ALBERT VENTER CONSULTING (PTY) LTD

Reg: 2026/373531/07

DEMONSTRATION REPORT

Combined Structural Movement, Defect & Remedial Assessment

Fictional sample: new residential dwelling with cracking after adjacent underground tank excavation, disturbed backfill settlement risk, engineering referral, remedial sequencing and whole-house defect modules.

Report Type	**Combined structural movement, construction defect and remedial pathway assessment**
Document Status	**Website demonstration sample - fictional case - not for project-specific reliance**
Prepared By	Albert Venter Consulting (PTY) LTD
Issue Date	May 2026
Intended Use	To demonstrate AVC report structure, evidence handling, engineering coordination logic and room-by-room remedial control.
Core Method	Talk the issue. Show the proof. Explain the risk. Give the next step.

Important demonstration notice

This website demonstration sample does not relate to a real client, real property, real contractor, real engineer or active dispute. It is not a structural engineering report, legal opinion, remedial design, insurance conclusion or quantity-surveying estimate. Actual matters require actual inspection, evidence review and specialist verification where required.

AVC Report Identity and Professional Details

This opening page demonstrates how a formal AVC report can carry identity, reliance and compliance details. Live project reports must be completed with confirmed registration, compliance and insurance information before issue.

Business Name	Albert Venter Consulting (PTY) LTD
Business Registration No.	2026/373531/07
Tax / Compliance Status	[Insert confirmed tax / compliance status]
B-BBEE Status	[Insert applicable B-BBEE status]
Professional Indemnity / Insurance Position	[Insert confirmed PI / insurance position for live reliance]
Primary Service Line	Construction risk investigation, defect reporting, remedial coordination and site oversight
Report Family	Structural movement / construction defect / remedial coordination
Contact Details	albertventerconsulting@gmail.com

Professional use position

AVC operates as a practical first-line construction-risk and defect consultant. In complex structural or ground-related matters, AVC does not replace the structural engineer or other appointed specialists. AVC organises the construction narrative, records visible evidence, identifies risk, coordinates the practical pathway and keeps the report usable for the client and professional team.

Why AVC Reports Are Structured Differently

This report is not structured only to look professional. It is structured to be used. In complex building matters, conventional reporting can become difficult to work with when the written findings sit in one section, the photographs sit much later, the documents are separated again, and the person using the report must rebuild the evidence trail before making decisions.

AVC reports are designed from the viewpoint of the person who must actually work with the report: the owner, attorney, insurer, engineer, remedial contractor or consultant trying to understand what happened, what can be proved, what remains unknown and what must happen next.

AVC report rhythm

Talk the issue. Show the proof. Explain the risk. Give the next step.

The goal is not a long impressive report that becomes difficult to use. The goal is a clear professional report that helps the reader work through the property, area by area, without losing the evidence trail.

Conventional weakness	AVC response	Practical benefit
Findings and photos are separated.	Evidence is kept close to the issue where practical.	The reader does not have to rebuild the report to understand it.
Structural risk and finish defects are mixed together.	Cause-control issues are addressed first, then room defects are sequenced.	Cosmetic repairs do not hide unresolved movement or water causes.
Annexures carry the whole burden.	Local evidence modules carry the working proof; master registers only index it.	Attorneys, insurers, engineers and remedial teams can navigate quickly.
Unclear professional limits.	Specialist triggers and AVC boundaries are stated plainly.	The report remains strong without overclaiming.

How to Read This Report

This demonstration uses a combined report structure because the fictional matter includes possible ground/movement influence as well as whole-house workmanship and finish defects. The report is therefore organised in the sequence a professional team should normally follow: understand the cause-control issue, confirm the engineering pathway, plan remedial execution, then close out each room or work area.

Part	Purpose	Reader focus
Front Matter	Report identity, use boundaries and AVC evidence-module method.	Understand the report philosophy before reading findings.
Part A	Structural movement, excavation influence and engineering pathway.	What may be causing the serious cracking/movement concern?
Part B	Engineered remedial execution and construction-control plan.	How should the remedial work be sequenced and controlled?
Part C	Whole-house room/area defect modules.	What is wrong locally and what proof/action belongs to that area?
Part D	Integrated findings, action register and professional use notes.	How does the client or professional team move forward?
Annexures	Master registers and formal supporting schedules.	Trace evidence without breaking the local module flow.

Evidence-module method

Each room or area should operate like a compact mini-report: local context, visible issue, construction commentary, local evidence, risk explanation and required next step. A master register remains at the back for traceability only.

