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# Frame Stage Inspection Report

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77 Guroman Drive, Greenbank, Queensland, 4124 Australia

**Frame Stage Inspection Report - SDA STAGE - Frame Stage Inspection Report** 22 Apr 2025

**AUTOMATED EMAIL REPORT**

NOTE: Emails entered below will automatically receive the PDF report on submission of this form. Press "Add Email" for more than one recipient.

|   |   |
|---|---|
| Email address:                                | info@articon.com.au                                     |
| Report Number:                                | ABI-02472   |
| Inspection Date:                              | 22 Apr 2025   |
| Address of the Property Inspected:            | 77 Guroman Drive, Greenbank, Queensland, 4124 Australia |
| Photo for front page of Report (1 Photo only) |   |



**SERVICE**

As requested and agreed with the Client, the inspection carried out by the Building Consultant is a Standard Property comprising a Property Report.

"Client" means the person or persons for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections - Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

This Standard Property was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

**SPECIAL CONDITIONS OR INSTRUCTIONS**

|                                    |  |
|------------------------------------|--|
| Special conditions or instructions | There are no conditions or instructions. |
|------------------------------------|--|

## DETAILS

Name of Client: Randeep Kundal

## IDENTIFICATION

Have Architectural or Structural Engineering Plans been provided for this inspection? Yes

Where drawings have not been provided, the inspector cannot check specifications against the plan and can take no responsibility for any inconsistencies between the actual works inspected on site and the actual plans.

Weather at time of inspection: Cloudy

Inspection Type: Frame

Residential Building type: Detached House

Levels: Two Storey

Main Building Floor Construction: Slab on Ground

Suspended Timber Framed

Main Building Wall Construction: Not Completed

Main Building Roof Construction: Colourbond Metal Roofing

Obstructions and Inaccessible Areas: The following obstructions may conceal defects:

## BUILDING WORKS INSPECTED

Description of Building Works Inspected: Frame Construction

Bracing Roof and Walls

## SLAB EXTERNAL

House Edge Rebate The following defects

### House Edge Rebate

Defect Details Timber frame bottom plates are overhung more than the maximum allowance of 10mm in one or more areas of the slab. Non-shrinkage cement-based material is to be applied to the side of the slab rebate to cover the bottom plate. Guide to Standards and Tolerances - 4.08: Bottom plates that are 90 mm wide or greater and overhang concrete slabs by more than 10 mm are defective.

Photo of Defects







Stormwater Drainage

The following defects

**Stormwater Drainage Defects**

Defects Details

Uncapped drainage pipe, needs rectifying.  
Stormwater pipes are not capped which can cause future water blockage by entered construction work materials and debris.

Photo of Defects



**SLAB INTERNAL**

Garage Rebate

No defects

Shower Recess

No defects

Slab Surface Finish

No defects

**Slab Surface Finish**

**RETAINING WALLS**

|                  |            |
|------------------|------------|
| Retaininhg Walls | No defects |
|------------------|------------|

## ROOF/SITE DRAINAGE SYSTEM

|                           |           |
|---------------------------|-----------|
| Site Grading              | No defect |
| Roof Drainage System      | No defect |
| Stormwater Drainag System | No defect |

## ROOF FRAMING

|                           |                |
|---------------------------|----------------|
| Trusses/Layout            | No defect      |
| Roof Bracing              | No defect      |
| Triple Grips ( Truss Tie) | No defect      |
| Truss Boots               | No defect      |
| Bracket Fixing            | No defect      |
| Fascia                    | No defect      |
| Gutters                   | General Advice |

### Gutters

|                |  |
|----------------|--|
| Defect Details | Not installed at the time of the inspection. |
| Valley Boards  | General Advice                               |

### Valley Boards

|                |  |
|----------------|--|
| Defect Details | Not installed at the time of the inspection. |
|----------------|--|

## WALL FRAMING

|              |                      |
|--------------|----------------------|
| Wall Framing | The following defect |
|--------------|----------------------|

### Wall Framing

|                 |   |
|-----------------|---|
| Defects Details | Loose wall to the bedroom 4 and ensuite 3. Recommend engaging a qualified carpenter for future advice on rectification. |
|-----------------|---|

### Photos of Defects



|              |                |
|--------------|----------------|
| Wall Heights | General advice |
|--------------|----------------|

**Repeatable**

Enter question...

The height from the top of the concrete slab to the underside of the joists/trusses is:

2.71m

Photos



Enter question...

The height between the top of the timber/hebel floor to the underneath of the trusses is:

2.57m

Photos



### FLOOR FRAMING (DOUBLE STOREY ONLY)

Floor Framing No defect

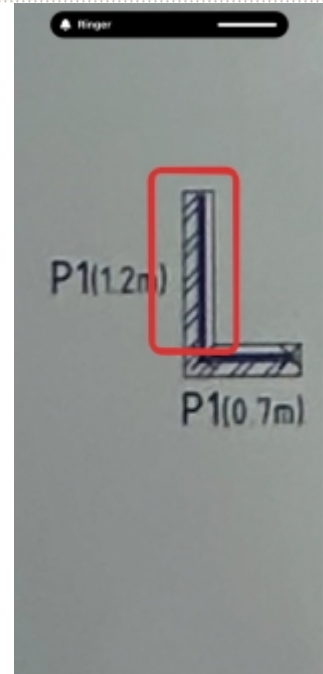
### BRACING (WALLS ONLY)

Bracing The following defect

#### Bracing

Enter question... Missing playwood bracing to the master bedroom. Needs installing.

