

IMPORTANT NOTICE

THIS SITE OBSERVATION REPORT IS A NON-STATUTORY RECORD PREPARED AS CONSULTATION FOR THE BUILDER OR OWNER-BUILDER TO COORDINATE RECTIFICATION BY TRADES. IT IS NOT A COMPLIANCE CERTIFICATE, A CERTIFIER INSPECTION, A STATUTORY INSPECTION, OR A REPORT FOR LEGAL OR DISPUTE USE.

Site Observation Report

SITE INFORMATION

OWNER NAME	SAMPLE OWNER
SITE IDENTITY	SAMPLE SITE, NSW
SITE ADDRESS	SAMPLE SITE, NSW
LOT#	LOT TBC
REPORT	REPORT 1
BUILDER	N/A
SITE VISIT	21-02-2026
FILE CREATED	TBC
ISSUED	DRAFT - NOT YET ISSUED
STATUS	26 OPEN / 0 RESOLVED (0%)

SUMMARY

SAMPLE RENOVATION PROJECT

4

SHEETS MAPPED



26

OBSERVATIONS



Observation Registry (1/2)

PIN	DESCRIPTION	STATUS	RECTIFY BY	TRADE
#1	EXTERIOR SURFACES EXHIBIT SIGNS OF ENVIRONMENTA...	OPEN	-	OTHER
#2	PENDING ENTRY...	OPEN	-	OTHER
#3	ABSENCE OF A GLAZING PANE WITHIN THE WINDOW FR...	OPEN	-	OTHER
#4	MODIFICATION OF A SINGLE WINDOW OPENING INTO T...	OPEN	-	OTHER
#5	THE SPECIFIED RENDER FINISH REQUIRES THE INSTALLA...	OPEN	-	OTHER
#6	GYPSUM PLASTERBOARD IS EXPOSED TO ENVIRONMEN...	OPEN	-	OTHER
#7	EVIDENCE OF MOISTURE INGRESS AND WATER DAMAGE...	OPEN	-	OTHER
#8	STRUCTURAL TIMBER FRAMING IS CURRENTLY EXPOSED...	OPEN	-	OTHER
#9	THE WALL FRAMING IS INCOMPLETE AND DOES NOT EX...	OPEN	-	OTHER
#10	BOX GUTTERS ARE ABSENT FROM THE LOWER ROOF SE...	OPEN	-	OTHER
#11	EXPOSED PIPING OBSERVED PROTRUDING THROUGH TH...	OPEN	-	OTHER
#12	THE DOOR ASSEMBLY AND ADJACENT WALL SURFACE E...	OPEN	-	OTHER
#13	THE FRAMING APERTURE FOLLOWING THE VALLEY LINE ...	OPEN	-	OTHER
#14	ROOF TILES EXTEND OVER THE VALLEY GUTTER, OBSTR...	OPEN	-	OTHER
#15	THE FLASHING ASSEMBLY AT THE ROOF-TO-WALL TRA...	OPEN	-	OTHER

Items by Contractor (1/2)

OTHER (NO CONTRACTOR NAMED)

