER/BUILDER AS SHOWN ON BUILDING PERMIT: Mr

TIME OF INSPECTION:

DATE OF INSPECTION:

DATE OF REPORT:

WEATHER CONDITIONS AT TIME OF INSPECTION: Fine

ASSUMED DIRECTIONS: Front door faces east.

NAME OF PRESCRIBED BUILDING PRACTITIONER AND REGISTRATION NO:

BSS Group Pty Ltd
ABN 81 006 027 738

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SIGNATURE:

- | |
|--|
| Inspecting Consultant OH&S Use Only |
| 1. I have checked the site/building prior inspection and have taken measures to control OH&S hazards. |
| 2. I have referred to, or have sufficient knowledge of, BSS Safe Work Method Statement and have followed its requirements. |



NOTICE TO POTENTIAL PURCHASERS RE ALL OWNER BUILDER WORKS:

- **Where the building has been renovated or extended the balance of the building has not been inspected/reported on. Any previous works [previous to those listed] have not been inspected.**
- **This report is not a pre-purchase report, but has been carried out on behalf of the owner to fulfil their obligations under Section 137B of the Building Act (ie owner builder legislation) to disclose any defects or incomplete works in the building work carried out by the owner. Remember what you see is what you get, including patent (i.e. obvious) defects.**
- **Some works carried out in isolation are not covered by Section 137B of the Building Act.**
- **Refer report conditions (Appendix A) which limits the scope of this report.**
- **This report is only valid for 6 months from the date of this report.**

1. DESCRIPTION OF BUILDING AND MATERIALS USED IN CONSTRUCTION:

A. We Report as Follows

The relevant areas of the building were inspected on the above date. We have prepared a listing of our comments relating to this matter and these are attached as follows:-

- Schedule 1: List of Defects in Building Works
- Schedule 2: Condition and Status of Incomplete Works
- Schedule 3: Surveyor's Comments and Other Relevant Information
- Schedule 4: Documents Considered at Time of Inspection

Appendix A: Owner-Builder Report Conditions

B. Description of Building Works Covered by this Report

This Report relates only to works carried out pursuant to and in conjunction with the Building Permit(s) issued to the "Owner-Builder", as listed herein, plus any other matters advised as carried out by the "Owner-Builder" as noted below.

This report therefore **ONLY** covers the following:

- Demolition of the kitchen and sunroom on the ground floor. Construction of an extension on the ground floor comprising kitchen and bedroom and alterations to convert a bedroom into a dining room and to convert a dining room into a bathroom, corridor and part of bedroom 2. Demolition of the roof to the central upper level. Construction of extension and alteration to create a bedroom, toilet, living area and external deck. Alteration to the eastern upper level to create a new study and balcony. Construction of a carport.
- Construction of a roof above the upper rear deck.

C. Other Structures/Improvement Works Specifically Excluded From This Report

This report does NOT include or consider any previous/existing building elements or structure (eg original parts of the building) or previous/other improvement works than works specifically referred to in B above.

D. Predominant Construction Details

(Applicable to new work only)

Footings:	• Pad
Stumps:	• Concrete
Floor structure:	• Timber
Wall Structure (External):	• Timber framed (assumed)
Wall Cladding (External):	• Timber

Wall Lining (Internal):	<ul style="list-style-type: none"> • Plaster
Ceiling Lining:	<ul style="list-style-type: none"> • Plaster
Roof Frame:	<ul style="list-style-type: none"> • Timber
Roof Cladding:	<ul style="list-style-type: none"> • Tile and tray deck, corrugated polycarbonate/acrylic
Roof Pitch:	<ul style="list-style-type: none"> • Pitched and low slope
Window Frames:	<ul style="list-style-type: none"> • Timber
No of Storeys:	<ul style="list-style-type: none"> • 2
Related structures Included in scope	<ul style="list-style-type: none"> • Carport (detached) • Verandah and deck (attached)

2. SITE DETAILS

The site is a domestic block with a house and outbuildings on it. Furthermore, with respect to site fall, we note the site is basically flat.

