

13/04/2023

SITE ASSESSMENT & ADVICE

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Client: Potentials Unlimited Pty Ltd

Site Address: 6.08 & 6.09 of 8 Elizabeth MacArthur Drive Bella Vista NSW 2153

Site Contact **Name:** Ashish Ganda
Email: ashish.ganda@gmail.com
Mobile: 0433 309 677

Report Type: General-Purpose Building Defect Report

Date of Inspection (s): 13/04/2023

BRIEF

The Property Inspectors Pty Ltd (TPI) will attend site at 8 Elizabeth MacArthur Drive Bella Vista NSW 2153.

TPI will visually inspect the internal envelope of suites 6.08 & 6.09, which have been described to us as being 2 commercial office suites.

TPI will provide a general-purpose building defect report of our findings documenting all defects across both office suites.

OUR FINDINGS

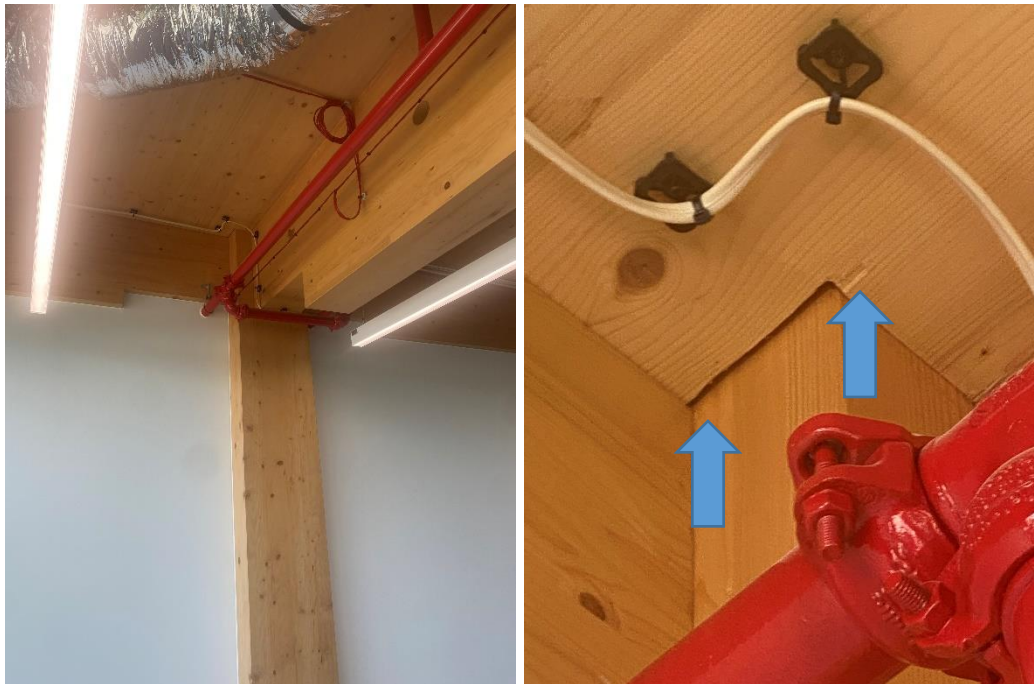
Suite 6.09

1. As you enter the room to the right, there are scuff marks on the paintwork above the skirting board.

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2. The ceiling panel has been poorly cut where it meets the column, together with the ceiling panel being chipped.



3. Where the plasterboard meets the timber beam and timber column, it has been poorly prepared and finished by the plasterer and painter, additional coat of paint required.



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4. All walls and column junctions have been filled with mastic; however, they have been inadequately painted running up and down the wall and column junctions.





5. Within the ceiling and dropdown beam junction, there is excess silicone and mastic smeared over the timber dropdown beam.



6. Carpenter has poorly cut and installed the pelmet, as you can see there is excess gaps between the pelmet and beam junction within the bottom 300mm of the pelmet.



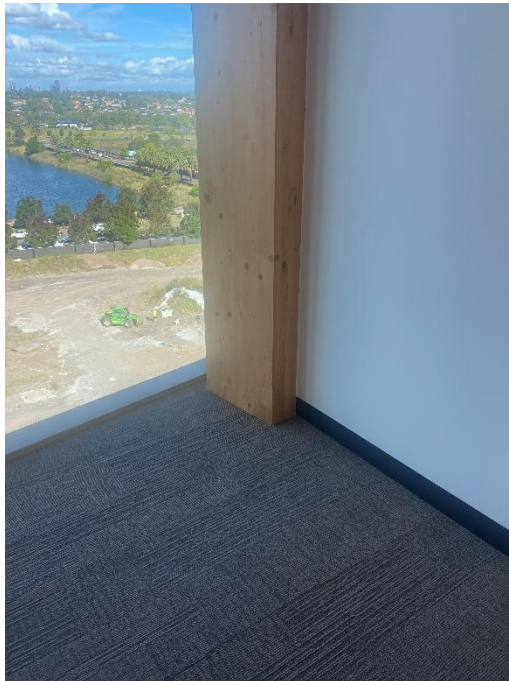
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7. The ceiling and column junction has excess gaps due to poorly cut and installed timber panelling.





8. The columns have been cladded in timber and the columns are course and inadequate, as a person running their hand down the timber could easily splinter their finger.

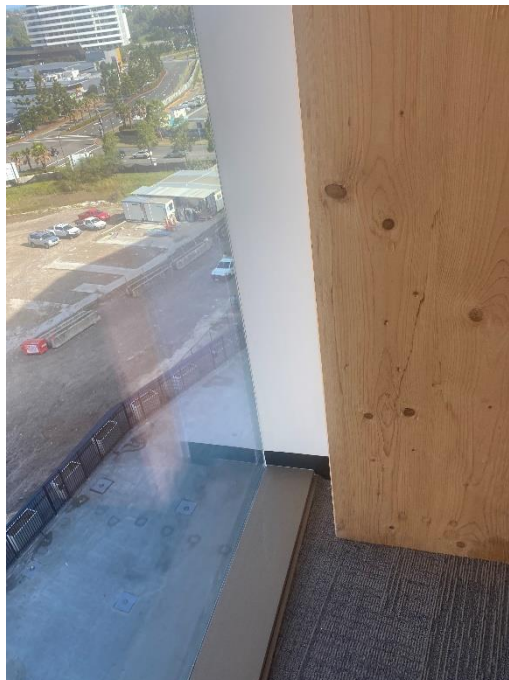


9. The wall has not had a three-coat paint system applied, as you can see a slight smear through the paintwork on the plasterboard wall perpendicular to the column, together with the removal of paintwork from the timber columns are required.



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10. Remove paintwork from the skirting board and windowsill.



11. Poorly prepared plasterboard and excess mastic on the timber bulkhead and wall junction.



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12. Excess gaps found between beam and bulkhead, poorly installed carpentry panelling.



13. Inconsistent gaps and quirks between vertical bulkhead and horizontal beam and pelmet detail.



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14. Column cladding is coarse, and inadequate finish achieved by the painter; sand, fill and re-clearcoat the timber in order to achieve a smooth finish, with any cracks in the timber concealed.





15. Window beading has been inconsistently treated with a painted construction sealant and non-painted construction sealant applied in various locations. A consistent finish should be achieved by having the sealant in a natural colour or having it painted one consistent colour.

