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SITE INSPECTION AND REPORT

Report by:

Conducted on:



Site address

Client

Phone

Email

Dwelling type

Roof type

Nature of works

Builder

Duties

Our role is to assist our client with issues that may be identified as being within the scope of their builder/contractors to ensure that all construction items are correctly constructed and completed in a workmanlike manner and all relevant codes and industry practises as per the building regulatory system. As such the client has engaged our services to provide this report. We were instructed to inspect our client's roof structure and to report on the overall installation of all items within the roof structure.

Access

Access was gained to all required areas of the residence unless noted otherwise within the report. All high-level areas were accessed with the use of a drone.

Inspection and Report

This Report is a list of items that in our judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner, in relation to the Building Code of Australia, (BCA) the Building Regulations, any relevant Australian Standards and the acceptable standards and tolerances as set down by the Building Commission. Visual inspection of the overall finishes and quality of those finishes was completed with the use of a drone to access out of reach areas.

Report Conditions

The terms and conditions by which our site inspection and report are undertaken and supplied under are listed on the last page of this report.

The building process is progressive, items in this report may or may not be covered during the build. We recommend all clients book a reinspection and items from previous reports that we can no longer view will not be included in future reports. We will use all endeavours to ensure rectification, however we are limited to non-destructive methods of detection.

Summary

An inspection was conducted at the above address on **29/1/2024** for the purpose of a general inspection, requested by the client.

The inspection was conducted **without** the client present, and details exterior and interior.

The weather was fine at the time of the inspection.

Entry to site was obtained under the Building Act, 1993, section 240 and the Domestic Building Contracts Act, 1995, part 2, sections 17 and 19. We act and make limited representations under the direction of the dwelling owners under these two acts.

The results of our inspection have been fully detailed in the attached schedule of Building Defects.

Should the reader/s of this report have any additional questions in relation to the items set out within, they may contact the author via any of the methods detailed at the top of the cover page.

Schedule of Defects

Defects, observations, and other related comments from Roofing Inspection on **29/01/2024**:

1.

NCC 2019; 3.5.1.5: - Roof sheets must be fixed off as per Table 3.5.1.4.

Roof sheet fixing has not met this requirement.

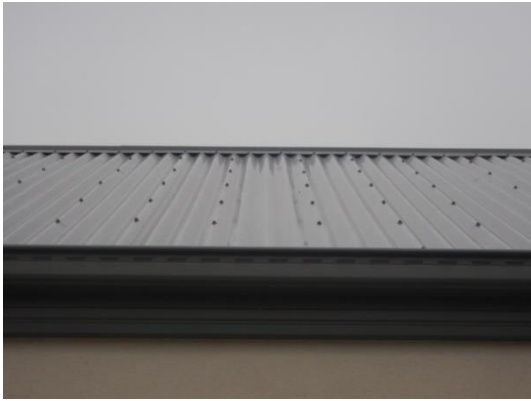
3.5.1.5 Fixing of metal sheet roofing

Metal sheet roofing must—

- (a) be either fixed through the roofing (crest fastening) or have concealed fasteners; and
- (b) be fixed at spacings in accordance with [Table 3.5.1.4](#); and

Table 3.5.1.4 Fixing requirements for sheet roofing

Sheet roofing profile	Fixing: End span	Fixing: Internal spans
Corrugated	Side lap and every second rib	Side lap and every third rib
Close pitched trapezoidal	Side lap and every second rib	Side lap and every third rib
Trapezoidal	Every rib	Every rib
Concealed fasteners	Every rib	Every rib



All areas to comply

2.

AS 1562.1; 4.4.2: - Fasteners in valleys or crests (of sheeting) shall be tightened to compress flexible seals without deforming the cladding or damaging any washers. Care should be exercised to prevent the entrapment of swarf between the seal and the cladding.

These requirements have not been fully met.

Note: Due to WH&S restrictions I am unable to climb on roofs. Nor am I able to view any parts of upper level roofs of two storey homes. The builder is responsible for ensuring all areas are compliant.

