



# Frame & Brickwork Report

SAMPLE

## Disclaimer

### INSPECTION SCOPE AND INSPECTION REPORT

The purpose of this inspection is to provide detail on the quality and preparation of the frames and brickwork before the internal linings are installed.

### SCOPE

The purpose of this inspection is to inspect the timber framing and brickwork and provide a report detailing any issues with the construction of the timber framing and brickwork. This includes:

- checking the adequacy of bracing, tie-downs, and connection of the brickwork to the timber frame and the frame to the concrete slab floor
- the plumbing and electrical is installed in accordance with the approved plans where detailed
- checking the roof and guttering
- termite system installed and adequate
- wall cavities cleaned out
- quality of the workmanship to this stage
- walls have been constructed to an acceptable standard
- the construction has been carried out in accordance with the final approved plans

We will conduct a visual inspection of the property to identify major defects in the building to date and advise any rectification work that is required in accordance with the above list.

The resulting inspection report isn't a certificate of compliance of the frame and brickwork within the requirements of any Act, regulation, ordinance, local law, or by-law. We are not building certifiers; it is the responsibility of the building certifier engaged by the builder to issue appropriate certificates.

Our inspector will assess if the construction has been prepared in accordance with the final approved stamped plans, the National Construction Code, and relevant Australian Standards.

Our inspector will conduct a visual and non-destructive inspection. This means we won't do anything that would damage or alter your property, like cut, break apart, dismantle, gouge, remove or move objects.

### OTHER ITEMS TO NOTE

1. Our inspection doesn't include internal room measurements.
2. Our inspection doesn't confirm the siting of the house, the building levels, or dimensions. This needs to be done by a surveyor.
3. If plans and specifications lack detail, it may be challenging to determine the exact type of finish or specification for an item such as a window or door style, specific sill detail, the location of a plumbing, power or light point, etc. We will only make comments where an evident variation from the approved plans exists.
4. The location of windows and doors may vary from what is on the approved plans, which may be due to changes necessary during the construction to fit in brickwork or similar. We will only make comments where a significant variation from the approved plans

exists.

5. Our inspector will report on major defects, quality of finishes, and safety hazards. We'll conduct our inspection against the regulations and standards, and tolerances in place at the time we inspect.

6. Our inspector can't inspect areas not permitted access by the builder.

7. If you need structural advice, you should contact a structural engineer.

8. We inspect and write our report mostly on an 'exceptions basis.' This means we don't always report on items or areas that aren't flawed or performing to correct standards.

#### LIMITATIONS

1. Our inspector will inspect areas that are safe and reasonable to access.

2. Our inspectors conduct a visual and non-destructive inspection. This means we only inspect areas we can safely and reasonably access.

3. Our inspectors don't conduct an invasive inspection. This means we won't do anything that would damage or alter your property.

4. We can't accept liability for failing to report a defect that hasn't been built to the approved plans by the builder. Our report doesn't, therefore, guarantee that such defects don't exist.

5. We can't accept liability for failing to report a defect that has been concealed by the builder. Our report doesn't, therefore, guarantee that such defects and/or damage don't exist, including in inaccessible or partly inaccessible areas.

6. The quality of drainage installation or lack of drainage can be difficult to determine until after construction has been finished, and the property has experienced a significant rain event.

7. If our report recommends you need another type of inspection, you should have this carried out before making the next stage payment on the property. If you don't, you may suffer financial loss.

8. Assessment of plumbing and electrical wiring is limited to checking if plumbing and wiring is generally installed in the required locations as detailed in the approved plans and specifications. We are unable to confirm the precise details of specific plumbing or electrical components as this can vary significantly depending on the brand, model and type of component being installed.

#### COMPLAINTS PROCEDURE

1. Surety Property is here to help with any complaint you may have. We have a procedure in place that makes it straightforward to make a complaint. This procedure also covers how we deal with a complaint.

