

DEFECT REPORT



For the Property Identified As 'Nothing'

Property Location

0 Nowhere St, Nowhere, NSW 0000

Strata Plan SP0000

This report has been prepared on behalf of: The Owners Corporation

Requested By: Strata Manager

Issue Date: February 2019

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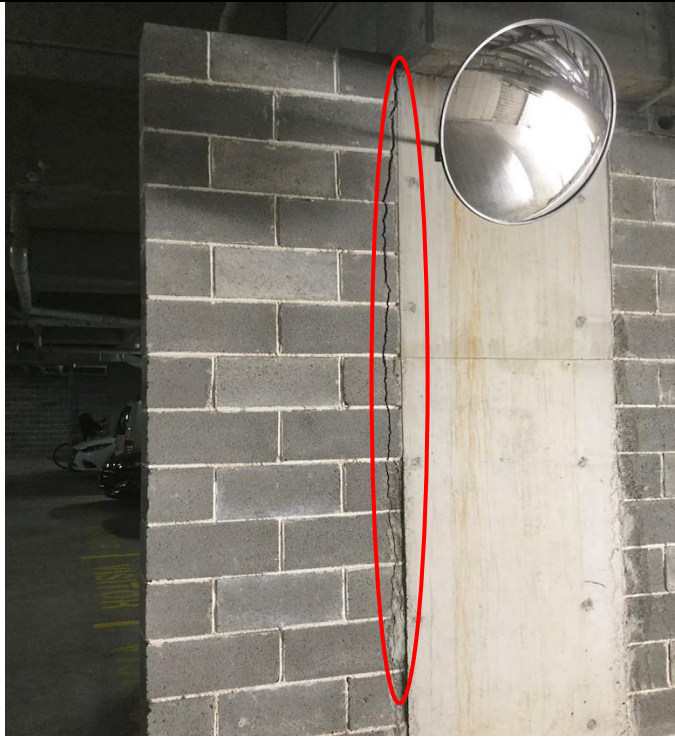
Section 2.



2.1 Carpark and Common Areas


Section 3.


3.1 Unit Defects


Section 2.1 Carpark and Common Areas

Item No.	Item Description & Cause	References (if applicable)	Brief Scope of Rectification Works	Photographic Record
Basement/Carpark				
<p>2.1.</p>	<p>Carpark</p> <p>Block blade wall on eastern side of main entry gate cracked for full height. Fault due to differential movement between blockwork and preformed concrete.</p> <p>Damage Category: 4 Severe crack.</p>	<p>National Construction Code</p> <p>Building Code of Australia Performance Requirements.</p> <p>BP1.1 A building or structure, during construction and use, with appropriate degrees of reliability, must perform adequately under all reasonably expected design actions including, but not limited to differential movement.</p>	<p>Dismantle blockwork wall and rebuild with movement gap between blockwork and precast concrete.</p> <p>Install foam barrier in vertical joint and fill with construction sealant and tool flush in accordance with manufacturer's recommendations and AS 3700.</p> <p>Refer to Appendix A: Expansion Joint Schematic.</p>	 <p>The photograph shows a vertical crack in a grey blockwork wall. The crack runs from the top to the bottom of the frame. To the right of the crack is a vertical precast concrete panel. A red oval is drawn around the crack. A circular light fixture is visible on the right side of the wall.</p>

Item No.	Item Description & Cause	References (if applicable)	Brief Scope of Rectification Works	Photographic Record
<p>2.2</p>	<p>Carpark</p> <p>Trench drains behind car spaces: A605 A1104 B502 B503</p> <p>Trench drains are not connected to storm water catchment pit. Drain inlets are capped.</p> <p>Trench drains are poorly formed.</p>	<p>Australian Standard AS 3500.3 Plumbing Drainage and Stormwater Drainage. Section 6 Surface and Subsoil Drainage Systems.</p> <p>Home Building Act 1989 Section 18 - Warranty Breach, poor workmanship and unsightly.</p>	<p>Cut open line of trench drain and re-form with sufficient fall to drain inlet.</p> <p>*Preferably fit Ag pipe to discharge into drain inlet. Fill newly formed trench drain with blue metal.</p> 	