Contents

27	Integrated remedial action register
28	Specialist coordination and referral matrix
29	Client, attorney, insurer and professional-team use notes
30	Conclusion and recommended next steps
ANNEXURES	Master evidence index, information request list, monitoring register and completion checklist

1. Report Purpose and Demonstration Case Scenario

This demonstration report shows how Albert Venter Consulting may structure a complex residential matter where the property is not simply defective and not simply cracked. The fictional property is a recently completed dwelling, approximately one and a half years old, with significant cracking after a large underground water-storage tank excavation, disturbed backfill and continuing settlement concern.

The same house also presents whole-house workmanship and finish defects including poor painting, ceiling defects, crack repairs, external finish defects, drainage concerns and room-specific defects. The report therefore demonstrates how AVC holds the structural story, evidence trail, specialist pathway and room-by-room remedial controls together in one usable document.

Core combined-report principle

Where a house has both movement-related cracking and general workmanship defects, the report must not disconnect the two. Structural movement and ground risk are dealt with first because they may control the timing, method and success of later crack repairs, ceiling repairs, painting and external finishes.

Property type	Recently completed / newly occupied residential dwelling with complex design and high finish expectations.
Primary structural event	Large excavation adjacent to the dwelling for an underground water-storage tank; sandy material reportedly collapsed into the excavation, enlarging the disturbed zone before backfilling.
Main structural concern	Possible differential movement, settlement, cracking, ceiling/wall separation, floor/level concern and external ground/paving settlement around the disturbed backfill zone.
Main defect concern	Whole-house quality concerns including poor painting, poor crack repairs, ceiling lines, external finishes, wet-area finishing, joinery/door alignment, plaster defects and incomplete/reworked details.
Professional pathway	First-line AVC assessment, evidence organisation, engineering referral, remedial sequencing, monitored execution and final close-out record.

2. Executive Summary and Overall Position

The fictional conditions in this demonstration indicate a combined construction-risk matter. The visible cracking and alignment symptoms may be associated with movement near a large disturbed backfill zone. The same property also contains widespread workmanship and finish defects requiring room-by-room assessment and remedial control.

From a reporting standpoint, sequence is critical. The cracking, backfill and possible movement mechanism must be understood and stabilised before the house is cosmetically repaired. Once the structural and ground-related issues have been assessed by the relevant professionals, the remaining defects can be repaired under a controlled room-by-room scope.

No.	Finding area	Summary position	Priority
1	Structural movement risk	The tank excavation/backfill zone is treated as the central high-priority construction-risk mechanism.	Critical
2	Engineering involvement	Structural engineering review is required where movement, load-path concern or foundation/slab distress is suspected.	Critical
3	Backfill and drainage remediation	Loose or disturbed backfill should not be assumed to compact satisfactorily over time. Stabilisation and water control must be considered by the professional team.	High
4	Crack repair timing	Cracks should not be patched and painted before the movement mechanism is understood and controlled.	High
5	Room-by-room defects	Painting, ceilings, external finishes, wet areas, joinery and general workmanship defects are assessed locally with evidence close to each area.	Medium/High
6	Close-out record	The final remedial record should include engineer notes, monitoring, photos, product records, trade invoices, warranties and room-by-room completion sign-off.	High

3. Professional Boundaries and Reporting Structure

Albert Venter Consulting acts as a practical first-line construction-risk consultant. In a matter of this type, AVC documents visible conditions, reads the construction sequence, identifies risk, organises evidence, coordinates the practical pathway and identifies where registered or specialist input is required.

This demonstration report does not replace the structural engineer, geotechnical specialist, architect, electrician, plumber, waterproofing specialist, attorney, quantity surveyor or other professionals where their specific input is required. It demonstrates how a practical construction consultant bridges messy site reality and structured professional response.

Reporting category	Meaning
Observed	Visible cracking, separation, poor finish, staining, alignment defect or incomplete work recorded during inspection.
Reported	Information provided by the client, contractor, engineer, photographs, messages or documents, identified as such.
Construction interpretation	AVC practical assessment of how the visible condition may relate to construction sequence, site control, workmanship or movement.
Requires confirmation	Matters requiring engineering, testing, opening-up, survey, specialist trade review or legal interpretation before final conclusions are reached.
Remedial direction	Practical sequence and control advice, subject to professional design and site-specific verification where applicable.

