Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**

Building Commission

COMPLIANCE REPORT:
A summary of technical building inspections 2016/17

August 2017

BUILDING COMMISSION COMPLIANCE REPORT

2016/17 REPORT

A summary of technical building inspections

Government of **Western Australia**
Department of **Commerce**

Front cover: Building Commission image

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1. Introduction

As part of its compliance strategy for registered building contractors, the Building Commission has developed an audit program with the specific objectives of:

- monitoring whether building work is performed in accordance with a class of registration;
- monitoring whether a registered building contractor complies with its registration obligations;
- monitoring compliance with the applicable building standards;
- monitoring compliance with the plans and specifications specified in the applicable certificate of design compliance;
- providing advice and assistance to registered building contractors and practitioners;
- taking action to address non-compliant building work, including referring non-compliant work to the relevant permit authority;
- making recommendations to improve compliance; and
- referring serious non-compliance for enforcement action.

The audit program consists of Building Administrative Compliance Audits and Building Technical Compliance Audits (also referred to as building inspections). In addition, random general inspections of buildings may also occur. The Building Commission has invested in new app-based software which allows building inspectors to record inspection information while on site, including any building elements which are deemed satisfactory or unsatisfactory in relation to the applicable building standards and building plans and specifications.

This current approach differs from the historical focus of the Building Commission in conducting building inspections, which was largely driven by consumer complaints. While inspections relating to consumer complaints still occur, the more proactive approach taken by the Building Commission will enable it to provide more in-depth information to registered building contractors as well as developing intelligence on areas of building work that may require greater focus when developing future risk-based audit programs.

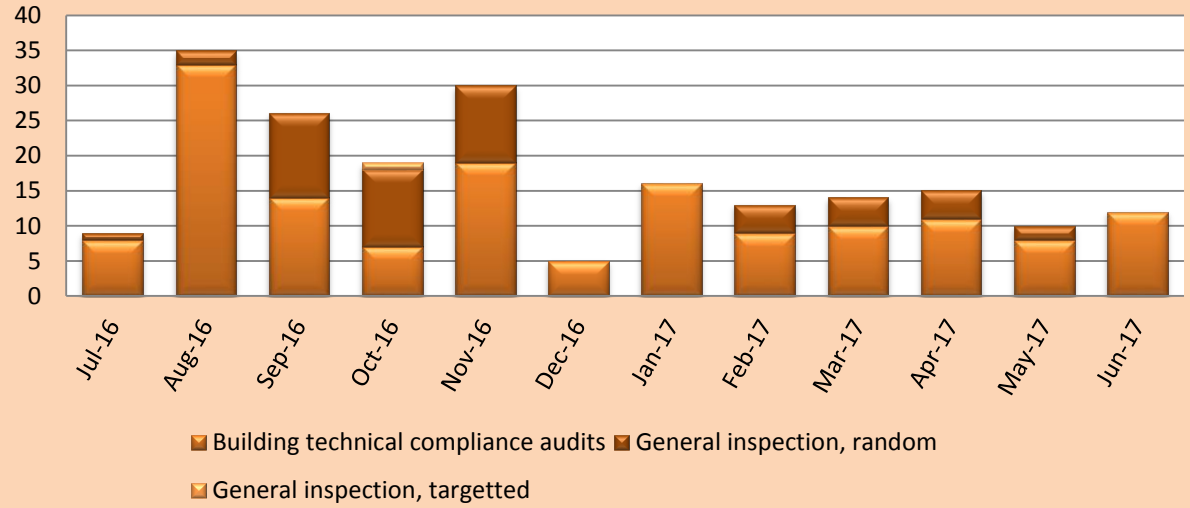
There are 184 separate elements of building work that a building inspector may assess during an inspection, extending from excavation work through to the installation of fixtures and finishing work. In practice, inspectors will only assess a subset of these elements depending on the stage of building work completed and whether any completed work has since become concealed due to later works.

2. Overview

In 2016/17, 204 building inspections were undertaken as part of the building audit compliance program. Of these, 152 were building technical compliance audits and 51 were random general inspections and one was a targeted general inspection.

The number of building inspections conducted was down on the 278 conducted in 2015/16, in large part due to many of the building inspectors being involved in ongoing audits of large projects such as the Perth Children's Hospital and Elizabeth Quay.