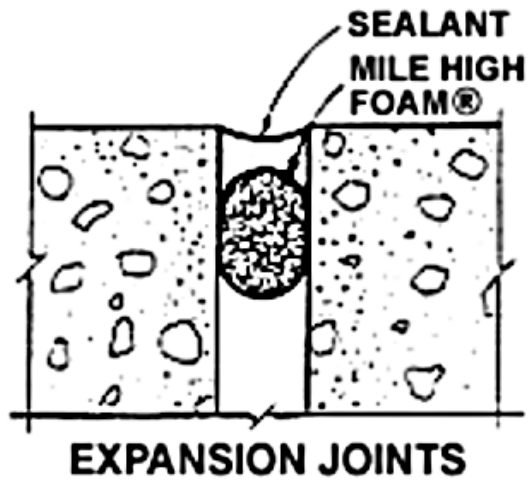
Item No.	Item Description & Cause	References (if applicable)	Brief Scope of Rectification Works	Photographic Record
Common Areas				
<p>2.3</p>	<p>Block B Level 7 Terrace Area</p> <p>Tiles on terrace lifted due to expansion during temperature changes and variations in moisture content. No expansion joints were provided for during the laying of tiles contrary to the requirements of AS3958.1 – Ceramic Tiles Guide to the installation of ceramic tiles.</p> <p>Calcification and efflorescence on tiling suspected to be due to defective membrane or damp proofing. Residential area below terrace.</p>	<p>AS3958.1 Section 5.4.5.2 (b) – Intermediate movement joints. Intermediate joints should be provided in evenly spaced positions at approximately 4.5m centres, or at locations where stress might reasonably be expected in – (ii) External floors where any dimension exceeds 4.5m.</p> <p>AS4654.1-2012 Waterproofing membranes for external use above ground.</p> <p>Home Building Act 1989 Section 18 - Warranty Breach, poor workmanship and unsightly.</p>	<p>Remove lifted tiles and determine quality and condition of waterproof membrane. Ensure compliance with AS4654.1-2012. If necessary, remove all tiles, prepare substrate and apply waterproof membrane in compliance with AS4654.1.</p> <p>Lay tiles with intermediate movement joints in compliance with AS3958.1. (See diagram below)</p> <p>When re-grouting tiles ensure that washed sand is used and/or treated with anti-efflorescence product such as Efflorescence Rid.</p> <p>Refer to Appendix A: Expansion Joint Schematic.</p>	

Item No.	Item Description & Cause	References (if applicable)	Brief Scope of Rectification Works	Photographic Record
Common Property in Units				
G01.01	Balcony Unsightly finish to balcony render. Crack to render finish.	Home Building Act 1989 S18. Warranty breach, poor workmanship and unsightly. NSW guide to Standards and Tolerances: 10.4 Cracking or other blemishes in rendered or hard plastered surfaces on a masonry substrate. AS2870 provides: If the crack is between 1mm-5mm it will constitute slight repair by filling the crack with caulking or a cement product.	Clean area and remove any debris from the affected area. Fill crack with caulking or cement product. If required, re-paint area to match adjacent areas.	

Item No.	Item Description & Cause	References (if applicable)	Brief Scope of Rectification Works	Photographic Record
<p>G01.02</p>	<p>Main Bedroom</p> <p>Carpet is pulling and generally poor quality throughout bedroom.</p>	<p>Home Building Act 1989 S18.</p> <p>Warranty breach, poor workmanship and unsightly.</p> <p>NSW Guide to Standards and Tolerances:</p> <p>S19.10 Floor Coverings.</p>	<p>Confirm if carpet, smooth edge and any other underlay have been installed to manufacturer's installation instructions; if yes, this is not a builder's defect.</p> <p>If no, carpet is to be removed and reinstalled according to manufacturer's installation instructions.</p> <p>Please note carpet is not referenced in the BCA or AS. Carpet falls under provisions of consumer law and can be assessed under product quality regulations if the install is not classified as defective workmanship.</p>	

Appendix A: Expansion Joint Schematic.

Item 2.1:



Item 2.3:

