

Defect inspection report

42 Sackville Street, Kew VIC 3101



PROPERTY
42 Sackville Street

CLIENT
Private

INSPECTION TYPE
PCI — Practical Completion Inspection

WEATHER
Overcast, 16°C, dry — diffuse natural light

SUBURB
Kew VIC 3101

BUILDER
Private builder

INSPECTION DATE
12 August 2026

INSPECTOR
Nitpik — Designer defect inspections

Summary

TOTAL DEFECTS

69

MODERATE

30

MINOR

39

AREAS INSPECTED

18

69 cosmetic items were recorded across 18 areas at practical completion. Every item was located under raking light or torch, then re-assessed from the normal viewing position required by Part B of the Guide to Standards and Tolerances 2026 (1.5 m for walls, ceilings and floors; 600 mm for appliances and fixtures; 3 m for glass) before it was listed. Items that could only be seen under critical lighting were discarded and do not appear here. Each entry states what was observed, what was measured, the clause relied on, and the rectification sought — so the list can be handed to the builder and worked through line by line.

DEFECTS BY AREA

#	AREA	REF	ITEMS
01	Entry & Foyer	EF	6
02	Hallway — Ground Floor	HG	7
03	Kitchen	K	10
04	Butler's Pantry	BS	6
05	Living Room	LR	9
06	Study	S	2
07	Powder Room	PR	3
08	Laundry	L	1
09	Garage & Internal Access	GI	2
10	Stairwell	ST	2
11	Master Bedroom	MB	3
12	Master Ensuite	ME	3
13	Bedroom 2	B2	2
14	Bedroom 3	B3	2
15	Bedroom 4	B4	2
16	Main Bathroom	MAB	3
17	Upstairs Retreat	UR	3
18	Balcony & External	BE	3

DEFECTS BY CATEGORY

CATEGORY	ITEMS
Trim & Joinery	10
Plaster & Linings	10
Tiling	10
Floor Finishes	7
Paint & Finishes	7
Caulking & Sealants	6
Ceilings	5
Doors & Hardware	5
Cornices	4
External	3
Damage	1
Glazing & Mirrors	1

SEVERITY KEY

Minor — cosmetic; outside tolerance and to be made good.

Moderate — outside tolerance with a measurable deviation or damage requiring replacement/re-lay.

Major — reserved for items affecting use or safety; none recorded on this inspection.

SCOPE & LIABILITY – SUMMARY

This is a **cosmetic defect inspection** at practical completion. Findings are factual observations measured on site and referenced to the relevant clause of the **Guide to Standards and Tolerances 2026** (Office of the State Building Surveyor, Building and Plumbing Commission Victoria) or the applicable Australian Standard. Nitpik paraphrases requirements only — refer to the cited document for the full text. **Not in scope:** structural adequacy, building code compliance, waterproofing verification, electrical, plumbing, gas, HVAC, energy rating, pest, hazardous materials, concealed or invasive inspection. Prepared for the named client only. Liability is limited to the fee paid for the inspection.

Entry & Foyer

6 DEFECTS

EF.1 Open / stepped mitre

TRIM & JOINERY MINOR

The mitre at the head of the entry door architrave, left side is open and stepped — a 1.5 mm step and a 1 mm open joint across the joint, with filler shrinkage already visible in the gap.

STANDARD CITED

Guide 2026 — Cl. 13.2 — Joints in fixing of internal mouldings

Outside tolerance if faces are not aligned and flush at mitres and butt joints and the misalignment is visible from a normal viewing position.

METHOD OF MEASUREMENT

Straight edge across the joint; feeler gauge into the mitre; viewed at 1.5 m.

RECTIFICATION SOUGHT

Re-cut or re-pull the mitre, fill, sand flush and re-paint the trim set.

CONFIDENCE 88% STATUS: OUTSTANDING REF EF.1



EF.1 — SITE PHOTOGRAPH

EF.2 Fixings showing through lining

PLASTER & LININGS MINOR

Three fixings showing through the set on the return wall beside the entry door. The heads read as a line of shadowed dimples once the wall is lit along its length.

STANDARD CITED

Guide 2026 — Cl. 12.2.9 — Nail popping or screws showing in sheeting

Outside tolerance if fixings show at completion, or within the first 24 months, and are visible from a normal viewing position.

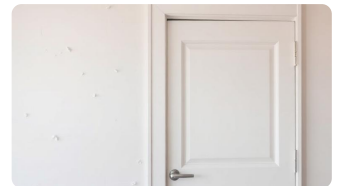
METHOD OF MEASUREMENT

Raking light along the lining, then re-checked at 1.5 m.

RECTIFICATION SOUGHT

Re-fix, punch, fill in two passes, sand and re-coat the affected plane.

CONFIDENCE 91% STATUS: OUTSTANDING REF EF.2



EF.2 — SITE PHOTOGRAPH

EF.3 Gap at skirting

TRIM & JOINERY MINOR

Open gap between the skirting and the timber floor along the north wall, feeler-gauged at 3 mm and running approximately 1.8 m.

STANDARD CITED

Guide 2026 — Cl. 13.1 — Gaps in internal fixing

Gaps in internal fixing are outside tolerance where visible from a normal viewing position; gaps between skirting and flooring are outside tolerance if they exceed 2 mm within 24 months.

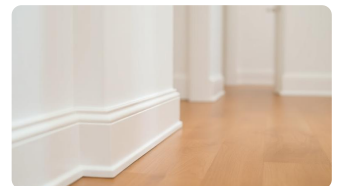
METHOD OF MEASUREMENT

Feeler gauge (mm) into the gap; viewed at 1.5 m.

RECTIFICATION SOUGHT

Re-fix the trim tight to the substrate, then caulk and re-paint — caulk alone will not close this.

CONFIDENCE 94% STATUS: OUTSTANDING REF EF.3



EF.3 — SITE PHOTOGRAPH

EF.4 Cornice mitre / joint crack

CORNICES MINOR

Open crack at the cornice at the internal mitre above the entry door, measured at 1.5 mm wide on the comparator card and running the length of the mitre.

STANDARD CITED

Guide 2026 — Cl. 12.2.5 — Cracks in cornices

Outside tolerance if cracks exist at completion, or exceed 1 mm within the first 24 months, and are visible from a normal viewing position.

METHOD OF MEASUREMENT

Crack comparator card (mm) against the crack; viewed at 1.5 m.

RECTIFICATION SOUGHT

Rake out, re-fill with a flexible cornice cement, re-sand and re-paint the full cornice run.

CONFIDENCE 97% STATUS: OUTSTANDING REF EF.4



EF.4 — SITE PHOTOGRAPH

EF.5 Timber floor board lippage

FLOOR FINISHES MINOR

Board edges in the entry threshold run, second and third boards step 1.5 mm; the lift is catchable underfoot and highlighted by the raking afternoon light.

STANDARD CITED

Guide 2026 — Cl. 15.3 — Timber and floating floor finishes

Outside tolerance if board edges are stepped, drummy or not laid flat and true from a normal viewing position.

METHOD OF MEASUREMENT

Straightedge and feeler gauge across board edges; tapped for drummy areas.

RECTIFICATION SOUGHT

Lift and re-lay the affected boards flat, over a corrected substrate.

CONFIDENCE 89% STATUS: OUTSTANDING REF EF.5



EF.5 — SITE PHOTOGRAPH

EF.6 Over-painting of hardware

PAINT & FINISHES MINOR

Paint has been carried over onto the entry door hinges (all three leaves). Roughly a third of the hardware face is coated and the paint line is ragged.

STANDARD CITED

Guide 2026 — Cl. 16.2 — Surface finish of paintwork

Outside tolerance if there is excessive over-painting of fittings, trims, skirtings, architraves or glazing visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 600 mm (fixture viewing distance) and at 1.5 m.

RECTIFICATION SOUGHT

Cleanly remove paint from the hardware and re-cut the paint line to the trim edge.

CONFIDENCE 92% STATUS: OUTSTANDING REF EF.6



EF.6 — SITE PHOTOGRAPH

Hallway — Ground Floor

7 DEFECTS

HG.1 Bulge / hollow in wall plane

PLASTER & LININGS

MODERATE

The wall plane on the east hallway wall, 1.2 m from the linen door is out of true. A 1.8 m straightedge shows a 7 mm gap at the worst point, and the deformation casts a shadow under the downlights.

STANDARD CITED

Guide 2026 — Cl. 12.1.1 — Plumbness and straightness of wall surfaces

Outside tolerance if the surface deviates from plane by more than 5 mm from a 1.8 m straight edge.