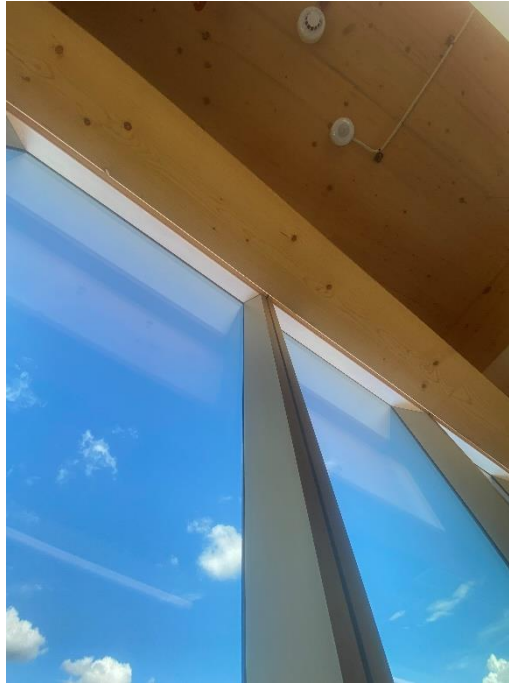


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16. Window beading has been inconsistently treated with a painted construction sealant and non-painted construction sealant applied in various locations. A consistent finish should be achieved by having the sealant in a natural colour or having it painted one consistent colour.



17. Missing silicone / mastic on the window blade and horizontal pelmet junction.



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18. Excessive gaps seen within the horizontal pelmet where it meets the vertical window blade.

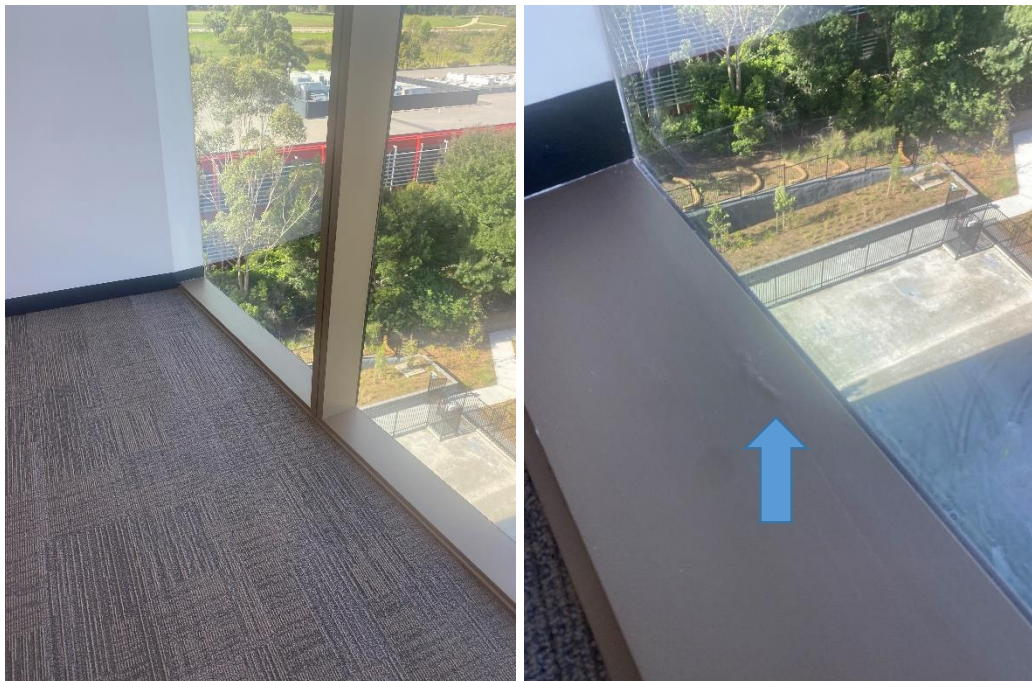


19. Moving along the window front, in various locations, the earlier defect is repeated in various window blades and horizontal pelmet junctions.



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20. The back left corner of the office windowsill has been poorly prepared, it needs to be sanded down / prepared to remove the excess paint or substrate build up.



21. Back left corner of the office, there is sap leaching out of the timber dropdown beam timber cladding.

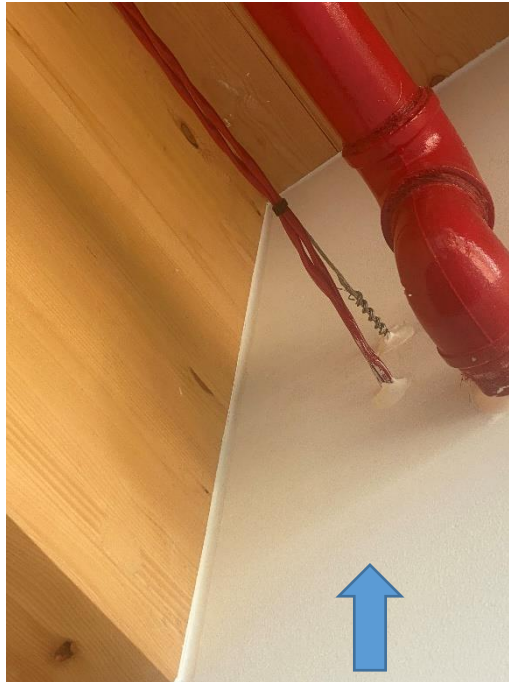


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22. There are paint smear marks on the dropdown timber beam.



23. Poorly prepared and painted plasterboard adjacent to the metal pipe protruding through the plasterboard wall. Painter to prepare and paint the wall as required.

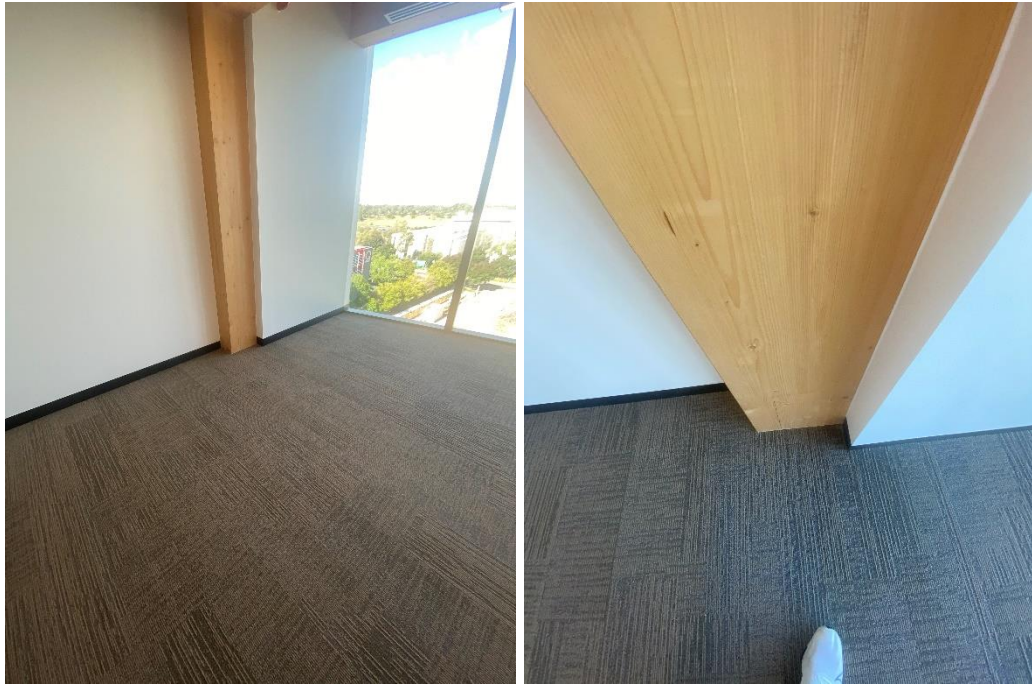


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24. Paint smear marks need to be removed off the timber ceiling panels.