4.4.2 Pierced-fastened cladding

Fasteners in valleys or crests shall be tightened to compress flexible seals without deforming the cladding or damaging any washers.

Where nails are used, any local distortion shall not extend beyond the area covered by the washer and seal.

NOTES:

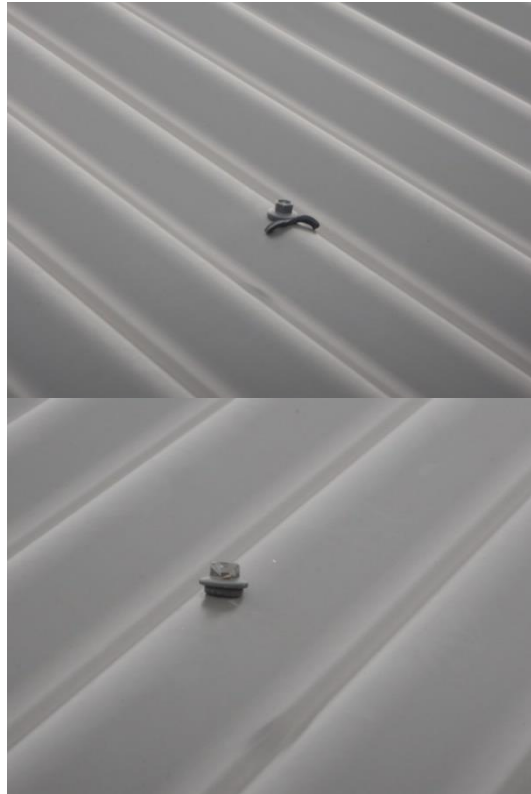
- 1 Compressed washers should be used to minimize water leakage and provide cladding performance as per design documentation (see Clause 3.5).
- 2 Care is to be exercised to prevent the entrapment of swarf between the seal and the cladding for both crest and valley fasteners.



Figure 3.6.1
It is important that you set screws correctly

3.6 Setting of screws

Fasteners with sealing washers should be tightened only until the washer is gripped firmly enough to provide a weathertight seal. The fasteners should not be over-tightened because this may split the sealing washer or deform the sheet, either of which could lead to water penetration. Take particular care when valley fixing because there is no flexibility with the sheet hard against its support. Take particular care to ensure the fastener is driven perpendicular to the sheeting to avoid deformation of the washer.



All areas to comply

3.

VBA Guide to Standards and Tolerances; 6.02: - Staining, folds, splits, dents, and other distortions in roof cladding are defective if visible from a normal viewing position at the ground or an upper floor level.

Roof sheeting to this dwelling has not met this requirement.

6.02 Roof cladding

Staining, folds, splits, dents, open joints between panels, cracking and other distortions in roof cladding is defective if it is visible from a normal viewing position at ground level or an upper floor level.

Any corrosion of roof cladding is defective unless it is caused by a lack of maintenance or damaged by the owner.



Front LHS



Rear Garage



Garage- All areas to comply

4.

The BlueScope ColorBond roofing products to the dwelling have been damaged during construction.

BlueScope Technical Bulletin-38 states that they do not support the use of touch-up paints on 'ColorBond' steel, and that their use will invalidate the BlueScope Warranty.

Damaged areas greater than 2mm in width will need to be replaced.

Technical Bulletin 38

May 2019. Revision 1.

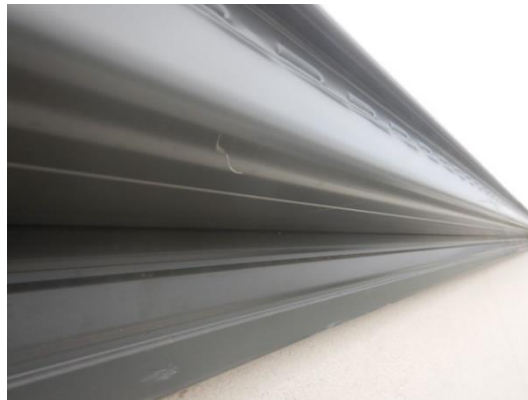
REPAIR OF MINOR SCRATCHES AND BLEMISHES

BlueScope does not recommend the use of touch-up paint to repair damage or scratches to the painted surface. As explained above, air-drying paints have different weathering characteristics to COLORBOND® steel, which leads to variations in appearance over time where touch-up paint has been used. BlueScope does not have a recommended method for the removal of touch-up paint. Minor scratches (< 2mm in width) should be left alone as the available metallic coating will continue to protect against corrosion providing the scratches are superficial and the metallic coating is not damaged. If scratches are more noticeable on new material, it is the recommendation of BlueScope to replace the affected product.