2. If you have a complaint, let us know as soon as possible, but definitely within 60 days of our visit to the property.

3. You can let us know about your complaint however it suits—by calling us, emailing us, or sending us a letter by post. Please be aware that we have a Surety money-back guarantee.

4. We'll review your complaint within one to two business working days and call to let you know when we'll formally respond (sometimes we need to look into things, which can take time).

5. To deal with your complaint, we need to visit your property within 28 days after making your complaint. This means we need access to your property.

6. As soon as we have a response and/or a recommended solution, we'll be in touch by phone or email. We're always available to answer questions you have about what we say.

7. We will then provide you with a written response to your complaint. You will receive this

within 28 days after making your complaint (assuming we have been given access to your property).

8. If we can't settle on a solution, we both agree to use informal arbitration (to avoid expensive and time-consuming litigation). To do this, you choose a lawyer, and we will too. Then our two lawyers will select an independent third lawyer who will handle the matter by coming up with an agreement that satisfies both of us.

9. We agree that the third lawyer will spend no more than three hours looking at your complaint and our response. We will both pay 50% of this cost. The decision of the third lawyer is binding on both parties.

If you don't follow this complaint procedure and, instead, start legal proceedings against us, you agree to cover all awards, costs, legal fees, and expenses we've incurred in having your litigation set aside or adjourned while the complaints procedure is being actioned.

### THIRD PARTIES

1. Compensation will only be paid for losses arising in contract or tort sustained by the person named on the front of this report and as issued in this agreement. Any third party acting or relying on this report does so at their own risk.

### DEFINITIONS

We've provided these definitions to help you understand the terms we use in your property inspection agreement and in our property inspection reports. It's important to take time to understand them.

**Accessible area:** This is an area that the inspector can safely and reasonably access.

**Building:** This is the physical building on the property being inspected.

**Building element:** This is a part of a building such as external walls, roof and subfloor.

**Client:** This is the person or other legal entity needing the inspection.

**Local Council:** The local authority who administers the building file.

**Local Authority/Council:** In the ACT, the local authority is Access Canberra. In other states it is the local Council office.

**Private Certifier:** A person who inspects construction and subdivision work at critical stages. Certifiers are regulated by the Building Professionals Board.

**Council Certifier:** A person who inspects construction and subdivision work at critical stages and is a staff member of the local council in the planning department.

**Defect:** This is a variation or fault in material, a component or assembled element that doesn't function properly or look right.

**Inspector:** This is the Surety specialist who carries out your property inspection and writes your report.

**Limitation:** This is anything preventing the inspector from inspecting the property.

**Major defect:** This is a significant defect. Without being corrected, this causes safety concerns, prevents the building element to perform properly or causes the building's condition to decline.

**Minor defect:** This is a defect that isn't as severe as a major defect (defined immediately above).

**Person:** This is any person, company, partnership or association that isn't a Surety's client.

**Property:** This is the property being inspected. The inspection includes any building on the property and any other structures and boundaries up to 30 m from the exterior walls of the main building.

**Report:** This is the document our inspector produces after inspecting the property.

**Structural inspection:** This means the visual inspection of all accessible areas of the property. The inspector aims to identify major defects to the building structure and assess its general condition. The inspector may recommend another expert if necessary (for example, an engineer).

**Safe and reasonable access:** This means the inspector can safely and reasonably access an area when inspecting. It doesn't include areas obstructed building materials. It doesn't include areas the inspector can't access because of safety concerns or because there isn't enough room to gain access. This includes:

**Safe access:** The inspector determines if an area is safe to access.

**Our, us, we:** This means Surety Property.

**You, your:** This means the client who has asked Surety Property to inspect. This can be one person or several people who has ordered the inspection

