





| ITEM | COMMENTARY | PHOTOGRAPH(S) |
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| 2-G05 | | |
| A | <p>Location & Description Living area - Pelmet</p> <p>The Author has observed that the patch repair to the pelmet in the living area is incomplete and significant damage to the pelmet on the eastern side of living area.</p> <p>The Author is of the view, that the defect originated at the time of construction and that the Builder has not completed the repair works, and that the pelmet to the eastern side of the living area will need to be replaced.</p> |  <p>A photograph of a living area showing a white pelmet on the ceiling. A red circle highlights a defect on the eastern side of the pelmet. A timestamp '8/11/21 11:30 AM' is visible in the bottom left corner.</p> |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to complete the repair works. • <i>Building contract – Defect liability period</i> | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a);</i> ▪ <i>Incomplete contract works</i> |  <p>A photograph of a living area showing a white pelmet on the ceiling. A red circle highlights a defect on the eastern side of the pelmet. A timestamp '8/11/21 11:30 AM' is visible in the bottom left corner.</p> |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Labour to complete paint repair to affected area 4. Supply paint ancillaries 5. Cover and protect adjacent surfaces during the rectification work. 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 3-G05 | | |
| A | <p>Location & Description Party wall – Fire Separation</p> <p>The Author has observed that the sections of the common wall adjoining unit G06 fire protection is missing. The Author is of the view that the works to not conform to the requirements under C2.7(b)(i) Separation by fire walls of the NCC Vol 1 2016. For clarity, please refer to following extract before mentioned - Extract NCC Volume 1 2016 C2.7(b)(i) Separation by fire walls -</p> <p>The fire wall extends through all storeys and spaces in the nature of storeys that are common to that part and any adjoining part of the building.</p> <p>The Author noted issue was identified in TCA (Giaouris) report Attachment F Defect schedule U G05.1</p> <p>The Author is of the view that the work has not been carried out accordance with relevant requirements of the NCC, and that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  <p>Images showing missing fire separation to common wall to east of location from ceiling access</p> |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by the Builder at the time of construction. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a); NCC Volume 1 2016 C2.7(b)(i) Separation by fire walls | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to isolate electrical services to make safe Labour to demolish and remove ceiling linings to provide access to rectify defective works | |

6. Labour to install fire rated materials in accordance with NCC
7. Labour repair and reinstate plasterboard linings and finishes
8. Labour to paint ceiling and affected finishes
9. Labour to restore electrical service and commission
10. Supply fire rated material, plasterboard, paint and ancillaries
11. Make good any surfaces affected as part of the works, to their prior condition.
12. Clean site and leave in a tidy condition upon completion of work
13. Waste disposal



Images showing missing fire separation to common wall to west of location from ceiling access

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
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| 4-G05 | | |
| A | <p>Location & Description Bedroom 2 – Rainwater penetration</p> <p>The Author has observed moisture penetration, damage, and high levels of moisture indicated to the southeast corner and western side sliding door to bedroom 2.</p> <p>The Author noted issue was identified in TCA (Giaouris) report Attachment F Defect schedule U G05.20</p> <p>The Author observed that –</p> <ul style="list-style-type: none"> the cavity drainage (weep hole) at concrete slab level above the eastern side of sliding door has been painted over. No water stop has been provided to the sliding door <p>The Author conducted moisture test to the exterior wall at the main entry ramp adjoining bedroom 2 and observed high level of moisture indicated.</p> <p>The Author is of the view that –</p> <ol style="list-style-type: none"> Rainwater is penetrating the western end of the sliding door due the Builders failure to provide a water stop in accordance with AS4654.2. Moisture penetrating the southeast corner of bedroom 2 has originated due the Builders failure to provide weep drainage to the HEBEL wall system in accordance with the manufacturers guidelines. The has failure to adequately weatherproof the parapet wall above as identified in Item C-2 of this report. |  <p>Moisture penetration, mould and damage to southeast corner of bedroom 2</p> |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by the Builder at the time of construction. Failure of the Builder to carry out the works in accordance with the NCC, relevant Australian standards and manufacturers guidelines. | |

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| <p>C</p> | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a); ▪ National Construction Code 2016 Vol1 FP1.4 Weatherproofing ▪ AS4654.2:2012 ▪ Manufacturers guidelines ▪ Contract plans and specifications |  |
| <p>D</p> | <p>Proposed Rectification Scope of Works Allow to: IN CONJUNCTION WITH RECTIFICATION WORKS IN RELATION TO ITEM C-2</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work 4. Labour to remove sliding door and store in a secure location 5. Labour to clean down existing waterproofing, reactivate waterproofing, install new waterproofing waterstop angle behind sliding door, aluminium angle colour matched to aluminium frame, Install new waterproofing, angle and fillet to hob and waterstop 6. Labour to reinstall sliding door suite, finishes, sealant to vertical and horizontal tile junction, Install storm moulds to sliding door frame 7. Labour to complete paint repair affected finishes 8. Supply paint ancillaries 9. Remove damage carpet, supply and install new carpet 10. Make good any surfaces affected as part of the works, to their prior condition. 11. Clean site and leave in a tidy condition upon completion of work 12. Waste disposal | |

Description Photograph(s) 4-G04



Bedroom 2 southeast corner



Moisture from rain penetrating interior to western side of sliding door bedroom 2



Location of rainwater penetration to western side of sliding door bedroom 2



Weep hole drainage painted over above sliding door to bedroom2 Unit G05





Location of bedroom 2 sliding door Unit G05 looking east and light weight wall adjoining main entry ramp







Location of bedroom 2 sliding door Unit G05 looking west



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| <p>Location of exterior southern wall to bedroom 2 Unit G05</p> | <p>High elevated moisture levels indicted to exterior light weight wall lining to wall adjoining main entry ramp and southeast corner at Unit G05 bedroom 2</p> | <p>High elevated moisture levels indicted to exterior HEBEL wall cladding to southern wall of bedroom 2 Unit G05</p> |


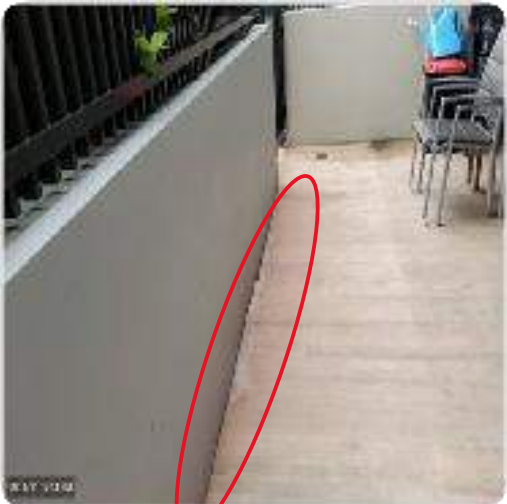
| ITEM | COMMENTARY | PHOTOGRAPH(S) |
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| 5-G05 | | |
| A | <p>Location & Description Southern facade – Hebel cladding installation</p> <p>The Author has observed no Pressure Equalisation PE/weep hole drainage outlets have been provided to the southern façade of unit G05.</p> <p>The Author noted that the defective works had been identified in Section 10.6 and 8.26 of Mr Giaouris report dated 7 December 2020. However, the Author noted that Hebel installation guidelines referenced by Mr Giaouris states PE/drainage slots to be located no greater than 3 metre spacing. Therefore, the Author is of the view that work is defective in the locations where the spacing exceed or do not conform to the manufacturers guidelines.</p> <p>To clarify, please refer to extract from Section 8.26.3 of Mr Giaouris report -</p> <p>Pressure Equalisation Slots</p> <div style="border: 1px solid red; border-radius: 10px; padding: 5px; margin: 10px 0;"> <p>PE Slots (Weepa) allow pressure equalisation to the wall cavity and permit drainage of any water from the cavity. Ideally located at control joints (CJ) and at no greater than 3 metre spacing.</p> </div> <p>The Author noted issue was specifically identified to unit G05 in TCA (Giaouris) report Attachment F Defect schedule U G05.27</p> <p>The Author is of the view that where the works have not been carried out in accordance with manufacturers guidelines that the works are defective and the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  <p>No pressure equalisation slots or cavity drainage provide to southern façade of Unit G05HEBEL cladding system</p> |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by the Builder at the time of construction. | |


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| C | Breach(es) <i>Failure to comply with the following:</i> <ul style="list-style-type: none">▪ <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a);</i>▪ <i>Manufactures guidelines</i> |  <p style="text-align: right;">Southern façade of Unit G05</p> |
| D | Proposed Rectification Scope of Works Allow to: <ol style="list-style-type: none">1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process.2. Gain access to required areas in accordance with Safework requirements.3. Cover and protect adjacent surfaces during the rectification work.4. Labour to cut slot in Hebel panel to install Weepa protector, install Weepa protectors and patch and repair affected finishes in accordance with manufacturers guidelines.5. Labour to repair render and paint façade to provide even finish6. Supplier Weepa protectors7. Supply Dulux render system materials, paint and ancillaries8. Make good any surfaces affected as part of the works, to their prior condition.9. Clean site and leave in a tidy condition upon completion of work10. Waste disposal | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 1-G06 | | |
| A | <p>Location & Description Living area – Sliding door</p> <p>The Author has observed the northwestern fixed glass panel to the sliding door in the living area is broken. It was reported to the Author by the occupants at the time of inspection that the damage originated at the time of construction.</p> <p>The Author has assumed that the occupants statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Damage originating at the time of construction. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period |  <p data-bbox="1496 1281 2051 1310">Location of damage glass panel to living sliding door</p> |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Remove existing glass, supply and install new equivalent glass panel with indicator motif 5. Dispose of building waste 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work | |


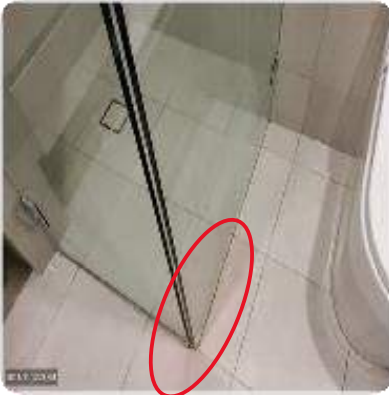

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 2-G06 | | |
| A | <p>Location & Description Northwestern exterior -Landscaping</p> <p>The Author has observed there is a gap between the retaining wall and top of stairs to the northwestern exterior and that timber used to close gap and retain soft landscaping reported by the occupants at the time of inspection, had been placed by the occupants to retain soil and landscaping.</p> <p>The Author is of the view, that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract specification – Landscaping | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Labour to install treated pine sleeper retaining Supply H4 treated pine sleeper Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  <p>Location of gap on stairs to northwest corner of exterior</p> |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 3-G06 | | |
| A | <p>Location & Description Northeastern exterior -Tiling</p> <p>The Author has observed there was water ponding at the southern side of the floor waste to the northeastern exterior. The Author conducted test using a digital level and found there was insufficient fall to the tiled surface.</p> <p>The Author is of the view, that the defect originated at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | <p>Surface fall on southern side of floor indicted 0.3%</p> |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) Failure of Builder to carry out the works in accordance with AS3958.1:2007 Part 1: Guide to the installation of ceramic tiles Building contract specifications | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to demolish and remove defective tiling Labour to repair tile screed and provide tile screed to direct fall to inlet in accordance with AS3958.2:2007 Part 1: Guide to the installation of ceramic tiles Labour to fix new tiling, apply grout to joins and provide flexible joint at wall junction or movement joint to affected area. Supply sand, cement, tile adhesive, tiles, grout and flexible sealant. Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
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| 4-G06 | | |
| A | <p>Location & Description Northern exterior – Efflorescence</p> <p>The Author has observed efflorescent staining on the floor tiles to the northern exterior of the alfresco area. The occupants report to the Author at the time of inspection, that the efflorescence was identified on handover.</p> <p>The Author is of the view that the efflorescence migrated from the northern rendered wall and has assumed the occupants statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Efflorescence migrating from the northern rendered wall. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ NSW standards & tolerances 2017 – 14.8 Calcification and efflorescence associated with decks and balconies Calcification or efflorescence caused by water coming from a deck or balcony that occurs on walls below or beside the deck or balcony, or that appears in the mortar joints of the deck or balcony tiling, may be considered a defect if it is due to defective or missing flashings, membrane, a damp proof course DPC or faulty design and needs to be investigated to identify the cause. |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove efflorescence staining 5. Cleaning chemical product 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work | <p>Location of efflorescence staining on court yard tiles</p> |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 5-G06 | | |
| A | <p>Location & Description Southwestern exterior – Gate lock</p> <p>It was reported by the occupants to the Author at the time of inspection, that no key for the southwestern gate was supplied by the Builder.</p> <p>The Author is of the view, that the occupants statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of the Builder to complete the works in accordance with the building contract. | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a); ▪ Incomplete contract works | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Lock smith site service to provide keys to lot owner | |
| | | <p>Lock on gate to southwestern corner of exterior, occupant reported no key was provide from Builder.</p> |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 6-G06 | | |
| A | <p>Location & Description</p> <p>Southeastern exterior – Efflorescence</p> <p>The Author has observed efflorescent staining on the floor tiles to the southeastern end of the exterior. The occupants reported to the Author at the time of inspection, that the efflorescence was identified on handover.</p> <p>The Author is of the view that the efflorescence migrated from the eastern rendered wall and has assumed the occupants statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Efflorescence migrating from the eastern rendered wall | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ NSW standards & tolerances 2017 – 14.8 Calcification and efflorescence associated with decks and balconies <p>Calcification or efflorescence caused by water coming from a deck or balcony that occurs on walls below or beside the deck or balcony, or that appears in the mortar joints of the deck or balcony tiling, may be considered a defect if it is due to defective or missing flashings, membrane, a damp proof course DPC or faulty design and needs to be investigated to identify the cause.</p> |  |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> 1. facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove efflorescence staining 5. Cleaning chemical product 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 7-G06 | | |
| A | <p>Location & Description Main bathroom and ensuite – Shower screens</p> <p>The Author has observed that the main bathroom and ensuite fixed shower screen panel is out of alignment and silicone sealant fixing is loose at base of shower screen.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction. As the fixing of the base of glass panel is reliant on the flexible sealant being applied to adequately secure the shower screen and provide a waterproof seal at the water stop angle.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); Building contract - Defect liability period – Product warranty |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to apply construction adhesive waterproofing sealant Supply construction adhesive waterproofing sealant Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |

| ITEM | COMMENTARY | PHOTOGRAPH(S) | |
|-------|---|---|--|
| 1-101 | | | |
| A | <p>Location & Description Living area – Tiling – Cleaning</p> <p>The occupant reported to the Author at the time of inspection, there was a residue stain on the floor tiles on the western side of living area that was reported to the Builder.</p> <p>The Author observed that there was evidence of a cloudy film of the area described by the occupant.</p> <p>The Author has assumed the occupants statement is true and correct.</p> <p>The Author is of the view, that the defect originated at the time of construction due to poor workmanship employed by the Builder at the time of construction.</p> |  | |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction | | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a); ▪ Building contract – Cleaning | | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to move furnishing, store in a secure location to access affected area. 5. Labour to clean and remove staining from tile surface. 6. Labour to reinstate furnishing in original location. 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work | | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 1-102 | | |
| A | <p>Location & Description Main bathroom and ensuite – Painting to doors</p> <p>The Author has observed that the main bathroom and ensuite doors have not been fully sealed.</p> <p>The Author is of the view, that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) &(b) ▪ AS/NZS2311:2009 'Guide to Painting of Buildings' ▪ NSW Guide to standards & tolerances 2017-9.6 Sealing of doors |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove and reinstall doors following repair 5. Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' 6. Supply paint and ancillaries 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work | <p>Images showing bathroom and ensuite doors not fully sealed</p> |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 1-103 | | |
| A | <p>Location & Description Main bathroom and ensuite – Towel rail</p> <p>The Author has observed that the bathroom shower screen door is striking the wall mounted metal towel rail.</p> <p>The Author is of the view, that there is a possibility that the shower rail may impact with glass and cause the glass to break creating a safety hazard to the occupants. The National Construction Code requires that a wet area be constructed to avoid the likelihood of the creation of any unhealthy or dangerous conditions.</p> <p>For clarity, please refer to the following extract from the National Construction Code 2016 Vol.2 F2.4.1</p> <p>F2.4.1 Wet areas A building is to be constructed to avoid the likelihood of—</p> <ul style="list-style-type: none"> (a) the creation of any unhealthy or dangerous conditions; or (b) damage to building elements, |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of the Builder to carry out the works with due care and skill | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ National Construction Code 2016 Vol.2 F2.4.1 |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove towel rail store in a secure location, demolish and remove tiles to provide for relocation of towel rail. 5. Labour to prepare substrate and fix new tiles and apply grout to match existing finishes in accordance with AS3958.1:2007 Part 1: Guide to the installation of | <p>Ensuite shower screen door is striking metal towel rail</p> |




ceramic tiles.