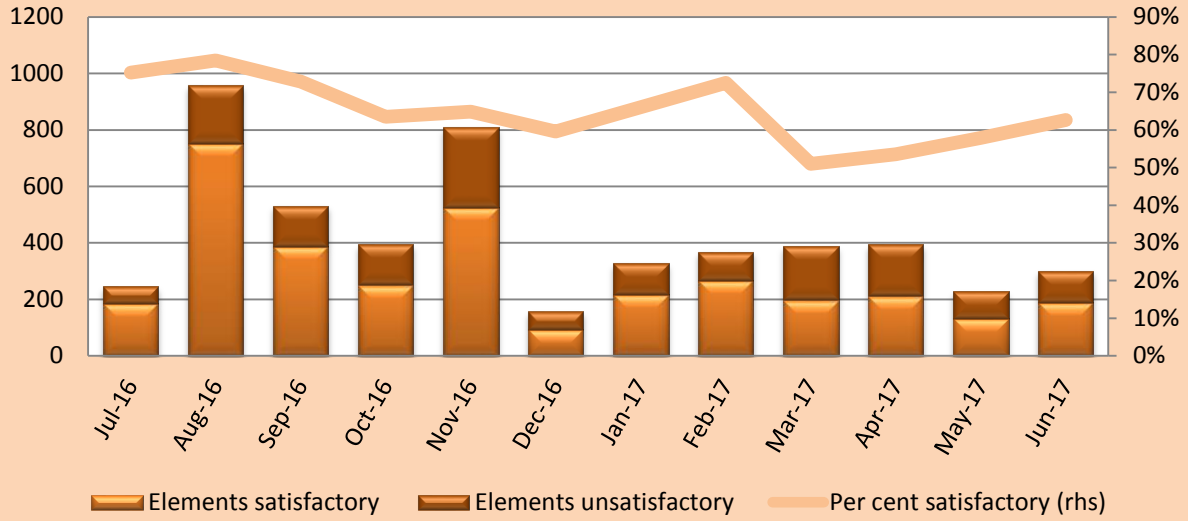
Diagram 1: Building technical inspections, 2016/17



During these inspections, 5,097 separate building elements have been inspected, with 3,401 elements found to be satisfactory and 1,696 found to be unsatisfactory – an overall satisfactory level of 67 per cent, down slightly on the 68 per cent recorded in 2015/16.

Unsatisfactory building elements are where the building work does not comply with the applicable building standard/approved plans where a suitable performance based solution is detailed. Compliance with the applicable building standard is based on the approved plans. Where the approved plans appear to be inconsistent with the applicable building standards, this information may be referred to the building surveyor audit program.