BlueScope does not recommend or support the use of touch-up paint on COLORBOND® steel. The application of post paint treatments or systems to the material will invalidate the BlueScope Warranty*.



Front



LHS



Ensure sealed- All areas to comply



Ensure sealed- All areas to comply

5.

It was noted a number of connections/fasteners were not completed at 40mm intervals as per NCC 3.5.1.7 or AS 3500.3 part 4.7.2.2. These areas must be reworked ensuring the required silicon sandwich prior to settlement.

3.5.1.7 Flashings and cappings

- (iv) Joints in *flashings* and cappings must be not less than 75 mm, lapped in the direction of the fall of the roof, and fastened at intervals not more than 40 mm.

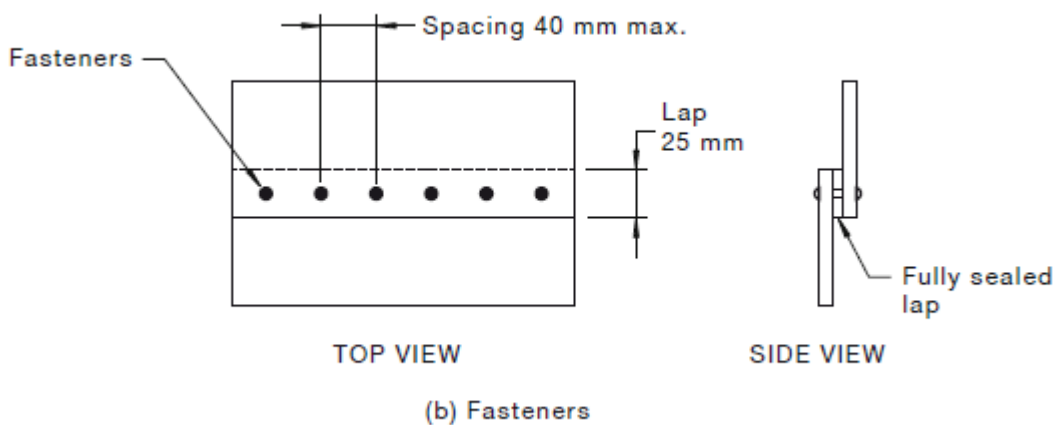
4.7.2.2 Sealant

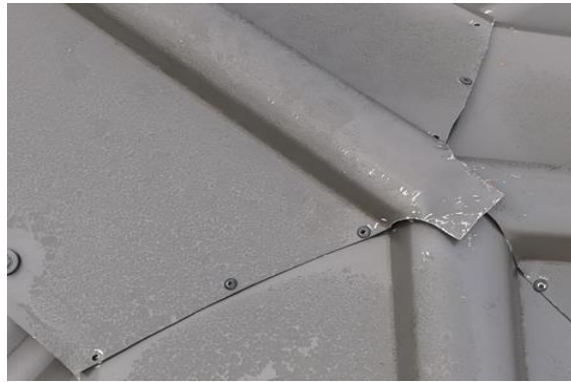
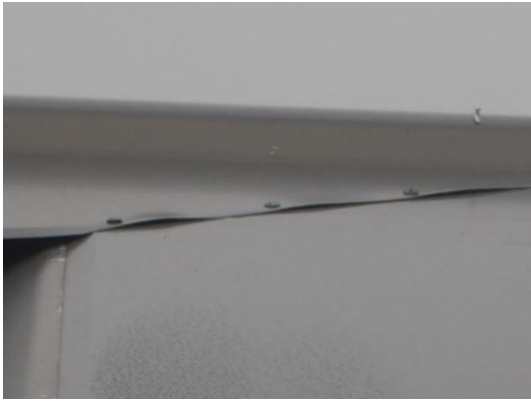
Sealant joints shall be used in conjunction with mechanical connections or fasteners as specified in AS/NZS 2179.1, and spaced at not more than 40 mm centres. The sealant shall be sandwiched between clean surfaces of the components of the joint to ensure a positive seal and to protect the sealant from exposure to ultraviolet radiation.