6. Following tile repair provide labour to reinstall existing towel rail clear of possible contact with shower screen door
7. Make good any surfaces affected as part of the works, to their prior condition.
8. Clean site and leave in a tidy condition upon completion of work




Ensuite shower screen door is striking metal towel rail

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
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| 2-103 | | |
| A | <p>Location & Description Living room - Pelmet</p> <p>The Author has observed the paint repair to the living pelmet has not been completed.</p> <p>The Author is of the view, that the Builder has failure to complete the rectifications works.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to complete the rectifications works | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Labour to complete paint repair to affected area 4. Supply paint ancillaries 5. Cover and protect adjacent surfaces during the rectification work. 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work |  |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
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| 3-103 | | |
| A | <p>Location & Description Interior door throughout – Painting</p> <p>The Author has observed that the interior doors throughout have not been fully sealed.</p> <p>The Author is of the view, that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) &(b) ▪ AS/NZS2311:2009 'Guide to Painting of Buildings' ▪ NSW Guide to standards & tolerances 2017-9.6 Sealing of doors |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove and reinstall doors following repair 5. Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' 6. Supply paint and ancillaries 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work |  <p>Images showing interior doors throughout have not fully sealed</p> |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 1-104 | | |
| A | <p>Location & Description Living room – Pelmet</p> <p>The Author has observed the paint repair to the living pelmet has not been completed.</p> <p>The Author is of the view, that the Builder has failure to complete the rectifications works.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to complete the rectifications works | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Labour to complete paint repair to affected area 4. Supply paint ancillaries 5. Cover and protect adjacent surfaces during the rectification work. 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work |  |


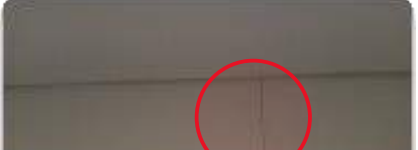


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 2-104 | | |
| A | <p>Location & Description Main bathroom – Towel rail</p> <p>The Author has observed that the bathroom shower screen door is striking the wall mounted metal towel rail.</p> <p>The Author is of the view, that there is a possibility that the shower rail may impact with glass and cause the glass to break creating a safety hazard to the occupants. The National Construction Code requires that a wet area be constructed to avoid the likelihood of the creation of any unhealthy or dangerous conditions.</p> <p>For clarity, please refer to the following extract from the National Construction Code 2016 Vol.2 F2.4.1</p> <div style="background-color: #fff9c4; padding: 5px;"> <p>F2.4.1 Wet areas A building is to be constructed to avoid the likelihood of—</p> <ul style="list-style-type: none"> (a) the creation of any unhealthy or dangerous conditions; or (b) damage to building elements, </div> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of the Builder to carry out the works with due care and skill | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ National Construction Code 2016 Vol.2 F2.4.1 | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove towel rail store in a secure location, demolish and remove tiles to provide for relocation of towel rail. 5. Labour to prepare substrate and fix new tiles and apply grout to match existing | |



finishes in accordance with AS3958.1:2007 Part 1: Guide to the installation of ceramic tiles.



6. Following tile repair provide labour to reinstall existing towel rail clear of possible contact with shower screen door
7. Make good any surfaces affected as part of the works, to their prior condition.
8. Clean site and leave in a tidy condition upon completion of work







| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 3-104 | | |
| A | <p>Location & Description Entry door – Binding The Author has observed the entry door is binding on the door jamb.</p> <p>The Author is of the view, The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of the Builder to provide sufficient clear at the time of construction. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) ▪ Building contract – Defect liability period ▪ NSW standards & tolerances 2017 9.4 – Clearances <p>9.4 Internal door clearances</p> <p>Unless documented otherwise, the installation of doors is defective if, within three months of completion:</p> <ul style="list-style-type: none"> a. clearances between door leaves and frames, and between adjacent door leaves are not uniform. b. clearances between door leaves, or between a door leaf and the frame, is less than 2 mm or greater than 5 mm in width. | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove door, door furniture and fixtures, plane door to provide sufficient clearances and reinstall following paint repair 5. Labour to repair paint and finish door in accordance with AS3958.1:2007 Part 1: Guide to the installation of ceramic tiles 6. Paint and ancillaries 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 1-105 | | |
| A | <p>Location & Description Living room - Pelmet</p> <p>The Author has observed paint repair to the living pelmet has not been completed.</p> <p>The Author is of the view, that the Builder has failure to complete the rectifications works.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to complete the rectifications works |  |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Labour to complete paint repair to affected area 4. Supply paint ancillaries 5. Cover and protect adjacent surfaces during the rectification work. 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 1-106 | | |
| A | <p>Location & Description Ensuite mixer tap handle</p> <p>The Author has observed that the ensuite mixer tap handle is loose.</p> <p>The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to fix loose mixer tap handle Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |

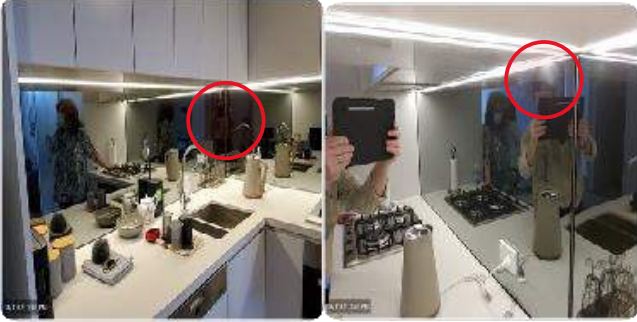

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 2-106 | | |
| A | <p>Location & Description Ensuite – Soap holder</p> <p>The Author has observed the soap holder in the shower is loose.</p> <p>The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to fix loose soap holder 5. Make good any surfaces affected as part of the works, to their prior condition. 6. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 3-106 | | |
| A | <p>Location & Description Laundry door – Painting and moisture damage</p> <p>The Author has observed the laundry door is not fully sealed and the door leaf is swollen and distorted at top and bottom of door.</p> <p>The Author is of the view, defect originated due to poor workmanship employed by the Builder at the of construction and that the moisture damage is so significant the door requires replacement.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the AS2311:2017 Guide to the painting of buildings | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ Building contract – Defect liability period ▪ AS2311:2017 Guide to the painting of buildings |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Supply new door to replace defective door 5. Labour to remove defective door, install new door and existing door furniture 6. Labour to paint new door in accordance with AS2311:2017 Guide to the painting of buildings 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work 9. Dispose of building waste | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 4-106 | | |
| A | <p>Location & Description Laundry – Dryer installation</p> <p>The Author has observed the clothes dryer has been installed out of level.</p> <p>The Author is of the view, The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract – Annexure Part P_PPR_DOC-11134 pg.56 6.6.4 Laundry | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove clothes dryer, adjust wall fixture as required to make level and reinstall clothes dryer Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |




| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 5-106 | | |
| A | <p>Location & Description Bathroom mixer tap handle</p> <p>The Author has observed the kitchen and ensuite mixer tap handles are loose.</p> <p>The Author is of the view, The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to fix loose mixer tap handle Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 6-106 | | |
| A | <p>Location & Description Bathroom – Soap holder</p> <p>The Author has observed the soap holder in the shower is loose.</p> <p>The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to that the Builder has failed to complete the works in accordance with building contract specifications. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to fix loose soap holder 5. Make good any surfaces affected as part of the works, to their prior condition. 6. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 1-107 | | |
| A | <p>Location & Description</p> <p>Kitchen splash back – Damage</p> <p>The occupant reported to the Author at the time of inspection, that there was blemish mark to the glass splash back at the southwest corner that originated from repairs carried out by the Builder to rectify damage identified prior to handover.</p> <p>The Author has assumed that the occupants statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es)</p> <p>Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) NSW standards & tolerances 2017 – Damage by Builder | |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Supply and install new splash back Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 2-107 | | |
| A | <p>Location & Description Living room – Ceiling painting</p> <p>It was reported to the Author at the time of inspection, that paint blemish identified to the ceiling plasterboard was present prior to handover.</p> <p>The Author has assumed that the occupants statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ AS2311:2017 Guide to the painting of buildings ▪ NSW Guide to Standards and tolerances 2017 13.2 Surface finish of paintwork <i>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. (Highlighting added)</i> | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework 3. Cover and protect adjacent surfaces during the rectification work 4. Labour to apply paint system in accordance with the building contract specifications and as to AS2311:2009 'Guide to Painting of Buildings' 5. Supply paint and ancillaries' materials 6. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 3-107 | | |
| A | <p>Location & Description Kitchen sink – Damage</p> <p>The lot owner reported to the Author at the time of inspection, that the dint to the side of drain in the kitchen sink was reported to the Builder prior to hand over.</p> <p>The Author has assumed that the lot owners statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work. | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove and install new kitchen sink Supply new kitchen sink Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 4-107 | | |
| A | <p>Location & Description</p> <p>Kitchen - Stainless steel cook top</p> <p>It was reported to the Author by the lot owners at the time of inspection, that the cooktop had scratchers identified prior to handover.</p> <p>The Author has assumed that the lot owners statement is true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a)</i> <i>NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work.</i> |  |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove and install new cooktop Supply new cook top Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |






| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 5-107 | | |
| A | <p>Location & Description Bedroom sliding door The Author observed at the time of inspection, scratches, and blemishes to the upper the glass panel to the western sliding sash in the bedroom.</p> <p>The lot owner reported to the Author at the inspection, the damage originated during repairs carried out by the Builder on other items identified prior to handover.</p> <p>The Author has assumed to the lot owners statement are true and correct.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder to carry out repairs | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work. | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Remove existing glass, supply and install new equivalent glass panel with indicator motif Dispose of building waste Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 6-107 | | |
| A | <p>Location & Description Balcony – Waterproofing</p> <p>The lot owner reported to the Author at the time of inspection, flexible sealant removed at the base at the floor tile junction to the western side of the rendered column at the centre of the balcony, was removed by the Builder to carry out invasive testing to investigate the cause of moisture damage to the light weight rendered column that extends to the ground floor below and to the levels above.</p> <p>On inspection the Author found no evidence that the waterproofing membrane to the balcony floor return and terminated at a level above the tiled surface.</p> <p>In the Authors view, further investigation should be undertaken to determine if the waterproofing membrane has been terminated above the tiles surface and if possible whether moisture migration has been caused by a failure to install the waterproofing to the balcony in accordance with AS4654.2</p> <p>The Author has determined the proposed scope of works in relation to this item on an 'if found basis' and has included to conduct an invasive testing to investigate the cause of the defect.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the waterproofing in accordance with AS4654.2 | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ AS4654.2:2012 Waterproofing membranes for external above-ground use Part 2: Design and installation | |



| | | |
|---|---|---|
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <p>If found waterproofing is defective</p> <ol style="list-style-type: none">1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process.2. Gain access to required areas in accordance with Safework requirements.3. Labour to demolish and remove tiling, tile bed (screed) to nearest junction4. Labour to expose concrete slab substrate, remove demolition waste and place in waste bin for disposal5. Labour to grind concrete surface and prepare surface for new waterproofing system6. Labour to apply waterproofing system in accordance with AS4654.1&2 to affected area and as to building contract specifications7. Labour to repair render8. Supply Dulux render materials9. Labour to place sand and cement tile screed and provide positive falls to drainage inlets in accordance with AS3958.1 and in accordance with building contract specifications10. Labour to mix sand and cement for tile screed and assist trades11. Supply sand and cement for tile screed12. Supply 'Efflock' to prevent efflorescence13. Supply and apply waterproofing system on top of tile bed to prevent efflorescence as to building contract specifications14. Supply and install preformed tile movement joint in accordance with AS3958.1 and building contract specifications if required15. Supply and fix new selected tiles and grout in accordance with AS3958.1:2007 and building contract specifications16. Supply 'Efflock' for tile adhesive and grouts to prevent efflorescence17. Labour to repair paint work to affected finishes18. Supply paint and ancillaries19. Remove and dispose of all building waste20. Make good any surfaces affected as part of the works, to their prior condition.21. Clean site and leave in a tidy condition upon completion of work |  |
|---|---|---|



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 1-201 | | |
| A | <p>Location & Description Living area – Tile repair</p> <p>It was reported to the Author at the time of inspection that the Builder replaced a damaged floor tile in the living area. The Author observed that the tile replacement tile does not match existing tile finishes.</p> <p>The Author is of the view, that the tile repair does not match the surrounding materials.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Repair material does not match existing finishes. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ <i>NSW standards & tolerances 2017 – F Remedial work - It is envisaged that work to rectify defects will be carried out to match as closely as practical the surrounding materials, finishes, levels and other characteristics of the existing area.</i> | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove and replace defective floor tile 5. Supply new tile, adhesives, and grout 6. Dispose of waste materials 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 2-201 | | |
| A | <p>Location & Description Laundry – Mechanical ventilation</p> <p>The occupant reported to the Author at the time of inspection, that the exhaust fan in the laundry area was discharge from the from the bathroom when the shower bathroom fan is in use and condensation forms within the laundry cabinet</p> <p>The Author is of the view, the Builder has failure to carry out the works in accordance with AS1668.2 Mechanical ventilation for acceptable air quality, and that the issue in relation to the ducting of the exhaust requires investigation by a suitably qualified contract to determine the cause.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the works in accordance with AS1668.2 Mechanical ventilation for acceptable air quality. • Failure of the Builder to carry out the works in accordance with the National Construction Code 2016 Vol1 F4.5 Ventilation of rooms | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ AS1668.2 Mechanical ventilation for acceptable air quality ▪ National Construction Code 2016 Vol1 F4.5 Ventilation of rooms |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to investigate cause of defect 5. Make good any surfaces affected as part of the works, to their prior condition. 6. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) | |
|-------|--|--|---|
| 1-202 | | | |
| A | <p>Location & Description Doors throughout interior – Painting</p> <p>The Author has observed doors throughout have not been fully sealed.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); NSW standards & tolerances 2017 – Painting AS2311:2017 Guide to the painting of buildings |  |  |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove and reinstall doors following repair Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 2-202 | | |
| A | <p>Location & Description Kitchen and ensuite mixer tap handles</p> <p>The Author has observed the kitchen and ensuite mixer tap handles are loose.</p> <p>The Author is of the view, The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the • | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) ▪ Building contract – Defect liability period |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to fix loose mixer tap handle 5. Make good any surfaces affected as part of the works, to their prior condition. 6. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 3-202 | | |
| A | <p>Location & Description Kitchen ceiling – Painting</p> <p>The Author observed at the time of inspection, blisters to the paint finish on the ceiling in the kitchen.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); AS2311:2017 Guide to the painting of buildings NSW standards & tolerances 2017 – 13.2 Surface finish of paintwork Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. (Highlighting added) |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to patch and repair paint finish in accordance with AS2311:2017 Guide to the painting of buildings Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 1-204 | | |
| A | <p>Location & Description Main hallway northern wall – Painting</p> <p>The Author has observed the main entry hallway northern wall has uneven paint cover.</p> <p>The Author is of the view, that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ AS2311:2017 Guide to the painting of buildings ▪ NSW standards & tolerances 2017 – 13.2 Surface finish of paintwork <p><i>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. (Highlighting added)</i></p> | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to patch, repair and apply paint in accordance with AS2311:2017 Guide to the painting of buildings 5. Supply paint and ancillaries 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 2-204 | | |
| A | <p>Location & Description Ensuite shower screen</p> <p>The Author has observed water leaks at the bottom of the fixed shower screen in the ensuite, the silicone to the bottom of the shower screen towards the door has gaps</p> <p>The Author is of the view, that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract - Defect liability period – Product warranty | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to apply construction adhesive waterproofing sealant Supply construction adhesive waterproofing sealant Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) | |
|-------|--|---|--|
| 3-204 | | | |
| A | <p>Location & Description Main bathroom shower floor tiling</p> <p>The Author has observed water is ponding on the eastern side of the drain the main bathroom shower. The Author conducted testing with a spirit level and found there was insufficient fall on the tile surface to the eastern side of the drain.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  | |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction • Failure of Builder to carry out the tiling in accordance with AS3958.1:2007 and in accordance with building contract specifications | |  |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ AS3958.1 Fall in floor finishes D1 General – Falls in floor finishes is to ensure water does not remain on the finish floor in a manner that can adversely affect the health or amenity of the occupants or deteriorate building elements. ▪ The Builder has failed to carry out the works in accordance with the building contract specifications | | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework 3. Cover and protect adjacent surfaces during the rectification work 4. Labour to remove shower screen and store in a secure location 5. Labour to demolish floor and wall tiling to provide access for rectification of defective tiling 6. Labour to demolish and remove tile screed and waterproofing membrane and prepare substrate for new waterproofing system and tile screed 7. Supply water resistant fibre cement wall linings same size as existing | | |


| | | |
|--|--|--|
| | <p>wall linings and ancillaries</p> <ol style="list-style-type: none">8. Provide proprietary waterproofing system to affected area in accordance with AS3740, manufacturers guidelines and building contract architectural specifications9. Labour to mix materials and place new tile screed to fall in accordance with AS3958.1 and in accordance with building contract architectural specifications.10. Supply sand and cement for tile bed screed11. Provide waterproofing system to top of screed to prevent efflorescence.12. Supply and fix selected floor tiles and grout.13. Seal floor junctions with flexible sanitary sealant, colour similar to other finishes.14. Labour to install shower drainage channel, fix selected tiles, apply grouts and seal all joints in accordance with A3958.1 and building contract architectural specifications15. Labour to reinstall shower screen and seal to make watertight16. Labour to remove building waste and place in waste skip17. Make good any surfaces affected as part of the works, to their prior condition.18. Clean site and leave in a tidy condition upon completion of work.19. Dispose of all building waste | |
|--|--|--|