25. Columns have been poorly prepared and clear sealer has been prematurely applied to a coarse timber column.

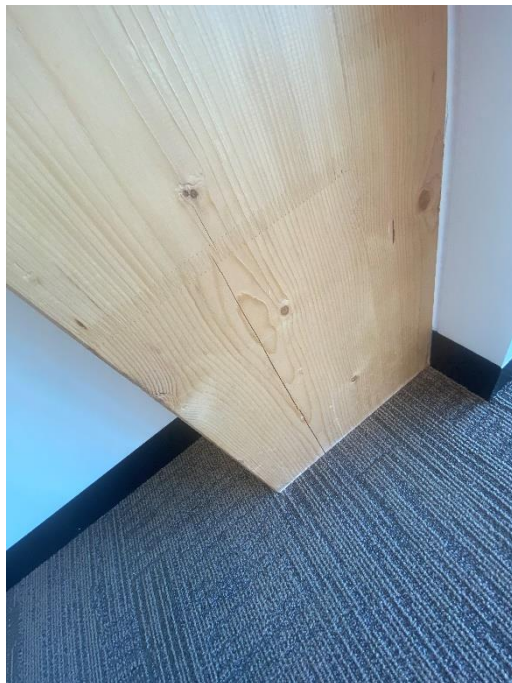


26. Column has a number of cracks within the timber which need to be filled or the timber replaced due to excessive nail holes still seen to be protruding through the timber column.

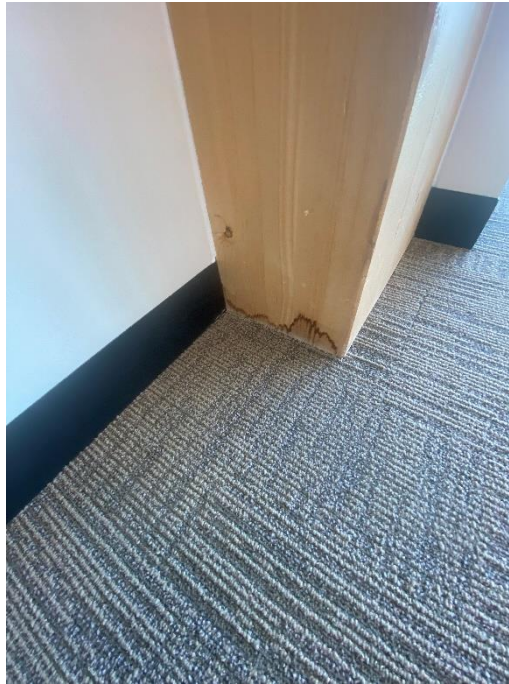




27. Timber column split, new timber panel required.



28. Timber column has water stains located at the base of the column, these need to be removed or a new timber panel needs to be installed.



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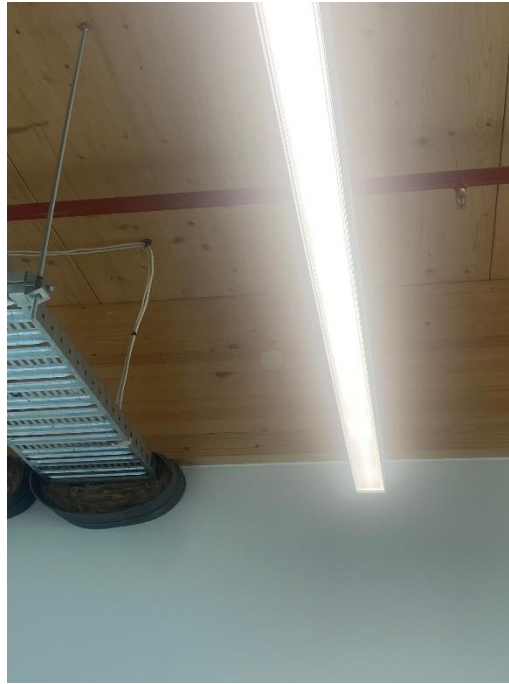
29. The ceiling timber linings are abutting each other with no mastic or sealant visible. There are a number of ceiling panels which actually have the ceiling glue bleeding through the timber ceiling panel junctions. The excess glue or mastic needs to be removed, this defect is found in the Northeast corner.





30. The ceiling timber linings are abutting each other with no mastic or sealant visible. There are a number of ceiling panels which actually have the ceiling glue bleeding through the timber ceiling panel junctions. The excess glue or mastic needs to be removed, this defect is found in the Southwest corner.





31. There is, randomly found throughout the entire property, paint splash marks on the electrical cables, as seen within the image below, there is a white smear of paint and / or plaster on the red cable on the ceiling elevation.



32. Randomly found throughout the property are considerable holes within the timber beams which have been plugged up with timber which has a different grain and colour which do not match the beam, as seen within the image below. There are examples through the entire property that they have carried out good matching timber plug work within the beams but there are also poorly executed timber plugs installed.



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33. The timber beams have been plugged with the incorrect timber, as seen within the image below. There are approx. six locations which need new timber plugs installed.

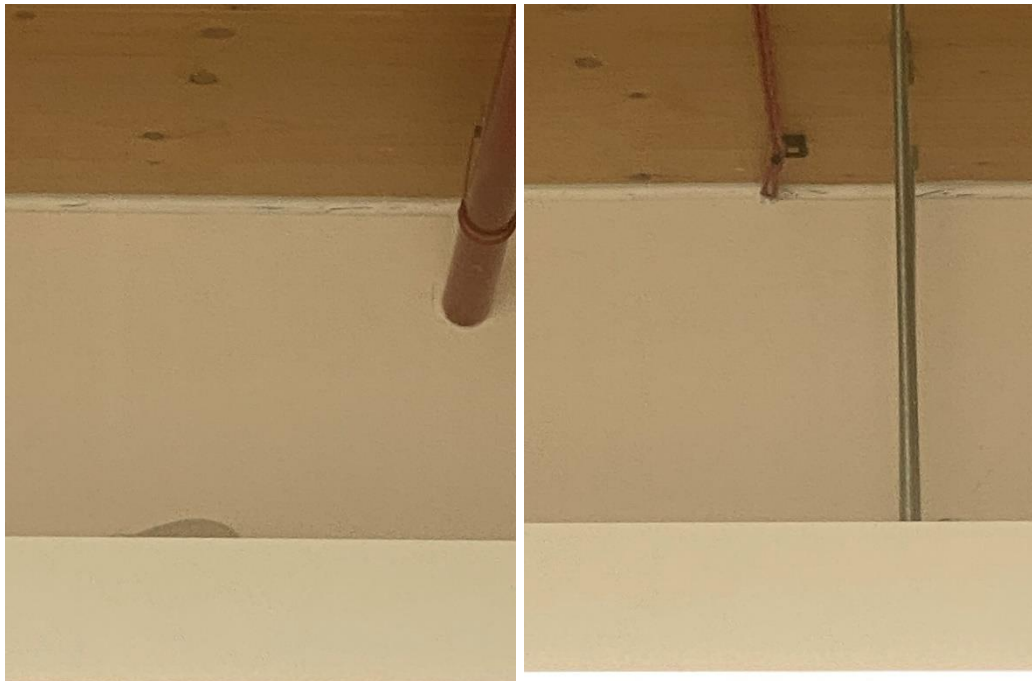


34. There is inconsistent and excessive mastic used between the plaster walls and timber ceiling and it has been poorly addressed with mastic and / or filling compound, which is only highlighted by poorly patched and painted sealant.



