



# Construction Quality Assurance Assessment Report

The Archicentre Australia Construction Quality Assurance Assessment Report is a visual assessment of the quality and workmanship of the property's construction against acceptable industry standards.



## Construction Quality Assurance Assessment Details

### CLIENT DETAILS

Name	Fred Sample	Booking No	2532
Telephone No	1234 456 678	Mobile No	1234 456 678

### ASSESSMENT DETAILS

Address of Property	7 Sample Street				
Suburb	Sampletown	State	SA	Postcode	5000
Date of Assessment	28 April, 2018		Time of Assessment	11am	
Proposed Use of Building	Single Residence				
Weather conditions	Fine				
Verbal summary to	Fred Sample		Date	28 April, 2018	

### ASSESSOR DETAILS

Your Architect:	Sydney Sample	Registration No:	Sample 123
ADDRESS			
Email	syd@samplesimple.sample	Phone	(07) Sample



**ASSESSMENT STAGE REVIEWED (as marked)****QA 1: Contract Review**

An explanation of common contract terms and client/builder obligations.

**QA 2: Base**

After concrete footings are poured or after stumps, piers, columns or the concrete floor is completed.

**QA 3: Frame**

When the wall and roof frame is complete.

✓

**QA 4: Lock Up**

When external walls are complete, windows, doors and roof coverings are fixed, flooring is laid and the building is secure.

**QA 5: Services (pre-lining)**

When preliminary plumbing and electrical works are complete and wall insulation is in place.

**QA 6: Fix/Fit-out (pre-paint)**

When all interior work is complete and the property is ready for painting.

**QA 7: Pre-handover**

When the property is presented for handover.

**QA 8: Maintenance Period Expiry**

A final Assessment just before the Maintenance or Defects Liability period expires (typically 3-6 months after completion).

**ASSESSMENT EXTENT**

Extent of new building work:

Whole of building

Where Part new building work, described extent:

NA

**Summaries**

No of Storeys	1	Footings	Concrete Slab	Roof	Corrugated Iron
Ground Floor Structure	Concrete	Ground Floor Substrate	Concrete	Ground Floor Walls	Timber framed
First Floor Structure	NA	First Floor Substrate	NA	First Floor Walls	NA
Windows	Powdercoated				

**ASSESSMENT SUMMARY**

Framing shows signs of being incomplete.

# The Scope of Service

Your Report is prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – in accordance with Australian Standard 4349.0-2007- Assessment of Buildings Part 0: General Requirements and any other Australian Standards, definitions and reference documents cited.

Your Report is prepared based upon a visual Assessment of the condition of the reasonably accessible parts of the property and on the basis of the prevailing structural, soil and weather conditions at the time of the inspection. It does not cover enquiries of councils or other authorities, nor is it a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.

Your Report will not disclose defects in inaccessible areas, defects that are concealed and/ or not reasonably visible, defects that may be apparent in other weather conditions or defects that have not yet arisen. Changes in usage can cause defects and any abuse of the premises is likely to do so.

Your Report does not cover all maintenance items, particularly those such as jamming doors, windows or catches, decorative finishes and hairline or slight cracks. This is in accordance with Category 0 and 1 of Appendix C – Australian Standard AS 2870-2011.

Your Report is not a pest inspection. If clients wish to have a timber pest inspection, please contact Archicentre Australia to arrange.

Your Report is not intended to instruct a contractor or to be used in the administration of a construction contract. Unless stated otherwise, this Report does not cover enquiries of councils or other competent authorities or reference to contract documentation and will note incomplete and/ or defective work in reference to the Guide to Standards and Tolerances produced by the Victorian Building Authority (previously the Building Commission), or similar in each State or Territory.

## For Strata, Stratum and Company Title Properties

The Assessment is limited to the nominated individual property including associated private open space. It is not the scope of this Assessment to include common or other adjacent property. Legal advice should be obtained as to the liability to contribute to the cost of repairs in respect of any common property.

## WHAT IS INCLUDED IN YOUR REPORT

Upon a visual Assessment of the reasonably accessible parts of the property identification of:

- Observed building defects;
- Observed incomplete work;
- Observed area or items of poor quality workmanship;

## WHAT IS NOT RECORDED IN YOUR REPORT

- Recommended action for identified defects;
- Instructions to the Builder
- Identification of toxic mould, or asbestos related products;
- Condition or operation of swimming pools, spas or their surroundings, rainwater or grey water tanks or treatment and similar facilities;
- Condition, adequacy or compliance of electrical, gas and plumbing systems including roof plumbing, underground pipes or drainage systems;
- Operation, adequacy or compliance of security and communications systems, smoke alarms, building services, building automation, electrically operated doors including garage doors, plant, equipment, mechanical, gas or electrical appliances and fittings;
- Footings below ground, soil conditions, site factors and hazards;
- Compliance with legal, planning, regulatory including Building Code of Australia, sustainability or environmental matters including but not limited to the adequacy or safety of insulation, waterproof membranes and/ or other installations, Bushfire Attack Level assessments;
- Timber, metal or other framing sizes and adequacy;
- Common areas or facilities in the case of multi- unit developments or apartment buildings.