Diagram 2: Compliance with building standards, 2016/17

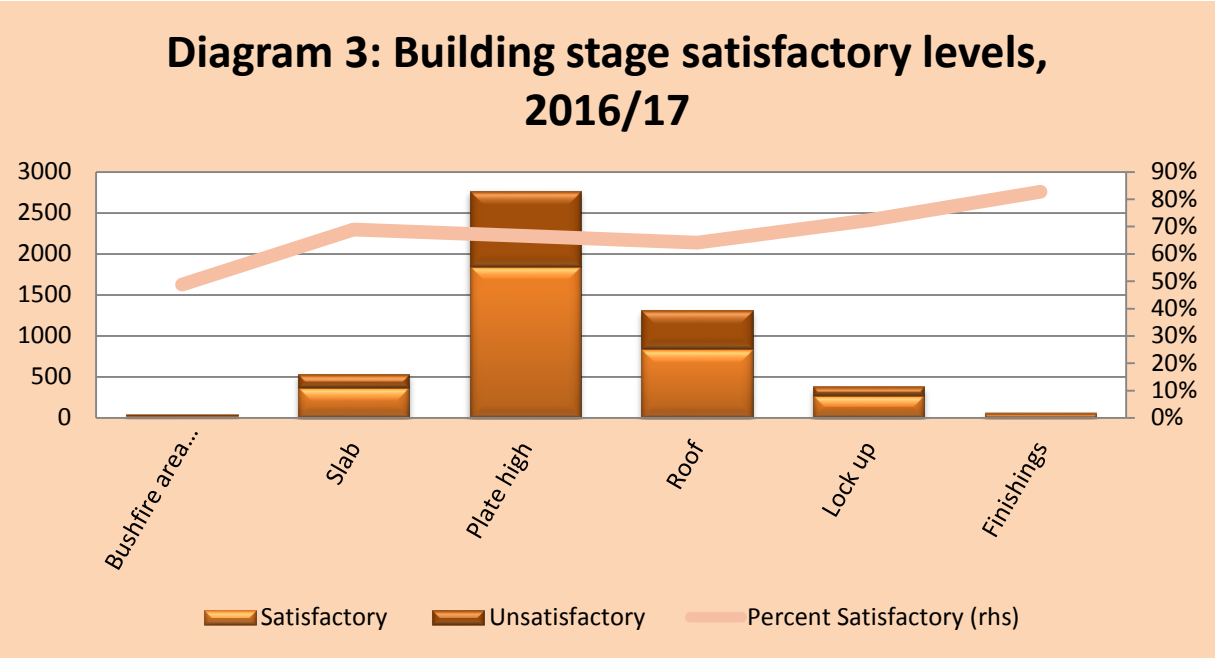


3. Stages of building work

As per the final column at **Attachment A: Elements of Building Work**, building elements have been grouped into the relevant stage at which they are performed in order to provide an indication of the level of compliance during different stages of building work. This stage is determined by the stage of building work at which this element would normally be completed (e.g. excavation work is recorded in the stage to slab completion regardless of what stage of work the building is up to when it is inspected).

For 2016/17, the stage of work with the highest satisfactory level was in finishing work (83%), while the lowest satisfactory level was for building work between plate high construction and roof completion (64%).

For 2015/16, the stage of work with the highest satisfactory level was in finishing work (85%), while the lowest satisfactory level was for building work between plate high construction and roof completion (63%). The largest change from 2015/16 was found in building work to slab construction, with the satisfactory level falling to from 74 per cent to 69 per cent.



4. Categories of building work[1]

Trends in compliance relating to the type of building work may also be useful in providing insight into the focus of future audit programs. As can be seen in **Table 1: Categories of building work, satisfactory levels**, the 184 building elements are grouped into 24 separate categories.

There were five building work categories with a satisfactory level of at least 80 per cent, including painting (100% from five elements inspected), drainage work (100 per cent from four elements), fixtures (81% from 59 elements), ceilings (81% from 107 elements) and fire separation 80% from 35 elements).

There were five building categories with a satisfactory level of 60 per cent or under in 2016/17. These included termite management (32% from 107 elements), bushfire area requirements (49% from 41 elements), timber wall framing (51 per cent from 39 elements), glazing (58% from 38 elements) and roof tie-downs (59 per cent from 469 elements).

For termite management, most of the issues related to a physical barrier not being visible throughout the walls specified in the approved plans. For bushfire area requirements, many of the issues were in relation to gap greater than 3mm in diameter being present within the brickwork. A number of instances where the glazing did not meet requirements for the bushfire assessment level were also noticeable. Common issues with roof tie-downs included tie-down straps not meeting

[1] Please note that inspections in the categories of painting and plastering were undertaken using visual inspections only. Inspections of this nature have ceased, with the Building Commissions' plumbing inspector now responsible for all painting and plastering inspections.

minimum width requirements, corrosion protection being insufficient, in particular not meeting minimum coating thickness requirements and tie-down straps being spaced too far apart.

Some of the largest changes in satisfactory levels from 2015/16 included timber wall framing (from 83% to 51%) and steel framing (93% to 78%).

Table 1: Categories of building work, satisfactory levels[2]

Building work type	Satisfactory	Unsatisfactory	Satisfactory (%)
Excavation work	44	21	68%
Drainage work	4	0	100%
Termite Treatment	34	73	32%
Slab	315	95	77%
Brickwork	1283	576	69%
Roof tie-down	276	193	59%
Structural Steel	168	94	64%
Timber Roof Framing	595	347	63%
Timber Wall Framing	20	19	51%
Steel Framing	42	12	78%
Roof Cladding	245	122	67%
Glazing	22	16	58%
Fire Separation	28	7	80%
Bushfire Area Requirements	20	21	49%
Wet Areas & External Waterproofing	23	14	62%
Wall & Floor Finishes	11	6	65%
Ventilation	0	0	N/A
Safe Movement & Access	14	5	74%
Energy Efficiency	28	10	74%
Internal Render/Plaster	55	17	76%
External Render/Plaster	34	17	67%
Ceilings	87	20	81%
Painting	5	0	100%
Fixtures	48	11	81%
Total	**3,401**	**1,696**	**67%**

[2] Per cent satisfactory is based on the number of times an element is deemed satisfactory divided by the number of times an element is assessed. Where it is not possible to inspect an element at the time of inspection (e.g. it is concealed) then it is not included in the calculation.

5. Elements of building work

Individual elements of building work may also feed into the Building Commission's risk assessment in determining future audit programs. **Attachment A** provides the percentage deemed satisfactory for each building element from all building technical compliance audits conducted during 2016/17. Of the building elements that have been assessed in at least 50 inspections, there are ten where less 50 per cent inspections were assessed as being 'satisfactory'. Four of these elements relate to brickwork, including workmanship: other, lintels, cleaning of cavities and weep holes.