26 OPEN / 26 TOTAL

#1	EXTERIOR SURFACES EXHIBIT SIGNS OF ENVIRONMENTAL EXPOSURE AND LACK AD...	NO DATE	OPEN
#2	NO NOTE	NO DATE	OPEN
#3	ABSENCE OF A GLAZING PANE WITHIN THE WINDOW FRAME ASSEMBLY.	NO DATE	OPEN
#4	MODIFICATION OF A SINGLE WINDOW OPENING INTO TWO SEPARATE UNITS, INCLU...	NO DATE	OPEN
#5	THE SPECIFIED RENDER FINISH REQUIRES THE INSTALLATION OF FIBER CEMENT BA...	NO DATE	OPEN
#6	GYPSUM PLASTERBOARD IS EXPOSED TO ENVIRONMENTAL ELEMENTS. THE INSTAL...	NO DATE	OPEN
#7	EVIDENCE OF MOISTURE INGRESS AND WATER DAMAGE OBSERVED AT THE INTERN...	NO DATE	OPEN
#8	STRUCTURAL TIMBER FRAMING IS CURRENTLY EXPOSED TO ENVIRONMENTAL ELEM...	NO DATE	OPEN
#9	THE WALL FRAMING IS INCOMPLETE AND DOES NOT EXTEND TO THE FULL LENGTH...	NO DATE	OPEN
#10	BOX GUTTERS ARE ABSENT FROM THE LOWER ROOF SECTIONS FLANKING BOTH SI...	NO DATE	OPEN
#11	EXPOSED PIPING OBSERVED PROTRUDING THROUGH THE FLOOR SURFACE WITHIN ...	NO DATE	OPEN
#12	THE DOOR ASSEMBLY AND ADJACENT WALL SURFACE EXHIBIT DEVIATIONS FROM P...	NO DATE	OPEN
#13	THE FRAMING APERTURE FOLLOWING THE VALLEY LINE IS UNSEALED AND LACKS C...	NO DATE	OPEN
#14	ROOF TILES EXTEND OVER THE VALLEY GUTTER, OBSTRUCTING ACCESS FOR ROUTI...	NO DATE	OPEN
#15	THE FLASHING ASSEMBLY AT THE ROOF-TO-WALL TRANSITION.	NO DATE	OPEN
#16	FLASHING ASSEMBLY INTEGRATED AT THE VERTICAL WALL INTERFACE.	NO DATE	OPEN
#17	THE ROOF COVERING INSTALLATION IS INCOMPLETE, WITH SECTIONS OF THE UND...	NO DATE	OPEN
#18	OBSERVATION IDENTIFIED THE ABSENCE OF ROOFING TILES AND WALL-TO-ROOF F...	NO DATE	OPEN
#19	WINDOW SEALANT AND WEATHERPROOFING APPLICATIONS ARE INCOMPLETE.	NO DATE	OPEN

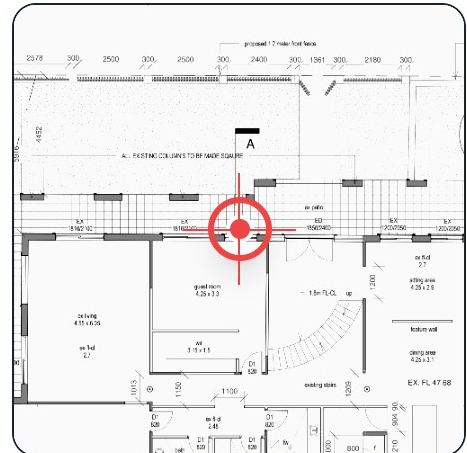
3

DISCOVERY DOSSIER

MINOR

OBSERVATIONS

ABSENCE OF A GLAZING PANE WITHIN THE WINDOW FRAME ASSEMBLY.



INITIAL EVIDENCE [BEFORE]

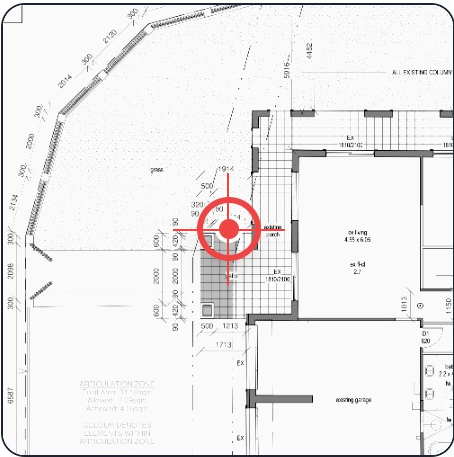


6 DISCOVERY DOSSIER

MINOR

OBSERVATIONS

GYPSUM PLASTERBOARD IS EXPOSED TO ENVIRONMENTAL ELEMENTS. THE INSTALLATION LACKS A DRIP EDGE AT THE TERMINATION POINT.



INITIAL EVIDENCE [BEFORE]



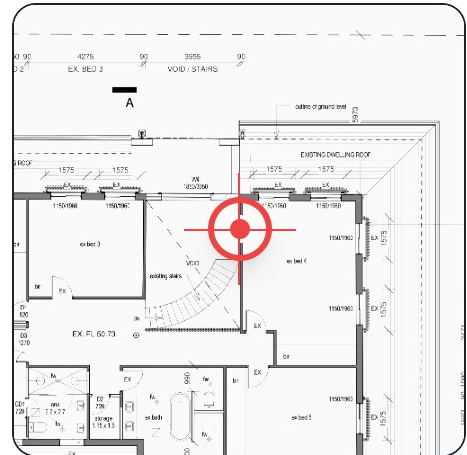
9

DISCOVERY DOSSIER

MINOR

OBSERVATIONS

THE WALL FRAMING IS INCOMPLETE AND DOES NOT EXTEND TO THE FULL LENGTH OF THE INTENDED WALL ASSEMBLY.



INITIAL EVIDENCE [BEFORE]