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 1-205 | | |
| A | <p>Location & Description Kitchen mixer tap</p> <p>The Author has observed the Kitchen tap mixer handle is loose.</p> <p>The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E of the Home Building Act.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to fix loose mixer tap handle Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 2-205 | | |
| A | <p>Location & Description Western side of balcony – Damage</p> <p>The Author has observed the gas barbecue points repair work that the occupant reported at the time of inspection was carried out by the Builder has damaged the balcony party wall.</p> <p>The Author is of the view, that the damage originated due to poor workmanship employed by the Builder to carry out repairs.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a);</i> <i>NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work.</i> |  |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to patch and repair wall lining and render finish in accordance with Dulux render system Supply Dulux render materials and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |





| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 3-205 | | |
| A | <p>Location & Description Ensuite shower screen</p> <p>The Author has observed fixed panel to shower screen there is evidence of scratches to the glass to the upper section of the panel at adjacent to the door. The occupant reported to the Author at the time of construction that the defect was identified at handover.</p> <p>The Author is of the view, that the occupants statements are true and correct and that the defect originated at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Damage originating at the time of construction | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a); ▪ NSW standards & tolerances 2017 19.4 - Scratches, fractures, chips or surface blemishes on glazing and mirrors are defective if they exist at handover and can be seen from a normal viewing position. | |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove defective shower screen, install new shower screen and seal all junctions to make watertight. 5. Supply new shower screen 6. Dispose of building waste 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 1-207 | | |
| A | <p>Location & Description Main bathroom – Shower screen</p> <p>The Author has observed fixed shower screen panel on the Eastern side sealant fixing is loose and there are gaps in the sealant.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract - Defect liability period – Product warranty | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to apply construction adhesive waterproofing sealant Supply construction adhesive waterproofing sealant Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) | |
|-------|--|---|--|
| 2-207 | | | |
| A | <p>Location & Description Bathroom ceiling – Paint repair</p> <p>The occupant reported to the Author at the time of inspection that the Builder carried out rectification work to the ceiling due to water leak from bathroom above.</p> <p>The Author observed that the ceiling had uneven paint cover.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  | |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) AS2311:2017 Guide to the painting of buildings NSW standards & tolerances 2017 – 13.2 Surface finish of paintwork <i>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. (Highlighting added)</i> | | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to patch, repair and apply paint in accordance with AS2311:2017 Guide to the painting of buildings Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | | |


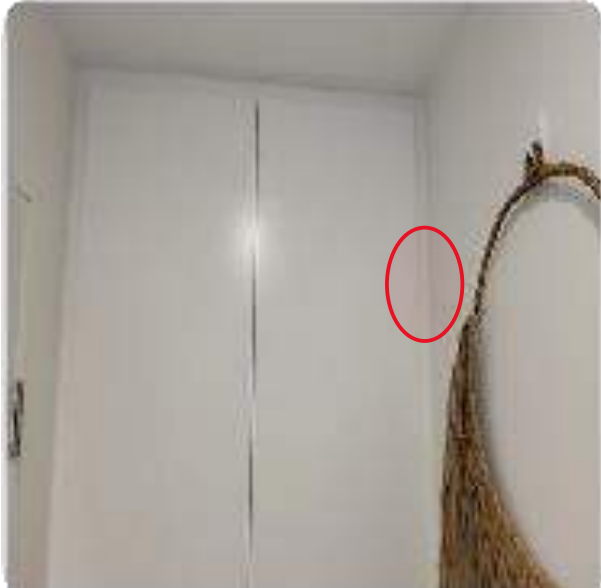
| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 3-207 | | |
| A | <p>Location & Description Bedroom door – Binding The Author has observed the bedroom passage door is binding on the jamb</p> <p>The Author is of the view, the Builder has failed to provide sufficient clearance at time of construction and that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of the Builder to provide sufficient clear at the time of construction. | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) ▪ Building contract – Defect liability period ▪ NSW standards & tolerances 2017 9.4 – Clearances <p>9.4 Internal door clearances</p> <p>Unless documented otherwise, the installation of doors is defective if, within three months of completion:</p> <ul style="list-style-type: none"> a. clearances between door leaves and frames, and between adjacent door leaves are not uniform. b. clearances between door leaves, or between a door leaf and the frame, is less than 2 mm or greater than 5 mm in width. | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove door, door furniture and fixtures, plane door to provide sufficient clearances and reinstall following paint repair 5. Labour to repair paint and finish door in accordance with AS3958.1:2007 Part 1: Guide to the installation of ceramic tiles 6. Paint and ancillaries 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 4-207 | | |
| A | <p>Location & Description Balcony column – Waterproofing</p> <p>The Author has observed there is a crack in the render at the top of the column on the southwest corner.</p> <p>The Author is of the view, that the crack is a consequence of defective waterproofing to the balcony above.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to carry out the waterproofing works in accordance with AS4654.2 | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) & (c); ▪ AS4654.2:2012 Waterproofing membranes for external above-ground use Part 2: Design and installation | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to patch and repair render in accordance with Dulux render paint system 5. Supply Dulux render, paint and ancillaries 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 1-301 | | |
| A | <p>Location & Description Bedroom 2 – Window</p> <p>The occupant reported to the Author at the time of inspection, that the metal window frame had been scratched from repair work carried out by Builder. The Author observed evidence of damage to the to the northern lower and southern lower sections of the metal window frame.</p> <p>The Author has assumed that the occupants statement is true and correct.</p> <p>The Author is of the view, that the damaged originated due to poor workmanship employed by the Builder to carry out repair work.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder to carry out repair work. |  |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1(a);</i> ▪ <i>NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work.</i> |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Specialist labour to repair to damaged window frame 5. Make good any surfaces affected as part of the works, to their prior condition. 6. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 2-301 | | |
| A | <p>Location & Description Bathroom – Mechanical ventilation</p> <p>The occupant reported to the Author at the time of inspection, that when the shower is used in the main bathroom that the mechanical ventilation causes the glass splash back in the kitchen behind the cooktop to fog up.</p> <p>The Author conducted testing, by running shower and exhaust fan for a several minutes and observed fog forming on the kitchen glass splash back.</p> <p>The Author is of the view, that the presents of fog on the glass indicates that the ventilation duct is not fully sealed allowing moist air to leak and dispel into the ceiling space and wall where the glass splash back is located.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) & (c); Failure of the Builder to carry out the works in accordance with the National Construction Code 2016 Vol1 F4.5 Ventilation of rooms | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to repair ducting to exhaust fan Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 3-301 | | |
| A | <p>Location & Description Main bathroom ceiling – Damage</p> <p>The occupant reported to the Author at the time of inspection, that the Builder conducted to maintenance to the mechanical ventilation to the main bathroom damaged the ceiling lining to the northwestern side of the exhaust fan vent.</p> <p>The Author has assumed to occupants statement is true and correct.</p> <p>The Author is of the view, that the damaged due to poor workmanship employed by the Builder to carry out the maintenance.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder to carry out the maintenance. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a); NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work. | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to repair damaged plasterboard Labour to apply paint system to affected plasterboard and to extend to provide even finish Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 4-301 | | |
| A | <p>Location & Description Linen bed hallway - Damage</p> <p>The Author has observed damage to the linen door to right hand side and upper right, the occupant reported to the Author at the time of inspection, that the damage was identified prior to handover.</p> <p>The Author has assumed that the occupants statement is true and correct.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> <i>Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c);</i> <i>NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work.</i> |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove damaged door and transport to door supplier for repair Labour to return with door and install following repair Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 5-301 | | |
| A | <p>Location & Description Main bathroom and ensuite doors – Painting</p> <p>The Author has observed main bathroom and ensuite doors are not fully sealed.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); NSW standards & tolerances 2017 – Painting AS2311:2017 Guide to the painting of buildings | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove and reinstall doors following repair Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 1-302 | | |
| A | <p>Location & Description Main bathroom – Shower screen</p> <p>The Author has observed fixed shower screen panel is loose and there are gaps in the sealant fixing.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract - Defect liability period – Product warranty | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to apply construction adhesive waterproofing sealant Supply construction adhesive waterproofing sealant Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 2-302 | | |
| A | <p>Location & Description Bathroom and ensuite doors – Painting</p> <p>The Author has observed that the main bathroom door and bedroom ensuite door have not been sealed.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); NSW standards & tolerances 2017 – Painting AS2311:2017 Guide to the painting of buildings | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove and reinstall doors following repair Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) | | | | | | |
|--|---|---|------|-------|--|------|--|------|
| 1-303 | | | | | | | | |
| A | <p>Location & Description Entry door – Distortion</p> <p>The occupant reported to the Author at the time of inspection, that on occasions the entry door is difficult to close. The Author has observed that the entry door had a bend with an approximate gap of 6mm to the top and bottom when closed to the jamb.</p> <p>The Author is of the view, that the distortion in the door exceeds the tolerance prescribed in the NSW Guide to Standards and Tolerances 2017 and that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  | | | | | | |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Distortion of a building element affecting its use. | | | | | | | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(f) & 18E(1)(b) NSW standards & tolerances 2017 – <p>9.5 Distortion of doors Door leaves are defective if, within three months of completion, they twist or bend greater than the limits listed in Table 9.05 below.</p> <p>TABLE 9.05 DISTORTION OF DOORS</p> <table border="1" data-bbox="517 1110 1317 1222"> <thead> <tr> <th>Item</th> <th>Limit</th> </tr> </thead> <tbody> <tr> <td>Twisting measured diagonally across door</td> <td>5 mm</td> </tr> <tr> <td>Bending in door heights up to 2150 mm high</td> <td>4 mm</td> </tr> </tbody> </table> | | Item | Limit | Twisting measured diagonally across door | 5 mm | Bending in door heights up to 2150 mm high | 4 mm |
| Item | Limit | | | | | | | |
| Twisting measured diagonally across door | 5 mm | | | | | | | |
| Bending in door heights up to 2150 mm high | 4 mm | | | | | | | |





| | | |
|---|---|---|
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none">1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process.2. Gain access to required areas in accordance with Safework requirements.3. Cover and protect adjacent surfaces during the rectification work.4. Supply new door to replace defective door5. Labour to remove defective door, install new door and existing door furniture6. Labour to paint new door in accordance with AS2311:2017 Guide to the painting of buildings7. Make good any surfaces affected as part of the works, to their prior condition.8. Clean site and leave in a tidy condition upon completion of work9. Dispose of building waste |  A photograph showing a hallway with a white door on the left. The door has the number '303' on it. The hallway has a dark carpet and white walls. There are other doors further down the hallway. |
|---|---|---|




| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 2-303 | | |
| A | <p>Location & Description Laundry door – Painting and moisture damage</p> <p>The Author has observed evidence of distortion to the back of the laundry door and the laundry door has not been fully sealed and the door leaf has moisture damage.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the AS2311:2017 Guide to the painting of buildings | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ Building contract – Defect liability period ▪ AS2311:2017 Guide to the painting of buildings | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Supply new door to replace defective door 5. Labour to remove defective door, install new door and existing door furniture 6. Labour to paint new door in accordance with AS2311:2017 Guide to the painting of buildings 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work 9. Dispose of building waste |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 3-303 | | |
| A | <p>Location & Description Living area – Power point</p> <p>The Author has observed the power point to the northeast wall in the living area has been out of level</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a)</i> | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to adjust power point to make level Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 4-303 | | |
| A | <p>Location & Description Bathroom and ensuite door – Painting</p> <p>The Author has observed that the main bathroom door and bedroom ensuite door have not been sealed.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ NSW standards & tolerances 2017 – Painting ▪ AS2311:2017 Guide to the painting of buildings | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove and reinstall doors following repair 5. Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' 6. Supply paint and ancillaries 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 5-303 | | |
| A | <p>Location & Description Ensuite –Shower screen seal</p> <p>The Author has observed the ensuite fixed shower screen silicon fixing is loose, and water is ponding on the tile surface to the northeastern side of the floor waste.</p> <p>The Author conducted fall test using a digital level and found the fall was sufficient, however the ponding is caused due to the floor waste is sitting higher then the tile surface.</p> <p>The Author noted issue ponding issue was identified in TCA (Giaouris) report item U 304.7 Attachment F Defect schedule.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a)&(c) ▪ Building contract - Defect liability period – Product warranty | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to apply construction adhesive waterproofing sealant 5. Supply construction adhesive waterproofing sealant 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 1-304 | | |
| A | <p>Location & Description Doors throughout interior – Painting</p> <p>The Author has observed doors throughout have not been fully sealed.</p> <p>The Author noted issue was identified in TCA (Giaouris) report item U 304.6 Attachment F Defect schedule.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction |  |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); NSW standards & tolerances 2017 – Painting AS2311:2017 Guide to the painting of buildings |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove and reinstall doors following repair Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 2-304 | | |
| A | <p>Location & Description Ensuite – Water ponding in shower</p> <p>The Author has observed the ensuite fixed shower screen silicon fixing is loose, and water is ponding on the tile surface to the northeastern side of the floor waste.</p> <p>The Author conducted fall test using a digital level and found the fall was sufficient, however the ponding is caused due to the floor waste is sitting higher than the tile surface.</p> <p>The Author noted ponding issue was identified in TCA (Giaouris) report item U 304.7 Attachment F Defect schedule.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a)&(c) AS3958.1-2007 Ceramic tiles Part 1: Guide to the installation of ceramic tiles Building contract - Defect liability period – Product warranty |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove tiles siting lower than level of floor waste Repair tile screed and grade to provide sufficient falls to drainage inlet Reinstate tiling in accordance with AS3958.1 Supply tiles, adhesive and grout Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |





| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 3-304 | | |
| A | <p>Location & Description Ensuite shower – Soap holder</p> <p>The Author has observed the soap holder in the shower is loose.</p> <p>The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to that the Builder has failed to complete the works in accordance with building contract specifications. | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to fix loose soap holder 5. Make good any surfaces affected as part of the works, to their prior condition. 6. Clean site and leave in a tidy condition upon completion of work |  |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 4-304 | | |
| A | <p>Location & Description Ensuite vanity and shower mixer tap handle</p> <p>The Author has observed the basin mixer tap to ensuite vanity and shower are loose.</p> <p>The Author is of the view, The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period and under Section 18E(1)(b) of the Home Building Act 1989.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract – Defect liability period |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to fix loose mixer tap handle Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 5-304 | | |
| A | <p>Location & Description Balcony – Metal screen installation</p> <p>The Author has observed the screen to the eastern side of the balcony is binding with the balcony rendered balustrade.</p> <p>The Author is of the view, that the resulting contact of the metal screen and the rendered balustrade wall will result in surface damage to the metal screening.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a)&(f) Does not operate as intended by the manufacturer | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Supply and erect scaffold to provide a safe working platform Dismantle metal screen frame and adjust to provide clearances Reinstall metal screening Replace rust fixings Seal fixings in bottom screen track to prevent water penetration into concrete substrate Dismantle scaffolding Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 6-304 | | |
| A | <p>Location & Description Balcony – Drummy tiles and movement joints</p> <p>The Author has observed that tile movement joints has not been provide in accordance with AS3958.1:2007, and that tiles adjacent to the movement joint to the eastern side of balcony are drummy.</p> <p>The Author noted issue was identified in TCA (Giaouris) report item U 304.19 and U 304.23 Attachment F Defect schedule.</p> <p>The Author is of the view that the Builder has failed to carry out the works in accordance with AS3958.1 and that the defects originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | <p>Defective movement joint on southern side of balcony</p> |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a)&(c) AS3958.1-2007 Ceramic tiles Part 1: Guide to the installation of ceramic tiles Building contract – Works to carried out in accordance with Australian Standards |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove all drummy tiles to each side of movement joint, Cut tile screed – depth of cut controlled to not affect waterproof membrane under screed, Install preformed tile movement joint, lay new tiles with minimum 90% glue coverage to rear of tiles, as stipulated by AS3958.1 Lay new tiles with sufficient falls and grout joints as to AS3958.1 Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | <p>Location of defective movement joint and drummy tiles on southern side of balcony</p> |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 1-305 | | |
| A | <p>Location & Description Balcony – Metal screen installation</p> <p>The Author has observed fixing in bottom sliding screen track on external are rusty, and southwestern screen to balcony is binding with the balcony masonry wall.</p> <p>The Author is of the view, that the fixings are not suitable for exterior use and the binding of the before mentioned screen originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a)&(f) Does not operate as intended by the manufacturer NCC Volume 3 Part A2 – Suitability of materials and products |  |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Supply and erect scaffold to provide a safe working platform Dismantle metal screen frame and adjust to provide clearances Reinstall metal screening Replace rust fixings Seal fixings in bottom screen track to prevent water penetration into concrete substrate Dismantle scaffolding Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 2-305 | | |
| A | <p>Location & Description Balcony – Tiling</p> <p>The Author has observed water ponding on tile floor surface to southwest corner of balcony. The Author conducted testing using a digital level and found zero fall to area tested.</p> <p>The Author is of the view, that there is insufficient fall to southwest corner of balcony and the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the in accordance with AS4654.2 |  |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a)); ▪ AS4654.2 Waterproofing membranes for external above-ground use Part 2: Design and installation ▪ Building contract specification |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Labour to demolish and remove tiling, tile bed (screed) to nearest junction 4. Labour to expose concrete slab substrate, remove demolition waste and place in waste bin for disposal 5. Labour to grind concrete surface and prepare surface for new waterproofing system 6. Labour to apply waterproofing system in accordance with AS4654.1&2 to affected area and as to building contract specifications 7. Labour to repair render 8. Supply Dulux render materials |  |


| | | |
|--|---|--|
| | <ol style="list-style-type: none">9. Labour to place sand and cement tile screed and provide positive falls to drainage inlets in accordance with AS3958.1 and in accordance with building contract specifications10. Labour to mix sand and cement for tile screed and assist trades11. Supply sand and cement for tile screed12. Supply 'Efflock' to prevent efflorescence13. Supply and apply waterproofing system on top of tile bed to prevent efflorescence as to building contract specifications14. Supply and install preformed tile movement joint in accordance with AS3958.1 and building contract specifications if required15. Supply and fix new selected tiles and grout in accordance with AS3958.1:2007 and building contract specifications16. Supply 'Efflock' for tile adhesive and grouts to prevent efflorescence17. Labour to repair paint work to affected finishes18. Supply paint and ancillaries19. Remove and dispose of all building waste20. Make good any surfaces affected as part of the works, to their prior condition.21. Clean site and leave in a tidy condition upon completion of work | |
|--|---|--|