3. LICENSED TRADES WORK (METAL ROOFING AND SERVICES CONNECTED TO THE PROPERTY AND ITS CONDITION):

WARNING: All metal roofing and services listed below are different from other trade work in that they are required to be carried out by licensed trades and Certified by the trade upon completion as complying with relevant codes, regulations etc. BSS does not certify satisfactory workmanship of such work but relies on licensed trade Certification. If any Certification is not available it is important that the potential purchaser satisfies him or herself as to reasons for its non-availability or otherwise independently checks the relevant service. Note that the certificate(s) below may not necessarily cover all the works carried out. BSS may identify any obvious or gross deficiencies in trade work.

Electrical Work

	Certificate No	Date
Refer Certificate of Electrical Safety	<ul style="list-style-type: none"> • 441----- • 981----- 	•

Plumbing Work

Plumbing Industry Commission Certificate(s) of Compliance are required for all work in relation to gas supply and below ground sewerage. For all other plumbing work, a Certificate of Compliance is only required where the total value of labour, materials and appliances for a particular range of services provided by the plumber is more than \$500 regardless of who purchases the material or appliances.

		Certificate No	Date
0	Roof plumbing (including above ground stormwater drainage)	• 334-----	•
1	Sanitary plumbing	• 334	•
2	Septic tank installation	•	•

3	Drainage (below ground sewer)	•	•
4	Drainage (below ground stormwater)	•	•
5	Cold water plumbing	• 334----- • 114-----	•
6	Hot water plumbing	• 334----- • 114-----	•
7	Mechanical services (includes duct fixing)	•	•
8	Backflow prevention (medium & high risk only)	•	•
90	Residential & domestic fire sprinkler systems	•	•
91	Grey or reclaimed water	•	•
92	Gas fitting (natural gas type A installation)	• 334----- • 114-----	•
93	Gas fitting (LPG type A installation)	•	•
94	Gas fitting (other types of gases)	•	•
95	Fire protection	•	•
96	Irrigation	•	•
97	Refrigerated air conditioning	•	•
98	Solar installation	•	•
99	Rainwater tank installation	•	•

4. AREAS OF THE BUILDING INACCESSIBLE AT THE TIME OF INSPECTION

In addition to any matters listed below, refer to our Report Conditions (Appendix A) regarding limitations on access always applicable to inspections and therefore on report coverage.

1. Sub floor not visible using lines of sight between the plinth boards in the north-west corner.
2. Some internal areas due to stored goods and/or furniture and/or covered by floor coverings, wall decoration, etc.
3. Roof space not visible using lines of sight from the access hatch in the upper level.
4. Roof areas above the cathedral ceilings.
5. External roof, upper level external walls and southern external wall.

5. SECOND HAND MATERIALS

The owner builder has reported to the writer that the following second hand materials were used in the nominated works:-

- One window

SCHEDULE ONE: LIST OF DEFECTS IN BUILDING WORKS

Items listed herein are considered as defects and will be excluded from cover in any prescribed Warranty Insurance Certificate issued.

1.01 Gaps between Timber Floorboards

There are gaps between the timber floorboards in places and some of these exceed the requirements of the Building Commission Guidelines.

1.02 Upper Level Front Balcony

We note the following:-

- The deck has a minimal grade on it and does not appear to fall uniformly to the drainage area in the south-east corner.
- There is no evidence of a full depth waterproof sealant between the perimeter of the floor tiling and the enclosing walls/balustrade.

Despite the above, however, we note that there is no sign of water damage below and the balcony is roofed over and fully enclosed on three sides and partially enclosed on one side.

1.03 Insitu Shower

We cannot confirm that the insitu shower on the ground floor complies fully with the requirements of the BCA. However, we also note the following:-

- (a) Parts of the building structure, including a cabinet, but also walls and doors, are located within 1.5m of the shower head and these are not water resistant.
- (b) As the shower is open, the floor area outside the shower should be completely waterproofed and graded to a floor waste outlet.
- (c) It appears that sections of the mosaic tiles in the north-west corner of the shower base have moved and cracked.

1.04 Junction Between Required Impervious Wall Linings and Other Surfaces

A gap of 3mm to 5mm should be provided and this should be filled with a flexible, waterproof material in lieu of grouting which has been used in places.

1.05 Differential Movement

Differential movement appears to have occurred in places causing uneven gaps between doors and door frames (e.g. rear door).

1.06 External Paving and Landscaping

External paving and landscaping should be no higher than the ground beneath the house and should slope away from the building.

1.07 Joints in Timber Weatherboards

Joints to timber weatherboards have not been staggered in places (e.g. north side).

