



## Frame Inspection Report



## Client Details

**Client:** Sample Report

**Building Location:**

**Email Address:**

## Details of the Inspection

**Date of the Inspection:** 2 December 2021 **Time of Inspection** 3.30pm

**Weather Conditions at the time of Inspection:** Fine

**Recent Weather Conditions:** Dry

**Comments:** Preceding week rain

### The Scope of the Inspection was to cover

The building at Frame Stage. Builders communication indicated frame was complete.

**1. The Areas Inspected were:** The Frame

**2. The Area(s) NOT Accessible for any Inspection and the Reason(s) why were:** Areas of external frame concealed by sarking / insulation

**3. The Area(s) in which Visual Inspection was Obstructed and the Reason(s) why were:** Areas of external frame concealed by sarking / insulation

Further Inspection of these areas is strongly recommended once access has been obtained.

**4. Limitations to the Inspection apart from "Access Issues" noted above and how these limitations, has affected the Inspection are:** Inspection restricted to visually accessible areas at time of inspection.

**5. Details of Apparent concealment of possible defects:** Nil

**6. Information provided to the Inspector that has a bearing on the Inspection and/or Report and who and when that information was provided:** Client has supplied builders plans and engineering details for frame.

### Description and Identification of the Property Inspected

**Type:** Residential Class 1 Dwelling

**Construction Type:** Masonry Veneer

**Frame :** Steel Frame and Roof Trusses constructed by Hello Homes

### Other Inspections and Reports Required

**It is Strongly Recommended that the following Inspections and Reports be obtained in relation to items listed in this report.**

Engineer / Certifiers Frame Inspection Confirmation	Engineers Certification Form 16 Aspect Certificate Structural Frame / Slab Edge Repairs	
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### Slab Inspection Results

- Sections of the frame / slab did not meet QBCC Standards & Tolerances Guide / Engineering Specification
- Areas listed in report require rectification to meet frame and bracing requirements to engineers design and QBCC Standards & Tolerances Guide

**Comments Continued on Next Page**

## Slab Items



- Builder cold joint and voids in slab edge outside rear main bedroom left side ensuite slab edge. Void is required to be patched with engineer specified high strength grout.
- Large void and bar chair pod debris in slab edge left side main bedroom. Clean out debris cut back bar chair and rectify slab edge with high strength grout.
- Voids in slab edge compromise the structural building element and should be assessed by an engineer and a Form 15 Aspect Certificate / Scope of Works provided. After repairs the engineer should sign off to confirm the slab repairs meet structural building requirements.

## Frame Assessment

Framing elements have been assessed using documentation supplied by builder and QBCC Standards & Tolerances Guide May 2019 edition.

### External



- Frame on right side of Hallway sliding door overhangs slab in excess of tolerances requirement 15 mm maximum for 90mm frame overhangs slab by 17 mm to 25 mm in corner.

QBCC Standards & Tolerances Standard Section 5.11



- Frame on left side of Dining Room sliding door overhangs slab in excess of tolerances requirement 15 mm maximum for 90mm frame overhang slab by 20mm in corner.

QBCC Standards & Tolerances Standard Section 5.11





- Frame on Main Bedroom external wall section overhangs slab in excess of tolerances requirement 15 mm maximum for 90mm frame overhang slab by 20mm mm in corner QBCC Standards & Tolerances Standard Section 5.11



- Frame left side of Main Bedroom Ensuite sliding door unsupported for 300mm ensuite sliding does not meet QBCC Standards & Tolerances Standard Section 5.4
- Builder anchor tie-down bolt and washer are not installed correctly on left side of ensuite sliding door opening QBCC Standards & Tolerances Standard Section 5.9



- External wall frame on left rear corner of Main Bedroom Ensuite overhangs slab edge in excess of tolerances requirement 15 mm maximum for 90mm frame overhangs slab by 20mm exceeds QBCC Standards & Tolerances Standard Section 5.11

## Internal



- Install anchor bolt in bottom plate directly adjacent stud right side of Study opening to maintain tie down as tie down point of gable roof truss directly above.