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 3-305 | | |
| A | <p>Location & Description Main hallway – Air conditioning control</p> <p>The occupant reported to the Author at the time of inspection, that the dehumidifier function on the air conditioning is not working. The Author conducted testing and observed that the air condition control display did not indicate this function was active.</p> <p>The Author is of the view, that the defect is the responsibility of the Builder under the building contract maintenance period.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Mechanical fault. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a); Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Arrange product warranty service with manufacturer or authorised contractor Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 4-305 | | |
| A | <p>Location & Description Bathroom vanity basin</p> <p>The occupant reported to the Author at the time of inspection that the bathroom basin had a crack identified at handover. The Author has observed there is a crack to the basin to the southeast corner of the basin.</p> <p>The Author has assumed the occupants statement is true and correct.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a); NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work. |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove defective vanity basin and replace with new basin Supply new basin Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 5-305 | | |
| A | <p>Location & Description Main bathroom – Shower screen</p> <p>The Author has observed silicon fixing to the fixed shower screen is loose.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) Building contract - Defect liability period – Product warranty | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to apply construction adhesive waterproofing sealant Supply construction adhesive waterproofing sealant Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 6-305 | | |
| A | <p>Location & Description Main bedroom western wall – Painting</p> <p>The Author has observed main bedroom on Western Wall under the location of the television there is a fixing which is protruding behind the plasterboard lining situated around about 1m and another fixing which is positioned above the power points</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); AS2311:2017 Guide to the painting of buildings NSW standards & tolerances 2017 – 13.2 Surface finish of paintwork <i>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. (Highlighting added)</i> | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to patch, repair and apply paint in accordance with AS2311:2017 Guide to the painting of buildings Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|---|
| 1-306 | | |
| A | <p>Location & Description Living Balcony sliding door</p> <p>The occupant reported to the Author at the time of inspection, that the sliding door panel to the western side of the side balcony sliding door was sticking and difficult to open. The Author tested the door sliding function and found the occupants statement was true and correct.</p> <p>The Author is of the view, that the that the defect is the responsibility of the Builder under the building contract maintenance period.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Doors do not operate as intended by the manufacturer | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); NSW Guide to Standards and tolerances 2017 9.7 – The installation of doors and windows is defective if they <ul style="list-style-type: none"> A) Bind or jam as result of the Builder's workmanship B) Do not operate as intended by the manufacturer | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Coordinate with manufacturer to provide warranty service Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements Cover and protect adjacent surfaces during the rectification work Clean site and leave in a tidy condition upon completion of work | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 2-306 | | |
| A | <p>Location & Description Main bedroom - Balcony sliding door</p> <p>The Author has observed that there is a gap in the sealant to the top of threshold tile at the northern end of the sliding door.</p> <p>The Author noted that the issue was identified in TCA (Giaouris) report item U 306.13 Attachment F Defect schedule.</p> <p>The Author is of the view that the defect originated from poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by the Builder at the time of construction. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); AS3958.1:2007 Incomplete contract works | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements Labour to apply sealant to repair gap to tiled threshold Clean site and leave in a tidy condition upon completion of work |  <p style="text-align: center;">Location of gap to sealant</p> |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 1-307 | | |
| A | <p>Location & Description Main bathroom – Shower screen</p> <p>The Author has observed there is insufficient clearance between the shower screen door in the main bathroom and the fixed panel at the top of the door and needs adjustment to provide a more clearance.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1(a)</i> | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to adjust door to provided sufficient clearances Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 1-403 | | |
| A | <p>Location & Description Balcony terrace wall</p> <p>The Author observed that there is a junction to the floor tiling at the mid-section on the western side of the balcony terrace.</p> <p>The developer has reported to the Author that the in the location of the tile junction was where the Builder had constructed a wall to form a planter box that was shown on the architectural drawings.</p> <p>The owner occupant reported to the Author at the time of inspection, that he undertook to remove the wall as the wall divided the terrace restricting the intended use and function of the terrace.</p> <p>The Author observed that the tiling over the subject wall location had been installed perpendicular to the main floor and sloping to the south. The Author measured the difference in levels of the tile surfaces abutting the location of where the wall had been removed and found the south side of intersection was approximately 25mm lower than the northern side.</p> <p>The Owner occupant reported to the Author at the time of inspection that he had repaired the waterproof membrane following removal of the wall and installed tiling to the affected area.</p> <p>The Author noted on review of the construction architectural plans that there is a wall shown of the drawings and notation stating 'planter box' in the location of where the wall was removed by the lot owner.</p> <p>The Author assumed that the developer and lot owners' statements are true and correct.</p> <p>The Author is of the view,</p> <ul style="list-style-type: none"> that the Builder has not considered the intended use of the balcony terrace by dividing the balcony terrace with a wall, that has affected the occupants use and function of the property. that the Builder has failed to consider the finish floor levels to the balcony terrace that form the entire lot of the apartment balcony terrace. |  <p>The photographs show the balcony terrace wall, the tiling junction, and a level measurement. The top-left photo shows a wide view of the balcony with a wall and tiling. The top-right photo shows a closer view of the wall and tiling. The bottom-left photo shows a view of the balcony railing and tiling. The bottom-right photo shows a hand holding a blue level against the tiling to measure the difference in levels.</p> |



| | | |
|-----------------|---|---|
| <p>B</p> | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the works for the intended use and function |  |
| <p>C</p> | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ <i>Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) & (f)</i> | |
| <p>D</p> | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Provide material hoist to balcony terrace level 4. Cover and protect adjacent surfaces during the rectification work. 5. Labour to remove furniture, spa and affected fixtures and place in secure location 6. Provide waste chute to balcony terrace level to remove demolition and building material waste from balcony 7. Labour to demolish and remove tiling, tile bed (screed), and waterproofing membrane, expose concrete slab substrate, remove demolition waste and place in waste bin for disposal 8. Labour to grind concrete surface and prepare surface for new waterproofing system 9. Labour to provide proprietary waterproofing system in accordance with AS4654.1&2 to balcony terrace 10. Labour to carry and load materials throughout remediation works 11. Labour to place sand and cement tile screed and provide positive falls to drainage inlets in accordance with AS3958.1 and in accordance with building contract specifications 12. Labour to mix sand and cement for tile screed and assist trades 13. Supply sand and cement for tile screed 14. Supply 'Efflock' to prevent efflorescence 15. Supply and apply waterproofing system on top of tile bed to prevent efflorescence 16. Supply and install preformed tile movement joint in accordance with AS3958.1 and building contract specifications 17. Supply and fix new selected tiles and grout in accordance with AS3958.1:2007 and building contract specifications | |

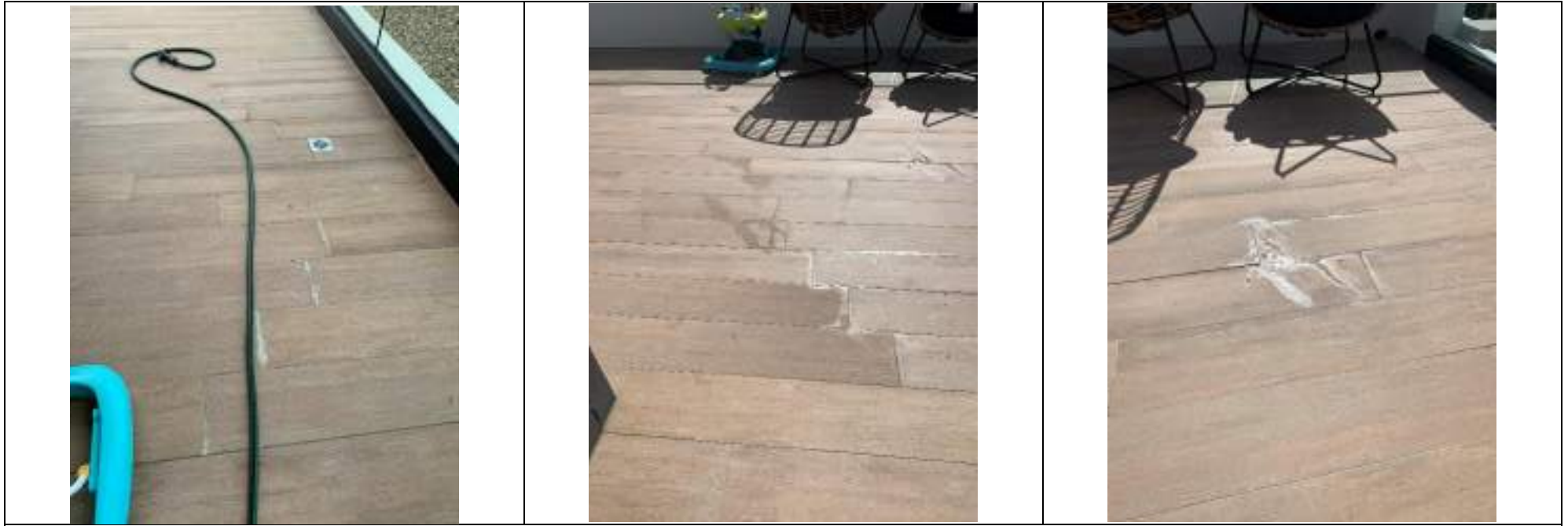
18. Supply 'Efflock' for tile adhesive and grouts to prevent efflorescence
19. Labour to seal all joints and junctions
20. Supply sealants
21. Remove and dispose of all building waste
22. Make good any surfaces affected as part of the works, to their prior condition.
23. Labour to restate spa, furnishing and fixtures
24. Clean site and leave in a tidy condition upon completion of work
25. Dispose of building waste







Extract from construction architectural drawings showing subject wall removed by lot owner



Plan layout unit 403


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 2-403 | | |
| A | <p>Location & Description Balcony terrace – Tiling</p> <p>The occupant reported to the Author at the time of inspection that the tiles to the northern side of the terrace area and reported, that on hot days with direct sunlight on the tiles there is evidence of a white substance that discharges from the tile joints on the northern side of the terrace.</p> <p>The Author is of the view, that the efflorescence is due to salt deposits in the tile screed or adhesive being carried to the surface by evaporation or hydrostatic pressure and that this could have been anticipated by the Builder based on the location and exposure of the tiling.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a); NSW standards & tolerances 2017 - Efflorescence | |
| D | <p>Proposed Rectification Scope of Works</p> <p>Please Note – Measures to prevent efflorescence included in item 1-403.</p> |  |





Owner occupants images reported to have been taken following handover showing efflorescence or similar substance discharging from the tile joints on northern side of balcony terrace.

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 3-403 | | |
| A | <p>Location & Description Balcony terrace north – Tiling movement joint</p> <p>The Author has observed that there is no flexible joint which has been provided to the northern side of the terrace at junction of floor tiling and the balustrade hob.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the works in accordance with AS3958.1:2007 |  |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) & (c); ▪ AS3958.1:2007 Part 1: Guide to the installation of ceramic tiles |  |
| D | <p>Proposed Rectification Scope of Works</p> <p>Please Note – Joint sealing included in item 1-403.</p> |  |




| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 4-403 | | |
| A | <p>Location & Description Balcony terrace – Builders remediation works</p> <p>The Author has observed that sections of the glass balustrade have been removed from the western and southern side of the balcony terrace.</p> <p>The owner occupant reported to the Author at the time of inspection, that the Builder had carried out remedial work to repair defective rendering to the balustrade walls. The Author observed patching to render of the balustrade walls in the locations where the glass balustrade had been removed. The Author observed that the removed glass balustrade had been stacked against the spa on the western side of the balcony terrace and adjacent to the staked glass balustrade was a bucket with the balustrade fixtures.</p> <p>The Author has found on conducting a percussion test that area where the render has been repaired to the external wall of balcony terrace was drummy and observed the render finish had significant craze cracks.</p> <p>The Author is of the view, that the Builder has failed to satisfactory apply the render system to the walls in accordance with the manufacturers guidelines and complete the repair works.</p> <p>The Author is also of the view, that the glass balustrade having not been reinstated by the Builder has created a significant safety risk to the occupants.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to carry out the in accordance with manufacturers guidelines • Failure of the Builder to complete the repair works | |
| C | <p>Breach(es)</p> <p><i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) & (f); ▪ Building contract – Defect liability period ▪ Incomplete contract works |  |



| | | |
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| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none">1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process.2. Gain access to required areas in accordance with Safework requirements.3. Cover and protect adjacent surfaces during the rectification work.4. Labour to remove defective render and dispose of demolition waste5. Labour to prepare substrate for rendering in accordance with the manufacturers guidelines6. Labour to apply proprietary render system to affected areas in accordance with manufacturers guidelines and building specifications7. Supply proprietary render system materials and ancillaries8. Labour to prepare rendered surfaces and apply paint system to match existing finishes9. Supply paint and ancillaries10. Labour to reinstate glass balustrade and metal handrails11. Labour to remove and dispose of building waste materials12. Make good any surfaces affected as part of the works, to their prior condition.13. Clean all affect surfaces14. Clean site and leave in a tidy condition upon completion of work |  |
|---|--|---|


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 5-403 | | |
| A | <p>Location & Description</p> <p>Northwestern and Southeast balustrade connection</p> <p>The Author has observed that the balustrade rail to the northwest and southeast corners of the balcony terrace are not securely connected.</p> <p>The Author is of the view, that the balustrade rail installation does not comply with the NCC 2016 Vol2 3.9.2.2</p> <p>3.9.2.2 Barriers to prevent falls</p> <p>(a) A continuous barrier must be provided along the side of a trafficable surface, such as—</p> <p>(i) a stairway, ramp or the like; and</p> <p>(ii) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of the Builder to carry out the with in accordance with the NCC 2016 Vol2 3.9.2.2 • Failure of Builder to carry out the in accordance with building contract specifications | |
| C | <p>Breach(es)</p> <p>Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) & (c); ▪ NCC 2017 Vol2 3.9.2.2 | |
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to: ADD FIXING OF HANDRAIL TO NORTHEASTERN END OF TERRACE</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to lay extend height of rendered column to provide balustrade connection 5. Supply bricks, sand and cement 6. Labour to apply proprietary render system to affected areas in accordance with manufacturers guidelines and building specifications |  |

7. Supply proprietary render system materials and ancillaries
8. Labour to prepare rendered surfaces and apply paint system to match existing finishes
9. Supply paint and ancillaries
10. Labour to extend metal balustrade rail and fix to make secure
11. Supply balustrade connections and ancillaries
12. Make good any surfaces affected as part of the works, to their prior condition.
13. Clean site and leave in a tidy condition upon completion of work