1.08 Steps to External Timber Deck

We note the riser heights in the steps are inconsistent and the riser heights are, in places, in excess of the 190mm maximum as required by the BCA.

1.09 Floor in Kitchen

The floor in the kitchen slopes down slightly from the original part of the building to the extension.

1.10 Roof over Upper Rear Deck

A roof has been constructed over the rear deck. In relation to this we note the following:-

- A building permit, and possibly an amendment to the planning permit, should have been obtained for this.
- The roof has a pitch of less than the 5 degree recommended by the manufacturer of roof sheeting and may leak under certain rain conditions. However, we do note that the roof is above a non-habitable, external space.
- There is no flashing between the roof and the wall.
- The rafters appear undersized.
- The head clearance below the underside of the roof framing is slightly less than the 2100mm minimum required under the BCA.

SCHEDULE TWO: CONDITION AND STATUS OF INCOMPLETE WORKS

Items listed herein are considered incomplete and will be excluded from cover in any prescribed Warranty Insurance Certificate issued.

2.01 Bracing of Carport

The carport is not adequately braced in the eastern end.

SCHEDULE THREE: OTHER RELEVANT INFORMATION

Items listed herein (eg matters unable to be verified) are not defects however we would recommend that attention be given to them by the purchaser.

3.01 Waterproofing of Wet Areas

We cannot confirm that the waterproofing of the wet areas fully complies with the requirements of the BCA and/or AS 3740. We have sighted a letter from the owner in relation to the waterproofing.

3.02 Glass

There is low glass in this building (eg window panes near floor levels). There is also glass that could be subject to human impact (eg. glass doors, sidelights, windows set adjacent or over a bath, etc.). We have not been able to verify that the glass in such locations is of a 'safety glass' type (eg laminated or toughened), however, we have sighted a letter from a glazier in relation to glazing that has been provided.

3.03 Downlights

The house contains downlights. We have not been able to confirm that the area around the downlights has been protected from insulation to avoid overheating of downlights and/or transformers.

3.04 Upper Level Balustrades

We cannot confirm that the upper level balustrades are able to withstand balustrade loadings.

3.05 Termite Protection

We note that the property is located in a termite designated area. Ongoing maintenance of the termite barrier including regular inspections is required.

3.06 External Walls Facing and Within 900mm of the Boundary

We cannot confirm that the external walls facing and within 900mm of the boundary have been constructed to having an FRL of 60/60/60 as documented and required by the BCA.

SCHEDULE FOUR: DOCUMENTS CONSIDERED IN PREPARATION OF THIS REPORT

Refer also to Licensed Trade work Certificates (if any) listed in Section 3 above.

4.01 Planning Permit

Issued by ----- City Council, No.-----, dated ----- and stamped approved plans dated 05/02/12.

4.02 Building Permit

Issued by -----, No. -----, dated -----.

4.03 Architectural Plans

Prepared by Owner for a carport comprising:-

- Three A4 sheets with building permit stamp on them.

Prepared by -----, Job No. ----- comprising:-

- Twelve A3 sheets with building permit stamp on them.

4.04 Glazing Certificate

Prepared by -----, dated ----- confirming that all the glazing supplied complies with AS1288.

4.05 Waterproofing and Insulation Letter

From ----- dated 01/11/12 confirming the following:-

- The wet areas including the bathrooms and the covered balcony have been waterproofed in accordance with AS3740.
- Ceiling insulated with batts having a rating of R2.5 and wall insulated with batts having a rating of R1.5.

4.06 Termite Certificate

Completion of termite treatment from -----, No. -----, dated ----- in relation to termite treatment to the extension and existing building.

4.07 Structural Documentation

Prepared by ----- Engineers, Job No. ----- comprising:-

- Two A3 sheets and 4 A4 sheets with building permit stamp on them.
- Twenty Three A4 sheets of computations.

4.08 Geotechnical Report

Prepared by -----, Job No. -----, dated ----- with building permit stamp on it.

4.09 Certificate of Final Inspection

Issued by -----, No. -----, dated -----.

4.10 Second Hand Materials List

Prepared and signed by Owner Builder and dated 11 January 2013.

4.11 S137B Inspections – Listing of Owner Builder Works

Prepared and signed by Owner Builder and dated 11 January 2013.