Table 2: Elements of building work – satisfactory levels

Building work type	Satisfactory	Unsatisfactory	% Satisfactory	Main reasons identified
Brickwork BCA 3.3 - Workmanship - Workmanship: Other	12	47	20%	Windowsills falling to interior.
Brickwork BCA 3.3 - Workmanship - Lintel: Other	12	43	22%	No markings visible.
Termite Management - Physical barrier placement	27	66	29%	No physical barrier visible.
Roof tie-down - Tie Down Straps: Attachment & appropriate fixings	23	48	32%	Nail of insufficient size or material or number per tie-down. Tie-down straps pulled at angles or attached loosely.
Timber Roof Framing - BCA 3.4 - Tie down of timber roof beams	29	55	35%	No or inadequate tie-down.
Brickwork BCA 3.3 - Technical - Cavity: Clean	33	55	38%	Mortar bridging.
Structural Steel BCA 3.4.4 - Steel Member: Tie-downs	30	43	41%	No tie-downs present to steel beams.
Roof Cladding BCA 3.5 - Gutters: Other	51	55	48%	High fronted gutters used without overflow provisions.
Roof tie-down - Tie Down Straps: Corrosion protection type & mass	62	65	49%	Insufficient coating thickness.
Brickwork BCA 3.3 - Workmanship - Weep Holes	79	80	50%	Spacing between weepholes in excess of 1200 mm or weepholes absent in certain areas, e.g. base of walls or around openings.

6. Additional analysis – roof inspections

During 2014, the Building Commission conducted an audit of 123 sheet metal-clad and timber frame roofs in the Perth metropolitan and South Western coastal regions. The final report, 'A general inspection into metal roof construction in Western Australia' (the 'Roof Report') was published in April 2016.

The general inspection looked at 12 critical points in timber-framed roof construction and assessed these against the deemed-to-satisfy requirements of the National Construction Code (NCC). Only 33 per cent of the points inspected were assessed as satisfactory. Builders were provided with an opportunity to respond to any inspections on their sites, including the capability to provide evidence that the roof met performance requirements. Where evidence was provided, the results of the inspection were amended.

From 30 November 2015, the Building Commission began requesting the approved plans for all buildings prior to conducting an inspection, with inspection officers determining whether the building satisfactorily met the deemed-to-satisfy requirements of the NCC while allowing for any performance solutions incorporated in the approved plans. This allows a point of comparison between the findings in the roof report and those performed with the assistance of building plans since 30 November 2015. Please note that the 'Other compliance' field in the roof report has no direct correlation with the Inspections App data. In addition, the elements of tie down strap dimensions, tie down strap placement and tie down strap attachment and fixings have been combined from the Inspections App to correlate with how it was determined if tie down straps were correctly installed for the Roof Report.

An initial comparison undertaken for 2015/16 found that the overall percentage of roof tie down points deemed satisfactory was 43 per cent compared to the 33 per cent recorded in the Roof Report. There was a higher satisfactory percentage reported for all elements inspected except collar ties and the tie down of timber roof beams. At the time, it was speculated that while part of the change in the satisfactory level may be related to the increased use of building plans and specifications, it is also likely that there has been some improvement in practices resulting from the Roof Report.

The further improvement in 2016/17, with the overall percentage of roof tie down points deemed satisfactory increasing to 20 per cent is a further indication of an improvement in building practices. Compared to 2015/16, there was significant improvement identified in a number of areas, including metal roof battens (21% to 81%) and collar ties (47% to 74%).

Table 3: Comparison of metal–clad roof inspections (Roof Report and Inspections App)

	Roof Report		Inspections App (01/12/2015 to 30/06/2016)		Inspections App (2016/17)	
	Elements inspected	Satisfactory (%)	Elements inspected	Satisfactory (%)	Elements inspected	Satisfactory (%)
Tie down straps: Corrosion protection	73	11%	91	42%	105	50%
Tie down straps: dimensions, placement and attachment and appropriate fixings*	105	21%	138	41%	124	35%
Timber roof battens 1200 mm edge zone for sheet roofs	64	63%	27	67%	34	62%
Timber roof batten general area sheet roofs	62	31%	26	58%	32	50%
Metal roof batten	54	15%	33	21%	31	81%
Rafter correctly tied down	104	41%	73	45%	82	54%
Connections remainder of roof	101	30%	71	48%	59	64%
Collar ties	90	49%	55	47%	69	74%
Timber truss correctly tied down	9	11%	6	50%	17	41%
Tie down of timber roof beams	83	35%	63	29%	73	29%
Steel member: Tie downs	71	27%	54	41%	62	35%
Other compliance	120	38%	No direct comparison in Inspections App		No direct comparison in Inspections App	
Total	**936**	**33%**	**637**	**43%**	**688**	**50%**

* The combination of the tie down strap elements of dimensions, placement and attachment and appropriate fixings has been used as these elements were inspected together in determining if the tie down was correctly installed as part of inspections for the roof report.