Sample

<b>Report Details:</b>	
<b>Job Address:</b>	SAMPLE
<b>Clients Email Address:</b>	SAMPLE
<b>Clients Name:</b>	SAMPLE
<b>Clients Phone Number:</b>	SAMPLE
<b>Conducted on:</b>	25.08.2022 08:00 AEST
<b>Assessor Name:</b>	Grant Johnston
<b>Assessor's Contact Number:</b>	SAMPLE
<b>Assessor's Accreditation:</b>	Grant Johnston: I am a Licensed Builder and a Trade Qualified Carpenter. I have been involved in the construction and inspection of both commercial and residential buildings, which have included construction such as that existing at the above address.
<b>Our Job Number:</b>	6280
<b>Builders details:</b>	
<b>Builders name:</b>	SAMPLE
<b>Builders supervisor name?</b>	SAMPLE
<b>Contact number?</b>	SAMPLE
<b>Builders email address?</b>	SAMPLE

**Report Purpose:**

The purpose of this report is to advise the client of any issues with the construction to date and advise of any discrepancies with the approved plans.

**Occupancy:**



At the time of assessment the subject dwelling was in the process of being constructed.

**Assessment:**

The purpose of this inspection is to inspect the timber framing and brickwork and provide a report detailing any issues with the construction of the timber framing and brickwork. This includes:

- checking the adequacy of bracing, tie-downs, and connection of the brickwork to the timber frame and the frame to the concrete slab floor
- the plumbing and electrical is installed in accordance with the approved plans where detailed
- checking the roof and guttering
- termite system installed and adequate
- wall cavities cleaned out
- quality of the workmanship to this stage
- walls have been constructed to an acceptable standard
- the construction has been carried out in accordance with the final approved plans

We will conduct a visual inspection of the property to identify major defects in the building to date and advise any rectification work that is required in accordance with the above list.

Report Details:	
For the purpose of identification, the main street frontage of the property is approximately facing -	North
<div><div></div><div></div><div></div></div> <div>Photo 2Photo 3Photo 4</div>	
Adequacy of Builder’s Regulatory Signage	Adequate
REMOVED FOR SAMPLE REPORT	
Photo 5	
Adequacy of Site Fencing	Adequate
REMOVED FOR SAMPLE REPORT	
Photo 6	
Site Access	Adequate
REMOVED FOR SAMPLE REPORT	
Photo 7	

**Sediment Control**

Inadequate

**What is the defect?**

Sediment control is not installed correctly or is missing crucial areas where sediment may escape the property during rain periods.

**Location of defect**

East

REMOVED  
FOR  
SAMPLE  
REPORT

Photo 8

**Cleanliness of site**

Adequate



Photo 9

**Site pegs or markings**

N/A

**Is the orientation to the road as per plan?**

Adequate

REMOVED  
FOR  
SAMPLE  
REPORT

Photo 10

## Timber Floor Frame - ground or second storey

Is there a timber floor frame to the dwelling?

Yes

Is the timber floor frame constructed as per plan

Yes

Photos of the floor frame



Photo 11

Photo 12

Photo 13

Is the floor material as per the plan?

Yes

Photos of the floor material used.



Photo 14

Is the quality of work at an acceptable standard?

Yes

Are the step downs as per the approved plans?

Yes



Photo 15

Photo 16

Is the floor blocking installed correctly?

Yes



Photo 17

Photo 18

Is the sub-floor ventilation acceptable?

No

What is the defect?

Adequate sub-floor ventilation has not been installed to allow for the correct amount of air-flow to the sub-floor area.

There is not enough clearance between the floor joists and the soil internally.

The limited vents are below ground level and will be covered by the paths. Builder agreed that a mechanical vent system will be installed.

Location

Upper level to the rear of the dwelling



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

Is there termite protection installed?

Second level timber floor and does not require termite protection to this level

Have tie-down requirements been installed?

Yes



Photo 29



Photo 30

## Internal pre-sheet inspection:

## Internal Area Description

## Internal Area Description 1

Area Name:

Ground floor



Photo 31



Photo 32



Photo 33



Photo 34

Is the frame constructed correctly and generally straight and plumb?