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35. There is inconsistent and excessive mastic used between the plaster walls and timber ceiling and it has been poorly addressed with mastic and / or filling compound, which is only highlighted by poorly patched and painted sealant.





36. Along the secondary beam on the ceiling, the cable tray strapping needs to be re-secured parallel and perpendicular to the tray.



37. Secondary dropdown beam on the ceiling and wall junction has excess mastic and paint smearing on the plasterboard wall and clear coat timber beam and ceiling junction.



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38. Along the wall and ceiling junction, there is excess mastic and paint on the timber ceiling and electrical cables.



39. In the office, the paint applied to the plasterboard wall on the top 100mm of the wall only has one coat of paint, additional coat of paint in order to achieve a one-coat sealer and two-colour coat paint system.



40. Along the wall dividing the office suite and the hallway, the painter has poorly cut in the paintwork which has smeared on the timber ceiling linings.

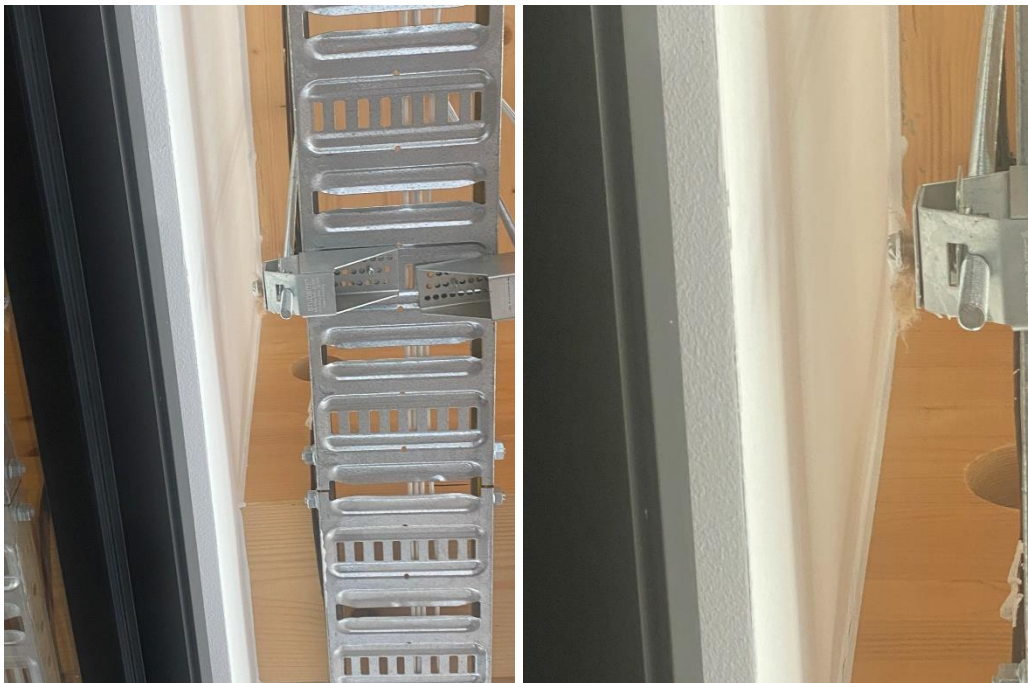


41. Above the aluminium window frame, the dropdown beam ceiling and wall junction has excess mastic which needs to be removed and the timber cleaned down.



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42. Above the aluminium frame shopfront, the mastic sealing the wall and ceiling beam junction has been poorly applied and excessive quantities of silicone is found on the timber ceilings and timber beams.





43. Timber dropdown beams have been plugged with the incorrect timber, white plugs were installed within the yellow timber, new plugs with matching timber colour and grain are required.



44. Running along the common dividing wall between this office and the adjacent office, there is excess mastic on the wall and ceiling junction.



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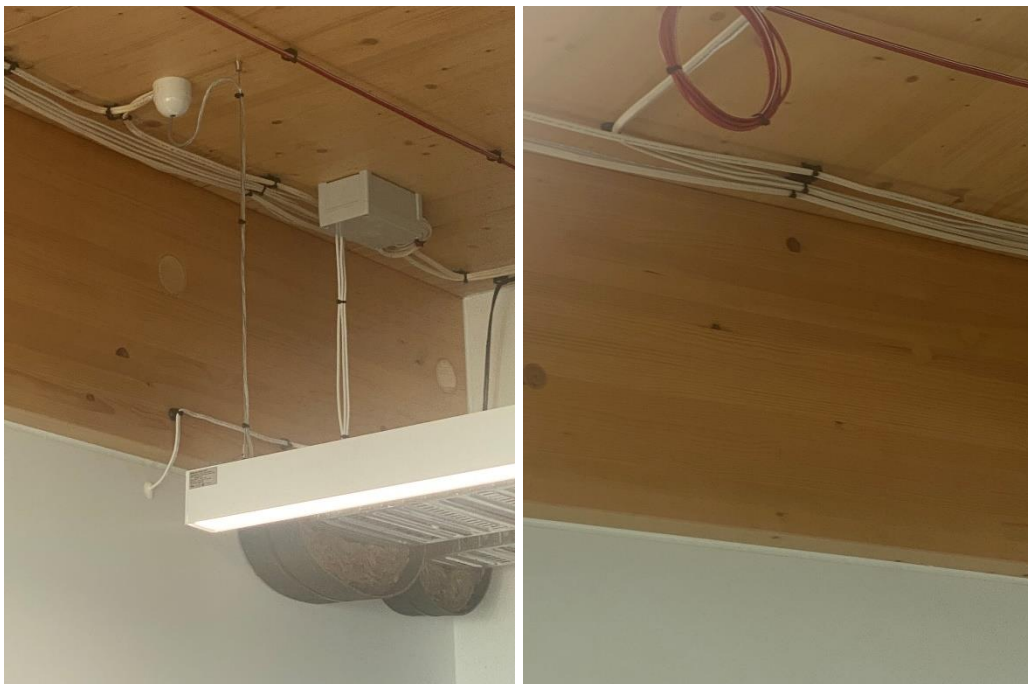
45. Along the middle of the beam adjacent to the common wall, there are holes within the beam which have been plugged using the incorrect timber colour and grain.