METHOD OF MEASUREMENT

1.8 m aluminium straightedge held on the surface; gap measured at the worst point.

RECTIFICATION SOUGHT

Re-set and feather the affected area to bring the plane within 5 mm over 1.8 m, then re-coat the full wall.

CONFIDENCE 95% STATUS: OUTSTANDING REF HG.1



HG.1 — SITE PHOTOGRAPH

HG.2 Peaking at flush joint

PLASTER & LININGS

MINOR

The recessed-edge joint on the west hallway wall, second sheet from the entry has peaked — the tape line stands proud 1.5 mm and telegraphs through the paint film.

STANDARD CITED

Guide 2026 — Cl. 12.2.8 — Flush joints in plasterboard

Outside tolerance if plaster peaking or jointing is visible from a normal viewing position.

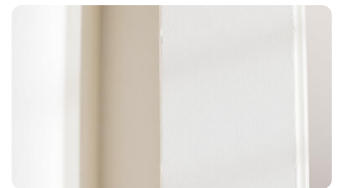
METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light, confirmed under raking light.

RECTIFICATION SOUGHT

Sand the peak back, re-set with a wide feather (min. 300 mm each side) and re-coat the wall plane.

CONFIDENCE 98% STATUS: OUTSTANDING REF HG.2



HG.2 — SITE PHOTOGRAPH

HG.3 Ceiling plane deviation

CEILINGS

MODERATE

Dishing in the ceiling plane over the hallway between the study and powder room doors; a 2 m straightedge reads 6 mm. The deviation is obvious with the perimeter lighting on.

STANDARD CITED

Guide 2026 — Cl. 12.2.10 — Straightness of plasterboard ceilings

Outside tolerance if the ceiling deviates more than 4 mm from a 2 m straight edge, or a significant visual deviation from the ceiling plane is visible from a normal viewing position.

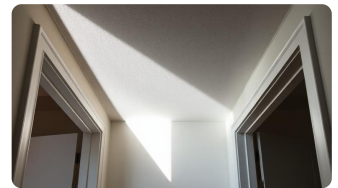
METHOD OF MEASUREMENT

2 m straightedge across the ceiling; gap measured in mm.

RECTIFICATION SOUGHT

Re-fix / pack the ceiling battens over the affected span, re-set and re-paint the whole ceiling.

CONFIDENCE 90% STATUS: OUTSTANDING REF HG.3



HG.3 — SITE PHOTOGRAPH

HG.4 Touch-up flashing / patchy finish

PAINT & FINISHES

MINOR

Spot touch-ups on the west hallway wall at switch height are flashing against the surrounding wall — the patched areas (two patches roughly 300 × 300 mm) differ in sheen and read as blotching from a normal viewing position.

STANDARD CITED

Guide 2026 — Cl. 16.2 — Surface finish of paintwork

Outside tolerance if gloss variation, starved areas or over-painting is visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light, then confirmed square-on to the wall.

RECTIFICATION SOUGHT

Re-coat the full wall plane, corner to corner, rather than spot patching.

CONFIDENCE 93% STATUS: OUTSTANDING REF HG.4



HG.4 — SITE PHOTOGRAPH

HG.5 Gap at skirting

TRIM & JOINERY MINOR

Open gap at the skirting butt joint outside the study, feeler-gauged at 2.5 mm and running approximately the full joint.

STANDARD CITED

Guide 2026 — Cl. 13.1 — Gaps in internal fixing

Gaps in internal fixing are outside tolerance where visible from a normal viewing position; gaps between skirting and flooring are outside tolerance if they exceed 2 mm within 24 months.

METHOD OF MEASUREMENT

Feeler gauge (mm) into the gap; viewed at 1.5 m.

RECTIFICATION SOUGHT

Re-fix the trim tight to the substrate, then caulk and re-paint — caulk alone will not close this.

CONFIDENCE 96% STATUS: OUTSTANDING REF HG.5



HG.5 — SITE PHOTOGRAPH

HG.6 Cornice line not straight

CORNICES MINOR

The cornice run along the west hallway cornice dips away from the line. A 2 m straightedge shows a 6 mm dip at the worst point, readily visible along the run.

STANDARD CITED

Guide 2026 — Cl. 12.2.7 — Straightness and alignment of plaster cornices

Outside tolerance if the cornice deviates more than 4 mm from a 2 m straight edge and is visible from a normal viewing position.

METHOD OF MEASUREMENT

2 m straightedge along the cornice; feeler gauge at the worst deviation.

RECTIFICATION SOUGHT

Re-hang / re-pack the affected length and re-set both junctions.

CONFIDENCE 88% STATUS: OUTSTANDING REF HG.6



HG.6 — SITE PHOTOGRAPH

HG.7 Uneven door margins

DOORS & HARDWARE MINOR

Margins to the linen cupboard doors are uneven — 4 mm at the head narrowing to 1 mm at the floor. The taper is obvious against the architrave line.

STANDARD CITED

Guide 2026 — Cl. 11.4 — Clearances and margins to doors

Outside tolerance if clearances and margins are not consistent, or the door binds, sticks or does not latch cleanly.

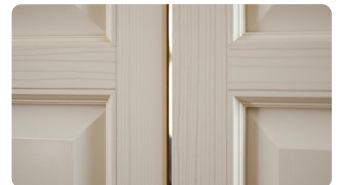
METHOD OF MEASUREMENT

Feeler gauge at head, latch and hinge stiles; door swung through full travel.

RECTIFICATION SOUGHT

Re-hang the leaf / adjust hinges to consistent margins and confirm a clean latch.

CONFIDENCE 91% STATUS: OUTSTANDING REF HG.7



HG.7 — SITE PHOTOGRAPH

K.1 Cabinet door / drawer misaligned

TRIM & JOINERY MINOR

Fronts across the lower drawer bank left of the cooktop are out of alignment — reveals vary 2–5 mm across the run, so the shadow line steps at each door.

STANDARD CITED

Guide 2026 — Cl. 13.4 — Benchtops, cabinet doors and drawer fronts

Outside tolerance if cabinet doors and drawer fronts are not aligned, or do not have consistent gaps between them, when seen from a normal viewing position.

METHOD OF MEASUREMENT

Feeler gauge into the reveals; steel rule across adjacent faces.

RECTIFICATION SOUGHT

Adjust hinges and drawer runners to a consistent reveal across the full run.

CONFIDENCE 91% STATUS: OUTSTANDING REF K.1



K.1 — SITE PHOTOGRAPH

K.2 Benchtop joint not flush

TRIM & JOINERY MODERATE

The benchtop joint at the island stone joint, waterfall end is stepped and open — a 1 mm step with a 0.8 mm open line, with the fill sitting below the stone face.

STANDARD CITED

Guide 2026 — Cl. 13.8 — Joints in timber, stone and laminated benchtops

Outside tolerance if joints are not uniform, close-fitted, aligned and in the same plane, or are not flush-filled with a suitable flexible sealant of matching colour.

METHOD OF MEASUREMENT

Steel rule and straightedge across the joint; visual check of the fill.

RECTIFICATION SOUGHT

Re-pull the joint flush, re-fill with a colour-matched adhesive and polish back.

CONFIDENCE 94% STATUS: OUTSTANDING REF K.2



K.2 — SITE PHOTOGRAPH

K.3 Sealant bead poorly finished

CAULKING & SEALANTS MODERATE

The wet-area sealant at the splashback-to-benchtop junction behind the cooktop is lumpy and carries three visible voids and trapped debris. The bead is not tooled to a consistent dimension.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting, joints and junction sealants

Junction sealants are outside tolerance if they contain lumps, voids, debris or surface imperfections visible at completion.

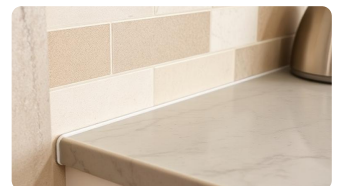
METHOD OF MEASUREMENT

Visual along the bead at 600 mm; probed for voids and debonding.

RECTIFICATION SOUGHT

Cut out fully, clean back to sound substrate and re-apply a tooled neutral-cure silicone in a matching colour.

CONFIDENCE 97% STATUS: OUTSTANDING REF K.3



K.3 — SITE PHOTOGRAPH

K.4 Lippage between tiles

TILING MODERATE

Lippage on the splashback, third course above the bench measured at 1.8 mm on a 2 mm joint — outside the Table 14.6 allowance for this tile and joint width, and catchable underfoot / by hand.