4. Evidence Method and Coding System

This report uses a local evidence model. Instead of placing every photograph and document at the back, each main area contains its own evidence pack. The reader sees the issue, supporting proof and recommended action together. A master evidence index remains at the back for traceability.

Area code	Area	Typical local evidence references
EXT-TANK	External tank-side elevation/backfill interface	PH-EXT-TANK-01, DOC-TANK-01, ENG-01
EXT-FIN	External elevations and finishes	PH-EXT-FIN-01, PH-EXT-FIN-02
ENT-PAS	Entrance, passage and stair zone	PH-ENT-PAS-01, PH-STAIR-01
LIV	Living/dining/open-plan area	PH-LIV-01, PH-LIV-02, ENG-02
KIT-SCU	Kitchen and scullery	PH-KIT-01, PH-SCU-01, DOC-SCOPE-02
MBED / ENS	Main bedroom and en-suite	PH-MBED-01, PH-ENS-01, WPROOF-01
BED2 / BED3	Secondary bedrooms / study	PH-BED2-01, PH-BED3-01
BATH	Family bathroom	PH-BATH-01, WPROOF-02
CEIL	Ceilings and roof/upper interfaces	PH-CEIL-01, PH-ROOF-01
GAR-UTIL	Garage and utility zones	PH-GAR-01, PH-UTIL-01
EXT-DRAIN	External paving, drainage and landscape interfaces	PH-DRAIN-01, DOC-DRAIN-01

PART A - Structural Movement, Excavation Influence and Engineering Pathway

Purpose of this part

Part A deals with the cause-control side of the matter: excavation, disturbed backfill, movement indicators, crack patterns, water influence and engineering referral. These issues control whether later finish repairs will succeed.

5. Background, Timeline and Key Information Gaps

The fictional timeline below demonstrates how AVC would organise the sequence before forming conclusions. The timing of excavation, cracking, rain events, backfill reinstatement, client complaints and attempted repairs is often as important as the crack itself.

Stage	Reported / assumed event	Why it matters
New house completed	Dwelling handed over and occupied approximately 18 months earlier.	Confirms this is an early-life defect/movement matter, not ordinary old-house deterioration.
Tank excavation	Large excavation made near the dwelling for underground storage tank.	Creates a significant construction event near the building support zone.
Sand collapse	Sandy material collapsed into excavation, enlarging the disturbed zone.	Increases volume of backfill and possible settlement influence.
Backfill reinstated	Area backfilled after tank installation; compaction records unclear.	Backfill behaviour cannot be assumed without records or professional assessment.
Cracking reported	Cracks appear or worsen in internal/external areas after excavation/backfill event.	Timing may support correlation but still requires specialist confirmation.
Engineer involved	Structural engineer requested to review cracking and remedial requirements.	Engineering review becomes the technical anchor for structural decisions.
Remedial planning	AVC assists with practical sequence, site control and room-by-room repair planning.	Transforms engineering intent into executable site work.

Key information gaps

Typical missing records include excavation dimensions, tank bedding detail, backfill material specification, compaction records, stormwater/overflow routing, crack timeline, level survey data and full as-built structural information.

6. Site Context: Tank Excavation, Sand Collapse and Disturbed Backfill Zone

In this demonstration, the underground tank excavation is treated as the central construction-risk feature. The concern is not simply that a tank exists. The concern is that a large hole was created in sandy ground, the excavation enlarged after collapse, and the reinstated ground may continue consolidating or be affected by water movement.