Attachment A: Elements of building work (compliance) – 2016/17

Building element	Satisfactory	Unsatisfactory	Per cent Satisfactory
Excavation work - Excavation: Unprotected Embankment	7	9	44%
Excavation work - Excavation: Other	2	4	33%
Excavation work - Retaining adequate: Other	35	8	81%
Excavation work	**44**	**21**	**68%**
Drainage work - Drainage Systems: Water diverted away	3	0	100%
Drainage work - Drainage Systems: Other	1	0	100%
Drainage work	**4**	**0**	**100%**
Termite Management - Termite System: Durable Notice	1	0	100%
Termite Management - Termite System: Other	6	7	46%
Termite Management - Physical barrier placement	27	66	29%
Termite Management	**34**	**73**	**32%**
Slab BCA 3.2 - Finished Work - Footing excavation/ embedment/ foundation material	12	4	75%
Slab BCA 3.2 - Finished Work - Footings	7	11	39%
Slab BCA 3.2 - Finished Work - Cracking (acceptable): Other	166	4	98%
Slab BCA 3.2 - Finished Work - Parging: Other	17	10	63%
Slab BCA 3.2 - Finished Work - Alignment: Other	75	31	71%
Slab BCA 3.2 - Finished Work - Concrete Paving: Isolation & Control Joints	2	5	29%
Slab BCA 3.2 - Prep-Work - Clean fill: Other	2	0	100%
Slab BCA 3.2 - Prep-Work - DPM: Placement - (Note: Slab entirely underlaid)	0	0	N/A
Slab BCA 3.2 - Prep-Work - DPM: Penetrations	0	1	0%
Slab BCA 3.2 - Prep-Work - DPM: Other	0	0	N/A
Slab BCA 3.2 - Prep-Work - Reinforcement: Bar Chairs - Refer Notes if Required	2	1	67%
Slab BCA 3.2 - Prep-Work - Reinforcement: Re-entrant	1	1	50%
Slab BCA 3.2 - Prep-Work - Reinforcement: Cover	1	2	33%
Slab BCA 3.2 - Prep-Work - Reinforcement: Steel lap	1	1	50%
Slab BCA 3.2 - Prep-Work - Reinforcement: Other	1	1	50%
Slab BCA 3.2 - Second storey - Propping: Other - (Suspended slab temporary)	7	1	88%
Slab BCA 3.2 - Second storey - Steel Framing: Other - (Floor trusses)	1	2	33%
Slab BCA 3.2 - Second storey - Set Out: Other - (All Concrete)	10	8	56%
Slab BCA 3.2 - Second storey - Slip Joints: Other	10	12	45%
Slab	**315**	**95**	**77%**

Building element	Satisfactory	Unsatisfactory	Per cent Satisfactory
Brickwork BCA 3.3 - Workmanship - Built In Frames: Alignment	146	4	97%
Brickwork BCA 3.3 - Workmanship - Built In Frames: Attachments	82	8	91%
Brickwork BCA 3.3 - Workmanship - Built In Frames: Other	15	12	56%
Brickwork BCA 3.3 - Workmanship - Weep Holes:	79	80	50%
Brickwork BCA 3.3 - Workmanship - Lintel: Coating & thickness	82	20	80%
Brickwork BCA 3.3 - Workmanship - Lintel: Other	12	43	22%
Brickwork BCA 3.3 - Workmanship - Workmanship: Utility	65	29	69%
Brickwork BCA 3.3 - Workmanship - Workmanship: Coarse/ openings	94	16	85%
Brickwork BCA 3.3 - Workmanship - Workmanship: Perpends & Joints	78	51	60%
Brickwork BCA 3.3 - Workmanship - Workmanship: Bonding	90	30	75%
Brickwork BCA 3.3 - Workmanship - Workmanship: Face	101	30	77%
Brickwork BCA 3.3 - Workmanship - Workmanship: Other	12	47	20%
Brickwork BCA 3.3 - Technical - Structure	85	35	71%
Brickwork BCA 3.3 - Technical - Cavity: Cavity Size	97	3	97%
Brickwork BCA 3.3 - Technical - Cavity: Clean	33	55	38%
Brickwork BCA 3.3 - Technical - Cavity: Other	3	5	38%
Brickwork BCA 3.3 - Technical - Insulation:	17	6	74%
Brickwork BCA 3.3 - Technical - DPC: Liquid	1	2	33%
Brickwork BCA 3.3 - Technical - DPC: Physical	1	1	50%
Brickwork BCA 3.3 - Technical - DPC: Other	1	2	33%
Brickwork BCA 3.3 - Technical - Flashings: Above openings	33	20	62%
Brickwork BCA 3.3 - Technical - Flashings: Below openings	8	26	24%
Brickwork BCA 3.3 - Technical - Flashings: Other	15	20	43%
Brickwork BCA 3.3 - Technical - Wire Ties: Spacing	33	27	55%
Brickwork BCA 3.3 - Technical - Wire Ties: Coating	100	3	97%
Brickwork BCA 3.3 - Technical - Wire Ties: Other	0	1	0%
Brickwork	**1283**	**576**	**69%**