- Gap under cyclone washer incorrectly installed on anchor bolt bracing panel rear left corner of Bedroom 4 sliding door opening



- Base of wall frame bracing panel internal right side of Bedroom 4 ensuite door opening should be supported. Section of wall is a structural bracing element base plate of frame is required to be supported by high strength grout.
- Cyclone anchor bolts either side of bracing panel right side Bedroom 4 ensuite wall frame do not meet structural design requirement. Bracing panel bolts should be embedded in concrete slab not in floor slab grouting / overlay



- Bracing panel wall frame structural building component overhangs slab in Rear Bathroom by 20 mm. Slab edge support / repair for frame with structural grout required. exceeds QBCC Standards & Tolerances Standard Section 5.11



- Anchor bolts on ends of bracing panel slab edge Rear Bathroom damaged. Slab edge / anchor point requires rectification to meet structural building requirement.





- Main Bedroom Ensuite damage to slab edge where anchor bolt installed on bracing panel side wall adjacent opening from master bedroom. Wall frame bracing structural component overhangs slab edge by 30mm exceeds building tolerance. Wall frame slab edge should be supported with high strength grout / structural bracing component.



- Wall frame between Master Bedroom and Ensuite recess in wall top head bowed down and areas of damage to top plate not tied to ceiling diaphragm. Base of wall unsupported.



- 2 Gable roof trusses above Study window adjacent Master Bedroom 30mm out of plumb exceeds building tolerances requirement / rectify



- Corner to middle of Hallway / Bedroom 4 robe wall out of plumb exceeds building tolerance 4 mm in 2 meters





- Stud base damaged on Hallway / Garage wall damaged requires repair / bow in base of stud



- Bow in corner of opening Hallway / rear Garage door. Corner stud variation exceeds 4 mm in 2 meter building tolerance standard



- Damaged garage wall framing top / bottom plates wall out of plumb. Splits in framing right side garage wall. Due to the extent of damage to top, bottom plates, studs and noggings wall would need to be replaced. Damaged structural component splits in metal frame.



- Various splits and damage to wall plates, studs & noggings garage side wall





- Multiple kinks and damage to wall framing and face plate on left side of garage door head



- Stud front right side of garage wall direct support under roof truss above cut out and not correctly attached to bottom wall frame additional stud should be placed directly beside



- Gable roof trusses, 3 over front Study / Bedroom 4 walk-in robe out of plumb



- Gable trusses over front study, Bedroom 4 & Walk in robe leaning out of plumb between 20mm and 40 mm





- Hip Valley intersection framing over above Front Entry incomplete valley missing



- Hallway rear wall frame out of plumb Bedroom 2

## Roof Exterior

**Bradford Installation Specifications:** Anticon must be installed dry and remain dry until the roof is completed - this is a CSR Bradford Warranty Condition. It is not recommended that the installation be commenced if it cannot be completed. If the installation cannot be completed prior to rain or is left exposed for a period of time, the Anticon should be protected from getting wet as it can void the energy efficiency rating of the product.



- Rolls of insulation and insulation on roof damaged and saturated from extended period of rain Damaged insulation on ridge. Insulation stored on site in rain bundled insulation rolls have water in them also. Any insulation damaged by elements or moisture will need to be replaced.
- Current installation would void Bradford warranty requirements.

## Conclusion

- This inspection comprised a visual assessment of the property to identify frame / construction defects and to form an opinion regarding the condition of the property at the time of the inspection.
- The property has been assessed using the guidelines of the Queensland Building and Construction Commission Standards & Tolerances Guide Queensland Edition May 2019
- The frequency of defects found at the time of inspection was Average.
- The builder should rectify defects to meet the Engineering Structural Building Specifications and QBCC Standards & Tolerances prior to installation of internal or external linings.
- Engineer to inspect frame and provide Form 16 to confirm structural repairs. Bracing and slab edge / wall frame require engineers certification of overhangs when rectified.
- Builder to provide Form 16 from certifier to confirm frame stage complete
- Should the builder fail to rectify defects that meets industry standards and structural requirements, or not rectify any of the items mentioned in this report to your satisfaction there is an option to have the matter assessed by lodging a Dispute Notification with the Queensland Building and Construction Commission.

## CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Paul Bloomer

Address: 26 Yerranya Row Yaroomba Beach Qld 4573

License: QBSA

21256 Insurance Accreditation Number: Aus-07-5409

Dated this 2 December 2021

SIGNED FOR AND ON BEHALF OF: Paul Bloomer

Signature: 

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## IMPORTANT DISCLAIMER

**DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser.

Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.



## Important Information

**Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.**

- 1) This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flightpaths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

- 4) **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute within twenty eight (28) days the date of the inspection.  
  
4) If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.