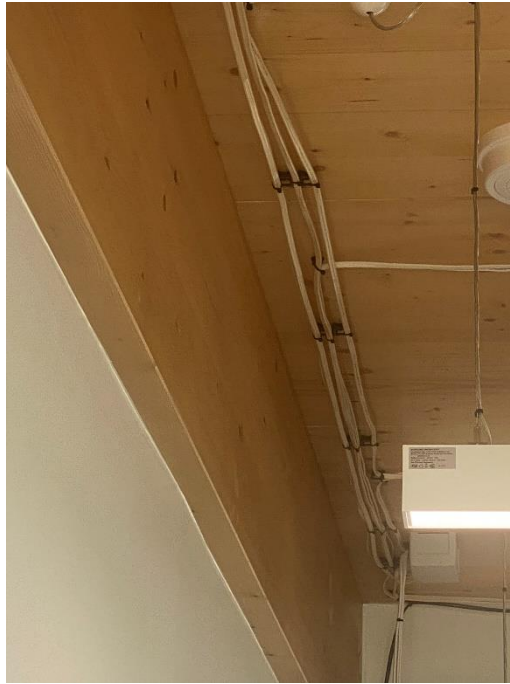




The above two image showcases the timber beam being plugged by the correct timber colour and grain and the three holes within the timber member can barely be seen compared to the two images above them.

46. Throughout the entire office suite, there are electrical cables servicing lights and power, not concealed within conduit. Should a ceiling be installed, the electrical cables exposed and not concealed within conduit is adequate, however, it does not appear that there is a ceiling being installed, therefore, the electrical cables should be housed within flexible or fixed conduit or on a tray.





47. The dropdown beams have had holes drilled through them which have compromised the structural integrity of the beams and they have not been plugged matching the remaining holes that were plugged within the other beams.

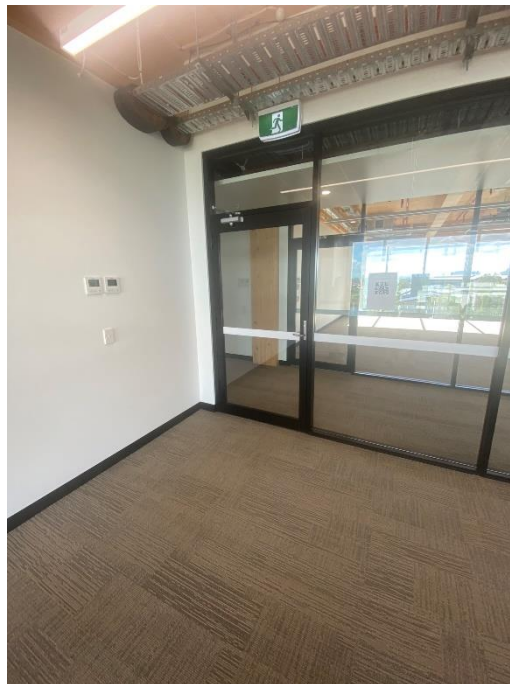


48. Second dropdown beam on the ceiling has holes created within the face of the beam, which have compromised the structural integrity and the have not been plugged nor finished off.



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49. Entry door hinge style has a 4mm gap, the door head style has a 2mm gap and the door lock style has a 3mm gap between the jamb and the single leaf door. Carpenter to adjust in order to have equal gaps and quirks between the aluminium door and the aluminium door frame.



50. The aluminium door is out of wind on the lock side at the top of the door by 5mm.



51. White paint smear marks seen within the black aluminium powder coated window frames.



Suite 6.08

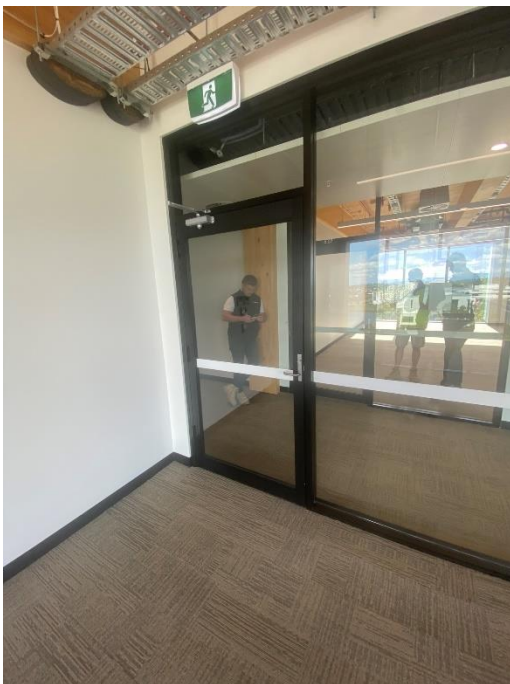
1. Top left doorjamb rebate has an expressed joint within the mitre.



2. Entry door is out of wind in the top left corner by 8mm.



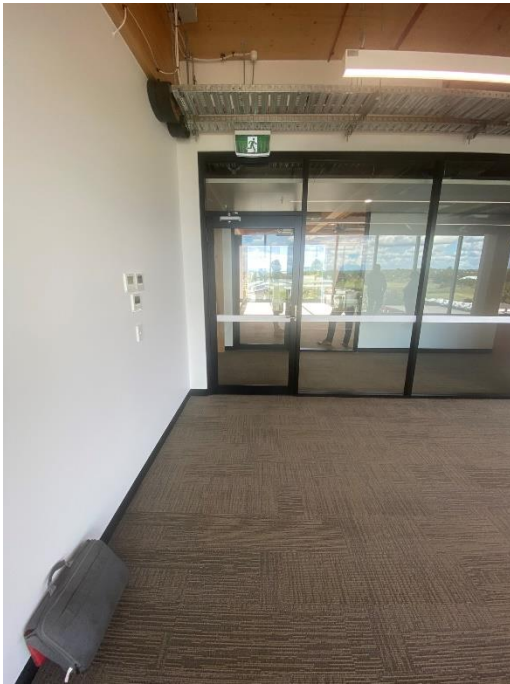
3. Inconsistent gap between the entry door and doorjamb, lock side. Typically, doors should have a 3mm quirk on the left, right and top side of the door.



4. Door out of wind / aluminium door twisted by 4mm over the length of the door.



5. Entry doorjamb, hinge side has an inconsistent quirk when read against head and lock style.



6. Entry door head and transom bar has an inconsistent gap and quirk when read against the left and right styles. Lowering of the door or cutting down of the aluminium door is required in order to have a consistent gap on the top, left and right side of the door.





7. Entry aluminium door and adjacent fixed glass window frames have scratches within the powder coating.





8. Cement marks and building debris found on the black window frame and excess silicone / debris on the glass window pane, internally within the office suite.



9. Aluminium frame junctions are proud and the frame has white marks on the edge / cut aluminium which needs to be coloured matching the black main frame.



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10. Aluminium frame and plasterboard wall junction, at the base of the wall, needs the plasterwork sanded back and re-painted.



11. Window frame and plasterboard reveal junction, in the top right corner, needs to be sanded back, patched and re-painted.



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12. White discolouration seen on the black window frame between the window head and cover panel.



13. Paint marks seen on the black skirting boards that need to get removed.



14. Inadequate paint application on the wall, final coat required on order to achieve a consistent application and finish within the painted surface / wall.



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15. Plastering has not been sanded back smoothly prior to painting, texture can be seen through the paintwork. Sanding back and re-painting of this area is required.



16. Horizontal pelmet and window junctions have a combination of mastic and no mastic applied. Consistency should be achieved, e.g., mastic everywhere or no mastic anywhere.