Building element	Satisfactory	Unsatisfactory	Per cent Satisfactory
Roof tie-down - Tie Down Straps: Dimensions	114	23	83%
Roof tie-down - Tie Down Straps: Corrosion protection type & mass	62	65	49%
Roof tie-down - Tie Down Straps: Placement	77	57	57%
Roof tie-down - Tie Down Straps: Attachment & appropriate fixings	23	48	32%
Roof tie-down	**276**	**193**	**59%**
Structural Steel BCA 3.4.4 - Steel Member: Column, roof beams, champher, fixings	62	30	67%
Structural Steel BCA 3.4.4 - Steel Member: Corrosion protection	73	6	92%
Structural Steel BCA 3.4.4 - Steel Member: Tie-downs	30	43	41%
Structural Steel BCA 3.4.4 - Steel Member: Other	3	15	17%
Structural Steel	**168**	**94**	**64%**
Timber Roof Framing - BCA 3.4 - Rafter correctly tied down	58	40	59%
Timber Roof Framing - BCA 3.4 - Rafter other	16	29	36%
Timber Roof Framing - BCA 3.4 - Timber roof battens in 1200 mm edge zone for sheet roofs	21	14	60%
Timber Roof Framing - BCA 3.4 - Timber roof batten general area sheet roofs	16	17	48%
Timber Roof Framing - BCA 3.4 - Metal roof batten	26	6	81%
Timber Roof Framing - BCA 3.4 - Connections: remainder of roof	48	23	68%
Timber Roof Framing - BCA 3.4 - Struts	53	46	53%
Timber Roof Framing - BCA 3.4 - Underpurlins	72	23	76%
Timber Roof Framing - BCA 3.4 - Collar Ties	63	19	77%
Timber Roof Framing - BCA 3.4 - Ridge: Rafter to rafter at ridge connection sheeted roof (AS1684 Table 9.24A & 9.24B)	72	8	90%
Timber Roof Framing - BCA 3.4 - Timber truss correctly tied down	7	10	41%
Timber Roof Framing - BCA 3.4 - Tie down of timber roof beams	29	55	35%
Timber Roof Framing - BCA 3.4 - Timber roof beams other	22	27	45%
Timber Roof Framing - BCA 3.4 - Ceiling Joists	88	7	93%
Timber Roof Framing - BCA 3.4 - Other compliance	4	23	15%
Timber Roof Framing	**595**	**347**	**63%**