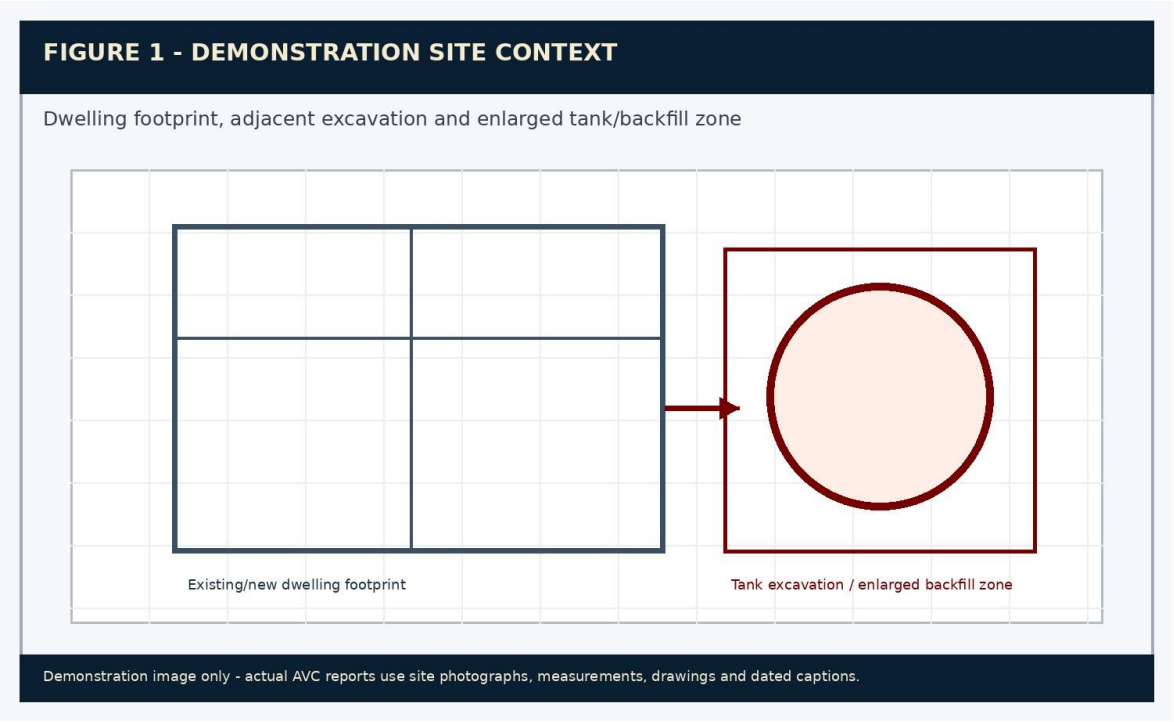


Figure 1 - Demonstration site context showing relationship between dwelling and tank/backfill zone.

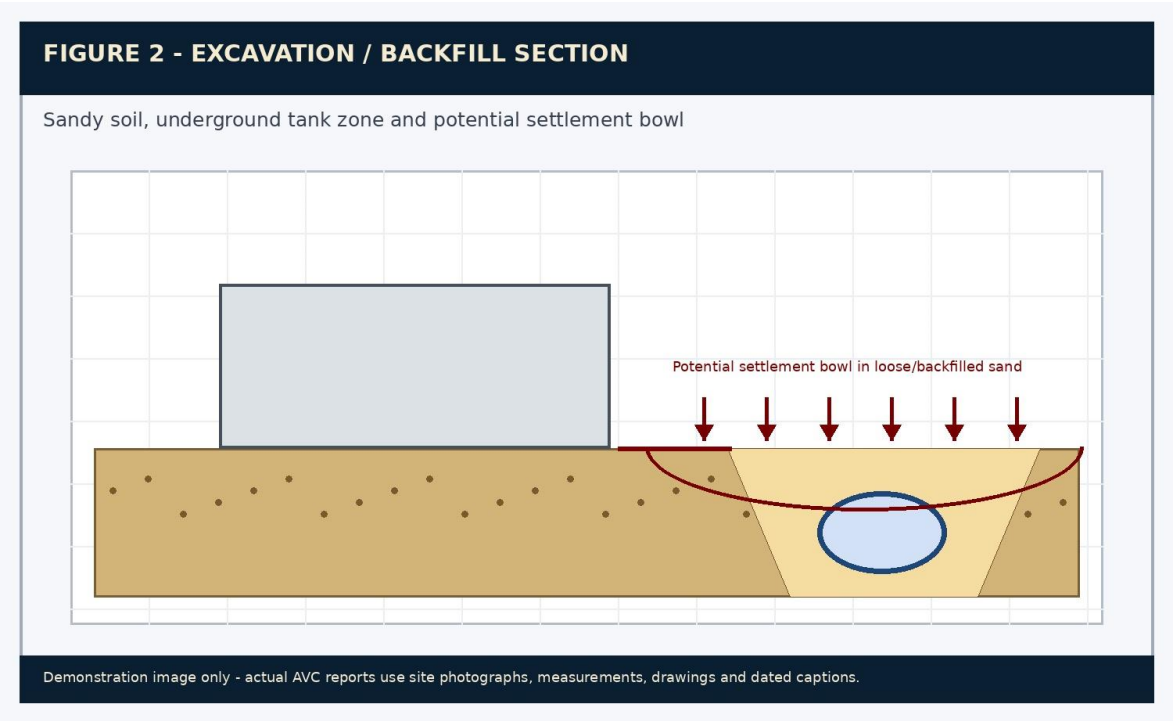


Figure 2 - Demonstration section showing disturbed backfill and possible settlement bowl concept.