STANDARD CITED

Guide 2026 — Cl. 14.6 (Table 14.6) — Lippage (stepping) between tiles

Flat polished/honed tiles: 1.0 mm (joints 1.5–2.9 mm), 1.5 mm (joints 3.0–6.0 mm), 2.0 mm (joints > 6.0 mm). Smooth tiles with a regular edge finish: 2.0 mm at any joint width.

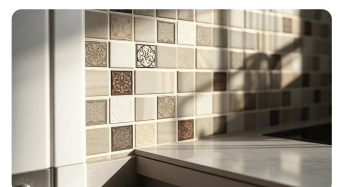
METHOD OF MEASUREMENT

Digital lippage gauge across the tile edge; joint width measured with calipers.

RECTIFICATION SOUGHT

Lift and re-lay the affected tiles to a flush plane; grind-and-polish is not acceptable on this finish.

CONFIDENCE 89% STATUS: OUTSTANDING REF K.4



K.4 — SITE PHOTOGRAPH

K.5 Grout joints inconsistent

TILING MINOR

Joint widths across the splashback field vary from 2 mm to 4.5 mm, with low and pinholed grout along the same run.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting and joints

Joints are outside tolerance if the final alignment is not within ± 4 mm in 2 m, or joints are not of consistent width from a normal viewing position. Grout must be free of voids, pinholes and low spots.

METHOD OF MEASUREMENT

2 m straightedge along the joint line; calipers on joint width.

RECTIFICATION SOUGHT

Rake out and re-grout the affected joints to a consistent width and profile.

CONFIDENCE 92% STATUS: OUTSTANDING REF K.5



K.5 — SITE PHOTOGRAPH

K.6 Paint run / sag

PAINT & FINISHES MINOR

A paint run/sag has set in the topcoat on the bulkhead face above the overhead cabinets. The blemish is approximately 90 mm long and remains clearly visible from a normal viewing position without raking light.

STANDARD CITED

Guide 2026 — Cl. 16.2 — Surface finish of paintwork

Outside tolerance if runs, sags, wrinkling, dust inclusions, starved or bare areas, brush or sanding marks are visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light; located with raking light.

RECTIFICATION SOUGHT

Cut back the run, re-sand and re-coat the affected face to a uniform finish, edge to edge.

CONFIDENCE 95% STATUS: OUTSTANDING REF K.6



K.6 — SITE PHOTOGRAPH

K.7 Mechanical damage

DAMAGE MODERATE

Impact damage to the pantry door face, lower left — a 12 mm gouge through the 2-pac finish. This is site damage, present at handover.

STANDARD CITED

Guide 2026 — Cl. 16.4 — Mechanical imperfections and damage

Outside tolerance if knocks, dents, holes, gouges or unfilled depressions are visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light; depth checked with a steel rule.

RECTIFICATION SOUGHT

Fill, sand and re-coat, or replace the component where the damage cannot be made good invisibly.

CONFIDENCE 98% STATUS: OUTSTANDING REF K.7



K.7 — SITE PHOTOGRAPH

K.8 Cabinet door / drawer misaligned

TRIM & JOINERY MINOR

Fronts at the overhead cupboard doors above the sink are out of alignment — reveals vary 3 mm across the pair across the run, so the shadow line steps at each door.

STANDARD CITED

Guide 2026 — Cl. 13.4 — Benchtops, cabinet doors and drawer fronts

Outside tolerance if cabinet doors and drawer fronts are not aligned, or do not have consistent gaps between them, when seen from a normal viewing position.

METHOD OF MEASUREMENT

Feeler gauge into the reveals; steel rule across adjacent faces.

RECTIFICATION SOUGHT

Adjust hinges and drawer runners to a consistent reveal across the full run.

CONFIDENCE 90% STATUS: OUTSTANDING REF K.8



K.8 — SITE PHOTOGRAPH

K.9

Caulking not continuous

CAULKING & SEALANTS

MINOR

The caulk bead where the pantry return meets the wall lining is discontinuous — a 220 mm break in the bead, with the substrate visible through the break.

STANDARD CITED

Guide 2026 — Cl. 13.9 — Sealing and caulking finish

Caulking is outside tolerance if it is not smooth and consistent, contains lumps, dust or irregularities, or is not generally consistent in dimension from a normal viewing position.

METHOD OF MEASUREMENT

Visual along the full bead at 600 mm; probed for debonding.

RECTIFICATION SOUGHT

Strip the bead, clean the junction and re-run one continuous tooled bead in a matching colour.

CONFIDENCE 93% STATUS: OUTSTANDING REF K.9



K.9 — SITE PHOTOGRAPH

K.10

Touch-up flashing / patchy finish

PAINT & FINISHES

MINOR

Spot touch-ups on the wall beside the fridge cavity are flashing against the surrounding wall — the patched areas (a patch roughly 400 × 250 mm) differ in sheen and read as blotching from a normal viewing position.

STANDARD CITED

Guide 2026 — Cl. 16.2 — Surface finish of paintwork

Outside tolerance if gloss variation, starved areas or over-painting is visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light, then confirmed square-on to the wall.

RECTIFICATION SOUGHT

Re-coat the full wall plane, corner to corner, rather than spot patching.

CONFIDENCE 96% STATUS: OUTSTANDING REF K.10



K.10 — SITE PHOTOGRAPH

Butler's Pantry

6 DEFECTS

BS.1 Grout haze / residue on tile face

TILING MINOR

Grout haze across the full splashback field — a milky film across roughly 1.4 m². The film dulls the tile face and reads as a milky bloom under the downlights.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting and joints

Grout must be consistent, smooth and evenly finished without voids, pinholes or low spots; surfaces are to be presented clean at completion.

METHOD OF MEASUREMENT

Visual at 1.5 m across the field, then confirmed at 600 mm.

RECTIFICATION SOUGHT

Acid-free haze removal and a full clean-down of the tiled area.

CONFIDENCE 98% STATUS: OUTSTANDING REF BS.1



BS.1 — SITE PHOTOGRAPH

BS.2 Cabinet door / drawer misaligned

TRIM & JOINERY MINOR

Fronts on the tall cupboard doors are out of alignment — reveals vary 2–4 mm across the run, so the shadow line steps at each door.

STANDARD CITED

Guide 2026 — Cl. 13.4 — Benchtops, cabinet doors and drawer fronts

Outside tolerance if cabinet doors and drawer fronts are not aligned, or do not have consistent gaps between them, when seen from a normal viewing position.

METHOD OF MEASUREMENT

Feeler gauge into the reveals; steel rule across adjacent faces.

RECTIFICATION SOUGHT

Adjust hinges and drawer runners to a consistent reveal across the full run.

CONFIDENCE 90% STATUS: OUTSTANDING REF BS.2



BS.2 — SITE PHOTOGRAPH

BS.3 Sealant bead poorly finished

CAULKING & SEALANTS MODERATE

The wet-area sealant at the sink-to-benchtop junction is lumpy and carries lumping and a 40 mm skip. The bead is not tooled to a consistent dimension.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting, joints and junction sealants

Junction sealants are outside tolerance if they contain lumps, voids, debris or surface imperfections visible at completion.

METHOD OF MEASUREMENT

Visual along the bead at 600 mm; probed for voids and debonding.

RECTIFICATION SOUGHT

Cut out fully, clean back to sound substrate and re-apply a tooled neutral-cure silicone in a matching colour.

CONFIDENCE 93% STATUS: OUTSTANDING REF BS.3



BS.3 — SITE PHOTOGRAPH

BS.4 Uneven door margins

DOORS & HARDWARE MINOR

Margins to the cavity slider from the kitchen are uneven — 5 mm at the head, 1 mm at the sill. The taper is obvious against the architrave line.

STANDARD CITED

Guide 2026 — Cl. 11.4 — Clearances and margins to doors

Outside tolerance if clearances and margins are not consistent, or the door binds, sticks or does not latch cleanly.

METHOD OF MEASUREMENT

Feeler gauge at head, latch and hinge stiles; door swung through full travel.

RECTIFICATION SOUGHT

Re-hang the leaf / adjust hinges to consistent margins and confirm a clean latch.

CONFIDENCE 96% STATUS: OUTSTANDING REF BS.4



BS.4 — SITE PHOTOGRAPH

BS.5 Gap at skirtingTRIM & JOINERY **MINOR**

Open gap at the skirting under the bench return, feeler-gauged at 3 mm and running approximately 600 mm.