APPENDIX A: OWNER BUILDER REPORT CONDITIONS

1. The scope of this report is limited to Owner Builder works identified in drawings provided or identified to the inspector by the owner builder. In particular where the building has been extended or renovated by the owner builder it does not cover the remainder of the building or works not identified to the inspector by the owner builder. It does not consider any existing parts of the building, structure or previous improvement works – it covers only those works listed in Schedule B of this Report. It does not cover any ‘repairs’ carried out (works to reconstruct or renew for maintenance purposes, using similar materials to those replaced). It may not cover related works of paving, landscaping, retaining structures, driveways, fencing, unless the works are integral to the building work, or require a building permit, or could result in water penetration etc (generally as provided for in the Domestic Building Insurance Ministerial Order, S 36).
2. The relevant areas of the building have been inspected in the weather and environmental conditions prevailing at the time and date of inspection as specified in the report.
3. The report identifies defects in the building apparent upon reasonable visual inspection. The defects so identified are caused by bad workmanship or movement of the foundations.
4. Roof space and sub-floor inspection is undertaken from a manhole or sub-floor door access point (where available) using a high strength torch. Given severe access limitations at any other than the Frame stage, and mandatory frame inspection requirements, building frames are not attempted to be inspected and no comment is made re same. Required Roof inspection is undertaken from a 3.6m ladder used at ground level and areas not accessed by this means or with safety are not accessed and not reported on. No other means of roof access are used (eg we do not access high roofs from lower roofs, access roofs through windows, along parapets etc.). We do not traverse pitched roofs of any type or access from the roof any roof area within 2m of the edge or any skylight(s) (except at the ladder access point). If electricity and/or gas are not connected to the property at the time of inspection (see report re power) the relevant authorities should be consulted by purchasers prior to purchase and/or occupation. The report does not disclose defects which have not yet arisen or arise in future due to due to inadequate maintenance of fabric, foundations or services or have arisen due to lack of maintenance since completion or due to fair wear and tear.
5. For the purpose of providing this report, unless otherwise stated:
 - (a) no plants, trees or soil or other material have been removed or excavated,
 - (b) no samples have been taken nor building services tested,
 - (c) no fixtures, room decoration or furniture have been moved or lining materials removed,
 - (d) no water testing has been undertaken of the roof, gutters or downpipes,
 - (e) no appliances, heating or cooling plant, open fire places , solid fuel heaters were tested or operated.
 - (f) no enquiries have been made of Drainage, Sewerage, Water or Electrical Authorities and no plans or specifications sighted or considered apart from those identified in this report,
 - (g) no special investigation of insect attack (e.g. borer, termites, etc.) has been made however any obvious signs of attack evident from our inspection will be noted. All purchasers are advised to have an assessment by a licensed Pest Inspector prior to purchase,
 - (h) no special investigation has been undertaken for identifying the existence of asbestos or other hazardous materials and any reference to this has been based on a casual visual inspection (when concerned, prospective Purchasers should contact a recognised asbestos or other specialist),
 - (i) no inquiry beyond visual inspection has been made to determine the likelihood of flooding (Purchasers should contact the local Council to determine if site is subject to or has a history of localised flooding),
 - (j) no inquiry has been made as to soil contamination.
6. The report does not identify defects which are not reasonably accessible and/or are not apparent from reasonable visual inspection in accord with these Conditions or are only apparent in different conditions. The report does not identify defects in inaccessible areas such as inside decks, wall cavities, under ground, etc.
7. The report does not necessarily refer to routine maintenance items (e.g. hairline cracks or jamming doors or windows, operation of latches, locks, and similar minor defects) or, as relevant, caused by normal shrinkage, minor settling etc.
8. The report does not necessarily identify all or any changes which have been made from permit documentation (if any sighted) particularly where the relevant building surveyor has provided a Certificate of Occupancy or Final Inspection. Any major differences from permit documentation are taken to have been approved by the relevant building surveyor where such Certificates have been issued.
9. Building practices change over time. This report has been prepared on the basis of acceptable standards at the time of original construction. Note also that BSS does not report as defective any works which are built within accepted industry tolerances.
10. This report is Copyright and proprietorship of the report remains with BSS, which may use the report in any way it sees fit.
11. This report is not a Guarantee but is provided under relevant legislation only.