17. Whilst walking along the window front, there were a number of window blades and horizontal pelmet junctions having the same defect as the prior defect, and should the builder choose to leave the mastic in place it also needs to be cleaned up in order to have minimum mastic and a consistent straight line between each material (window frame and horizontal pelmet).



18. Continuing along the window front, there were a number of window blades and horizontal pelmet junctions having the same defect as the prior defect, and should the builder choose to leave the mastic in place it also needs to be cleaned up in order to have minimum mastic and a consistent straight line between each material (window frame and horizontal pelmet).



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19. The ceiling horizontal panel has a gap which has no mastic nor consistency, this gap needs to be filled or the panel removed with consistent gap between the panels.



20. Along the windowsill and carpeted floor junction, there is a cleat, the cleat is damaged, scratched and the powder coat removed. A touch up exercise needs to be applied to the entire bottom bead of the windowsill and carpeted floor junction.



21. There is mastic that connects the aluminium bead installed at the bottom of the windowsill and carpet junction. The bead has various colours used within the mastic of the material, which needs to be consistent in colour as currently there is a cream colour mastic and a black colour mastic used in various locations, and a consistent colour, ideally cream or bone should be used for this application.

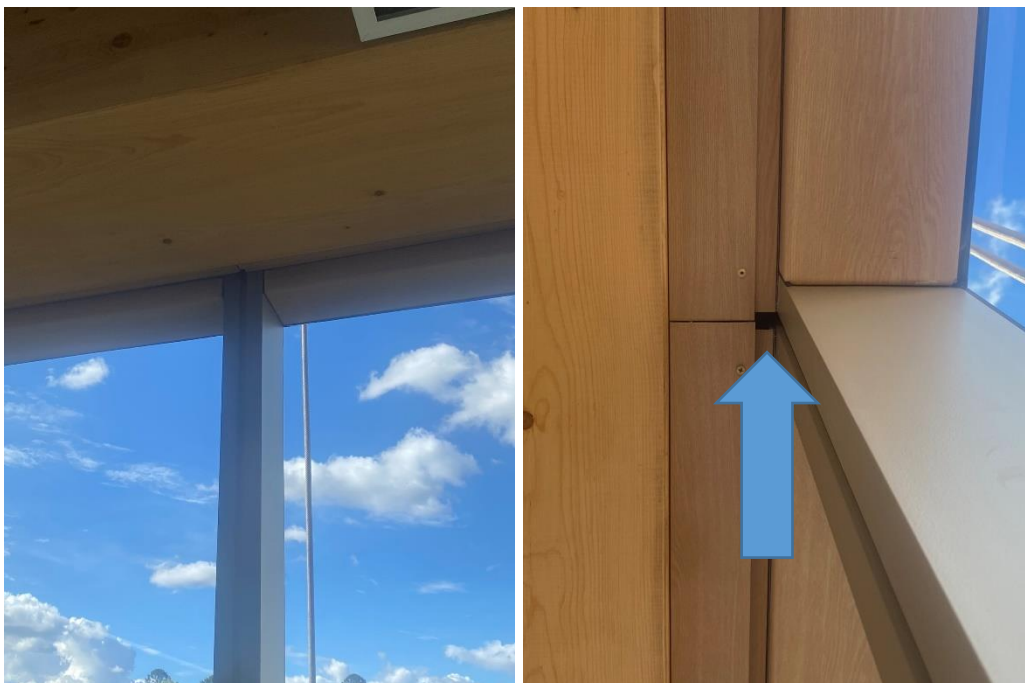


22. Paint marks and scratch marks on the window frame.



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23. The ceiling pelmet has been cut in a way that has created a hole for vermin to live within. This hole should be made good by replacing the short ceiling horizontal panels in order to have no gap or quirk within the infill panel. This issue is found throughout the office suite.



24. The ceiling panel has inconsistent and poorly applied material, as you can see within the two images below, they showcase one which has an excessive gap between the panels, which now looks like a shadow line, and the other has no gaps which resembles one long piece of material. Consistency is key and I suggest all openings be closed up with longer materials being used in order to achieve the details seen within the right image below.



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25. Within the images below, it highlights inconsistent gaps and quirks throughout the ceiling panels. Some have a gap of 2mm, and some have a gap up to 5mm. New ceiling panels are required in order to achieve a consistent and professional finish, as currently the gaps range from 0mm, 2mm, 3mm and 6mm.



26. The ceiling panels are fixed in place with screws, there are screws that have been countersunk / semi flush with the material and there are screws which are still proud and not recessed in a professional manner. All fixings should be countersunk with a PVC snap cap applied over the screw head.



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27. Floor trimwork is short within the junction within the wall and window frame.

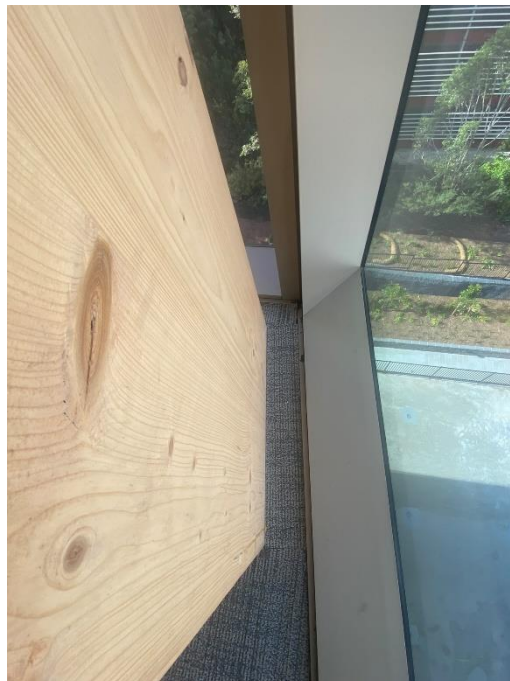


28. Carpet tiles need to be glued down behind the pillar.



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29. The timber column timber finish is rough / coarse, and should a hand be rubbed up against this timber, a person's hand could have a timber splinter inserted within their hand; sand back, fill and re-stain of the timber is required.

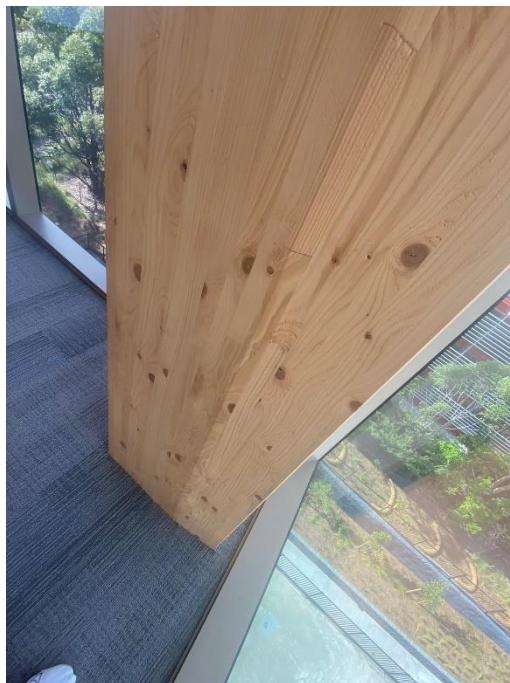


30. The ceiling beam shows signs of poorly selected, patched, filled and bogged timber.



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31. Column showcases poorly patched and prepared timber panelling. This needs to be sanded back and re-stained in order to achieve a smooth and consistent finish.