STANDARD CITED

Guide 2026 — Cl. 13.1 — Gaps in internal fixing

Gaps in internal fixing are outside tolerance where visible from a normal viewing position; gaps between skirting and flooring are outside tolerance if they exceed 2 mm within 24 months.

METHOD OF MEASUREMENT

Feeler gauge (mm) into the gap; viewed at 1.5 m.

RECTIFICATION SOUGHT

Re-fix the trim tight to the substrate, then caulk and re-paint — caulk alone will not close this.

CONFIDENCE 88% STATUS: OUTSTANDING REF BS.5



BS.5 — SITE PHOTOGRAPH

BS.6 Paint run / sagPAINT & FINISHES **MINOR**

A paint run/sag has set in the topcoat on the door jamb into the pantry. The blemish is approximately 70 mm long and remains clearly visible from a normal viewing position without raking light.

STANDARD CITED

Guide 2026 — Cl. 16.2 — Surface finish of paintwork

Outside tolerance if runs, sags, wrinkling, dust inclusions, starved or bare areas, brush or sanding marks are visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light; located with raking light.

RECTIFICATION SOUGHT

Cut back the run, re-sand and re-coat the affected face to a uniform finish, edge to edge.

CONFIDENCE 91% STATUS: OUTSTANDING REF BS.6



BS.6 — SITE PHOTOGRAPH

Living Room

9 DEFECTS

LR.1 Bulge / hollow in wall plane

PLASTER & LININGS

MODERATE

The wall plane on the southern wall between the two windows is out of true. A 1.8 m straightedge shows an 8 mm gap at the worst point, and the deformation casts a shadow under the downlights.

STANDARD CITED

Guide 2026 — Cl. 12.1.1 — Plumbness and straightness of wall surfaces

Outside tolerance if the surface deviates from plane by more than 5 mm from a 1.8 m straight edge.

METHOD OF MEASUREMENT

1.8 m aluminium straightedge held on the surface; gap measured at the worst point.

RECTIFICATION SOUGHT

Re-set and feather the affected area to bring the plane within 5 mm over 1.8 m, then re-coat the full wall.

CONFIDENCE 94% STATUS: OUTSTANDING REF LR.1



LR.1 — SITE PHOTOGRAPH

LR.2 Ceiling plane deviation

CEILING

MODERATE

Dishing in the ceiling plane across the living room ceiling, centre span; a 2 m straightedge reads 5 mm. The deviation is obvious with the perimeter lighting on.

STANDARD CITED

Guide 2026 — Cl. 12.2.10 — Straightness of plasterboard ceilings

Outside tolerance if the ceiling deviates more than 4 mm from a 2 m straight edge, or a significant visual deviation from the ceiling plane is visible from a normal viewing position.

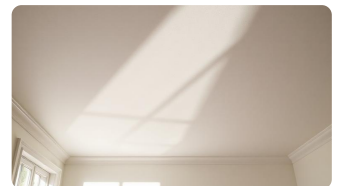
METHOD OF MEASUREMENT

2 m straightedge across the ceiling; gap measured in mm.

RECTIFICATION SOUGHT

Re-fix / pack the ceiling battens over the affected span, re-set and re-paint the whole ceiling.

CONFIDENCE 97% STATUS: OUTSTANDING REF LR.2



LR.2 — SITE PHOTOGRAPH

LR.3 Cornice mitre / joint crack

CORNICES

MINOR

Open crack at the cornice at the external mitre near the sliding door head, measured at 1.2 mm wide on the comparator card and running the length of the mitre.

STANDARD CITED

Guide 2026 — Cl. 12.2.5 — Cracks in cornices

Outside tolerance if cracks exist at completion, or exceed 1 mm within the first 24 months, and are visible from a normal viewing position.

METHOD OF MEASUREMENT

Crack comparator card (mm) against the crack; viewed at 1.5 m.

RECTIFICATION SOUGHT

Rake out, re-fill with a flexible cornice cement, re-sand and re-paint the full cornice run.

CONFIDENCE 89% STATUS: OUTSTANDING REF LR.3



LR.3 — SITE PHOTOGRAPH

LR.4 Fixings showing through lining

PLASTER & LININGS

MINOR

Four fixings showing through the set along the western wall at 900 mm height. The heads read as a line of shadowed dimples once the wall is lit along its length.

STANDARD CITED

Guide 2026 — Cl. 12.2.9 — Nail popping or screws showing in sheeting

Outside tolerance if fixings show at completion, or within the first 24 months, and are visible from a normal viewing position.

METHOD OF MEASUREMENT

Raking light along the lining, then re-checked at 1.5 m.

RECTIFICATION SOUGHT

Re-fix, punch, fill in two passes, sand and re-coat the affected plane.

CONFIDENCE 92% STATUS: OUTSTANDING REF LR.4



LR.4 — SITE PHOTOGRAPH

LR.5 Scratched glazing

GLAZING & MIRRORS

MODERATE

Scratching to the glazing on the fixed pane, left of the sliding door — a 180 mm arc scratch, visible against daylight from 3 m.

STANDARD CITED

Guide 2026 — Cl. 11.9 — Glazing, mirrors and glass

Outside tolerance if scratches, chips or blemishes in glass are visible from a normal viewing position (3 m for glass).

METHOD OF MEASUREMENT

Viewed at 3 m against daylight, then confirmed at 600 mm.

RECTIFICATION SOUGHT

Replace the affected pane; polishing is not acceptable on coated glass.

CONFIDENCE 95% STATUS: OUTSTANDING REF LR.5



LR.5 — SITE PHOTOGRAPH

LR.6 Timber floor board lippage

FLOOR FINISHES

MINOR

Board edges at the transition to the dining area, boards 4–6 step 2 mm; the lift is catchable underfoot and highlighted by the raking afternoon light.

STANDARD CITED

Guide 2026 — Cl. 15.3 — Timber and floating floor finishes

Outside tolerance if board edges are stepped, drummy or not laid flat and true from a normal viewing position.

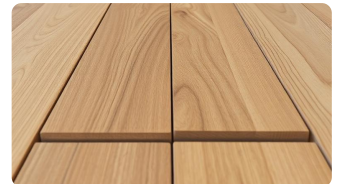
METHOD OF MEASUREMENT

Straightedge and feeler gauge across board edges; tapped for drummy areas.

RECTIFICATION SOUGHT

Lift and re-lay the affected boards flat, over a corrected substrate.

CONFIDENCE 98% STATUS: OUTSTANDING REF LR.6



LR.6 — SITE PHOTOGRAPH

LR.7 Gap at skirting

TRIM & JOINERY

MINOR

Open gap along the western wall skirting, feeler-gauged at 3.5 mm and running approximately 2.4 m.

STANDARD CITED

Guide 2026 — Cl. 13.1 — Gaps in internal fixing

Gaps in internal fixing are outside tolerance where visible from a normal viewing position; gaps between skirting and flooring are outside tolerance if they exceed 2 mm within 24 months.

METHOD OF MEASUREMENT

Feeler gauge (mm) into the gap; viewed at 1.5 m.

RECTIFICATION SOUGHT

Re-fix the trim tight to the substrate, then caulk and re-paint — caulk alone will not close this.

CONFIDENCE 90% STATUS: OUTSTANDING REF LR.7



LR.7 — SITE PHOTOGRAPH

LR.8 Touch-up flashing / patchy finish

PAINT & FINISHES

MINOR

Spot touch-ups on the northern wall behind the TV cavity are flashing against the surrounding wall — the patched areas (three patches to 500 mm) differ in sheen and read as blotching from a normal viewing position.

STANDARD CITED

Guide 2026 — Cl. 16.2 — Surface finish of paintwork

Outside tolerance if gloss variation, starved areas or over-painting is visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light, then confirmed square-on to the wall.

RECTIFICATION SOUGHT

Re-coat the full wall plane, corner to corner, rather than spot patching.

CONFIDENCE 93% STATUS: OUTSTANDING REF LR.8



LR.8 — SITE PHOTOGRAPH

The recessed-edge joint on the southern wall, sheet joint left of the window has peaked — the tape line stands proud 1 mm and telegraphs through the paint film.

STANDARD CITED

Guide 2026 — Cl. 12.2.8 — Flush joints in plasterboard

Outside tolerance if plaster peaking or jointing is visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light, confirmed under raking light.

RECTIFICATION SOUGHT

Sand the peak back, re-set with a wide feather (min. 300 mm each side) and re-coat the wall plane.