Yes



Photo 35

Photo 36

Is the fastening and tie-down to the floor satisfactory?

Yes

Photos of the tie-down and fastening



Photo 37



Photo 38



Photo 39



Photo 40

Is the fastening and tie-down frame to frame satisfactory?

Yes



Photo 41

Photo 42

Photo 43

Is the fastening and tie-down of the lintels and heads satisfactory?

Yes



Photo 44



Photo 45



Photo 46



Photo 47

Is the bracing of the wall frames adequate?

Yes



Photo 48



Photo 49



Photo 50



Photo 51

Is the bracing of the wall frame to the roof frame adequate?

Yes



Photo 52

Photo 53

Photo 54

Are the lintels adequate and correctly installed?

Yes



Photo 55

Photo 56

Are fixing blocks or specialty noggings required or recommended for this area?

Yes

Are they installed correctly and in the correct location?

No

What is the defect?

No blocking has been installed for the towel rail holder.

No blocking has been installed for the toilet roll holder.

No blocking has been installed for the vanity.

Location

Ensuite off bedroom four.  
Main ensuite



Photo 57



Photo 58



Photo 59



Photo 60

**Are the general noggings in place and installed correctly?**

Yes



Photo 61

**Is the electrical wiring installed and does it appear to be adequate?**

Yes



Photo 62



Photo 63



Photo 64

**Is plumbing required for this area?**

Yes

**Is it installed as per the approved plan?**

No

**What is the defect?**

See comment below.

The ensuite off bedroom four has been changed since the approved plans.

**Location**

Ground floor

### Additional comments

Plumbing pipes appear to have been installed in the wrong location and they have had to cut the existing concrete slab, move the pipes and relay in the concrete slab. Shower waste is not in the correct location. This has yet to be completed.



Photo 65



Photo 66

Are the windows and doors installed as per plan?

Yes

Are they installed straight, plumb and level?

No

What is the defect?

The window has not been installed plumb and level.

The bottom reveals are bowed in the middle and require fixing.

Bedroom one slab not fully installed to support the window correctly and requires additional concreting to support the window base correctly without allowing external moisture to enter the bedroom.

Location

Bedroom four

Media room

Bedroom one



Photo 67

Photo 68

Photo 69

Is the wall height correct?

Yes, as per plan

Are there any other concerns in this room?

Yes

Comments

1. Concrete slab is protruding into the garage area. Advised that they are going to add more gyprock to fill the wall out. This will make the garage smaller.
2. The electrical pipes are protruding into bedroom one wall area. This will affect the internal wall lining and the correct method of repair is required.
3. The entry door frame is hanging over the slab/ brickwork due to the slab not being in the correct position. This needs to be repaired correctly otherwise there will be cracking in the floor coverings.
4. The window in main bedroom is overhanging the slab and this needs to be filled correctly to prevent moisture entering the slab area.



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77

## Internal Area Description 2

**Area Name:**

Upper level



Photo 78

Photo 79

**Is the frame constructed correctly and generally straight and plumb?**

No

**What is the defect?**

Stairwell frame not secured correctly and is loose.

**Location**

Stairwell

**Additional comments**



Photo 80

**Is the fastening and tie-down to the floor satisfactory?**

Yes

**Photos of the tie-down and fastening**



Photo 81



Photo 82



Photo 83



Photo 84

Is the fastening and tie-down frame to frame satisfactory?

Yes



Photo 85

Photo 86

Is the fastening and tie-down of the lintels and heads satisfactory?

Yes



Photo 87

Photo 88

Is the bracing of the wall frames adequate?

Yes



Photo 89



Photo 90



Photo 91



Photo 92

Is the bracing of the wall frame to the roof frame adequate?

Yes



Photo 93

Are the lintels adequate and correctly installed?

Yes



Photo 94

Photo 95

Photo 96

Are fixing blocks or specialty noggings required or recommended for this area?

Yes

Are they installed correctly and in the correct location?

No

What is the defect?