## Assessment Access

Your architect can only assess the reasonably accessible parts of the property. Reasonable accessible parts of the property are those which can be safely accessed by a 3.6 metre ladder or those which have at least 600mm unimpeded vertical and horizontal clearance without the removal of any furniture, fittings – be they fixed or otherwise – cladding, or lining materials, plants or soil. The extent of accessible areas will be determined by the architect at the time of the inspection.

Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations. Areas in excess of 3.0 m above ground level can only be visually assessed from ground level or a safely erected 3.6m extension ladder. Upper floor areas in excess of 2.7m above ground floor level cannot be accessed for Assessment by your architect unless safe access is provided.

Reasonable Access may not be possible due to physical obstructions or conditions that may be hazardous or unsafe to the architect. Access restrictions will be noted where appropriate.

## Attachments

The following selected attachments are an important part of this Report. These can be downloaded from the Archicentre Australia Supplementary Documents web page - [http://www.archicentreaustralia.com.au/report\\_downloads/](http://www.archicentreaustralia.com.au/report_downloads/) or by referring to the Report cover email for downloading instructions. If you have difficulty downloading the information, please contact Archicentre Australia on 1300 13 45 13 immediately.

ITEM		ITEM		ITEM	
Property Maintenance Guide	✓	Cracking in Masonry	✓	Treatment of Dampness	✓
Health & Safety Warning	✓	Roofing & Guttering	✓	Re-stumping	NA
Termites & Borers	✓				

## Terms & Conditions

This Report is prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – and the named architect and is supplied to you (the named client) on the basis of and subject to the Scope of Service and the Terms and Conditions of Assessment and accepts no responsibility to other persons.

The Report has been prepared in accordance with Australian Standard 4349.0-2007 Assessment of Buildings Part 0: General Requirements and to any other Australian Standards, definitions and reference documents cited in the Scope and Terms and Conditions.

Report is to be read in conjunction with all other Archicentre Australia Reports prepared for you and issued concurrently for the property.

The Scope of Service and the Terms and Conditions take precedence over any oral or written representations by Archicentre Australia, to the extent of any inconsistency.

The Report has been prepared by the architect (named within), with reasonable care, subject to the following:

1. The Report is not a guarantee but is a professional opinion on the condition of the assessed property.
2. The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.
3. Archicentre Australia does not accept responsibility for services other than those provided in this Report.
4. Archicentre Australia's liability shall be limited to the provision of a new Assessment and report or the payment of the cost of a new Assessment and report, at the election of Archicentre Australia.
5. The Assessment assumes that the existing use of the building will continue. The Assessment will not assess the fitness of the building for any intended purpose. Any proposed change in use should be verified with the relevant authorities.
6. The Property Maintenance Guide constitutes a vital part of the Report's recommendations. Failure to observe either the recommendations or the Property Maintenance Guide could lead to premature deterioration of the property.

7. The Health and Safety Warnings constitutes a vital part of Archicentre Australia's recommendation to you. Failure to observe the provisions of the warning sheet could jeopardise the safety of the occupants.
8. The Report and its appendices and attachments, as issued by Archicentre Australia, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the architect's recommendations, shall be relied upon by you.
9. If you are dissatisfied with the Report you agree to promptly give Archicentre Australia written notice specifying the matters about which you are dissatisfied and allow Archicentre Australia to attempt to resolve the matters with you within 28 days of receipt by Archicentre Australia of such written notice before taking any remedial action or incurring any costs.
10. Reference to Archicentre Australia in this Report and any other documentation includes, where the context permits, its agents and representatives authorised to act on its behalf.
11. These Terms and Conditions are in addition to, and do not replace or remove, any rights or implied guarantees conferred by the Competition and Consumer Act 2010 or any other consumer protection legislation.

# Construction Quality Assurance Assessment Report

The Construction Quality Assurance Assessment Report will note evident incomplete and /or defective work to the reasonably accessible areas of the property with reference to the Guide to Standards and Tolerances produced by the Victorian Building Authority or similar in each State or Territory.

## List of Evident Defective Or Incomplete Work

1. Roof trusses need additional fixings
2. Paint has occurred before remedial works have been completed

## External Elements

Site	3. und needs to be removed from tanks
Out Buildings & Attached Structures	
External Building Elements	5. sses need fixings
External Access Limitations	6. access to timber deck framing

## Internal Areas

Internal Living & Bedroom Areas	
Internal Service(Wet) Areas	
Services*	
Internal Access Limitations	10. me stage - assess at Lock-up

\*Appliances e.g. Air conditioning, heating, fans etc. have been turned on, but operational performance has not been tested.

\*\*These items have been visually assessed unless otherwise noted but have not been tested for operation or compliance.

## List of Evident Defective or Incomplete Work

Address: 7 Sample Street Sampletown



IMG 1

Paint applied before repairs carried out



IMG 2

More fixing required



IMG 3

Ground retained by tanks