CONFIDENCE 96% STATUS: OUTSTANDING REF LR.9



LR.9 — SITE PHOTOGRAPH

Study

2 DEFECTS

S.1 Door binds / does not latch

DOORS & HARDWARE

MODERATE

The door to the study binds on the latch stile and requires force to close. The strike plate and latch are not aligned.

STANDARD CITED

Guide 2026 — Cl. 11.7 — Operation of doors and hardware

Outside tolerance if doors bind, do not latch, or hardware does not operate smoothly at completion.

METHOD OF MEASUREMENT

Door operated through full travel; latch engagement checked against the strike.

RECTIFICATION SOUGHT

Adjust the strike / re-hang the leaf so the door closes and latches without force.

CONFIDENCE 90% STATUS: OUTSTANDING REF S.1



S.1 — SITE PHOTOGRAPH

S.2 Inconsistent architrave quirk

TRIM & JOINERY

MINOR

The quirk to the study door architrave, hinge jamb varies from 6 mm to 11 mm head to floor, so the setback reads as a taper.

STANDARD CITED

Guide 2026 — Cl. 13.3 — Architrave quirks

Outside tolerance if the quirk width is not consistent along each length when viewed from a normal viewing position.

METHOD OF MEASUREMENT

Steel rule (mm) at head and both jambs; compared along the length.

RECTIFICATION SOUGHT

Re-fix the architrave to a consistent quirk, then fill and re-paint.

CONFIDENCE 93% STATUS: OUTSTANDING REF S.2



S.2 — SITE PHOTOGRAPH

Powder Room

3 DEFECTS

PR.1 Lippage between tiles

TILING MODERATE

Lippage on the feature wall, fourth course measured at 1.6 mm on a 2 mm joint — outside the Table 14.6 allowance for this tile and joint width, and catchable underfoot / by hand.

STANDARD CITED

Guide 2026 — Cl. 14.6 (Table 14.6) — Lippage (stepping) between tiles

Flat polished/honed tiles: 1.0 mm (joints 1.5–2.9 mm), 1.5 mm (joints 3.0–6.0 mm), 2.0 mm (joints > 6.0 mm). Smooth tiles with a regular edge finish: 2.0 mm at any joint width.

METHOD OF MEASUREMENT

Digital lippage gauge across the tile edge; joint width measured with calipers.

RECTIFICATION SOUGHT

Lift and re-lay the affected tiles to a flush plane; grind-and-polish is not acceptable on this finish.

CONFIDENCE 97% STATUS: OUTSTANDING REF PR.1



PR.1 — SITE PHOTOGRAPH

PR.2 Grout haze / residue on tile face

TILING MINOR

Grout haze across the feature wall field — a bloom over roughly 0.9 m². The film dulls the tile face and reads as a milky bloom under the downlights.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting and joints

Grout must be consistent, smooth and evenly finished without voids, pinholes or low spots; surfaces are to be presented clean at completion.

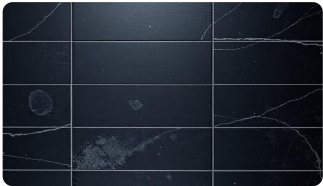
METHOD OF MEASUREMENT

Visual at 1.5 m across the field, then confirmed at 600 mm.

RECTIFICATION SOUGHT

Acid-free haze removal and a full clean-down of the tiled area.

CONFIDENCE 89% STATUS: OUTSTANDING REF PR.2



PR.2 — SITE PHOTOGRAPH

PR.3 Sealant bead poorly finished

CAULKING & SEALANTS MODERATE

The wet-area sealant at the basin-to-wall junction is lumpy and carries lumping and two voids. The bead is not tooled to a consistent dimension.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting, joints and junction sealants

Junction sealants are outside tolerance if they contain lumps, voids, debris or surface imperfections visible at completion.

METHOD OF MEASUREMENT

Visual along the bead at 600 mm; probed for voids and debonding.

RECTIFICATION SOUGHT

Cut out fully, clean back to sound substrate and re-apply a tooled neutral-cure silicone in a matching colour.

CONFIDENCE 92% STATUS: OUTSTANDING REF PR.3



PR.3 — SITE PHOTOGRAPH

Laundry

1 DEFECT

L.1 Tiled surface not flat

TILING MODERATE

The tiled surface on the laundry floor between the trough and the door is out of plane — a 2 m straightedge reads a 5 mm gap under a 2 m straightedge, independent of the designed fall.

STANDARD CITED
Guide 2026 — Cl. 14.5 — Uneven tiling

Outside tolerance if the finished surface is not flat and true to within ±3 mm in 2 m from the required plane. Falls to a floor waste are not a defect.

METHOD OF MEASUREMENT
2 m straightedge on the tiled surface; feeler gauge at the worst point.

RECTIFICATION SOUGHT
Lift and re-lay the affected field to within ±3 mm in 2 m.

CONFIDENCE 93% STATUS: OUTSTANDING REF L.1



L.1 — SITE PHOTOGRAPH

Garage & Internal Access

2 DEFECTS

GI.1 Door binds / does not latch

DOORS & HARDWARE

MODERATE

The door to the internal access door does not latch without lifting the leaf. The strike plate and latch are not aligned.

STANDARD CITED

Guide 2026 — Cl. 11.7 — Operation of doors and hardware

Outside tolerance if doors bind, do not latch, or hardware does not operate smoothly at completion.

METHOD OF MEASUREMENT

Door operated through full travel; latch engagement checked against the strike.

RECTIFICATION SOUGHT

Adjust the strike / re-hang the leaf so the door closes and latches without force.



GI.1 — SITE PHOTOGRAPH

CONFIDENCE 89% STATUS: OUTSTANDING REF GI.1

GI.2 Paint run / sag

PAINT & FINISHES

MINOR

A paint run/sag has set in the topcoat on the garage side of the access door. The blemish is approximately 200 mm long and remains clearly visible from a normal viewing position without raking light.

STANDARD CITED

Guide 2026 — Cl. 16.2 — Surface finish of paintwork

Outside tolerance if runs, sags, wrinkling, dust inclusions, starved or bare areas, brush or sanding marks are visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light; located with raking light.

RECTIFICATION SOUGHT

Cut back the run, re-sand and re-coat the affected face to a uniform finish, edge to edge.



GI.2 — SITE PHOTOGRAPH

CONFIDENCE 92% STATUS: OUTSTANDING REF GI.2

Stairwell

2 DEFECTS

ST.1 Bulge / hollow in wall plane

PLASTER & LININGS MODERATE

The wall plane on the stair wall above the third tread is out of true. A 1.8 m straightedge shows a 9 mm gap at the worst point, and the deformation casts a shadow under the downlights.

STANDARD CITED

Guide 2026 — Cl. 12.1.1 — Plumbness and straightness of wall surfaces

Outside tolerance if the surface deviates from plane by more than 5 mm from a 1.8 m straight edge.

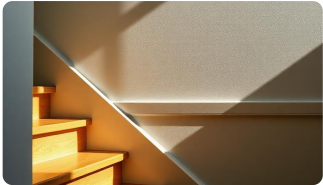
METHOD OF MEASUREMENT

1.8 m aluminium straightedge held on the surface; gap measured at the worst point.

RECTIFICATION SOUGHT

Re-set and feather the affected area to bring the plane within 5 mm over 1.8 m, then re-coat the full wall.

CONFIDENCE 96% STATUS: OUTSTANDING REF ST.1



ST.1 — SITE PHOTOGRAPH

ST.2 Cornice line not straight

CORNICES MINOR

The cornice run along the stairwell raking cornice dips away from the line. A 2 m straightedge shows a 7 mm dip at the worst point, readily visible along the run.

STANDARD CITED

Guide 2026 — Cl. 12.2.7 — Straightness and alignment of plaster cornices

Outside tolerance if the cornice deviates more than 4 mm from a 2 m straight edge and is visible from a normal viewing position.

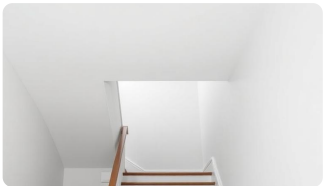
METHOD OF MEASUREMENT

2 m straightedge along the cornice; feeler gauge at the worst deviation.

RECTIFICATION SOUGHT

Re-hang / re-pack the affected length and re-set both junctions.