Building element	Satisfactory	Unsatisfactory	Per cent Satisfactory
Timber Wall Framing - BCA 3.4 - Roof: Other	1	4	20%
Timber Wall Framing - BCA 3.4 - Walls: Bracing	3	3	50%
Timber Wall Framing - BCA 3.4 - Walls: Insulation - (within and to frames)	3	1	75%
Timber Wall Framing - BCA 3.4 - Walls: Bottom plate connection to concrete slab.	5	0	100%
Timber Wall Framing - BCA 3.4 - Walls: Other	1	6	14%
Timber Wall Framing - BCA 3.4 - Connections: remainder of roof	0	3	0%
Timber Wall Framing - BCA 3.4 - Floor: Posts/columns	1	0	100%
Timber Wall Framing - BCA 3.4 - Floor: Joists	5	0	100%
Timber Wall Framing - BCA 3.4 - Floor: Connections	1	0	100%
Timber Wall Framing - BCA 3.4 - Floor: Other	0	2	0%
Timber Wall Framing	**20**	**19**	**51%**
Steel Framing BCA 3.4 & 3.5 - Roof: Connections	8	3	73%
Steel Framing BCA 3.4 & 3.5 - Roof: Tie down - (within and to frames)	6	3	67%
Steel Framing BCA 3.4 & 3.5 - Roof: Corrosion	10	1	91%
Steel Framing BCA 3.4 & 3.5 - Roof: Framing dimensions	6	1	86%
Steel Framing BCA 3.4 & 3.5 - Roof: Other	3	2	60%
Steel Framing BCA 3.4 & 3.5 - Walls: Framing dimensions bracing	2	2	50%
Steel Framing BCA 3.4 & 3.5 - Walls: Insulation/ thermal break	4	0	100%
Steel Framing BCA 3.4 & 3.5 - Walls: Other	1	0	100%
Steel Framing BCA 3.4 & 3.5 - Floor: Other	2	0	100%
Steel Framing	**42**	**12**	**78%**
Roof Cladding BCA 3.5 - Tiles: Other - (installation, fixings- centres, corrosion protection)	5	3	63%
Roof Cladding BCA 3.5 - Roof Sheeting: Fixing, including ridges & hips	58	7	89%
Roof Cladding BCA 3.5 - Roof Sheeting: Penetrations (Flues)	9	4	69%
Roof Cladding BCA 3.5 - Gutters: Other	51	55	48%
Roof Cladding BCA 3.5 - Downpipes: Spacing & Size	74	11	87%
Roof Cladding BCA 3.5 - Downpipes: Location	48	42	53%
Roof Cladding	**245**	**122**	**67%**

Building element	Satisfactory	Unsatisfactory	Per cent Satisfactory
Glazing BCA 3.6 - Window Frames: Window labelling	7	5	58%
Glazing BCA 3.6 - Window Frames: Restricted openings 2 storey - (nb NCC Vol. 2 Part 3.9.2.5 Protection of openable windows)	4	6	40%
Glazing BCA 3.6 - Window Frames: Other (Straps to frames).	2	2	50%
Glazing BCA 3.6 - Safety Glazing: Markings	7	2	78%
Glazing BCA 3.6 - Safety Glazing: Other	2	1	67%
Glazing	**22**	**16**	**58%**
Fire Separation BCA 3.7 - External Walls: Within 900mm - (applicable to Class 1)	14	5	74%
Fire Separation BCA 3.7 - External Walls: Non combustible materials - (applicable to Class 1)	13	0	100%
Fire Separation BCA 3.7 - External Walls: Other	0	1	0%
Fire Separation BCA 3.7 - Separating Walls: Underside of roof covering	0	0	N/A
Fire Separation BCA 3.7 - Separating Walls: Other	0	1	0%
Fire Separation BCA 3.7 - Smoke Alarms: Other	1	0	100%
Fire Separation	**28**	**7**	**80%**
Bushfire Area Requirements BCA 3.7 - General: Probe check	2	6	25%
Bushfire Area Requirements BCA 3.7 - General: Other	1	2	33%
Bushfire Area Requirements BCA 3.7 - Bushfire shutters	0	1	0%
Bushfire Area Requirements BCA 3.7 - Subfloor supports	0	0	N/A
Bushfire Area Requirements BCA 3.7 - Floors	3	1	75%
Bushfire Area Requirements BCA 3.7 - External walls	6	0	100%
Bushfire Area Requirements BCA 3.7 - External glazed elements/ assemblies and external doors	3	3	50%
Bushfire Area Requirements BCA 3.7 - Roofs: Roof mounted evaporative cooler	0	0	N/A
Bushfire Area Requirements BCA 3.7 - Roofs: General	1	6	14%
Bushfire Area Requirements BCA 3.7 - Verandahs, steps, decks and landings	1	2	33%
Bushfire Area Requirements BCA 3.7 - Water and gas supply pipes	3	0	100%
Bushfire Area Requirements	**20**	**21**	**49%**