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|--|
| 6-403 | | |
| A | <p>Location & Description Unit 403 - Exterior rendered and cladding PE/Drainage</p> <p>The Author has observed.</p> <ul style="list-style-type: none"> weep holes to the perimeter of the exterior have been sealed by paint and render materials, there is a white discharge coming from various weep holes there is drummy and delamination of render to the building façade to the southeast side of the terrace outside the bedroom door. Rainwater was penetrating and seeping from cavity at the bottom corner to the eastern side of the sliding door to bedroom 3 <p>The Author is of the view, the Builder has failed to carry out the works in accordance with HEBEL manufacturers guidelines, AS2904 Damp-proof courses and flashings.</p> <p>Furthermore, the Author as identified in Item C-2 of the schedule the Building has failed to adequately weatherproof the Building by not completing the waterproofing and providing flashing to the roof above in accordance with NCC Vol1 2016 FP1.4 Weatherproofing, AS5654.2 and building contract specifications.</p> <p>The Author is of the view, that the Builder has systematically failed to carry out the works with due care, skill, diligence and in accordance with the relevant Australian standards and legislative requirements.</p> |  <p style="text-align: center;">Southeastend of balcony terrace Unit 403</p> |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Systematic failure if the Building to carry out the works in accordance with requirements of the NCC, relevant Australian Standards and manufacturers guidelines. Poor workmanship employed by Builder at the time of construction |  |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) & (c); NCC Vol1 2016 FP1.4 Weatherproofing Manufacturers installation requirements – Weepa covers AS2904 Damp-proof courses and flashings AS4654.2 -2012 Waterproofing membranes for external above-ground use Part 2: Design and installation |  |

| | | |
|----------|---|--|
| <p>D</p> | <p>Proposed Rectification Scope of Works Allow to:</p> <p>IN CONJUNCTION WITH REMEDIATION WORKS IN RELATION TO ITEMS R-1 AND C-2 OF THIS SCHEDULE.</p> <ol style="list-style-type: none">1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process.2. Gain access to required areas in accordance with Safework requirements.3. Cover and protect adjacent surfaces during the rectification work.4. Labour to recover weepholes5. Labour to remove defective render and dispose of demolition waste6. Labour to prepare substrate for rendering in accordance with the manufacturers guidelines7. Labour to apply proprietary render system to affected areas in accordance with manufacturers guidelines and building specifications8. Supply proprietary render system materials and ancillaries9. Labour to prepare rendered surfaces and apply paint system to match existing finishes10. Supply paint and ancillaries11. Make good any surfaces affected as part of the works, to their prior condition.12. Clean site and leave in a tidy condition upon completion of work | <p>rest</p>  <p>Image of Weepa cavity drain painted over</p>  <p>Moisture discharging from cavity to southern façade causing efflorescence staining to tile surface</p> |
|----------|---|--|

| Description Photograph(s) 6-403 | | |
|---|---|---|
|  |  |  |
| <p>Location of delaminating and drummy render southeastern end of terrace balcony</p> | <p>Blocked Weepa drainage slots to western façade</p> | <p>Efflorescence staining to tile surface caused from discharge from moisture seeping cavity drainage to south side of balcony terrace</p> |
|  |  |  |
| <p>Location of efflorescence staining to tile surface on south side of balcony terrace</p> | <p>Delaminating and drummy render to southeast corner of balcony terrace to exterior wall of bedroom 3</p> | <p>Efflorescence staining to tile surface caused from discharge from moisture seeping cavity drainage to south side of balcony terrace</p> |

Description Photograph(s) 6-403



Water seeping at junction of wall and sliding door to southeast following rain



Location of water penetration



Highly elevated level of moisture indicated to surface of rendered Hebel wall at southeast corner





Evidence of moisture seeping and efflorescence staining at western side of southeast sliding door







Location of moisture seepage and efflorescence staining to western side of southeast sliding door






High level of moisture indicated to Hebel rendered wall above location of water seepage and efflorescence staining


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 7-403 | | |
| A | <p>Location & Description Balcony terrace west – Power point</p> <p>The lot owner reported to the Author at the time of inspection, that there is no power to the external power point located on the western side of the balcony terrace.</p> <p>The Author has assumed that the lot owners statement is true and correct.</p> <p>The Author is of the view, that the Builder has failed to complete the works in accordance with building contract specifications.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; • Failure of Builder to complete the works in accordance with the building contract specifications | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Incomplete contract works |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to provide power to external power point 5. Make good any surfaces affected as part of the works, to their prior condition. 6. Clean site and leave in a tidy condition upon completion of work | |



| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|---|---|
| 8-403 | | |
| A | <p>Location & Description Southern side of main bedroom door – Painting</p> <p>The Author has observed poor setting to plasterboard at southern side of doorway on living area side of main bedroom door when viewed from a normal viewing position.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a); ▪ Fair Trading Guide to Standards & Tolerances 2017 10.18 Peaking or jointing in plasterboard - <p>10.18 Peaking or jointing in plasterboard Plaster peaking or jointing is defective if it is visible from a normal viewing position⁵.</p> | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to patch, repair and apply paint in accordance with AS2311:2017 Guide to the painting of buildings 5. Supply paint and ancillaries 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work | |


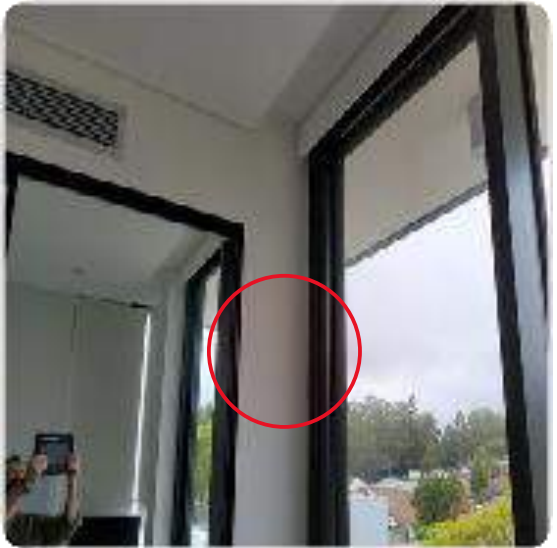
| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|-------|--|--|
| 9-403 | | |
| A | <p>Location & Description Bedroom 3 built in robe</p> <p>The lot reported to the Author at the time of inspection, that there is insufficient depth on the northern side of built in robe to hang clothing. The Author has observed that the northern side of the built-in-robe measures 400 mm to the northern side provided for hanging clothing and measures 490 mm to the southern end that has draws and shelving. On review of the architectural plans there is a service void to the northern side of robe that caused the reduction in depth.</p> <p>The Author is of the view, that the Builder should have provided the shelving to the northern side and for the hanging space to be provided to the southern side</p>  |   |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Failure of Builder to ensure that the work will be reasonably fit for the specified purpose of result. | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(f) | |






| | | |
|---|---|---|
| D | <p>Proposed Rectification Scope of Works</p> <p>Allow to:</p> <ol style="list-style-type: none">1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process.2. Gain access to required areas in accordance with Safework requirements.3. Cover and protect adjacent surfaces during the rectification work.4. Labour to remove existing joinery and install new joinery5. Supply new joinery6. Make good any surfaces affected as part of the works, to their prior condition.7. Clean site and leave in a tidy condition upon completion of work |  |
|---|---|---|


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|--------|---|--|
| 10-403 | | |
| A | <p>Location & Description Main bathroom shower screen – Damage</p> <p>The lot owner reported to the Author at the time of inspection, that the shower screen had been removed to by the Builder to conduct some remedial work, the Author observed that there is evidence that the fixed panel to the northern side of the shower has been damaged to the northeast corner with evidence the glass has been chipped.</p> <p>The Author is of the view, that the damaged due to poor workmanship employed by the Builder to carry out the maintenance.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder in carry out the repair work. | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1 (a) & (c); NSW Guide to Standards & Tolerances 2017 G – Responsibility to rectify – Builders are liable to repair damage caused to property in the course of completing their building work. | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to remove damaged shower screen, install new shower screen and seal all junctions to make watertight Supply new shower screen and sealant Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |


| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|--------|--|---|
| 11-403 | | |
| A | <p>Location & Description Bathroom door – Painting</p> <p>The Author has observed that the bathroom door has not been sealed to the top of the door and the bottom.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); ▪ NSW standards & tolerances 2017 – Painting ▪ AS2311:2017 Guide to the painting of buildings | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to remove and reinstall doors following repair 5. Labour to apply paint system in accordance with AS2311:2009 'Guide to Painting of Buildings' 6. Supply paint and ancillaries 7. Make good any surfaces affected as part of the works, to their prior condition. 8. Clean site and leave in a tidy condition upon completion of work | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|--------|--|--|
| 12-403 | | |
| A | <p>Location & Description Bedroom 2 ceiling – Painting</p> <p>The Author has observed paint repair in bedroom two to the northwest side of the room towards the upper ceiling and step up from the ceiling bulkhead patching has not been completed.</p> <p>The Author is of the view, that the Builder has failed to complete the repair works.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Failure of Builder to complete the rectifications works | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) ▪ Building contract – Defect liability period | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Labour to complete paint repair to affected area 4. Supply paint ancillaries 5. Cover and protect adjacent surfaces during the rectification work. 6. Make good any surfaces affected as part of the works, to their prior condition. 7. Clean site and leave in a tidy condition upon completion of work |  |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|--------|--|--|
| 13-403 | | |
| A | <p>Location & Description Bedroom 2 southeastern corner – Painting</p> <p>The Author has observed poor paint finish to the southeast corner of bedroom 2 adjacent to the sliding door.</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction | |
| C | <p>Breach(es) <i>Failure to comply with the following:</i></p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); AS2311:2017 Guide to the painting of buildings NSW standards & tolerances 2017 – 13.2 Surface finish of paintwork <i>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. (Highlighting added)</i> |  |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to patch, repair and apply paint in accordance with AS2311:2017 Guide to the painting of buildings Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|--------|--|--|
| 14-403 | | |
| A | <p>Location & Description Main bedroom door –Painting and Door furniture installation</p> <p>The Author has observed that the cavity sliding door to main bedroom –</p> <ul style="list-style-type: none"> the guide installed at the bottom of the door is causing damage due to operation and contact with the door paint finish The door furniture set is not catching keeper, needs adjustment. <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; Door does not operate as intended |  |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses 1(a) Building contract – Defect liability period AS2311:2017 Guide to the painting of buildings NSW standards & tolerances 2017 – 13.2 Surface finish of paintwork <p>Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. (Highlighting added)</p> |   |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to repair affected paintwork in accordance with AS2311:2017 Guide to the painting of buildings Labour to adjust door furniture and guides to operate as intended Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work |  |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|--------|---|---|
| 15-403 | | |
| A | <p>Location & Description Main living area ceiling above air conditioning vent - Distortion</p> <p>The Author has observed that there is evidence that the ceiling is just ordered and sagging above the air conditioning vent the kitchen bulkhead</p> <p>The Author is of the view, that the defect originated due to poor workmanship employed by the Builder at the time of construction.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> Poor workmanship employed by Builder at the time of construction; | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> Home Building Act 1989 (NSW) under Section 18B Clauses (a) & (c); NSW standards & tolerances 2017 – Distortion in horizontal surfaces | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. Gain access to required areas in accordance with Safework requirements. Cover and protect adjacent surfaces during the rectification work. Labour to rectify distortion to ceiling lining Labour to repair affected paintwork in accordance with AS2311:2017 Guide to the painting of buildings Labour to adjust door furniture and guides to operate as intended Supply paint and ancillaries Make good any surfaces affected as part of the works, to their prior condition. Clean site and leave in a tidy condition upon completion of work | |

| ITEM | COMMENTARY | PHOTOGRAPH(S) |
|--------|--|---|
| 16-403 | | |
| A | <p>Location & Description Entry door signage</p> <p>The occupant reported to the Author at the time of inspection, that the Builder had removed the unit number sign from the entry to repair defective pain works to the door and that the defective item remains outstanding.</p> <p>The Author has assumed that the owners statements are true and correct.</p> <p>The Author is of the view, that the Builder has failure to carry out the repair works.</p> |  |
| B | <p>Cause(s)</p> <ul style="list-style-type: none"> • Poor workmanship employed by Builder at the time of construction • Incomplete maintenance works | |
| C | <p>Breach(es) Failure to comply with the following:</p> <ul style="list-style-type: none"> ▪ Home Building Act 1989 (NSW) under Section 18B Clauses 1(a); ▪ Building contract – Defect liability period ▪ Incomplete contract works | |
| D | <p>Proposed Rectification Scope of Works Allow to:</p> <ol style="list-style-type: none"> 1. Provide site supervision. Supervisor to coordinate access and facilitate the works throughout the whole process. 2. Gain access to required areas in accordance with Safework requirements. 3. Cover and protect adjacent surfaces during the rectification work. 4. Labour to repair defective paintworks in accordance with AS2311:2017 Guide to the painting of buildings 5. Labour to fix unit number signage to entry door 6. Supply paint and ancillaries 7. Supply signage 8. Make good any surfaces affected as part of the works, to their prior condition. 9. Clean site and leave in a tidy condition upon completion of work | |

Unit number is missing to entry unit door.

11.0 AUTHOR SIGN OFF (DEFECT SCHEDULE)

Signed: 

Date: 25 February 2022

Scott Harper - Director
Scott.harper@eebc.com.au Mobile 0422365628



12.0 Harper Review



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he Construction Adviser (Giaouris) Report At

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achment F Section 10.6 - Defect Schedule

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|--------------------------------|---------------------------|-----------------|---------------------|---|--|
| Ground level entry area | | | | | |
| C 1 | Landscape (north of site) | Storm water pit | Not fit for purpose |  | <p>Bark is washing down storm water pit</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED – SCREEN MESH INSTALLED.</p> |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------------|----------------------|---------------------------------|---|--|
| C 2 | Ground floor north entry | Entry door threshold | See section 8.7 of this report. |  | Hebel external wall installed higher than internal habitable spaces. HARPER OBSERVATIONS AND COMMENTS – LOCATION OF ALLEGE DEFECT NOT INDICTED. |
| C 3 | Ground floor north entry | Floor tiles | See section 8.4 of this report. |  | Insufficient falls of 2mm per metre. HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING REFER ITEM C-10 SECTION 10 HARPER DEFECT SCHEDULE. |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|----------|------|--------|--|--|
| | | | |  |  |
| | | | | | <p>HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING</p> |

11 Mitchell Ave Jannali



Defect Schedule(Common area)




| | | | | | |
|-----|--------------------------|----------------|---|--|---|
| C 4 | Ground floor north entry | Hebel cladding | See sections 8.6 and 8.26 of this report. |  | Elevated moisture to base of Hebel wall.  HARPER OBSERVATIONS AND COMMENTS- DISAGREE - LOW LEVEL OF MOISTURE INDICATED. |
|-----|--------------------------|----------------|---|--|---|





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------------|----------------------------|---------------------------------|---|--|
| C 5 | Ground floor south entry | Hebel cladding (weepholes) | Note |  | Some weepholes have been installed to the Hebel facade. <div style="border: 1px dashed black; padding: 5px; width: fit-content; margin: 10px auto;"> HARPER OBSERVATIONS AND COMMENTS – CONCUR, NOTED </div> |
| C 6 | Ground floor south entry | Hebel cladding | See section 8.7 of this report. |  | Elevated moisture to wall outside of G05. No drainage to facade. Concrete hob not installed as per plans. <div style="border: 1px dashed black; padding: 5px; width: fit-content; margin: 10px auto;"> HARPER OBSERVATIONS AND COMMENTS – LOW LEVEL OF MOISTURE INDICATED. </div> <div style="text-align: right; margin-top: 10px;">  </div> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|-----------------------------|--------------------------|----------------|----------------------------------|---|--|
| C 7 | Ground floor south entry | Hebel cladding | See section 8.26 of this report. |  | <p>No pressure equalisation slots have been installed.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR, OUTSTANDING, REFER ITEM C-7 SECTION 10 HARPER REPORT..</p> |
| Common area (toilet) | | | | | |
| C 8 | Common area | Toilet ceiling | See section 8.14 of this report. |  | <p>Ceiling height is 2080mm</p> <p>HARPER OBSERVATIONS AND COMMENTS – CEILING HEIGHT IS DUE TO NO ALLOWANCE FOR FLOOR AND CEILING FINISHES.</p> <p>HOWEVER, IT IS HARPER'S VIEW THAT THE ROOM IS 'FIT FOR PURPOSE' AS THE ROOM HEIGHT IS ONLY 20 MM BELOW THE MINIMUM HEIGHT UNDER THE REFERENCED SECTION OF THE NCC WITH NO APPARENT IMPACT ON USE OF ROOM.</p> |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|---------------|-------------|--------------|--|---|--|
| | | | |  | |
| Facade | | | | | |
| C 9 | East facade | Unit balcony | See sections 8.5 and 8.6 of this report. |  | <p>Red - Waterproofing has been turned up base of FC sheets and Hebel.</p> <p>HARPER OBSERVATIONS AND COMMENTS – NOT EVIDENCE OF RECTIFICATION AS WORKS COMPLETE AT THE TIME OF INSPECTION.</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|--|---|---|
| C 10 | East facade | Cladding | See sections 8.5 and 8.6 of this report. |  | <p>Red - waterproofing turned up base of FC sheets. Blue - Hebel with no cavity drains.</p> <p>HARPER OBSERVATIONS AND COMMENTS – NO EVIDENCE OF RECTIFICATION AS WORKS COMPLETE AT THE TIME OF INSPECTION.</p> |
| C 11 | East facade | Hebel cladding | See sections 8.5 and 8.6 of this report. |  | <p>No drainage to Hebel. Waterproofing has been turned up base of Hebd.</p> <p>HARPER OBSERVATIONS AND COMMENTS – WATERPROOFING – NO EVIDENCE OF RECTIFICATION AS WORKS COMPLETE AT THE TIME OF INSPECTION.</p> <p>HEBEL DRAINAGE – OUTSTANDING, REFER ITEM 8-GO2 SECTION 10 HARPER DEFECT SCHEDULE.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|--|---|--|
| C 12 | East facade | Cladding | See sections 8.5 and 8.6 of this report. |  | <p>Red - waterproofing turned up base of FC sheets. Blue - No drip groove to soffit.</p> <p>HARPER OBSERVATIONS AND COMMENTS – WATERPROOFING – NO EVIDENCE OF RECTIFICATION AS WORKS HAD BEEN COMPLETED AT THE TIME OF INSPECTION.</p> |
| C 13 | East facade | Hebel cladding | See section 8.26 of this report. |  | <p>No pressure equalisation slots to wall. One weephole only visible.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|-------------|--|---|---|
| C 14 | East facade | Cladding | See sections 8.5 and 8.6 of this report. |  | <p>No visible pressure equalisation slots as required by Hebel manufacturer.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> |
| C 15 | East facade | FC cladding | See section 8.5 and 8.6 of this report. |  | <p>Base of FC sheets have been waterproofed up.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – WATERPROOFING – NO EVIDENCE OF RECTIFICATION AS WORKS HAD BEEN COMPLETED AT THE TIME OF INSPECTION.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|--|---|--|
| C 16 | East facade | Cladding | See sections 8.5 and 8.6 of this report. |  | Weephole has been waterproofed over, no drainage for Hebel. HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. |
| C 17 | East facade | Hebel cladding | See section 8.26 of this report. |  | Insufficient Hebel drainage HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|--|---|---|
| C 18 | East facade | Cladding | See sections 8.5 and 8.6 of this report. |  | <p>The single drainage provision has been waterproofed over.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – TEMPORARY WEEPA PROTECTION NOT REMOVED, REFER ITEM 8-GO2 SECTION 10 HARPER DEFECT SCHEDULE.</p> |
| C 19 | East facade | Hebel cladding | Note |  | <p>Some drainage provisions were identified at the Property.</p> <p>HARPER OBSERVATIONS AND COMMENTS –CONCUR</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------|--|---|---|
| C 20 | East facade | Cladding | See sections 8.5 and 8.6 of this report. |  | <p>Crack</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR, OUTSTANDING, REFER ITEM C-6 SECTION 10 HARPER DEFECT SCHEDULE.</p> |