CONFIDENCE 88% STATUS: OUTSTANDING REF ST.2



ST.2 — SITE PHOTOGRAPH

Master Bedroom

3 DEFECTS

MB.1 Ceiling plane deviation

CEILING · MODERATE

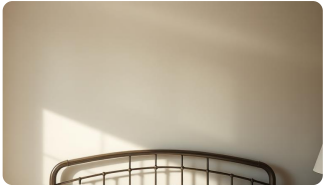
Dishing in the ceiling plane over the bed head, centre of the span; a 2 m straightedge reads 6 mm. The deviation is obvious with the perimeter lighting on.

STANDARD CITED
Guide 2026 — Cl. 12.2.10 — Straightness of plasterboard ceilings
Outside tolerance if the ceiling deviates more than 4 mm from a 2 m straight edge, or a significant visual deviation from the ceiling plane is visible from a normal viewing position.

METHOD OF MEASUREMENT
2 m straightedge across the ceiling; gap measured in mm.

RECTIFICATION SOUGHT
Re-fix / pack the ceiling battens over the affected span, re-set and re-paint the whole ceiling.

CONFIDENCE 92% STATUS: OUTSTANDING REF MB.1



MB.1 — SITE PHOTOGRAPH

MB.2 Bulge / hollow in wall plane

PLASTER & LININGS · MODERATE

The wall plane on the wall behind the bed head is out of true. A 1.8 m straightedge shows a 6 mm gap at the worst point, and the deformation casts a shadow under the downlights.

STANDARD CITED
Guide 2026 — Cl. 12.1.1 — Plumbness and straightness of wall surfaces
Outside tolerance if the surface deviates from plane by more than 5 mm from a 1.8 m straight edge.

METHOD OF MEASUREMENT
1.8 m aluminium straightedge held on the surface; gap measured at the worst point.

RECTIFICATION SOUGHT
Re-set and feather the affected area to bring the plane within 5 mm over 1.8 m, then re-coat the full wall.

CONFIDENCE 95% STATUS: OUTSTANDING REF MB.2



MB.2 — SITE PHOTOGRAPH

MB.3 Visible carpet seam / peaking

FLOOR FINISHES · MINOR

The carpet seam along the seam parallel to the wardrobe is peaked and peaks 3 mm, with loose fibres along the join.

STANDARD CITED
Guide 2026 — Cl. 15.9 — Carpet, vinyl and floating floor finishes
Outside tolerance if seams, ridging or peaking are visible from a normal viewing position at completion.

METHOD OF MEASUREMENT
Viewed at 1.5 m along the line of natural light.

RECTIFICATION SOUGHT
Re-stretch and re-seam so the join sits flat and is not visible at 1.5 m.

CONFIDENCE 98% STATUS: OUTSTANDING REF MB.3



MB.3 — SITE PHOTOGRAPH

Master Ensuite

3 DEFECTS

ME.1 Lippage between tiles

TILING MODERATE

Lippage on the shower wall, fifth course from the floor measured at 2.1 mm on a 3 mm joint — outside the Table 14.6 allowance for this tile and joint width, and catchable underfoot / by hand.

STANDARD CITED

Guide 2026 — Cl. 14.6 (Table 14.6) — Lippage (stepping) between tiles

Flat polished/honed tiles: 1.0 mm (joints 1.5–2.9 mm), 1.5 mm (joints 3.0–6.0 mm), 2.0 mm (joints > 6.0 mm). Smooth tiles with a regular edge finish: 2.0 mm at any joint width.

METHOD OF MEASUREMENT

Digital lippage gauge across the tile edge; joint width measured with calipers.

RECTIFICATION SOUGHT

Lift and re-lay the affected tiles to a flush plane; grind-and-polish is not acceptable on this finish.

CONFIDENCE 88% STATUS: OUTSTANDING REF ME.1



ME.1 – SITE PHOTOGRAPH

ME.2 Tiled surface not flat

TILING MODERATE

The tiled surface on the ensuite floor between the shower and the vanity is out of plane — a 2 m straightedge reads a 6 mm gap under a 2 m straightedge, independent of the designed fall.

STANDARD CITED

Guide 2026 — Cl. 14.5 — Uneven tiling

Outside tolerance if the finished surface is not flat and true to within ±3 mm in 2 m from the required plane. Falls to a floor waste are not a defect.

METHOD OF MEASUREMENT

2 m straightedge on the tiled surface; feeler gauge at the worst point.

RECTIFICATION SOUGHT

Lift and re-lay the affected field to within ±3 mm in 2 m.

CONFIDENCE 91% STATUS: OUTSTANDING REF ME.2



ME.2 – SITE PHOTOGRAPH

ME.3 Void in shower screen sealant

CAULKING & SEALANTS MODERATE

Void in the sealant at the shower screen at the base of the shower screen, hinge side — a 110 mm void of open joint at the tile junction.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting, joints and junction sealants

Junction sealants are outside tolerance if they contain lumps, voids, debris or surface imperfections visible at completion.

METHOD OF MEASUREMENT

Visual at 600 mm along the full perimeter; probed with a plastic spatula.

RECTIFICATION SOUGHT

Remove and re-seal the full screen perimeter, tooled and continuous.

CONFIDENCE 94% STATUS: OUTSTANDING REF ME.3



ME.3 – SITE PHOTOGRAPH

Bedroom 2

2 DEFECTS

B2.1 Visible carpet seam / peaking

FLOOR FINISHES **MINOR**

The carpet seam along the seam under the window is peaked and peaks 3 mm, with loose fibres along the join.

- STANDARD CITED
- Guide 2026 — Cl. 15.9 — Carpet, vinyl and floating floor finishes
- Outside tolerance if seams, ridging or peaking are visible from a normal viewing position at completion.
- METHOD OF MEASUREMENT
- Viewed at 1.5 m along the line of natural light.
- RECTIFICATION SOUGHT
- Re-stretch and re-seam so the join sits flat and is not visible at 1.5 m.

CONFIDENCE 95% STATUS: OUTSTANDING REF B2.1



B2.1 — SITE PHOTOGRAPH

B2.2 Bulge / hollow in wall plane

PLASTER & LININGS **MODERATE**

The wall plane on the wall opposite the door is out of true. A 1.8 m straightedge shows a 6 mm gap at the worst point, and the deformation casts a shadow under the downlights.

- STANDARD CITED
- Guide 2026 — Cl. 12.1.1 — Plumbness and straightness of wall surfaces
- Outside tolerance if the surface deviates from plane by more than 5 mm from a 1.8 m straight edge.
- METHOD OF MEASUREMENT
- 1.8 m aluminium straightedge held on the surface; gap measured at the worst point.
- RECTIFICATION SOUGHT
- Re-set and feather the affected area to bring the plane within 5 mm over 1.8 m, then re-coat the full wall.

CONFIDENCE 98% STATUS: OUTSTANDING REF B2.2



B2.2 — SITE PHOTOGRAPH

Bedroom 3

2 DEFECTS

B3.1 Ceiling plane deviation

CEILINGS

MODERATE

Dishing in the ceiling plane across the ceiling toward the window; a 2 m straightedge reads 5 mm. The deviation is obvious with the perimeter lighting on.

STANDARD CITED

Guide 2026 — Cl. 12.2.10 — Straightness of plasterboard ceilings

Outside tolerance if the ceiling deviates more than 4 mm from a 2 m straight edge, or a significant visual deviation from the ceiling plane is visible from a normal viewing position.

METHOD OF MEASUREMENT

2 m straightedge across the ceiling; gap measured in mm.

RECTIFICATION SOUGHT

Re-fix / pack the ceiling battens over the affected span, re-set and re-paint the whole ceiling.



B3.1 — SITE PHOTOGRAPH

CONFIDENCE 91% STATUS: OUTSTANDING REF B3.1

B3.2 Visible carpet seam / peaking

FLOOR FINISHES

MINOR

The carpet seam at the doorway threshold seam is peaked and peaks 4 mm, with loose fibres along the join.

STANDARD CITED

Guide 2026 — Cl. 15.9 — Carpet, vinyl and floating floor finishes

Outside tolerance if seams, ridging or peaking are visible from a normal viewing position at completion.

METHOD OF MEASUREMENT

Viewed at 1.5 m along the line of natural light.

RECTIFICATION SOUGHT

Re-stretch and re-seam so the join sits flat and is not visible at 1.5 m.



B3.2 — SITE PHOTOGRAPH

CONFIDENCE 94% STATUS: OUTSTANDING REF B3.2

Bedroom 4

2 DEFECTS

B4.1 Visible carpet seam / peaking

FLOOR FINISHES **MINOR**

The carpet seam along the wardrobe seam is peaked and peaks 3 mm, with loose fibres along the join.

