

SPECIFIC DEFECT INSPECTION REPORT

SCOPE OF INSPECTION

The purpose of the inspection is to provide advice to the Client regarding the condition of a specific building defect that is of concern to the client. Special conditions and instructions regarding the area to be inspected are outlined below under 'special conditions or instructions' on page two of this report. ONLY the issues listed will be inspected. No other building element will be inspected or reported on.

Date & Time of Inspection -26th Sep 2014 @ 11:00 am

Address of Inspection -5/30 Smith St, Clayton, VIC



Please consider the environment before printing this report.

Booking Details

Job Number	0303
Client Name	Ben & Kate Smith
Commissioned By	As Above
Client Phone Number	0400xxxxxx
Contact Email	smith@smithst.com.au
Inspection Address	5/30 Smith St, Clayton, VIC
Consultant Name	Paul Lewis
Inspection Company	Building Inspections Australia
Consultant Phone Number	0438255424
Consultants Email	paul@buildinspectaustralia.com.au

Property & Inspection Details

Main Structure	Unit
Number of Levels	Single Storey
Number of Bedrooms	Three
Floor & Foundation Elements	Slab on Ground
Roof Elements	Concrete Tiles
Internal Walls	Plasterboard
External Walls	Brick Veneer
Windows	Aluminium
Other Structures	Not Applicable
Occupancy / Furnished	Occupied & Furnished
Strata Title	Unknown
Orientation-from what direction the property was viewed & reported on	South
Weather Conditions	Dry

Areas Inspected

See inspection Results for areas inspected

Areas Not Inspected

Not Applicable

Special Conditions or Instructions

Were any special requirements, requests or instructions given by the client or the client's representative prior to the inspection?

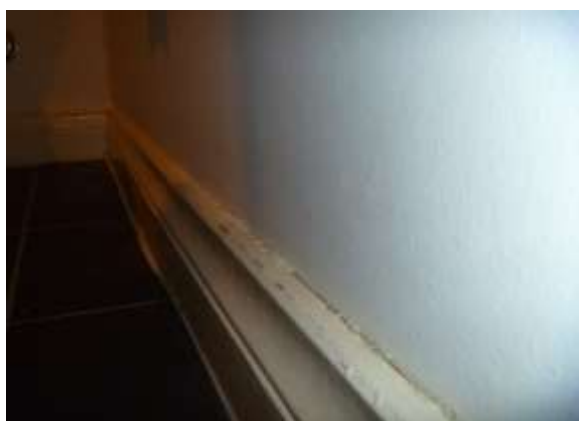
The client is concerned about ongoing water damage from a leak somewhere in the vicinity of the shower area. The building is 4 years old and still within the 7 year Builders Warranty period. The client has engaged Building Inspections Australia to inspect the area and compile a report on the evidence found.

Inspection Results

1.1

Inspection Area: Main Building
Location: Interior
Finding: Swollen Skirting Boards & Architrave

Information: The skirting boards on the rear of the shower and next to the toilet were significantly swollen. Also the architrave on the cavity slider was swollen to around 200mm off the tiles. A moisture meter was used to check moisture content of the mdf mouldings with a very high reading to all areas including the lower plaster board. The floor boards behind the shower are also water stained.

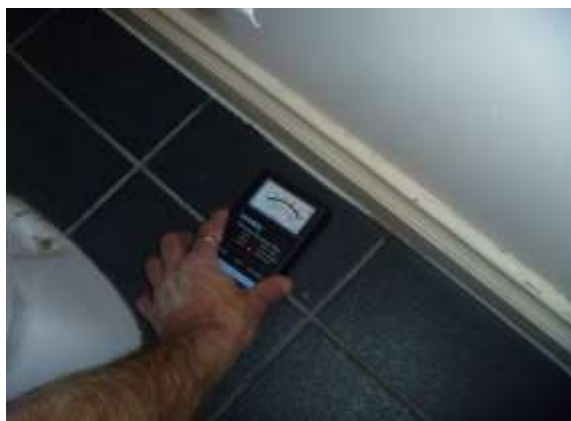


1.2

Inspection Area: Main Building
Location: Interior
Finding: Floor Tiles - High Moisture

Information: A moisture meter was used to check all areas of the bathroom floor tiles. The majority of the floor area showed high readings indicating that moisture from the shower area is seeping across the underside of the tiles. Over time the tile adhesive will loosen causing movement and subsequent cracking and drummy tiles.



**1.3**

Inspection Area: Main Building
Location: Interior
Finding: Water Seepage - Shower Screen

Information: Water seepage from the shower screen was observed. The client explained that this has always happened. This is either to do with the major moisture defect or seepage from the shower screen.

**1.4**

Inspection Area: Main Building
Location: Interior
Finding: Wall Plates

Information: Existing holes to the plaster linings at the rear of the shower were inspected. The wall plate showed significant moisture damage and mould starting to develop. This indicates a constant presence of water on the timber member.