Ref	Evidence item	Purpose
PH-EXT-TANK-01	Wide view of tank-side elevation and ground zone	Shows physical relationship between building and disturbed backfill area.
PH-EXT-TANK-02	Close-up of ground settlement / reinstatement line	Supports discussion of delayed consolidation or poor reinstatement.
DOC-TANK-01	Tank supplier / installer documentation	Confirms tank size, bedding and installation assumptions where available.
DOC-BACKFILL-01	Backfill / compaction record or missing-record note	Confirms whether backfill was controlled or remains unknown.
ENG-01	Engineer inspection note / remedial direction placeholder	Links AVC site observations to specialist review.

AVC practical view

The professional team should not rely on time alone to compact a large disturbed sand backfill zone. If movement risk remains credible, the backfill zone must be assessed, improved, drained or otherwise controlled under appropriate specialist direction before final cosmetic repairs are treated as complete.

7. Cracking and Movement Observation Assessment

The cracking assessment is carried out as a pattern exercise. A single crack can be misleading. The report therefore looks at distribution, relation to openings and junctions, doors/windows, ceiling lines and the physical relationship to the tank/backfill zone.

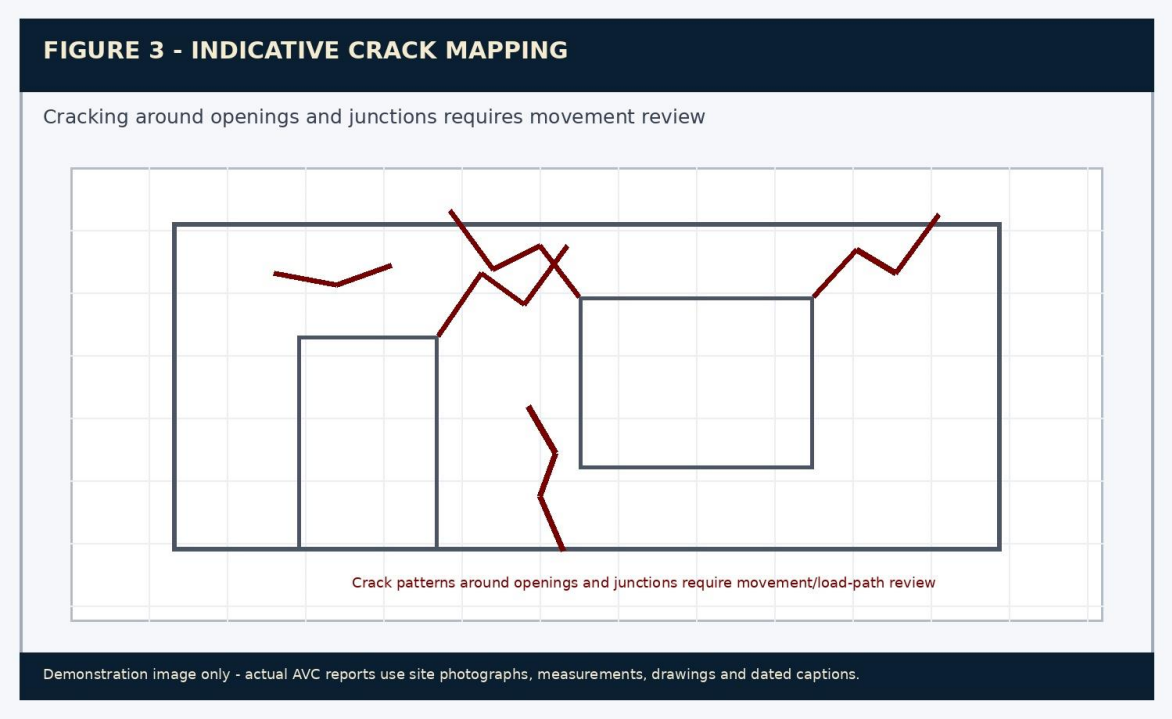


Figure 3 - Indicative crack mapping around openings and wall panels.