No blocking has been installed for the toilet roll holder.

No blocking has been installed for the towel rail holder.

No blocking has been installed for the vanity.

Location

Upper level



Photo 97

Photo 98

Photo 99

Are the general noggings in place and installed correctly?

Yes



Photo 100

Photo 101

Is the electrical wiring installed and does it appear to be adequate?

Yes



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106

Is plumbing required for this area?

Yes

Is it installed as per the approved plan?

Yes



Photo 107



Photo 108



Photo 109



Photo 110

Are the windows and doors installed as per plan?

Yes

Are they installed straight, plumb and level?

Yes



Photo 111

Is the wall height correct?

Yes, as per plan

Are there any other concerns in this room?

No

## Roof Frame

### Roof Frame 1

Is there a roof frame that requires to be inspected?

Yes

Is the roof as per plan?

Yes



Photo 112

Photo 113

Is roof bracing satisfactory?

Yes



Photo 114

Photo 115

Is the tie down satisfactory?

Yes



Photo 116

**Is the roof frame plumb and straight?**

Yes

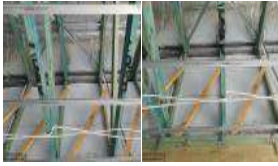


Photo 117

Photo 118

**Are the trusses and/or roof frame timbers adequately secured to wall frames, beams and girders?**

Yes



Photo 119

Photo 120

**Is the insulation installed correctly?**

N/A

**Any other concerns?**

Yes

**What is the defect?**

No man hole has been installed to service the roof void.



Photo 121

**Location**

Upper level

## External Area

Elevation:

Elevation: 1

Elevation Direction

North

Elevation Photos



Photo 122

Is there an exposed slab edge?

No

Is there brickwork on this elevation:

Yes

What is the quality of the finish?

Fair

Brickwork to be rendered



Photo 123

Are the bricks selected as per plan?

Yes



Photo 124

Are the expansion/articulation joints adequate and constructed in accordance with the approved engineering plans?

N/A

Is the damp proofing membrane adequate?

Yes



Photo 125

Are the weep holes adequate?

Yes



Photo 126

Are the window and door sills constructed correctly?

Yes



Photo 127

Are there any other notable defects?

No

Is there render or texture coating on this elevation?

Yes

Is there any defects with the coating?

No



Photo 128

Is there cladding on this elevation?

No

Is there eaves or soffits on this elevation?

Yes

Are there any defects with the eaves or soffits?

No

Is there windows and doors on this elevation?	Yes
Is there any defects with the windows or doors?	Yes
What is the defect?	Door frame sitting over brickwork and slab. This requires the correct method of repair so the internal floor covering does not crack at the join.
Location	Central area
Additional comments	



Photo 129

Are there any defects with the roof, fascia, guttering or downpipes?	N/A
Is there any decks, porches, pergola's or posts on this elevation?	Yes
Is there any defects with the them?	Not completed at this stage



Photo 130

Are there any grounds to this elevation?	Yes
Is there defects with the grounds on this elevation?	Not completed at this stage
Is there any other defects on this elevation?	No

Elevation: 2

Elevation Direction

East

Elevation Photos



Photo 131

Is there an exposed slab edge?

No

Is there brickwork on this elevation:

Yes

What is the quality of the finish?

Fair



Photo 132

Are the bricks selected as per plan?

Yes



Photo 133

Are the expansion/articulation joints adequate and constructed in accordance with the approved engineering plans?

Yes



Photo 134

Is the damp proofing membrane adequate?

Yes



Photo 135

Are the weep holes adequate?

Yes



Photo 136

Are the window and door sills constructed correctly?

Yes



Photo 137

Are there any other notable defects?

Yes

What is the defect?