Building element	Satisfactory	Unsatisfactory	Per cent Satisfactory
Wet Areas & External Waterproofing BCA 3.8 - Waterproofing: Waterproofed areas - (nb wet areas includes balconies)	10	2	83%
Wet Areas & External Waterproofing BCA 3.8 - Waterproofing: Floor wall junctions	1	1	50%
Wet Areas & External Waterproofing BCA 3.8 - Waterproofing: Penetrations in shower	3	1	75%
Wet Areas & External Waterproofing BCA 3.8 - Waterproofing: Bath to wall	0	4	0%
Wet Areas & External Waterproofing BCA 3.8 - Waterproofing: Floor wastes	8	2	80%
Wet Areas & External Waterproofing BCA 3.8 - Waterproofing: Other	1	4	20%
Wet Areas & External Waterproofing	**23**	**14**	**62%**
Wall & Floor Finishes - Wall & Floor Tiling: Workmanship	6	2	75%
Wall & Floor Finishes - Wall & Floor Tiling: Other	1	1	50%
Wall & Floor Finishes - Floor Tiling: Correct falls to wastes	4	3	57%
Wall & Floor Finishes	**11**	**6**	**65%**
Ventilation - Ventilation: Exhaust Fan - (nb ducted to outside air)	0	0	N/A
Ventilation - Ventilation: Other	0	0	N/A
Ventilation	**0**	**0**	**N/A**
Safe Movement & Access BCA 3.9 - Stairs: Riser & going dimensions	7	2	78%
Safe Movement & Access BCA 3.9 - Balustrades: Structure, handrails	3	2	60%
Safe Movement & Access BCA 3.9 - Balustrades: Height and spacings	3	1	75%
Safe Movement & Access BCA 3.9 - Balustrades: Other	0	0	N/A
Safe Movement & Access BCA 3.9 - Swimming Pool: Barrier - (nb access, pre 2005?)	0	0	N/A
Safe Movement & Access BCA 3.9 - Swimming Pool: Climbable gate and latch	0	0	N/A
Safe Movement & Access BCA 3.9 - Swimming Pool: Other	1	0	100%
Safe Movement & Access	**14**	**5**	**74%**
Energy Efficiency BCA 3.12 - Insulation: Roof foil installed correctly	14	0	100%
Energy Efficiency BCA 3.12 - Insulation: Ceiling insulation	7	1	88%
Energy Efficiency BCA 3.12 - Insulation: Wall insulation	7	8	47%
Energy Efficiency BCA 3.12 - Insulation: Other	0	0	N/A
Energy Efficiency BCA 3.12 - Building Sealing: Building a conditioned space?	0	1	0%
Energy Efficiency BCA 3.12 - Building Sealing: Other	0	0	N/A
Energy Efficiency	**28**	**10**	**74%**

Building element	Satisfactory	Unsatisfactory	Per cent Satisfactory
Internal Render/Plaster - Internal Float: Render	12	7	63%
Internal Render/Plaster - Internal Float, Set: Hardness/Curing/Workmanship	21	1	95%
Internal Render/Plaster - Internal Float, Set: Other	9	6	60%
Internal Render/Plaster - Linings: Fixings	6	1	86%
Internal Render/Plaster - Linings: Workmanship	6	0	100%
Internal Render/Plaster - Linings: Other	1	2	33%
Internal Render/Plaster	**55**	**17**	**76%**
External Render/Plaster - External Render: Ground level finish	14	6	70%
External Render/Plaster - External Render: Other	7	6	54%
External Render/Plaster - External Acrylic: Ground level finish	4	0	100%
External Render/Plaster - External Acrylic: Workmanship	6	4	60%
External Render/Plaster - External Acrylic: Other	3	1	75%
External Render/Plaster	**34**	**17**	**67%**
Ceilings - Linings: Fixings	25	9	74%
Ceilings - Linings: Back Blocking	16	1	94%
Ceilings - Linings: Workmanship	23	3	88%
Ceilings - Linings: Other	1	5	17%
Ceilings - Cornices: Other	22	2	92%
Ceilings	**87**	**20**	**81%**
Painting - Internal Walls:	1	0	100%
Painting - Ceilings:	1	0	100%
Painting - Doors â€“ Top and Bottom edges:	0	0	N/A
Painting - Door Frames:	0	0	N/A
Painting - Window Frames:	0	0	N/A
Painting - Skirting:	0	0	N/A
Painting - Architraves:	0	0	N/A
Painting - External Walls:	0	0	N/A
Painting - Eaves:	1	0	100%
Painting - Fascia:	1	0	100%
Painting - Gutters & Downpipes:	1	0	100%
Painting	**5**	**0**	**100%**
Fixtures - Cupboards: Penetration sealing	1	8	11%
Fixtures - Cupboards: Support & joists, heat source proximity	2	0	100%
Fixtures - Cupboards: Workmanship	8	0	100%
Fixtures - Cupboards: Benchtop sealing	1	2	33%
Fixtures - Cupboards: Other	1	0	100%
Fixtures - Fixing Carpentry: Other	2	1	67%
Fixtures - Internal Doors: Sanitary compartment - (nb including lift off hinges)	25	0	100%
Fixtures - Internal Doors: Door to frame gaps/alignment	7	0	100%
Fixtures - Internal Doors: Furniture	1	0	100%
Fixtures - Internal Doors: Other	0	0	N/A
Fixtures	**48**	**11**	**81%**
Total	**3401**	**1696**	**67%**