Photos of Defects



Enter question... Missing nails/loose metal bracing to parts. Recommend engaging a qualified carpenter for further advice on repairs.

Photos of Defects









## BEAMS AND COLUMNS

Beams and Columns

No defect

## TIE DOWN

Tie-down

The following defect

### Tie-down

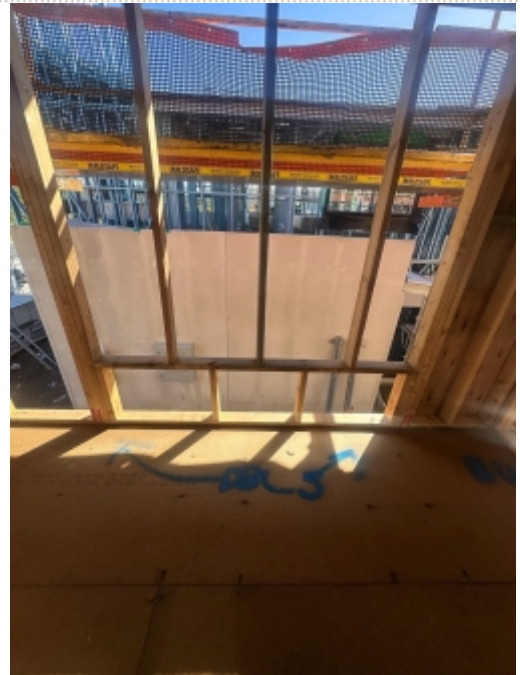
Defect Details

Missing Tie-Down:

Defect Details

Missing tie-down rod to parts. Recommend engaging a qualified carpenter for future advice on rectification.

Photos of Defects





### INTERNAL PLUMBING

|                            |           |
|----------------------------|-----------|
| Location                   | No defect |
| Capping and Damages        | No defect |
| <b>Capping and Damages</b> |           |

### TERMITE MANAGEMENT

|                                  |  |
|----------------------------------|--|
| Termite Management Notice        | General advice   |
| <b>Termite Management Notice</b> |  |
| Termite Management Notice        | Termite Management Notice Not Found: The termite management notice was not found in the metre box at the time of inspection. |
| Photos of Termite Management     |  |



|   |               |
|---|---------------|
| Physical/Chemical Termite Barriers        | Not Installed |
| <b>Physical/Chemical Termite Barriers</b> |               |

Physical/Chemical Termite Barriers

Termite physical barrier under the external walls have not been installed at the time of inspection. Builder to confirm either if this property is not subject to termite attack risk or other termite management (for example, chemical barrier) to be installed.

## ANNEXURES TO THIS REPORT

Annexures to this report

The following are attached

Comments on Annexures

Pictures showing the property conditions at the time of the inspection.

### Annexures

Photo of Annexures



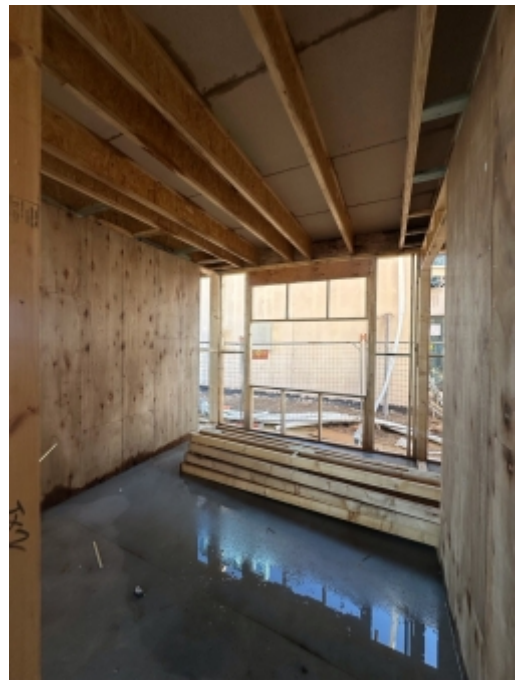




















Photo Comments

Showing a general view of the framing at the time of the inspection

## INSPECTION SUMMARY

INSPECTION SUMMARY

Overall Conditions - Mid-Good.

The overall standard of the frame appears to be constructed to a mid standard with many defects noted that require repair.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety. This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Company Name

Articon Building Inspections

Inspector Name

Jamal Khezri

Licence Number

1227567

Inspector Email

info@articon.com.au

Inspection Date

22 Apr 2025

InspectorSignature