See additional comments below

Location

Central area

#### Additional comments

1. Waterproofing to be completed to the area below and around the laundry door This must be completed before any filling of the area is completed.
2. A mechanical exhaust vent is to be installed in the subfloor area as there is insufficient ground clearance to the rear of the dwelling and insufficient vents installed to allow for correct cross ventilation. The vent outlet should be located halfway between the existing vent and the southern end wall. The builder has agreed to this in our discussions.



Photo 138

Is there render or texture coating on this elevation?

Yes

Is there any defects with the coating?

Yes

What is the defect?

Render – bottom edge not completed to a satisfactory condition and requires the correct rectification

Location

Northern area



Photo 139

Photo 140

Is there cladding on this elevation?

Yes

Are there any defects with the cladding?

Yes

What is the defect?

Cladding – the blue sarking at the bottom of the cladding is visible and requires repair

Location

Northern area



Photo 141

Is there eaves or soffits on this elevation?

Yes

Are there any defects with the eaves or soffits?

No

Is there windows and doors on this elevation?

Yes

Is there any defects with the windows or doors?

Yes

What is the defect?

See additional comments below

Location

Central area

### Additional comments

Laundry door is constructed as per the plan. The plan shows that the natural ground is sloping from the rear of the dwelling to the front. There is no additional footing drawn on the engineers plan to indicate that the concrete slab was to be built up in this area.

It is recommended that a landing is constructed at the underside of the laundry door to the side boundary. Then a set of steps leading towards the rear of the building onto the

concrete path to be constructed. This area must be constructed correctly as this area is above the cut and fill area. If this is not done correctly then the area may subside and will require to be redone at the builder's expense.



Photo 142

**Are there any defects with the roof, fascia, guttering or downpipes?**

Yes

**What is the defect?**

Downpipes – not installed

**Location**

Multiple locations



Photo 143

Photo 144

Photo 145

**Is there any decks, porches, pergola's or posts on this elevation?**

No

**Are there any grounds to this elevation?**

Yes

**Is there defects with the grounds on this elevation?**

Not completed at this stage

**Location**

Multiple locations

**Additional comments**

Groundwork has not been filled and completed. Waterproofing is still required.



Photo 146

Photo 147

**Is there any other defects on this elevation?**

No

Elevation: 3

Elevation Direction

South

Elevation Photos



Photo 148

Is there an exposed slab edge?

No

Is there brickwork on this elevation:

No

Is there render or texture coating on this elevation?

No

Is there cladding on this elevation?

Yes

Are there any defects with the cladding?

No



Photo 149

Is there eaves or soffits on this elevation?

Yes

Are there any defects with the eaves or soffits?

No

Is there windows and doors on this elevation?

No

Are there any defects with the roof, fascia, guttering or downpipes?

No

Is there any decks, porches, pergola's or posts on this elevation?

No

Are there any grounds to this elevation?

Yes

Is there defects with the grounds on this elevation?

Yes

What is the defect?

Ground needs to be lowered to allow air vents to operate correctly. The concrete path needs to be at least 50mm from the bottom of the vent to prevent surface water entering the subfloor.

Location

Multiple locations



Photo 150

Photo 151

Photo 152

Is there any other defects on this elevation?

No

Elevation: 4

Elevation Direction

West

Elevation Photos



Photo 153

Is there an exposed slab edge?

No

Is there brickwork on this elevation:

Yes

What is the quality of the finish?

Fair



Photo 154

Are the bricks selected as per plan?

Yes



Photo 155

Are the expansion/articulation joints adequate and constructed in accordance with the approved engineering plans?

Yes



Photo 156

Photo 157

Is the damp proofing membrane adequate?

Yes



Photo 158

Are the weep holes adequate?

Yes

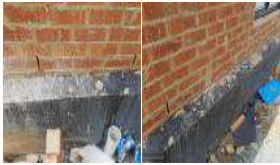


Photo 159

Photo 160

Are the window and door sills constructed correctly?

Yes



Photo 161

Photo 162

Photo 163

Are there any other notable defects?

No

Is there render or texture coating on this elevation?

Yes

Is there any defects with the coating?