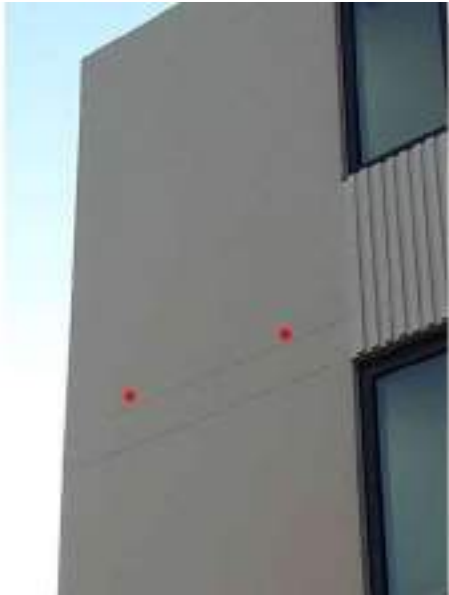
| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|--|---|--|
| C 21 | East facade | Hebel cladding | Works have not been completed with due care and skill. |  | <p>Weepholes have been partly covered.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 22 | East facade | Hebel cladding | See section 8.26 of this report. |  | <p>Drainage provisions are partly covered throughout the facade.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|----------------------------------|---|---|
| C 23 | East facade | Hebel cladding | See section 8.26 of this report. |  | <p>Drainage provisions are partly covered throughout the facade.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 24 | East facade | Hebel cladding | See section 8.26 of this report. |  | <p>Drainage provisions are partly covered throughout the facade.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |


| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|--|---|--|
| C 25 | East facade | Hebel cladding | See section 8.26 of this report. |  | <p>Drainage provisions are partly covered throughout the facade.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 26 | East facade | Privacy screen | Works have not been completed with due care and skill. |  | <p>Render to aluminium track</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR, OUTSTANDING REFER ITEM C-2 SECTION 10 HARPER DEFECT SCHEDULE.</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|-------------------|---------------------------------|---|---|
| C 27 | East facade | Balcony slab edge | See section 8.9 of this report. |  | Efflorescence.  HARPER OBSERVATIONS AND COMMENTS – CONCUR – ON GOING, CONCUR, OUTSTANDING REFER ITEM C-2 SECTION 10 HARPER DEFECT SCHEDULE. |
| C 28 | East facade | Balcony slab edge | See section 8.9 of this report |  | Efflorescence.  HARPER OBSERVATIONS AND COMMENTS – CONCUR – ON GOING, REFER ITEM C-2 SECTION 10 HARPER DEFECT SCHEDULE. |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|--|---|---|
| C 29 | East facade | Hebel cladding | See section 8.26 of this report. |  | <p>Drainage provisions are partly covered or missing throughout the facade.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> |
| C 30 | West facade | Units balcony | See section 8.5 and 8.11 of this report. |  | <p>Red - FC installed below water level.</p> <p>Blue - exposed edge of tile screed will result in efflorescence. Membrane has not been turned down edge as required by AS4654.2.</p> <p>HARPER OBSERVATIONS AND COMMENTS – WATERPROOFING – NO EVIDENCE OF RECTIFICATION AS WORKS COMPLETE AT THE TIME OF INSPECTION.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|----------------------------------|---|--|
| C 31 | East facade | Hebel cladding | See section 8.26 of this report. |  | <p>Red - FC installed below water level. Blue - set down height once tiled will not be compliant with AS4654.2.</p> <p>HARPER OBSERVATIONS AND COMMENTS – WATERPROOFING – NO EVIDENCE OF RECTIFICATION AS WORKS COMPLETE AT THE TIME OF INSPECTION.</p> |
| C 32 | West facade | Hebel cladding | See section 8.26 of this report. |  | <p>Missing drainage provisions to Hebel</p> <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR – OUTSTANDING, REFER ITEM C-7 SECTION 10 HARPER DEFECT SCHEDULE.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|----------------------------------|---|--|
| C 33 | West facade | Hebel cladding | See section 8.26 of this report. |  | Missing drainage provisions to Hebel. <div style="border: 1px dashed black; padding: 5px;"> HARPER OBSERVATIONS AND COMMENTS –PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. </div> |
| C 34 | West facade | Hebel cladding | See section 8.26 of this report. |  | Missing drainage provisions to Hebel. HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------|----------------|----------------------------------|---|---|
| C 35 | West facade | Hebel cladding | Note. |  | Hebel drainage provision. |
| C 36 | West facade | Hebel cladding | See section 8.26 of this report. |  | Drip from facade, as moisture has built up inside Hebel and escaping from control joint to Hebel and concrete junction. <div style="border: 1px dashed black; padding: 5px;"> <p>HARPER OBSERVATIONS AND COMMENTS - NO EVIDENCE OF DRIP.</p> <p>PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> </div> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------|----------------|---|---|--|
| C 37 | West facade | Hebel cladding | See section 8.26 of this report. |  | Missing drainage provisions to Hebel. <div style="border: 1px dashed black; padding: 5px;"> HARPER OBSERVATIONS AND COMMENTS – CONCUR, OUTSTANDING, OUTSTANDING, REFER ITEM C-7 SECTION 10 HARPER DEFECT SCHEDULE. </div> |
| C 38 | North Facade | Planter box | See section 8.4 of this report. Breach of 2.13 and 2.5.2 of AS4654.2 requiring falls to the base of the planter. |  | Water is ponding in base of planter. Breach of AS4654.2. <div style="border: 1px dashed black; padding: 5px;"> HARPER OBSERVATIONS AND COMMENTS - WORKS COMPLETED AT TIME OF INSPECTION. </div> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------|---------------|---|---|---|
| C 39 | North Facade | Planter box | Breach of 2.5.3.1 of AS4654.2 requiring a smooth substrate. |  | Blockwork has not been bagged prior to waterproofing. Smooth substrate required for waterproof application. <div style="border: 1px dashed black; padding: 5px; width: fit-content;"> HARPER OBSERVATIONS AND COMMENTS - WORKS COMPLETED AT TIME OF INSPECTION. </div> |
| C 40 | North Facade | Units balcony | See section 8.5 of this report. |  | FC sheet has been installed below water level. <div style="border: 1px dashed black; padding: 5px; width: fit-content;"> HARPER OBSERVATIONS AND COMMENTS - WORKS COMPLETED AT TIME OF INSPECTION. </div> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------|----------------|---|---|--|
| C 41 | North Facade | Hebel cladding | See section 8.26 of this report. |  | <p>Missing pressure equalisation slots to Hebel.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR, OUTSTANDING. OUTSTANDING, REFER ITEM C-7 SECTION 10 HARPER DEFECT SCHEDULE.</p> |
| C 42 | North Facade | Privacy screen | See sections 8.5 and 8.26 of this report. |  | <p>Missing drainage provisions to walls under windows</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR – OUTSTANDING, OUTSTANDING, REFER ITEM C-7 SECTION 10 HARPER DEFECT SCHEDULE.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------------------|----------------|--|---|--|
| C 43 | North Facade | Hebel cladding | Works have not been completed with due care and skill. |  | <p>Poor rendering work.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING, OUTSTANDING, REFER ITEM C-4 SECTION 10 HARPER DEFECT SCHEDULE.</p> |
| C 44 | South Facade (Mitchell Avenue) | Hebel cladding | See sections 8.5 and 8.26 of this report. |  | <p>No Hebel drainage. Blue - FC installed below ground level. Red - base of FC has been waterproofed up</p>  <p>HARPER OBSERVATIONS AND COMMENTS – HEBEL DRAINAGE – PE SLOTS ARE LOCATED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> |






| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------------------|----------------|---|---|---|
| C 45 | South Facade (Mitchell Avenue) | Cladding | See sections 8.5 and 8.26 of this report. |  | <p>Red - base of FC waterproofed up. Blue - Hebel with no drainage.</p> <p>HARPER OBSERVATIONS AND COMMENTS – WATERPROOFING – NO EVIDENCE OF RECTIFICATION AS WORKS COMPLETE AT THE TIME OF INSPECTION.</p> |
| C 46 | South Facade (Mitchell Avenue) | Hebel cladding | See section 8.26 of this report. |  | <p>No facade drainage</p>  <p>HARPER OBSERVATIONS AND COMMENTS – PE SLOTS ARE LOCATED TO THE EAST BELOW WINDOWS ARE IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> <p>HOWEVER, THE PE/DRAINAGE SLOT TO UNIT 105 HAS BEEN PAINTED OVER. REFER ITEM 4-G05 SECTION 10 HARPER DEFECT SCHEDULE</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------------------|----------------|--|--|---|
| C 47 | South Facade (Mitchell Avenue) | Hebel cladding | See section 8.5 of this report. Works have not been completed with due care and skill or as per manufacturer s details. |  | <p>FC installed below water level.</p>  <p>HARPER OBSERVATIONS AND COMMENTS - WORKS NOT CARRIED OUT IN ACCORDANCE WITH ENGINEERS DESIGN. REFER ITEM C-8 SECTION 10 HARPER DEFECT SCHEDULE</p> |




| | | | | | | |
|---|---|-----------------------|--|--|--|--|
| <p>11 Mitchell Ave, Jannali</p> <p>C 48</p> | <p>South Facade (Mitchell Avenue)</p> | <p>Hebel cladding</p> | | |  | <p style="text-align: right;"><small>Defect Schedule(Common area)</small></p> <p>Parapet wall caps required if Hebel, FC or Dintel.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING, REFER ITEM C-2 SECTION 10 HARPER DEFECT SCHEDULE</p> |
|---|---|-----------------------|--|--|--|--|



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------------------|----------|--|---|---|
| C 49 | South Facade (Mitchell Avenue) | Stair | Risk of trips and falls. |  | <p>Water is ponding on steps presenting a trip hazard.</p> <p>Timber sleeper retaining walls typically have a maximum height of 600mm. Engineer to confirm structural adequacy.</p> <p>HARPER OBSERVATIONS AND COMMENTS – RETAINING WALL - RESOLVED</p> |
| C 50 | South Facade (Mitchell Avenue) | Cladding | See section 8.9 and 8.24 of this report. |  | <p>Eaves to be tested for combustibility</p> <p>Efflorescence</p> <p>HARPER OBSERVATIONS AND COMMENTS –</p> <p>EAVE LINING – NOT A DEFECT – WOODFORD ALUMINIUM IS NON-COMBUSTIBLE</p> <p>EFFLORESCENCE – ONGOING REFER ITEM C-2 SECTION 10 HARPER DEFECT SCHEDULE.</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|-----------------------|--------------------------------|---------------------------------------|----------------------------------|---|--|
| C 51 | South Facade (Mitchell Avenue) | Balcony slab edge | See section 8.9 of this report. |  | <p>Efflorescence in this location is the result of failed waterproof membrane upturn.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – EFFLORESCENCE – ONGOING, REFER ITEM C-2 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| Basement Stair | | | | | |
| C 52 | Basement 1 | South east fire stair to ground level | See section 8.15 of this report. |  | <p>Missing nosing or compliant non-slip finish to steps</p>  <p>HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING REFER ITEM FS-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|---|---|
| C 53 | Basement 1 | South east fire stair to ground level | See section 8.23 of this report. Incomplete work. |  | <p>Gap to side of grated drain.</p> <p>HARPER OBSERVATIONS AND COMMENTS –OUTSTANDING</p>   |
| C 54 | Basement 1 | South east fire stair to ground level | Incomplete works Works have not been completed with due care and skill. |  | <p>A. Handrail cut off.</p> <p>B. Dintel off cut</p>  <p>HARPER OBSERVATIONS AND COMMENTS – HANDRAIL CUT IS SHARP AND COULD CAUSE INJURY</p> <p>DINCEL OFF CUT – OUTSTANDING</p> <p>REFER ITEM FS-2 SECTION 10 HARPER DEFECT SCHEDULE</p> |


| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|---|---|
| C 55 | Basement 1 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | Incomplete cleaning of concrete slurry.  HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C 56 | Basement 1 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | Sawdust and debris in concrete SH Rectified  HARPER OBSERVATIONS AND COMMENTS –RESOLVED |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|---|---|
| C 57 | Basement 1 | South east fire stair to ground level | See section 8.15 of this report. |  | <p>No nosing or non-slip finish.</p> <p>Details of paint to be provided to identify if non-compliant and tested to AS4586.</p> <p>HARPER OBSERVATIONS AND COMMENTS – NO DETAILS OF PAINT PROVIDED. REFER ITEM FS-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 58 | Basement 1 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | <p>Visible patching and slurry over pour from construction.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|--|--|
| C 59 | Basement 1 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | <p>Sensor temporarily installed.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –LIGHT SENSOR IS WORKING</p> |



| | | | | | |
|------|------------|---------------------------------------|----------------------------------|--|--|
| C 60 | Basement 1 | South east fire stair to ground level | See section 8.15 of this report. |  | <p>No nosing or non-slip finish</p> <p>Details of paint to be provided to identify if non-compliant and tested to AS4586.</p> <p>HARPER OBSERVATIONS AND COMMENTS – NO DETAILS OF PAINT PROVIDED.</p> <p>REFER ITEM FS-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
|------|------------|---------------------------------------|----------------------------------|--|--|





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|-------------------------------------|--|---|--|
| C 61 | Basement 1 | South east fire stair to ground lev | Breach of D2.13 of the BCA. See section 8.17 of this report. |  | <p>First riser is 179mm, adjacent riser is 185mm. Greater than 5mm difference in adjacent riser</p>  <p>HARPER OBSERVATIONS AND COMMENTS – DEVIATION IN RISERS HEIGHTS COMPLY WITH NCC 2019 3.9.1.2</p> |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|--|---|
| C 62 | Basement 1 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | Rough concrete edge. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|---------------------|---|--|
| C 63 | Basement 2 | South east fire stair to ground level | Safety issue. |  | <p>Water from base of stair entering adjacent storage area.</p> <p>Water ponding on the floor of the emergency exit is a potential slip hazard.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –OUTSTANDING REFER ITEM B-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 64 | Basement 2 | South east fire stair to ground level | Not fit for purpose |  | <p>The surface to the base of the stair is not only wet, but very rough in finish as such is not fit for purpose as it could cause slips and falls.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|---|---|
| C 65 | Basement 2 | South east fire stair to ground level | Safety issue. |  | <p>Ground water entering the fire stair area and adjacent storage.</p> <p>Water entering the adjacent storage areas restricts it from being used for its intended purpose.</p> <p>Water sitting on the surface of the emergency access stair is a safety hazard.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –OUTSTANDING REFER ITEM B-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 66 | Basement 2 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | <p>Sarking tape used around penetration</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|---|---|
| C 67 | Basement 2 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | Concrete slurry on treads. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C 68 | Basement 2 | South east fire stair to ground level | Works have not been completed with due care and skill. |  | Concrete hump poor workmanship HARPER OBSERVATIONS AND COMMENTS –RESOLVED |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|----------------------------------|---|---|
| C 69 | Basement 1 | North east fire stair to ground level | See section 8.15 of this report. |  | <p>No nosing or non-slip finish.</p> <p>Details of paint to be provided to identify if non-compliant and tested to AS4586.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C 70 | Basement 1 | North east fire stair to ground level | See section 8.15 of this report. |  | <p>No nosing or compliant non-slip finish</p>  <p>HARPER OBSERVATIONS AND COMMENTS –OUTSTANDING REFER ITEM FS-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |