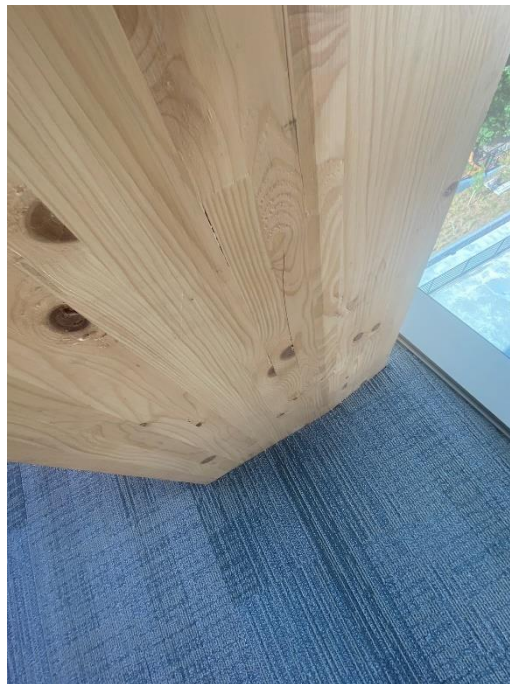


32. The column has been clad with a timber veneer. The column external mitres are expressed and not a sealed external miter junction that would be expected for a new build.



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33. This column has cracks within the veneer timber cladding over the column. This timber cladding needs to be sanded back smooth and cracks filled, and another clear coat applied to the timber.



34. The timber appears to have a one-coat clear coat system applied to the timber, with the timber being located hard up against the external windows, I would expect this clear coat to evaporate and the raw timber to commence to discolour due to the ultraviolet rays being magnified that come through the glazing, and the timber will rapidly decline in quality if an adequate paint or stain system is not applied.

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35. Clear coat runs can be seen to be dripping off the underside of the dropdown beams, seen within the image below. A light rub down to remove the lacquer that has bubbled, possibly due to excess lacquer being applied in the one application.



36. Smoke sprinkler system is not in working order, the sprinkler head is covered with a yellow plastic / masking tape material which needs to be removed and the fire consultant needs to return to make sure the fire compliance certificate is correct and that the building is built meeting BCA / NCC requirements in relation to fire compliance.



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37. Poorly patched and selected materials used to the underside of the ceiling beams, as highlighted within the two images below.



38. Inconsistent paint application applied to this wall; final coat of paint is required on order to achieve a consistent finish.



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39. Control joint has been filled where the plasterboard wall and timber column junction meets, I am referring to the top 300mm of the wall.



40. Excessive mastic used between the wall and metal pipes and within the internal junctions of the walls. All excessive plaster and mastic need to be removed in order to achieve square junctions, as the existing plaster will crack and fall away the moment there is differential heat within the plaster and metal pipework, which will leave cracks and defects within the excessive grout / plaster.



41. There are open / excessive gaps between the timber column and timber beam junctions and ceiling and beam junctions. There are tight junctions between timber members and there are gaps between the timbers which represents as an inconsistent finish / detail within this dressed feature within the commercial suites.

These gaps will only consistently grow to be larger as time passes and it is my opinion that it would be best for all junctions to be expressed and corked in order to achieve a consistent finish or the opposite; expressed and left open in order for a consistent detail / finish.



42. There are splits within the timber cladding applied to the underside of the dropdown beams.

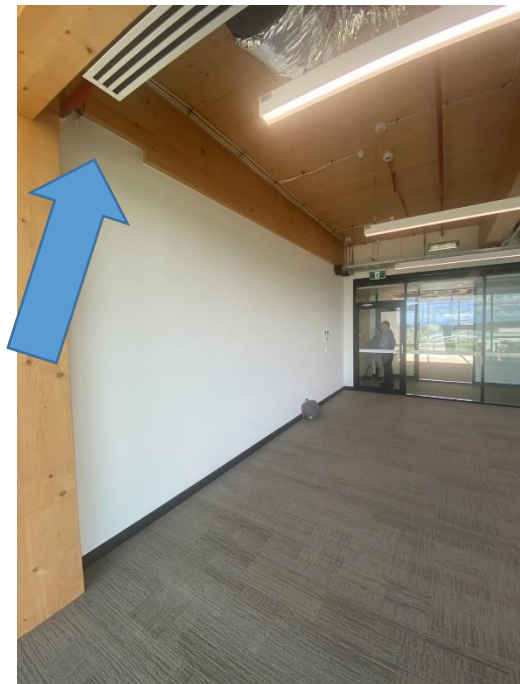


43. Water stains seen at the bottom of the column, this needs to be bleached out and clear coat applied to the entire timber to have a three-coat system.



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44. The wall beam detail has been checked out and no in fill timber panel has been installed, an in fill panel should be installed in order to achieve a symmetrical line to the underside of the beam to achieve a complete and sympathetic detail as one would expect for a new build.



45. Incorrect timber grain and colour was used to plug up the holes within the beam. There are examples elsewhere of the holes being plugged up correctly and difficult to see when the correct timber was used, this is not the case here and there are a number of holes which need to be plugged with the correct matching timber.

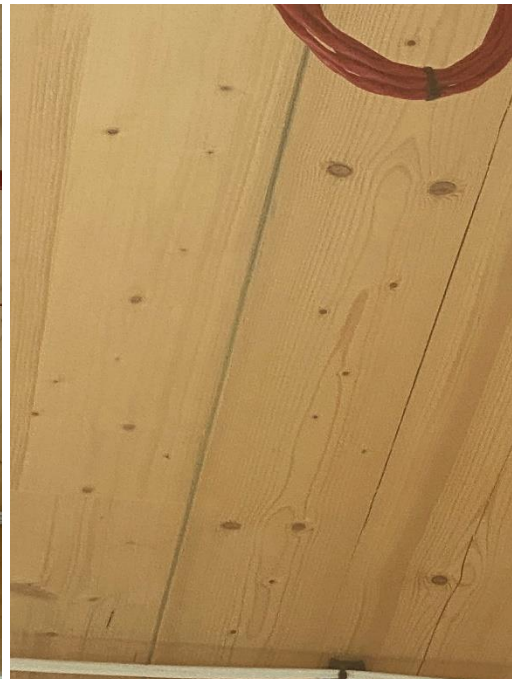


46. I asked the builders whilst on site what this penetration was, and they claim that it's a penetration for future services into the office space. It is difficult to understand how this penetration would comply with the fire regulations to compartmentalize this suite to the other suites and / or common area / hallway.



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47. Ceiling panels have been installed with butt joints and no glue nor fixings are seen within the joints, however, there are areas within the roof which show excess glue coming through the timber joints.



48. Randomly found throughout the office suite are cracks / splintered timber ceiling members which should have been filled prior to any clear coat being applied.



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49. There are holes within the timber beams which have not been capped or timber plugged. I was advised by the builder that these holes have been left in place for future access points within the beam, which I can understand, however there are proprietary capping members that should have been installed to eliminate the dust collection and / or moisture entry point into the timber members from the AC, as it currently stands.





50. In various locations, the painter has poorly prepared, painted and cut in on the wall and timber junctions. The painter should remove all excess mastic, sand and prepare the plasterboard and create sharp, crisp lines within the paintwork.