No



Photo 164

Photo 165

Photo 166

Is there cladding on this elevation?

Yes

Are there any defects with the cladding?

No



Photo 167

Photo 168

Is there eaves or soffits on this elevation?

Yes

Are there any defects with the eaves or soffits?

Yes

What is the defect?

Painting - Gaps between the render and eave trim.

Location

Multiple locations



Photo 169

Photo 170

Is there windows and doors on this elevation?

Yes

Is there any defects with the windows or doors?

Yes

What is the defect?

See additional comments below

Location

Multiple locations

**Additional comments**

Windows and doors not fully installed or completed.



Photo 171

Photo 172

**Are there any defects with the roof, fascia, guttering or downpipes?**

No

**Is there any decks, porches, pergola's or posts on this elevation?**

Yes

**Is there any defects with the them?**

Yes

**What is the defect?**

See comment below

**Additional comments**

Area has not been constructed correctly. The plans and engineers' plans show the path and landing being at the same height as the alfresco area floor. There is no step down to the path. The path should have been built up on brickwork to the same height as the alfresco floor and concreted. That is why the engineer has installed the footing to carry the brick base for the path. The metal cladding to this side of the bedroom has now been constructed below the area of the path height and will have to be changed to allow this path to be at the correct height.

This will now also affect the subfloor vent below this area. It is recommended that a second mechanical vent be installed through the new path to allow for the correct air movement of the subfloor on this side of the dwelling.



Photo 173

Photo 174

Photo 175

Are there any grounds to this elevation?

Yes

Is there defects with the grounds on this elevation?

Yes

What is the defect?

Not completed at this stage.  
There is a large amount of excess concrete to the edge of the footing that requires to be removed to allow for the correct method of retaining and battering the yard to comply with the approval for the access to the rear easement.

Location

Multiple locations




Photo 176

Photo 177

Photo 178

Is there any other defects on this elevation?

No

<b>Conclusion:</b>	
<b>Notable items requiring rectification/ completion:</b>	The internal framework requires rectification/ finishing as detailed in the above report.
	The plumbing requires rectification/ finishing as detailed in the above report.
	The brickwork requires rectification/ finishing as detailed in the above report.
<b>Conclusion results:</b>	As detailed there are some items that need to be completed prior to sheeting of the internal walls.
	Overall the standard of workmanship is of a fair standard.
	The issues identified during inspection today were discussed with the builder on the day and I have been advised all issues identified will be corrected prior to the sheeting of the internal area.
<b>Consultants Signature:</b>	
	Grant Johnston 25.08.2022 12:18 AEST
<b>Consultants Name:</b>	Grant Johnston - Building Consultant - 1300 767 741

## Appendix

REMOVED FOR SAMPLE REPORT

Photo 1



Photo 3

REMOVED FOR SAMPLE REPORT

Photo 5

REMOVED FOR SAMPLE REPORT

Photo 7



Photo 9



Photo 2



Photo 4

REMOVED FOR SAMPLE REPORT

Photo 6

REMOVED FOR SAMPLE REPORT

Photo 8

REMOVED FOR SAMPLE REPORT

Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



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Photo 92



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Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



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Photo 165



Photo 166



Photo 167



Photo 168



Photo 169

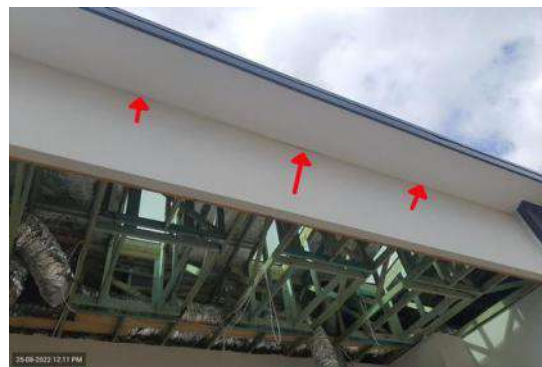


Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178