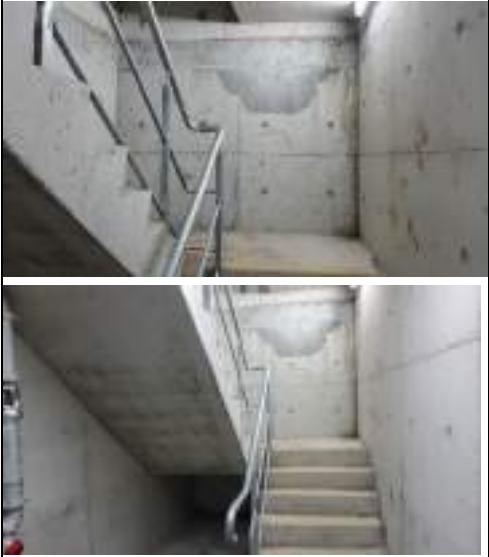


| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|--|---|---|
| C 71 | Basement 1 | North east fire stair to ground level | See section 8.23 of this report. Incomplete work. |  | <p>Gap adjacent to grate. Water can enter under grated drain</p>  <p>HARPER OBSERVATIONS AND COMMENTS –OUTSTANDING REFER ITEM B-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 72 | Basement 1 | North east fire stair to ground level | Fire engineer to assess |  | <p>Hollow fire rated frame Scott refer certification sh refer certification</p> <p>HARPER OBSERVATIONS AND COMMENTS –FIRE SAFETY CERTIFICATE PROVIDED.</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|----------------------------------|---|--|
| C 73 | Basement 1 | North east fire stair to ground level | Incomplete work. |  | <p>Void to fire rated concrete wall to fire stairs</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C 74 | Basement 1 | North east fire stair to ground level | See section 8.15 of this report. |  | <p>No nosing or compliant non-slip finish</p> <p>Details of paint to be provided to identify if non compliant and tested to AS4586.</p> <p>HARPER OBSERVATIONS AND COMMENTS – NO DETAILS OF PAINT PROVIDED.</p> |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|---|---|---|
| C 75 | Basement 1 | North east fire stair to ground level | Works have not been completed with due care and skill. Fire engineer to assess |  | Void to concrete. Moisture ingress Possible fire defect HARPER OBSERVATIONS AND COMMENTS –FIRE SAFETY CERTIFICATE PROVIDED. |
| C 76 | Basement 1 | North east fire stair to ground level | See section 8.19 of this report. |  | Corrosion HARPER OBSERVATIONS AND COMMENTS –RESOLVED |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|----------------------------------|---|--|
| C 77 | Basement 1 | North east fire stair to ground level | Incomplete work. |  | Sarking tape installed around pipe. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C 78 | Basement 1 | North east fire stair to ground level | See section 8.20 of this report. |  | Insufficiently vibrated concrete. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------------------|----------------------------------|---|--|
| C 79 | Basement 1 | North east fire stair to ground level | See section 8.18 of this report. |  | Non continuous handrail. <div style="border: 1px dashed black; padding: 5px;"> HARPER OBSERVATIONS AND COMMENTS - RESOLVED </div> |
| C 80 | Basement 2 | North east fire stair to ground level | See section 8.14 of this report. |  | Ceiling height 1.95 metres. HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING <div style="border: 1px dashed black; padding: 5px;"> HARPER OBSERVATIONS AND COMMENTS – CONCUR, OUTSTANDING REFER ITEM B2-2 SECTION 10 HARPER DEFECT SCHEDULE </div> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------|---------------------------------|---|---|
| | | North east | |  |  |
| C 81 | Basement 2 | hydrant room | See section 8.4 of this report. |  | <p>Water ponding</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------|----------------------|---|---|
| C 82 | Basement 2 | North east – hydrant room | Not fit for purpose. |  | <p>Pump not operational in fault mode. Pumps have not been commissioned.</p> <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 83 | Basement 2 | North east – hydrant room | Incomplete work |  | <p>Missing fixings throughout</p> <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------|------------------|---|--|
| C 84 | Basement 2 | North east – hydrant room | Incomplete work. |  | Nail in floor. Trip and safety hazard  HARPER OBSERVATIONS AND COMMENTS – RESOLVED |
| C 85 | Basement 2 | North east – hydrant room | Incomplete work |  | Missing fixings  HARPER OBSERVATIONS AND COMMENTS – RESOLVED |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------|---------------------------------|---|--|
| C 86 | Basement 2 | North east – hydrant room | Not fit for purpose. |  | <p>Water ponding under electrical back up batteries. Safety issue.</p> <p>When working on electricals to pump set, a worker will be standing in water.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 87 | Basement 2 | North east – hydrant room | See section 8.4 of this report. |  | <p>280mm water ponding in pit</p>  <p>HARPER OBSERVATIONS AND COMMENTS – NOT A DEFECT, DRAINAGE PROVIDED TO BASE OF PIT.</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--|---|---|--|
| C 88 | Basement 2 | North east – hydrant room North east hydrant room | Not fit for purpose. |  | <p>Incomplete work.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 89 | Basement 2 | – | Not fit for purpose See section 8.19 of this report. |  | <p>Hanging rod bending and corroded and installed instead of unistrut.</p> <p>Threaded rods are used for hanging not supporting</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------|--|---|--|
| C 90 | Basement 2 | North east – hydrant room | Fire engineer to inspect. HARPER OBSERVATIONS AND COMMENTS – RESOLVED |  | Open void to fire rated wall.  |
| C 91 | Basement 2 | North east – hydrant room | Fire engineer to inspect. HARPER OBSERVATIONS AND COMMENTS – RESOLVED |  | Void to fire rated wall.  |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------|--|---|--|
| C 92 | Basement 2 | North east – hydrant room | Works have not been completed with due care and skill. |  | Slurry over diesel pump set may void manufacturer's warranty  HARPER OBSERVATIONS AND COMMENTS – RESOLVED |
| C 93 | Basement 2 | North east – hydrant room | Works have not been completed with due care and skill. |  | Not Australian Standard tags.  HARPER OBSERVATIONS AND COMMENTS – SIGNAGE REMOVED |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|---------------------------|---------------------------|---|---|
| | | | |  |  <p>HARPER OBSERVATIONS AND COMMENTS – SIGNAGE REMOVED</p> |
| C 94 | Basement 2 | North east – hydrant room | Fire engineer to inspect. |  | <p>Void in fire rated wall.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|------------|--|---|--|
| C 95 | Basement 1 | Main entry | See section 8.19 of this report. |  | Localised waterproofing repairs. Corrosion..  HARPER OBSERVATIONS AND COMMENTS – REPAIRS FAILING, ISSUE OUTSTANDING REFER ITEM B1-2 SECTION 10 HARPER DEFECT SCHEDULE |
| C 96 | Basement 1 | Main entry | Works have not been completed with due care and skill. |  | Paper retained in soffit  HARPER OBSERVATIONS AND COMMENTS –RESOLVED. |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|------------|--|---|---|
| C 97 | Basement 1 | Main entry | Works have not been completed with due care and skill. |  | Power cable to be shortened and clipped to concrete. HARPER OBSERVATIONS AND COMMENTS RESOLVED - CABLE RAISED TO PROVIDE SAFE CLEARANCE. NOTE IF CABLE SHORTED MAY VOID MANUFACTURERS WARRANTY. |
| C 98 | Basement 1 | West wall | Incomplete work |  | Builders set out has not been cleaned off. HARPER OBSERVATIONS AND COMMENTS -RESOLVED |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|------------|---|---|--|
| C 99 | Basement 1 | South wall | Structural engineer to assess. Not fit for purpose |  | Block work wall, supporting Bondek has cracked. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C 100 | Basement 1 | South wall | Works have not been completed with due care and skill. Incomplete work |  | Nails retained throughout the soffit HARPER OBSERVATIONS AND COMMENTS –RESOLVED |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-----------------------------------|--|--|---|--|
| C 101 | Basement 1 Visitor parking bay | South (Column) | See section 8.20 of this report. |  | Insufficiently vibrated concrete. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C 102 | Basement 1 | South –over parking bay 18 (floor waste) | Works have not been completed with due care and skill. |  | Nails to soffit parking bay 18 Builders set out retained HARPER OBSERVATIONS AND COMMENTS –RESOLVED |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--|---------------------------------|---|--|
| C103 | Basement 1 | South – in front of parking bay 18 (floor waste) | See section 8.4 of this report. |  | <p>Water ponding.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|-------|--|---|---|
| | | | |  |  <p data-bbox="1615 560 1928 608">HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C 104 | Basement 1 | South | Works have not been completed with due care and skill. |  | <p data-bbox="1615 815 1883 831">Nails retained throughout soffit</p>  <p data-bbox="1615 1147 1928 1195">HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|----------------|-------------------|------------------|---|--|
| C 105 | Basement 1 | South east corner | Incomplete work. |  | <p>Incomplete hydraulic work to southeast corner and incomplete concreting.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C 106 | B1 and B2 ramp | Adjacent store | Incomplete work |  | <p>Nails retained in store adjacent to B1 to B2 ramp</p>  <p>HARPER OBSERVATIONS AND COMMENTS –LOCATION NOT ACCESSIBLE.</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|-------------|--|---|--|
| C 107 | Basement 1 | East column | Structural engineer to inspect. |  | Cold joint in structural column adjacent to ramp. HARPER OBSERVATIONS AND COMMENTS – NO SPECIFIC STRUCTURAL ENGINEERS INSPECTION CERTIFICATION PROVIDED. |
| C 108 | Basement 1 | Exit | Works have not been completed with due care and skill. |  | Hump at lift exit.  HARPER OBSERVATIONS AND COMMENTS –RESOLVED. |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|------------------------|--|---|--|
| C 109 | Basement 1 | Exit | Works have not been completed with due care and skill. |  | A. Open conduit  HARPER OBSERVATIONS AND COMMENTS –RESOLVED. |
| C 110 | Basement 1 | North east floor waste | Works have not been completed with due care and skill. |  | A. Duct tape to concrete B. Concrete around drain has not been completed with due care and skill  HARPER OBSERVATIONS AND COMMENTS –RESOLVED |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | | DEFECT DESCRIPTION |
|------------|------------|-----------------------|-------------------|---|--|---|
| C 111 | Basement 1 | North east fire stair | Incomplete work. |  | | <p>Missing coil tie plugs.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED.</p> |
| C 112 | Basement 1 | Parking bay 2 | Incomplete work . |  | | <p>Form work retained to parking bay 2 .</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|----------------|------------------|---|---|
| C 113 | Basement 1 | Parking bay 2 | Incomplete work. |  | <p>A. Nails retained in soffit.</p> <p>Nails protruding from soffit are a safety hazard for maintenance plumbing work.</p> <p>B. Builders setout retained on soffit</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED.</p> |
| C 114 | Basement 1 | B1 and B2 ramp | Incomplete work |  | <p>6 open conduits to concrete.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –NOT A DEFECT</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------------------|--|---|---|
| C 115 | Basement 1 | Ceiling area | Incomplete work. |  | <p>Builders set out marks retained throughout.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C 116 | Basement 1 | Ceiling clearance height | Works have not been completed with due care and skill. |  | <p>Note clearance of 2.2m required to basement</p> <p>Exit sign inside basement is under 2100mm high.</p> <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p>  |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|----------|------|--------|---|---|
| | | | |  |  |


| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|------------|--|---|---|
| C 117 | Basement 2 | North wall | See section 8.4 of this report. |  | <p>Stagnant water behind parking bay 30.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 118 | Basement 2 | North wall | <p>See section 8.4 of this report.</p> <p>Dish drain not draining as such not fit for purpose.</p> |  | <p>A. Saturated formwork to parking bay 30. B. Water ponding in dish drain.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|----------------|----------------------------------|---|--|
| C119 | Basement 2 | Parking bay 29 | See section 8.20 of this report. |  | Insufficient vibration of concrete. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C120 | Basement 2 | Parking bay 13 | See section 8.20 of this report. |  | Insufficient vibration of concrete. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |

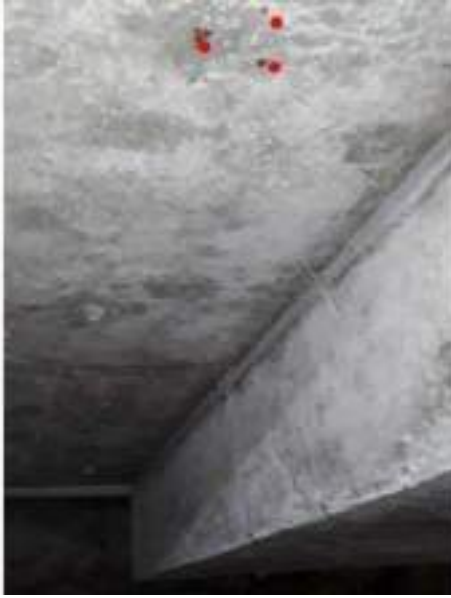



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|-----------------------|----------------------------------|---|---|
| C 121 | Basement 2 | Parking bay 29 | See section 8.20 of this report. |  | <p>Insufficient vibration of concrete</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C122 | Basement 2 | Behind parking bay 25 | Not fit for purpose |  | <p>Dish drain incomplete behind parking bay 25 Restricted with rock in way of water flow.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –DRAINAGE RESOLVED.</p> <p>WATER LEAKING FROM STORMWATER PIPE POOLING CONCRETE. REFER ITEM B2-3 SECTION 10 HARPER DEFECT SCHEDULE</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|--|---|--|---|
| | | | |  | |  |
| C 123 | Basement 2 | North of building - adjacent to ramp | Works have not been completed with due care and skill. |  | |  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|--|---|---|
| C 124 | Basement 2 | North of building - adjacent to ramp | Works have not been completed with due care and skill. |  | <p>Poor concreting works adjacent to ramp.</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C 125 | Basement 2 | Parking bay 24 (Column) | See section 8.20 of this report |  | <p>Insufficient vibration of concrete to parking bay 24</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | | DEFECT DESCRIPTION |
|------------|------------|----------------|---|---|--|---|
| C 126 | Basement 2 | Parking bay 24 | See section 8.19 of this report. Structural engineer to inspect. |  | | Exposed reinforcement bar corroding. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C 127 | Basement 2 | Parking bay 24 | See section 8.19 of this report. Structural engineer to inspect. |  | | Exposed and corroding reinforcement HARPER OBSERVATIONS AND COMMENTS –RESOLVED |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|---|---|--|
| C128 | Basement 2 | North of building - adjacent to ramp | See section 8.19 of this report. Structural engineer to inspect. |  | Corroding reinforcement. HARPER OBSERVATIONS AND COMMENTS –RESOLVED. NO SPECIFIC STRUCTURAL ENGINEERS INSPECTION DETAILS PROVIDED. |
| C129 | Basement 2 | North of building - adjacent to ramp | Structural engineer to inspect. |  | Shelf angle installed without fixings and not grout packed to support Bondek. HARPER OBSERVATIONS AND COMMENTS – NO SPECIFIC STRUCTURAL ENGINEERS INSPECTION DETAILS PROVIDED. |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|---|---|---|
| C 130 | Basement 2 | North of building - adjacent to ramp | See section 8.19 of this report. Structural engineer to inspect. |  | Corroded reinforcements to base of ramp.  HARPER OBSERVATIONS AND COMMENTS –RESOLVED. NO SPECIFIC STRUCTURAL ENGINEERS INSPECTION DETAILS PROVIDED. |
| C 131 | Basement 2 | North of building - adjacent to ramp | See section 8.19 of this report. Structural engineer to inspect. |  | Exposed reinforcement to base of ramp.  HARPER OBSERVATIONS AND COMMENTS –RESOLVED. NO SPECIFIC STRUCTURAL ENGINEERS INSPECTION DETAILS PROVIDED. |




| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|--|---|--|
| C 132 | Basement 2 | North of building - adjacent to ramp | Not fit for purpose. Incomplete work |  | Retained formwork in moist environment. Will attract termites. HARPER OBSERVATIONS AND COMMENTS –RESOLVED |
| C 133 | Basement 2 | North of building - adjacent to ramp | Works have not been completed with due care and skill. |  | Concrete beam filled with the debris HARPER OBSERVATIONS AND COMMENTS –RESOLVED |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|---|---|---|
| C 134 | Basement 2 | North of building - adjacent to ramp | Works have not been completed with due care and skill. |  | <p>Concreting has not been completed with due care and</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED</p> |
| C 135 | Basement 2 | North of building - adjacent to ramp | See section 8.19 of this report. Structural engineer to inspect. |  | <p>Corrosion to concrete soffit adjacent to ramp</p>  <p>HARPER OBSERVATIONS AND COMMENTS –RESOLVED.</p> <p>NO SPECIFIC STRUCTURAL ENGINEERS INSPECTION DETAILS PROVIDED.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|---|---|---|
| C 136 | Basement 2 | North of building - adjacent to ramp | See section 8.19 of this report. Structural engineer to inspect. |  | Exposed reinforcement to soffit of concrete ramp. HARPER OBSERVATIONS AND COMMENTS –RESOLVED. NO SPECIFIC STRUCTURAL ENGINEERS INSPECTION DETAILS PROVIDED. |
| C 137 | Basement 2 | North of building - adjacent to ramp | Works have not been completed with due care and skill. |  | Incomplete concreting. HARPER OBSERVATIONS AND COMMENTS –RESOLVED. |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | | DEFECT DESCRIPTION |
|------------|------------|--------------------------------------|--|---|--|--|
| C138 | Basement 2 | North of building - adjacent to ramp | Works have not been completed with due care and skill. |  | | Missing concrete.  HARPER OBSERVATIONS AND COMMENTS –RESOLVED. |
| C139 | Basement 2 | Lift area | Incomplete work |  | | Open conduits.  HARPER OBSERVATIONS AND COMMENTS –RESOLVED. |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------------|------------------|---------------------------|---|--|
| C 140 | Main switch room | Slab penetration | Fire engineer to inspect. |  | Open fire rated riser. HARPER OBSERVATIONS AND COMMENTS –RESOLVED. |
| C 141 | Main switch room | Slab penetration | Fire engineer to inspect |  | Fire safety consultant to inspect fire rating HARPER OBSERVATIONS AND COMMENTS –PENETRATIONS RESOLVED. |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|------------------|------------------|---------------------------|--|--|
| C 142 | Main switch room | Slab penetration | Fire engineer to inspect. |  |  <p data-bbox="1615 528 1868 600">HARPER OBSERVATIONS AND COMMENTS –RESOLVED. FIRE CERTIFICATE OF COMPLIANCE PROVIDED</p>  <p data-bbox="1615 884 2024 956">NO TRUNK ING TO ELECTRICAL WIRING EXPOSED REFER ITEM B1-8 SECTION 10 HARPER DEFECT SCHEDULE.</p> |





| DEFECT NO. | Building L LOCATION | Facade AREA | Note. BREACH | | <p data-bbox="1615 169 1854 185">Roof covered with pebbles</p>  <p data-bbox="1615 459 2101 528">HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING REFER ITEM C-2 SECTION 10 HARPER DEFECT SCHEDULE.</p> |
|------------|------------------------|------------------|---------------------------|--|---|
| C 143 | Main switch room | Slab penetration | Fire engineer to inspect. |  | |