Ref	Area	Visible / reported indicator	Why it matters	Priority
SM-01	External tank-side elevation	Diagonal cracking, settlement symptoms or separation near openings.	Possible movement, stress concentration or differential support influence.	High
SM-02	Living/open-plan area	Diagonal cracking from opening corners and ceiling/wall separation.	May correlate with elevation-side movement or load-path stress.	High
SM-03	Bedrooms / passage	Hairline to wider cracking at junctions and corners.	Could be finish shrinkage, movement, substrate defect or combined cause.	Medium/High
SM-04	Floors / levels	Reported irregularity or possible movement near affected side.	Requires level survey before assumptions are made.	High
SM-05	Doors and windows	Binding, reveal cracking or alignment changes.	Useful corroborating movement indicator when mapped with cracks.	Medium/High
SM-06	Ceilings and cornices	Separation, cracked cornice lines or uneven ceiling planes.	Could reflect movement, framing issue or poor finishing; must be correlated.	Medium/High

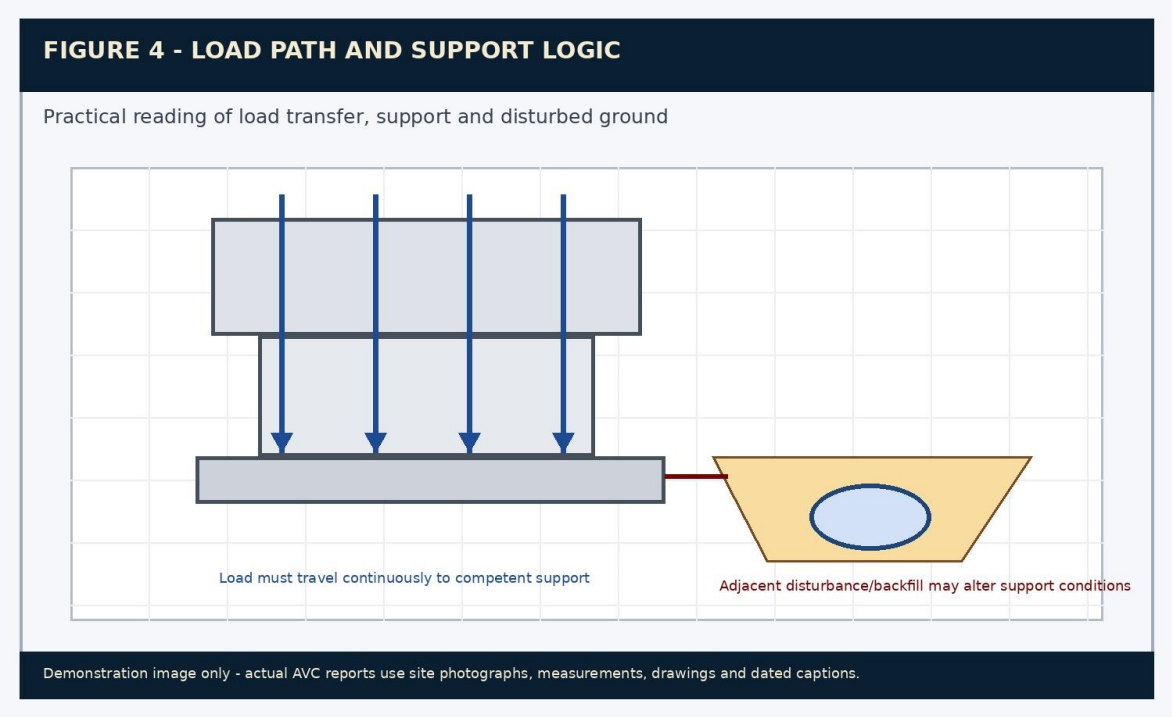


Figure 4 - Demonstration load-path logic and adjacent support disturbance.

7.1 Why Cosmetic Crack Repair Is Premature

If cracks are caused or influenced by active settlement, drainage or support movement, cosmetic filling and painting may simply hide the symptom until it reappears. The correct sequence is to capture evidence, map cracks, understand the movement mechanism, involve the structural engineer where required, stabilise the cause and then repair the building fabric.

8. Engineering Investigation and Specialist Remedial Direction

In a matter of this type, AVC should not pretend to replace the structural engineer. The engineer provides the structural assessment and remedial design direction. AVC adds value by preparing the site narrative, organising evidence, identifying practical construction issues, coordinating the remedial sequence and helping ensure the work is executed under control.

Engineer input area	Purpose in this demonstration
Structural significance of cracking	Determine whether cracking is cosmetic, movement-related, structural, substrate-related or combined.
Load path / support review	Consider foundations, walls, beams, slabs, openings and support zones affected by movement.
Tank/backfill influence	Review whether the disturbed backfill zone may have contributed to movement and what stabilisation may be required.
Ground/drainage interface	Identify whether water control forms part of the remedial design.
Repair method	Specify or approve structural/substrate repair approach before finishes proceed.
Monitoring / close-out	Confirm whether crack monitoring, level survey or post-repair observation is required.