STANDARD CITED

Guide 2026 — Cl. 15.9 — Carpet, vinyl and floating floor finishes

Outside tolerance if seams, ridging or peaking are visible from a normal viewing position at completion.

METHOD OF MEASUREMENT

Viewed at 1.5 m along the line of natural light.

RECTIFICATION SOUGHT

Re-stretch and re-seam so the join sits flat and is not visible at 1.5 m.



B4.1 — SITE PHOTOGRAPH

CONFIDENCE 98% STATUS: OUTSTANDING REF B4.1

B4.2 Door binds / does not latch

DOORS & HARDWARE **MODERATE**

The door to the wardrobe sliding doors bind in the bottom track and do not run smoothly. The strike plate and latch are not aligned.

STANDARD CITED

Guide 2026 — Cl. 11.7 — Operation of doors and hardware

Outside tolerance if doors bind, do not latch, or hardware does not operate smoothly at completion.

METHOD OF MEASUREMENT

Door operated through full travel; latch engagement checked against the strike.

RECTIFICATION SOUGHT

Adjust the strike / re-hang the leaf so the door closes and latches without force.



B4.2 — SITE PHOTOGRAPH

CONFIDENCE 90% STATUS: OUTSTANDING REF B4.2

Main Bathroom

3 DEFECTS

MAB.1 Lippage between tiles

TILING MODERATE

Lippage on the bath surround wall, third course measured at 1.9 mm on a 2.5 mm joint — outside the Table 14.6 allowance for this tile and joint width, and catchable underfoot / by hand.

STANDARD CITED

Guide 2026 — Cl. 14.6 (Table 14.6) — Lippage (stepping) between tiles

Flat polished/honed tiles: 1.0 mm (joints 1.5–2.9 mm), 1.5 mm (joints 3.0–6.0 mm), 2.0 mm (joints > 6.0 mm). Smooth tiles with a regular edge finish: 2.0 mm at any joint width.

METHOD OF MEASUREMENT

Digital lippage gauge across the tile edge; joint width measured with calipers.

RECTIFICATION SOUGHT

Lift and re-lay the affected tiles to a flush plane; grind-and-polish is not acceptable on this finish.

CONFIDENCE 94% STATUS: OUTSTANDING REF MAB.1



MAB.1 — SITE PHOTOGRAPH

MAB.2 Void in shower screen sealant

CAULKING & SEALANTS MODERATE

Void in the sealant at the shower screen at the shower screen to floor junction — a 90 mm void of open joint at the tile junction.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting, joints and junction sealants

Junction sealants are outside tolerance if they contain lumps, voids, debris or surface imperfections visible at completion.

METHOD OF MEASUREMENT

Visual at 600 mm along the full perimeter; probed with a plastic spatula.

RECTIFICATION SOUGHT

Remove and re-seal the full screen perimeter, tooled and continuous.

CONFIDENCE 97% STATUS: OUTSTANDING REF MAB.2



MAB.2 — SITE PHOTOGRAPH

MAB.3 Grout haze / residue on tile face

TILING MINOR

Grout haze across the bathroom floor field — haze over roughly 3 m². The film dulls the tile face and reads as a milky bloom under the downlights.

STANDARD CITED

Guide 2026 — Cl. 14.4 — Grouting and joints

Grout must be consistent, smooth and evenly finished without voids, pinholes or low spots; surfaces are to be presented clean at completion.

METHOD OF MEASUREMENT

Visual at 1.5 m across the field, then confirmed at 600 mm.

RECTIFICATION SOUGHT

Acid-free haze removal and a full clean-down of the tiled area.

CONFIDENCE 89% STATUS: OUTSTANDING REF MAB.3



MAB.3 — SITE PHOTOGRAPH

Upstairs Retreat

3 DEFECTS

UR.1 Ceiling plane deviation

CEILINGS MODERATE

Dishing in the ceiling plane across the retreat ceiling; a 2 m straightedge reads 6 mm. The deviation is obvious with the perimeter lighting on.



UR.1 – SITE PHOTOGRAPH

STANDARD CITED

Guide 2026 — Cl. 12.2.10 — Straightness of plasterboard ceilings

Outside tolerance if the ceiling deviates more than 4 mm from a 2 m straight edge, or a significant visual deviation from the ceiling plane is visible from a normal viewing position.

METHOD OF MEASUREMENT

2 m straightedge across the ceiling; gap measured in mm.

RECTIFICATION SOUGHT

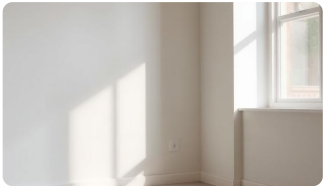
Re-fix / pack the ceiling battens over the affected span, re-set and re-paint the whole ceiling.

CONFIDENCE 90% STATUS: OUTSTANDING REF UR.1

UR.2 Bulge / hollow in wall plane

PLASTER & LININGS MODERATE

The wall plane on the western wall is out of true. A 1.8 m straightedge shows a 7 mm gap at the worst point, and the deformation casts a shadow under the downlights.



UR.2 – SITE PHOTOGRAPH

STANDARD CITED

Guide 2026 — Cl. 12.1.1 — Plumbness and straightness of wall surfaces

Outside tolerance if the surface deviates from plane by more than 5 mm from a 1.8 m straight edge.

METHOD OF MEASUREMENT

1.8 m aluminium straightedge held on the surface; gap measured at the worst point.

RECTIFICATION SOUGHT

Re-set and feather the affected area to bring the plane within 5 mm over 1.8 m, then re-coat the full wall.

CONFIDENCE 93% STATUS: OUTSTANDING REF UR.2

UR.3 Visible carpet seam / peaking

FLOOR FINISHES MINOR

The carpet seam along the central seam is peaked and peaks 3 mm, with loose fibres along the join.



UR.3 – SITE PHOTOGRAPH

STANDARD CITED

Guide 2026 — Cl. 15.9 — Carpet, vinyl and floating floor finishes

Outside tolerance if seams, ridging or peaking are visible from a normal viewing position at completion.

METHOD OF MEASUREMENT

Viewed at 1.5 m along the line of natural light.

RECTIFICATION SOUGHT

Re-stretch and re-seam so the join sits flat and is not visible at 1.5 m.

CONFIDENCE 96% STATUS: OUTSTANDING REF UR.3

Balcony @ External

3 DEFECTS

BE.1 Cracked / patchy render

EXTERNAL MODERATE

Render to the front elevation, right of the entry shows a 1.1 mm crack over 1.2 m, with the patch reading as a different texture to the surrounding wall.



BE.1 – SITE PHOTOGRAPH

STANDARD CITED

Guide 2026 — Cl. 12.3.2 — Rendered surfaces

Outside tolerance if the rendered surface is not consistent in colour and texture, or if cracking is visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light; crack comparator card on the crack.

RECTIFICATION SOUGHT

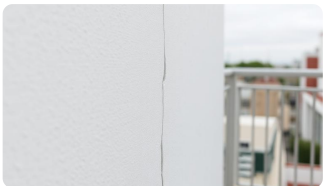
Cut out, re-render the affected panel corner-to-corner and re-coat the elevation.

CONFIDENCE 97% STATUS: OUTSTANDING REF BE.1

BE.2 Cracked / patchy render

EXTERNAL MODERATE

Render to the balcony blade wall shows patch shading and a 0.7 mm hairline, with the patch reading as a different texture to the surrounding wall.



BE.2 – SITE PHOTOGRAPH

STANDARD CITED

Guide 2026 — Cl. 12.3.2 — Rendered surfaces

Outside tolerance if the rendered surface is not consistent in colour and texture, or if cracking is visible from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m in diffuse light; crack comparator card on the crack.

RECTIFICATION SOUGHT

Cut out, re-render the affected panel corner-to-corner and re-coat the elevation.

CONFIDENCE 89% STATUS: OUTSTANDING REF BE.2

BE.3 Mortar smears on face brickwork

EXTERNAL MINOR

Mortar smear and dropped daubs to the front elevation face brickwork — roughly 3 m² of affected face brickwork.



BE.3 – SITE PHOTOGRAPH

STANDARD CITED

Guide 2026 — Cl. 5.11 — Cleaning of masonry

Outside tolerance if mortar smears, staining or residue are visible on the face of finished masonry from a normal viewing position.

METHOD OF MEASUREMENT

Viewed at 1.5 m across the elevation in diffuse light.