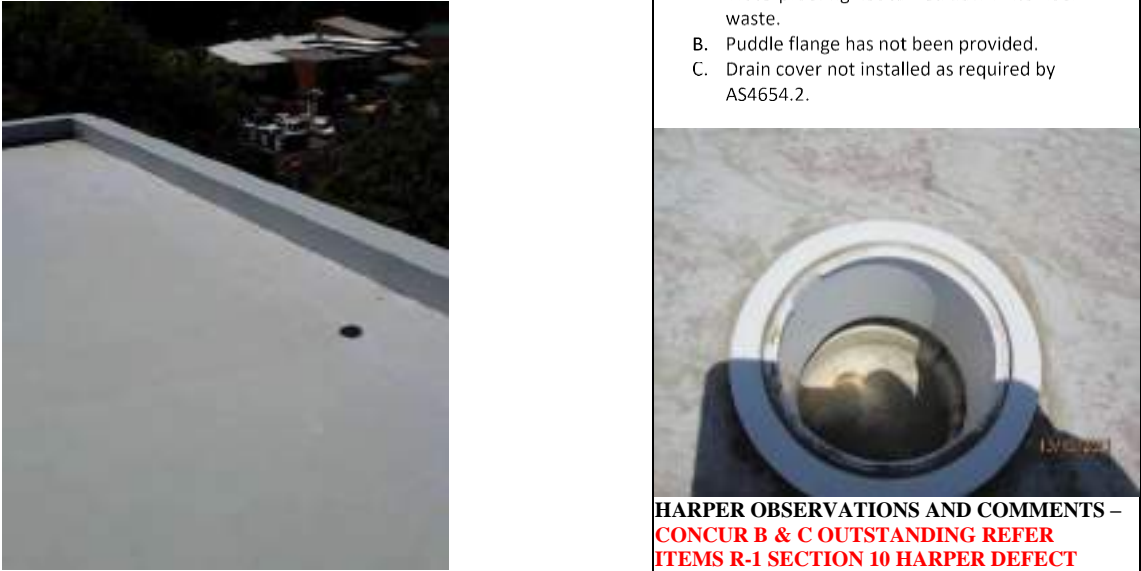
| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-------------|--|---|---|
| C 144 | Building L - Roof | Anchor bolt | Note. |  | <p>Roof anchor points.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – NOTED INSPECTION DATED OCTOBER 2020</p> |
| C 145 | Building L - Roof | Anchor bolt | <p>See section 8.11 of this report.</p> <p>Not fit for purpose</p> |  | <p>Waterproofing is failing Adhesion failure between layers</p>  <p>HARPER OBSERVATIONS AND COMMENTS – REFER ITEMS R-2 & R-3 SECTION 10 HARPER DEFECT SCHEDULE.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-------------|--|---|---|
| | | | |  |  <p>HARPER OBSERVATIONS AND COMMENTS –</p> <p>GRAVEL PLACED DIRECTLY OVER INSULATION.</p> <p>EVIDENCE OF DETERIORATION OF INSULATION.</p> <p>INSULATION NOT INSTALLED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.</p> <p>REFER ITEMS R-2 7 R-3 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 146 | Building L - Roof | Anchor bolt | See section 8.11 of this report. Not fit for purpose. |  | <p>Waterproofing is failing</p> <p>Adhesion failure between layers</p>  <p>HARPER OBSERVATIONS AND COMMENTS – REFER ITEMS R-2 7 R-3 SECTION 10 HARPER DEFECT SCHEDULE</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-------------|----------------------------------|---|--|
| C 147 | Building L - Roof | Cladding | See section 8.8 of this report. |  | Waterproofing does not extend into overflow. HARPER OBSERVATIONS AND COMMENTS – RESOLVED |
| C 148 | Building L - Roof | Floor waste | See section 8.11 of this report. |  | A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2. HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C, OUTSTANDING. REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-------------|----------------------------------|---|--|
| C 149 | Building L - Roof | Floor waste | See section 8.11 of this report. |  | <p>A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C. OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 150 | Building L - Roof | Floor waste | See section 8.11 of this report. |  | <p>B. Waterproofing not turned down into floor waste. Puddle flange has not been provided. Drain cover not installed as required by AS4654.2.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C. OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|--------------|--|---|---|
| C 151 | Building L - Roof | Concrete hob | Works have not been completed with due care and skill. |  | Rough substrate not compliant with AS4654.2 and manufacturers requirements.  HARPER OBSERVATIONS AND COMMENTS – CONCUR, OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |
| C152 | Building L - Roof | Concrete hob | See section 8.11 of this report. |  | A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2.  HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-------------|----------------------------------|---|---|
| C 153 | Building L - Roof | Floor waste | See section 8.11 of this report. |  | <p>A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2.</p> <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 154 | Building L - Roof | Floor waste | See section 8.11 of this report. |  | <p>A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2.</p> <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-------------|----------------------------------|---|--|
| C155 | Building L - Roof | Floor waste | See section 8.11 of this report. |  | <p>A. Puddle flange has not been provided. B. Drain cover not installed as required by AS4654.2.</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C. OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C156 | Building L - Roof | Overflow | See section 8.8 of this report. |  | <p>Waterproofing does not turn into overflow</p>  <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-------------|----------------------------------|---|--|
| C157 | Building L - Roof | Overflow | See section 8.11 of this report. |  | <ul style="list-style-type: none"> A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2. <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C158 | Building L - Roof | Floor waste | See section 8.11 of this report. |  | <p>Removal of plug will result in tearing of the waterproof membrane.</p> <p>HARPER OBSERVATIONS AN COMMENTS – OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|---------------------|--|---|--|
| C 159 | Building U - Roof | Adjacent to louvres | Works have not been completed with due care and skill. |  | Render protection tape left in position. Incomplete work.  HARPER OBSERVATIONS AND COMMENTS – RESOLVED |
| C 160 | Building U - Roof | Base of wall | Works have not been completed with due care and skill. |  | Voids in render finish  HARPER OBSERVATIONS AND COMMENTS – RESOLVED |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|--------------|--|---|---|
| C161 | Building U - Roof | Overflow | See section 8.8 of this report. |  | Waterproofing has not been turned into overflow. HARPER OBSERVATIONS AND COMMENTS – RESOLVED |
| C162 | Building U - Roof | Concrete hob | Works have not been completed with due care and skill. |  | Concrete hob formwork timber has created set down to perimeter of roof which will allow water to pond in recess. HARPER OBSERVATIONS AND COMMENTS – OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-----------------------------|--|---|--|
| C 163 | Building U - Roof | Concrete slab waterproofing | Works have not been completed with due care and skill. |  | <p>Rough substrate not suitable for waterproofing. AS4654.2 requires a smooth substrate</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C164 | Building U - Roof | Concrete slab | Works have not been completed with due care and skill. |  | <p>Rough substrate not suitable for waterproofing AS4654.2 requires a smooth substrate</p>  <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-----------------------------|--|---|---|
| C 165 | Building U - Roof | Concrete slab waterproofing | Structural engineer to inspect. See section 8.19 of this report. |  | Corrosion. HARPER OBSERVATIONS AND COMMENTS – CONCUR OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |
| C 166 | Building U - Roof | Pipe penetration | See section 8.11 of this report. |  | Waterproofing has not been turned up services pipe as required by AS4654.2. HARPER OBSERVATIONS AND COMMENTS – CONCUR OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|-----------------|--|---|--|
| C 167 | Building U - Roof | Side open drain | Works have not been completed with due care and skill. |  | Concrete hob formwork timber has created set down to perimeter of roof which will allow water to pond in recess. HARPER OBSERVATIONS AND COMMENTS – CONCUR OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |
| C 168 | Building U - Roof | Open drain | See section 8.11 of this report. |  | Open drains throughout rooftop. Waterproofing not turned down into floor waste HARPER OBSERVATIONS AND COMMENTS – CONCUR OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |



| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|------------|--|---|---|
| C 169 | Building U - Roof | Overflow | Works have not been completed with due care and skill. |  | Overflows were filled with render debris.  HARPER OBSERVATIONS AND COMMENTS – RESOLVED |
| C 170 | Building U - Roof | Open drain | Works have not been completed with due care and skill. |  | Paper bags stuffed into drain outlets throughout eave area.  HARPER OBSERVATIONS AND COMMENTS – RESOLVED |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|------------|--|---|--|
| | | | |  | <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C 171 | Building U - Roof | Open drain | Works have not been completed with due care and skill. |  | <p>Paper bags stuffed into drain outlets throughout eave area.</p> <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|----------------------|--|---|---|
| C172 | Building U - Roof | Open drain | Works have not been completed with due care and skill. |  | <p>Paper bags stuffed into drain outlets throughout eave area.</p> <p>HARPER OBSERVATIONS AND COMMENTS – RESOLVED</p> |
| C173 | Building U - Roof | Floor waste (spot 1) | See section 8.11 of this report. |  | <p>A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2.</p> <p>HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|-------------------|----------------------|----------------------------------|---|---|
| C 174 | Building U - Roof | Floor waste (spot 2) | See section 8.11 of this report. |  | A. Waterproofing not turned down into floor waste. B. Puddle flange has not been provided. C. Drain cover not installed as required by AS4654.2. HARPER OBSERVATIONS AND COMMENTS – CONCUR B & C CONCUR OUTSTANDING REFER ITEMS R-1 SECTION 10 HARPER DEFECT SCHEDULE |
| C 175 | Building L - Roof | Entry access ladder | Not fit for purpose . |  | Domestic access ladder not to AS1657 . HARPER OBSERVATION AND COMMENTS – RESOLVED CERTIFICATE OF COMPLIANCE PROVIDED. |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|---------------|---------------|---------------------------|---|---|
| C 176 | Level G lobby | Service riser | Fire engineer to inspect. |  | <p>Possible non-compliant fire rating.</p>  <p>HARPER OBSERVATION AND COMMENTS – RESOLVED</p> <p>FIRE SAFETY COMPLIANCE CERTIFICATE PROVIDED.</p> |
| C 177 | Level G lobby | Service riser | Fire engineer to inspect. |  | <p>Possible non-compliant fire rating.</p>  <p>HARPER OBSERVATION AND COMMENTS – RESOLVED</p> <p>FIRE SAFETY COMPLIANCE CERTIFICATE PROVIDED.</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|---------------|---------------|--|---|--|
| C 178 | Level G lobby | Service riser | Fire engineer to inspect. |  | <p>Possible non-compliant fire rating.</p> <p>HARPER OBSERVATION AND COMMENTS – RESOLVED</p> <p>FIRE SAFETY COMPLIANCE CERTIFICATE PROVIDED.</p> |
| C 179 | Level G lobby | Service riser | Works have not been completed with due care and skill. |  | <p>Missing screws to door hinge</p> <p>HARPER OBSERVATION AND COMMENTS – CONCUR OUTSTANDING REFER ITEM 2-GRD SECTION 10 HARPER DEFECT SCHEDULE</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|---------------|---------------|-------------------|---|--|
| | | | |  |  <p data-bbox="1610 715 2069 786">HARPER OBSERVATION AND COMMENTS – OUTSTANDING REFER ITEM 2-GRD SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 180 | Level G lobby | Service riser | Incomplete work . |  | <p data-bbox="1610 804 1839 826">Incomplete plasterboard .</p>  <p data-bbox="1610 1337 2069 1385">HARPER OBSERVATION AND COMMENTS – RESOLVED</p> |





| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|---------------|---------------|---------------------------|---|--|
| C181 | Level G lobby | Service riser | Fire engineer to inspect. |  | <p>Possible non-compliant fire rating.</p>  <p>HARPER OBSERVATION AND COMMENTS – RESOLVED</p> <p>FIRE SAFETY COMPLIANCE CERTIFICATE PROVIDED.</p> |
| C182 | Level G lobby | Service riser | Fire engineer to inspect |  | <p>Possible non-compliant fire rating</p>  <p>HARPER OBSERVATION AND COMMENTS – RESOLVED</p> <p>FIRE SAFETY COMPLIANCE CERTIFICATE PROVIDED.</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | | DEFECT DESCRIPTION |
|------------|---------------|---------------|---------------------------|---|--|---|
| C183 | Level G lobby | Service riser | Fire engineer to inspect. |  | | Lobby area ventilation not operational.  HARPER OBSERVATION AND COMMENTS – RESOLVED |
| C184 | Level G lobby | Service room | Incomplete work |  | | Missing floor finish.  HARPER OBSERVATION AND COMMENTS – NOT SPECIFIED ON CONTRACT |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------------|----------------------|----------------------------------|---|---|
| C 185 | Fire stair south of lift | Stair case nosing | See section 8.15 of this report. |  | <p>No nosing or compliant non-slip finish.</p> <p>Details of paint to be provided to identify if non-compliant and tested to AS4586.</p>  <p>HARPER OBSERVATION AND COMMENTS – REFER TO ITEM FS-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 186 | Upper ground level | Entry door threshold | See section 8.3 of this report. |  | <p>No compliant threshold detail.</p>  <p>HARPER OBSERVATION AND COMMENTS – REFER TO ITEM C-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------|----------------------|---------------------------------|---|---|
| C 187 | Upper ground level | Entry door threshold | See section 8.3 of this report. |  | No compliant threshold detail.  |
| | | | | | <p style="color: red; text-align: center;">HARPER OBSERVATION AND COMMENTS – REFER TO ITEM C-1 SECTION 10 HARPER DEFECT SCHEDULE</p> |
| C 188 | Upper ground level | Service riser | Fire engineer to inspect. |  | Missing fire rating to hydraulic pipe work.  |
| | | | | | <p style="text-align: center;">HARPER OBSERVATION AND COMMENTS –RESOLVED</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | DEFECT DESCRIPTION |
|------------|--------------------|---------------|--------------------------------|---|---|
| C 189 | Upper ground level | Service riser | Hydraulic engineer to inspect. |  | <p>No insulation to hot pipes.</p>  <p>HARPER OBSERVATION AND COMMENTS – RESOLVED</p> |
| C 190 | Upper ground level | Service riser | Fire engineer to inspect |  | <p>Incomplete plasterboard.</p>  <p>HARPER OBSERVATION AND COMMENTS – RESOLVED</p> |

| DEFECT NO. | LOCATION | AREA | BREACH | PHOTOGRAPH | | DEFECT DESCRIPTION |
|------------|--------------------|---------------|--------------------------------|---|--|---|
| C 191 | Upper ground level | Service riser | Hydraulic engineer to inspect. |  | | Services penetrations in service riser.  HARPER OBSERVATION AND COMMENTS – RESOLVED |
| C 192 | Upper ground level | Service riser | Fire engineer to inspect |  | | Services penetrations in service riser ,  HARPER OBSERVATION AND COMMENTS – RESOLVED |