Engineer-remedial annexure method

In a real report, the engineer report, drawings, design notes or remedial instruction should be referenced as ENG-01, ENG-02 and attached as a formal annexure. AVC should not rewrite the engineer opinion as if it is its own design. AVC can summarise the practical implication and then show how the construction sequence must follow it.

8.1 AVC Role After Engineer Direction

- Translate the engineer direction into a practical site sequence and hold-point schedule.
- Identify which cracks, ceilings, finishes and external works must wait until stabilisation is completed.
- Coordinate evidence capture before work destroys the original condition.
- Track remedial work against the approved method and close-out requirements.
- Prepare a final remedial evidence pack for the client, attorney, insurer or professional team.

PART B - Engineered Remedial Execution and Construction-Control Plan

Purpose of this part

Part B demonstrates how the matter moves from investigation to execution. The report does not stop at identifying the problem. It shows how remedial work should be sequenced, controlled and closed out so the client receives a finished product with evidence behind it.

9. Remedial Strategy Framework

The remedial strategy follows a hierarchy: protect, prove, stabilise, repair, finish, monitor and close out. The ground/backfill and water-control issues are addressed before final crack repairs and decorative finishes.

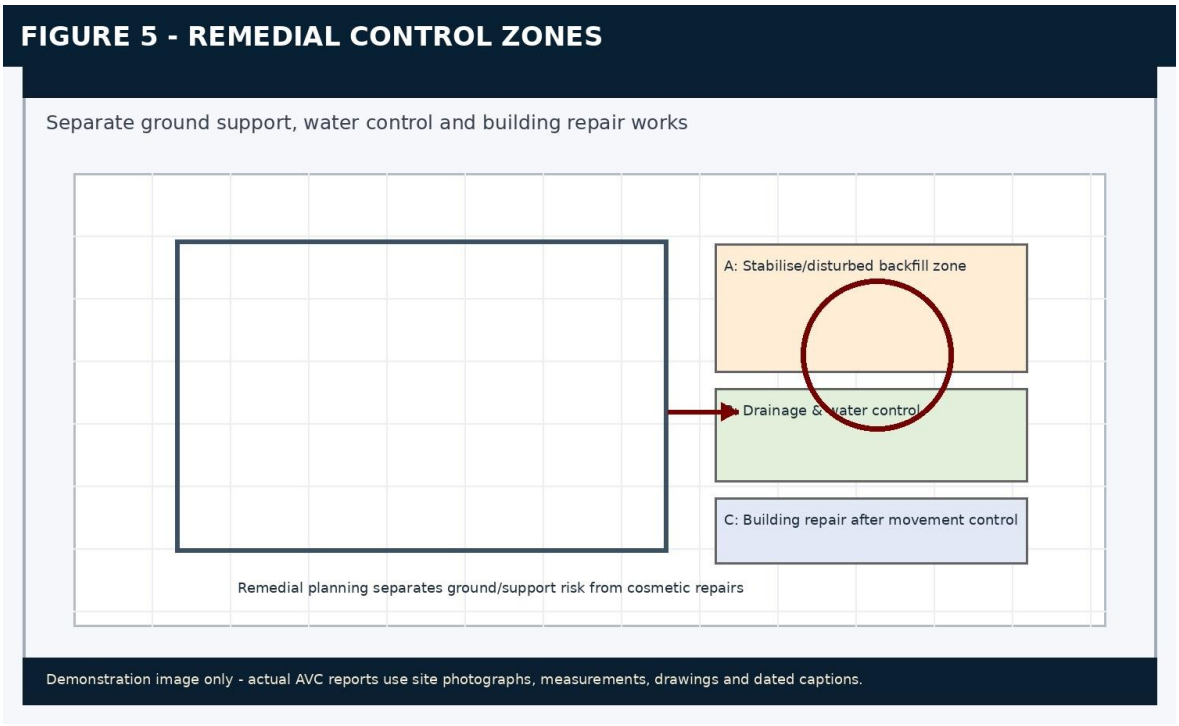


Figure 5 - Demonstration remedial control zones: backfill, drainage and building repair.