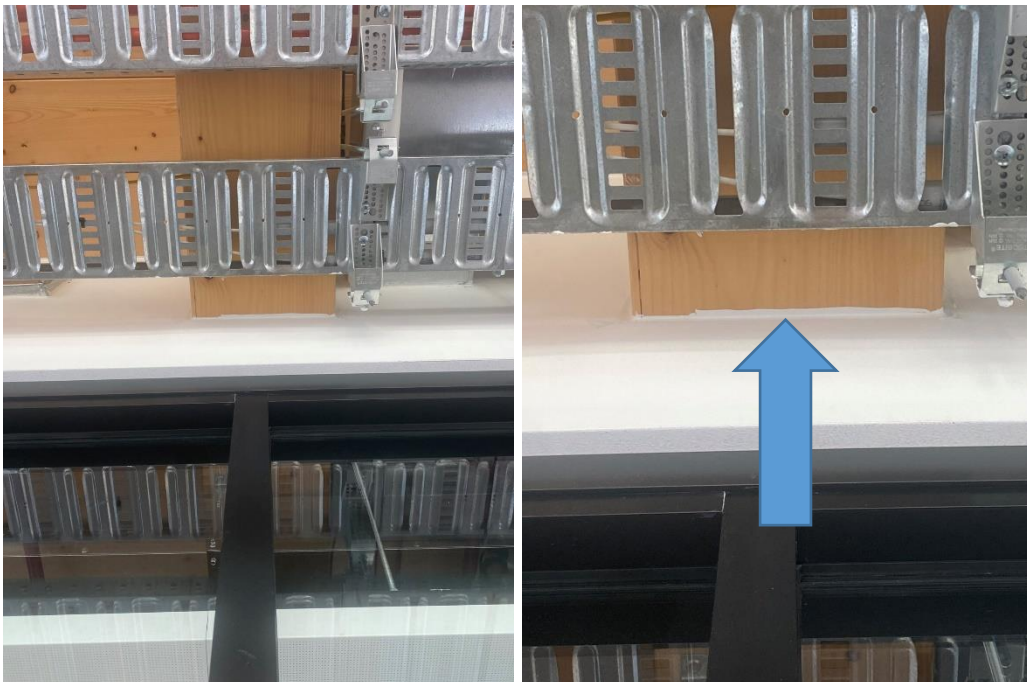


51. In various locations, there is excess paint splash marks on the AC and timber cladding, together with excess mastic / sealant applied to the internal junctions which has created an overall poor quality finish. In order to save on the number of defects, I have grouped this defect covering a number of areas as seen within the photos below.





52. Above the shopfront / office front, the wall and timber beam junctions showcase excess mastic between the wall and underside of the beam, and it also shows poor painting skills as the lines are not straight nor crisp as expected within a new build.

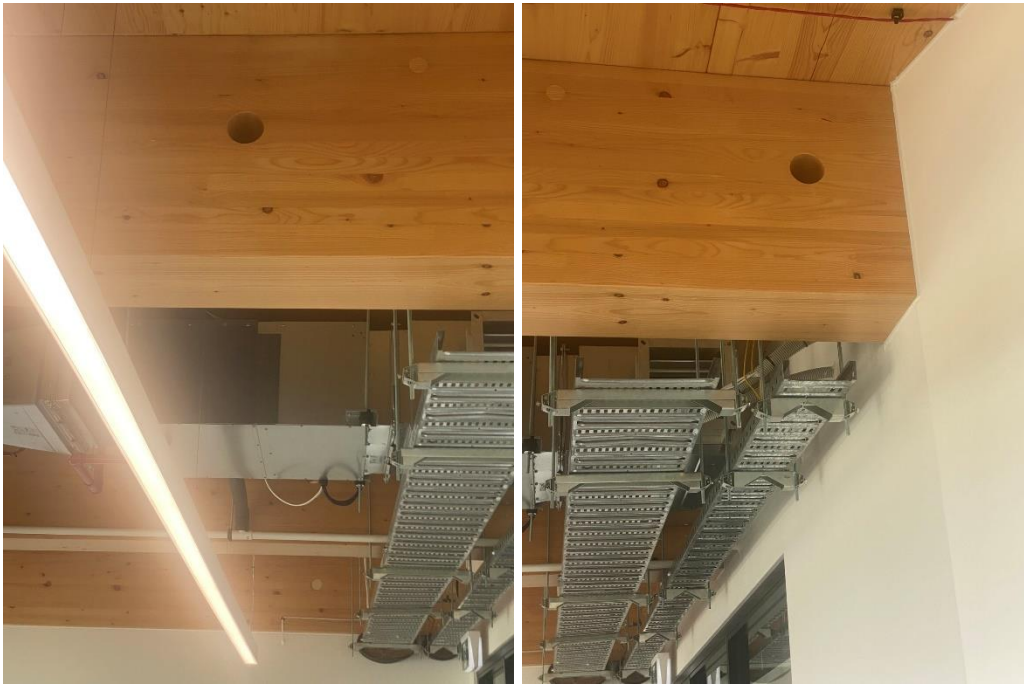




53. When viewing the shopfront / office front, the head reveal needs to be sanded back with the removal of any excess plastering dollops and re-painted in order to achieve an adequate finish to the plastering and painting trades.



54. A second beam found with holes that have not been capped or plugged up.



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RECOMMENDATIONS

We recommend you do not take ownership of these two office dwellings until these defects are rectified.

The defects within our report are minor in nature, however, they are excessive for a new build.

The overall build appears to be in fair & reasonable condition, however, the lack of attention to detail and the lack of supervision over their finishing trades have led to these commercial suites being built to a low standard.

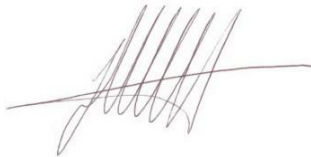
The bulk of the works will be carried out by a carpenter, plasterer, painter and commercial cleaner.

We recommend that once the defects have been rectified, you re-inspect the property using our report as a checklist and that you obtain the builder's, painters details, as the clear coat over the timber, in our opinion, is inadequate which will leave the timber open to the elements and it is our opinion the timber will soon become damaged / defective which could contribute towards the lowering of the value of the two office suites.

We are not licensed electricians; however, my understanding is that electrical cables between the ceiling voids are able to be installed without conduit as long as they are fixed in place, this project does not have a ceiling, therefore the electrical cables are exposed and visible within the office space. It is our opinion that all electrical cables should be sealed within conduit, and we recommend that you obtain an electrician's recommendation report on this topic as we believe conduit should have been used to conceal all electrical cables within the ceiling / roof area due to no suspended ceiling / fixed ceiling being in place.

I understand the property was presented to you as complete and ready to occupy, it is difficult to understand how a fire compliance report has been issued with the sprinkler heads being covered, making the sprinklers non active / working as designed to obtain compliance. We recommend that you review the fire compliance certificate once the repairs have been done to the sprinkler system in order for you to understand if in fact this office and office building meets current fire compliance regulations, as, in our opinion, it currently does not with the yellow tape covering the existing sprinkler head.

Kind Regards



THE PROPERTY INSPECTORS PTY LTD

Emilio Calandra
Director
Building & Engineering Diagnostics



**Master
Builders
Association**
New South Wales