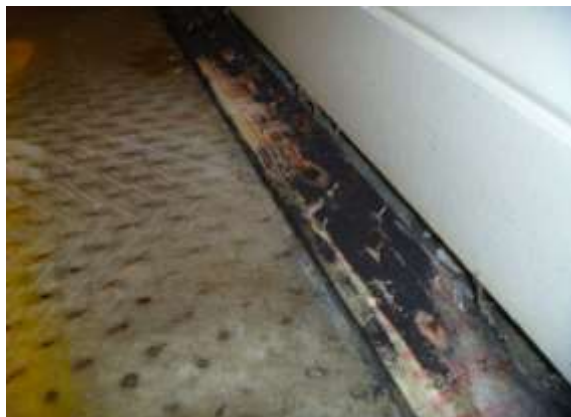


1.5
Inspection Area: Main Building
Location: Interior
Finding: Holes Behind Taps & Shower Head

Information: To determine the reason for the moisture, holes were cut directly behind the shower head and taps. After turning the taps on no leaks were observed in these areas and no plaster was found to be damaged. All areas remained dry. This evidence indicates the moisture is rising from the slab and not falling from a plumbing leak above.

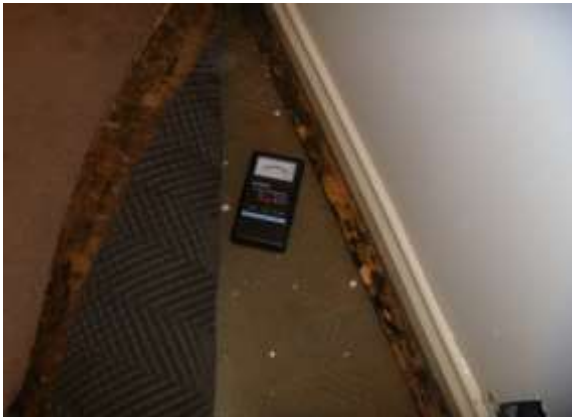
1.6
Inspection Area: Main Building
Location: Interior
Finding: Carpet Lifted

Information: To further investigate, the carpet in the hallway behind the shower was lifted to check the underside for moisture evidence or damage. Significant damage was observed to the underside of the carpet and smooth edge timber material. High moisture was clearly visible on the concrete slab and carpet underlay. Mould was developing and rot was forming on the smooth edge. It is the opinion of the consultant that the moisture is coming up from under the slab and could be from a cracked or poorly sealed plumbing connection in the shower waste under the slab.



1.7
Inspection Area: Main Building
Location: Interior
Finding: Additional Photos Under Carpet

Information: See photos. Photo 1 even shows a small amount of water ponding.



1.8

Inspection Area: Not Applicable
Location: Not Applicable
Finding: Attached Photos for Example Only

Information: These photos are NOT taken from 5/30 Smith St, but are from another job BIA inspected. These photos are a smaller scale example of what may be happening. The shower waste in these example pictures was not installed correctly causing flooding of the shower waste rebate and subsequent damage to the slab and carpet from rising damp. Note: this is only the opinion of the consultant and further investigation will be required to fully determine the cause at 5/30 Smith St, Clayton.



1.9

Inspection Area: Main Building
Location: Interior
Finding: Silicone OK

Information: The silicone in the corners of the shower and along the edge of the shower frame appeared adequate at the time of inspection. Leaking from this area is unlikely.

**1.10**

Inspection Area: Main Building
Location: Interior
Finding: Job History and Considerations

Information: The unit was brought off the plan and was completed in July 2009 and at present, still falls under the builders 7 year warranty insurance time frame. Ben Smith is the owner of the property and the builder responsible for the construction of the unit is xxxxxxxxxxxxxxxx Investments Pty Ltd.

Evidence of the moisture problem was notice overtime by Ben and his wife Kate while living in the unit. After conversations with the builder and numerous other trades, the builder acknowledged the defect and agreed to install a new water proof membrane to the base of the shower to fix the problem.

The shower screen, along with the lower row of wall tiles and the shower floor tiles were removed. A new membrane was installed and the tiles replaced. These remedial works were undertaken in February 2014.

The client has advised BIA that while using the shower the water drains away quickly and no water pools in the shower base area.

Taking all this into consideration, it's unlikely the new membrane would be leaking and even if it was, not to the degree which was observed at the time of inspection.

This defect is of major significance and requires immediate rectification to avoid further deterioration, mould growth and structural damage and can reasonably be considered the responsibility of the builder.

Thank you for choosing **Building Inspections Australia** to carry out a third party inspection on your behalf. If you have trouble understanding any item in this report you should immediately contact the consultant who undertook the inspection for further clarification.

Yours sincerely,

Paul Lewis
0438 255 424