RECTIFICATION SOUGHT

Clean down the elevation using a method suited to the brick, without acid burn.

CONFIDENCE 92% STATUS: OUTSTANDING REF BE.3

Appendix A — Standards and tolerances cited

Every finding in this report is tied to one of the clauses below. Wording is paraphrased from the Guide to Standards and Tolerances 2026; numeric tolerances are transcribed verbatim.

CLAUSE	REQUIREMENT	METHOD
Guide 2026 – Cl. 11.4	Clearances and margins to doors Outside tolerance if clearances and margins are not consistent, or the door binds, sticks or does not latch cleanly.	Feeler gauge at head, latch and hinge stiles; door swung through full travel.
Guide 2026 – Cl. 11.7	Operation of doors and hardware Outside tolerance if doors bind, do not latch, or hardware does not operate smoothly at completion.	Door operated through full travel; latch engagement checked against the strike.
Guide 2026 – Cl. 11.9	Glazing, mirrors and glass Outside tolerance if scratches, chips or blemishes in glass are visible from a normal viewing position (3 m for glass).	Viewed at 3 m against daylight, then confirmed at 600 mm.
Guide 2026 – Cl. 12.1.1	Plumbness and straightness of wall surfaces Outside tolerance if the surface deviates from plane by more than 5 mm from a 1.8 m straight edge.	1.8 m aluminium straightedge held on the surface; gap measured at the worst point.
Guide 2026 – Cl. 12.2.10	Straightness of plasterboard ceilings Outside tolerance if the ceiling deviates more than 4 mm from a 2 m straight edge, or a significant visual deviation from the ceiling plane is visible from a normal viewing position.	2 m straightedge across the ceiling; gap measured in mm.
Guide 2026 – Cl. 12.2.5	Cracks in cornices Outside tolerance if cracks exist at completion, or exceed 1 mm within the first 24 months, and are visible from a normal viewing position.	Crack comparator card (mm) against the crack; viewed at 1.5 m.
Guide 2026 – Cl. 12.2.7	Straightness and alignment of plaster cornices Outside tolerance if the cornice deviates more than 4 mm from a 2 m straight edge and is visible from a normal viewing position.	2 m straightedge along the cornice; feeler gauge at the worst deviation.
Guide 2026 – Cl. 12.2.8	Flush joints in plasterboard Outside tolerance if plaster peaking or jointing is visible from a normal viewing position.	Viewed at 1.5 m in diffuse light, confirmed under raking light.
Guide 2026 – Cl. 12.2.9	Nail popping or screws showing in sheeting Outside tolerance if fixings show at completion, or within the first 24 months, and are visible from a normal viewing position.	Raking light along the lining, then re-checked at 1.5 m.
Guide 2026 – Cl. 12.3.2	Rendered surfaces Outside tolerance if the rendered surface is not consistent in colour and texture, or if cracking is visible from a normal viewing position.	Viewed at 1.5 m in diffuse light; crack comparator card on the crack.
Guide 2026 – Cl. 13.1	Gaps in internal fixing Gaps in internal fixing are outside tolerance where visible from a normal viewing position; gaps between skirting and flooring are outside tolerance if they exceed 2 mm within 24 months.	Feeler gauge (mm) into the gap; viewed at 1.5 m.
Guide 2026 – Cl. 13.2	Joints in fixing of internal mouldings Outside tolerance if faces are not aligned and flush at mitres and butt joints and the misalignment is visible from a normal viewing position.	Straight edge across the joint; feeler gauge into the mitre; viewed at 1.5 m.
Guide 2026 – Cl. 13.3	Architrave quirks Outside tolerance if the quirk width is not consistent along each length when viewed from a normal viewing position.	Steel rule (mm) at head and both jambs; compared along the length.
Guide 2026 – Cl. 13.4	Benchtops, cabinet doors and drawer fronts Outside tolerance if cabinet doors and drawer fronts are not aligned, or do not have consistent gaps between them, when seen from a normal viewing position.	Feeler gauge into the reveals; steel rule across adjacent faces.
Guide 2026 – Cl. 13.8	Joints in timber, stone and laminated benchtops Outside tolerance if joints are not uniform, close-fitted, aligned and in the	Steel rule and straightedge across the joint; visual check of the fill.

CLAUSE	REQUIREMENT	METHOD
	same plane, or are not flush-filled with a suitable flexible sealant of matching colour.	
Guide 2026 – Cl. 13.9	Sealing and caulking finish Caulking is outside tolerance if it is not smooth and consistent, contains lumps, dust or irregularities, or is not generally consistent in dimension from a normal viewing position.	Visual along the full bead at 600 mm; probed for debonding.
Guide 2026 – Cl. 14.4	Grouting, joints and junction sealants Junction sealants are outside tolerance if they contain lumps, voids, debris or surface imperfections visible at completion.	Visual along the bead at 600 mm; probed for voids and debonding.
Guide 2026 – Cl. 14.4	Grouting and joints Joints are outside tolerance if the final alignment is not within ± 4 mm in 2 m, or joints are not of consistent width from a normal viewing position. Grout must be free of voids, pinholes and low spots.	2 m straightedge along the joint line; calipers on joint width.
Guide 2026 – Cl. 14.5	Uneven tiling Outside tolerance if the finished surface is not flat and true to within ± 3 mm in 2 m from the required plane. Falls to a floor waste are not a defect.	2 m straightedge on the tiled surface; feeler gauge at the worst point.
Guide 2026 – Cl. 14.6 (Table 14.6)	Lippage (stepping) between tiles Flat polished/honed tiles: 1.0 mm (joints 1.5–2.9 mm), 1.5 mm (joints 3.0–6.0 mm), 2.0 mm (joints > 6.0 mm). Smooth tiles with a regular edge finish: 2.0 mm at any joint width.	Digital lippage gauge across the tile edge; joint width measured with calipers.
Guide 2026 – Cl. 15.3	Timber and floating floor finishes Outside tolerance if board edges are stepped, drummy or not laid flat and true from a normal viewing position.	Straightedge and feeler gauge across board edges; tapped for drummy areas.
Guide 2026 – Cl. 15.9	Carpet, vinyl and floating floor finishes Outside tolerance if seams, ridging or peaking are visible from a normal viewing position at completion.	Viewed at 1.5 m along the line of natural light.
Guide 2026 – Cl. 16.2	Surface finish of paintwork Outside tolerance if there is excessive over-painting of fittings, trims, skirtings, architraves or glazing visible from a normal viewing position.	Viewed at 600 mm (fixture viewing distance) and at 1.5 m.
Guide 2026 – Cl. 16.4	Mechanical imperfections and damage Outside tolerance if knocks, dents, holes, gouges or unfilled depressions are visible from a normal viewing position.	Viewed at 1.5 m in diffuse light; depth checked with a steel rule.
Guide 2026 – Cl. 5.11	Cleaning of masonry Outside tolerance if mortar smears, staining or residue are visible on the face of finished masonry from a normal viewing position.	Viewed at 1.5 m across the elevation in diffuse light.

Appendix B — How we inspect

NORMAL VIEWING POSITION (PART B)
1.5 m or greater for walls, ceilings and floors; 600 mm for appliances and fixtures; 3 m for glass — with the surface lit by non-critical (diffuse, non-glancing) light. Raking light and torches are used to *locate* a defect; it is then re-checked from the normal viewing position before it is listed.

INSTRUMENTS USED
1.8 m and 2 m aluminium straightedges · digital lippage gauge · feeler gauges · crack comparator card · steel rule and calipers · moisture-free torch and raking lamp · spirit level · plastic probe for sealant adhesion · calibrated camera with annotated close-ups.

DOCUMENT HIERARCHY
Where documents conflict, the contract and its specification take precedence, then the National Construction Code and referenced Australian Standards, then the Guide to Standards and Tolerances 2026. The Guide is informative: it records what is generally accepted as reasonable where the contract is silent.

AUSTRALIAN STANDARDS REFERENCED
AS/NZS 2311 Guide to the painting of buildings · AS/NZS 2589 Gypsum linings (Level 4 finish) · AS 3958 Ceramic tiles — installation · AS 2688 Timber and composite doors · AS 3740 Waterproofing of domestic wet areas (referenced for junction sealants only; waterproofing verification is out of scope).

RE-CHECK
One complimentary re-check visit is included within 90 days of the original inspection, covering the original cosmetic items only. Rectified items are marked green and outstanding items red in the re-check report issued to the client and builder.