Laps shall be as per Clause 4.7.2.3.

4.7.2.3 Laps

The laps for eaves gutters shall be not less than 25 mm. The laps for box gutter fasteners shall be spaced at not more than 40 mm centres and not less than 10 mm from the edges of the joint.





Reinstate fixings- All areas to comply

Rectification Required: YES

TERMS & CONDITIONS OF BRD Drones Pty Ltd SITE INSPECTION AND REPORT

1. Scope

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Victorian Building Act 1993. We therefore have not checked and make no comment on the structural integrity of the building, nor have we checked the title boundaries, location of any easements, boundary setbacks, room dimensions, height limitations and or datum's, glazing, alpine and bush-fire code compliance, or any other requirements that is the responsibility of the Relevant Building Surveyor, unless otherwise specifically noted within this report.

2. Purpose

The purpose of our inspection is to identify any defects in the finishes and the quality of those finishes presented at the time of the inspection. This report contains a schedule of building defects that in the authors judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner in line with the Building Code of Australia, the relevant Australian Standards or Manufacturers Specifications.

3. Assumed Finishes

Our inspection was carried out on the quality of the fixtures and finishes as installed, and no investigation of any documentation or statutory requirements was carried out to verify their correctness.

4. Documentation

Unless otherwise noted any contractual documentation made available to us during our inspection is only viewed on an informal basis and we make no certification that the building has been constructed in accordance with them.

5. Non-Destructive Inspection

Unless otherwise noted our inspection was carried out on a non-destructive basis and exclude anything that would have require the removal of any fixtures, fittings, cladding, roofing, lining materials or the removal of any part of the pliable membrane.

6. Measurements/Levels

Unless otherwise noted no levels or measurements have been taken at the time of inspection.

7. Services, Appliances, Plants and Equipment

Unless otherwise noted, we did not test or check for appropriateness, capacity, correct installation or certification of any service, appliances, plant, and equipment,

8. Client Use

This report has been prepared for the exclusive use of the client/s whose name/s appear/s on the front of this report as supplied by BRD Drones Pty Ltd ABN 88 672 634 329 Any other person who uses or relies on this report without the author's written consent does so at his or her own risk and no responsibility is accepted by BRD Drones Pty Ltd or the author of this report for such use and or reliance.

9. Report Reproduction

This report cannot be reproduced in part; it must only be done so in full.

10. Reference

Any reference contained within this report to the Building Code of Australian, an Australian Standard, a manufacturers technical data sheet or installation instruction is neither exhaustive nor a substitute for the original document and are provided as a guidance only. BRD Drones Pty Ltd or the author of this report for the use or reliance upon of the part references contained within this report will accept no responsibility.

11. Report Exclusions

- a) Defects in inaccessible parts of the building including, but not limited to, inside the roof space;
- b) Defects not apparent by visual inspection, or only apparent in different weather or environmental conditions as to those prevailing at the time of the inspection;
- c) Defects that we did not consider significant enough to warrant any rectification work at the time of our inspection;

- d) Defects outside the scope of the client brief;
- e) Check measure of area and the overall building, for size, parallel and squareness unless otherwise noted;
- f) Enquiries of Council or any other Authorities;
- g) Defects in relation to PVC sewage and storm water pipes are not covered in this inspection. Clients must seek the services of a licenced plumber to check all sewage and storm water pipes.

12. VCAT Suitability

Unless specifically noted this report has not been prepared in-line with the requirements of Practice Note VCAT 2.