Remedial zone	Objective	Typical control action
Zone A - Ground/backfill	Reduce or control ongoing settlement risk.	Engineer-approved stabilisation, reworking, compaction, ground improvement or other specialist method.
Zone B - Water/drainage	Prevent water from worsening disturbed sand/backfill behaviour.	Redirect stormwater, confirm overflow, repair leaks, correct falls and protect vulnerable ground.
Zone C - Building structure/substrate	Repair structural/substrate damage after cause control.	Crack stitching, plaster removal, substrate repair, ceiling repair or specified structural repair.
Zone D - Finishes	Restore final appearance after the building is stable.	Painting, crack finishing, ceiling lines, external coating, joinery adjustments, tiling and final snagging.

10. Detailed Remedial Sequencing Plan

FIGURE 6 - REMEDIAL SEQUENCING LOGIC

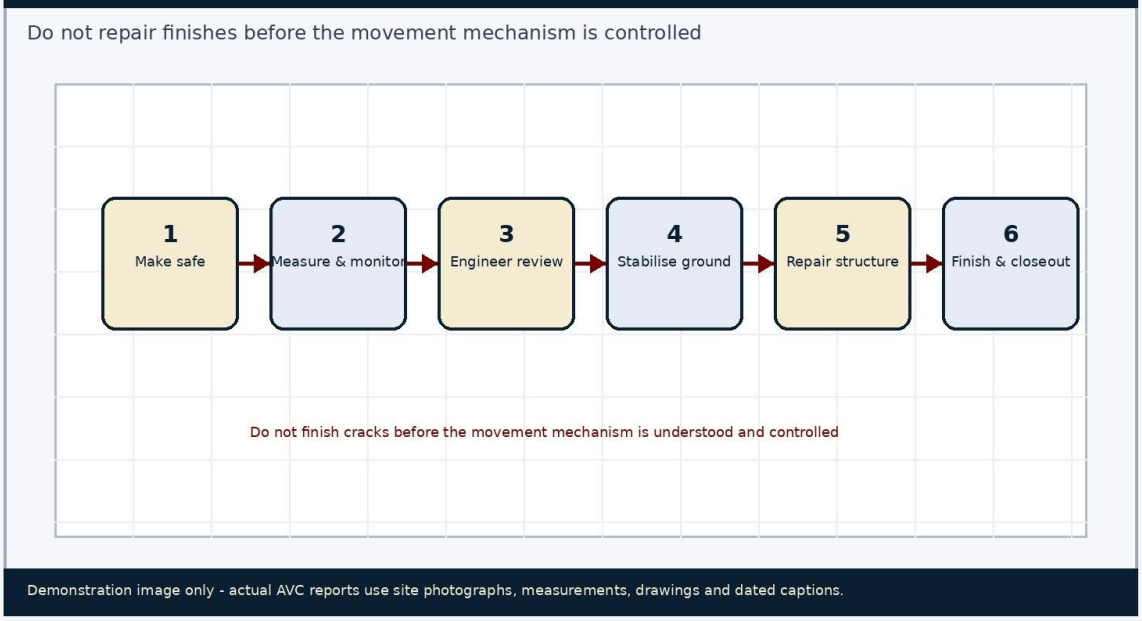


Figure 6 - Demonstration remedial sequence from evidence lockdown to final close-out.

Phase 0 - Pre-start evidence lockdown

- Photograph all cracks, affected rooms, external elevations, tank zone, paving, drainage routes and damaged finishes.
- Prepare crack-location schedule with approximate widths and dates where measurable.
- Collect drawings, engineering notes, tank records, invoices, communication extracts and previous photos.
- Confirm areas that must not be patched, painted, opened or demolished before review.

Hold point
No destructive or cosmetic work before baseline evidence is captured.

Phase 1 - Make safe and temporary protection

- Protect exposed areas, damaged finishes and water-entry points.
- Divert surface water temporarily where safe and practical.
- Avoid heavy loading, vibration or uncontrolled work near suspect ground until engineering advice is obtained.
- Record temporary controls with dated photographs.

Hold point
Temporary works must reduce risk without hiding or destroying evidence.

Phase 2 - Monitoring and survey baseline

- Install crack markers or agreed monitoring points.
- Arrange level survey points where slab/foundation movement is suspected.
- Record rainfall, stormwater events or tank overflow events that may correlate with movement.
- Check doors/windows before any adjustment that may remove useful evidence.

Hold point
Monitoring locations should be agreed with the engineer where structural movement is suspected.

Phase 3 - Specialist design confirmation

- Structural engineer confirms whether movement, load-path or foundation/slab concern exists.
- Geotechnical/drainage input considered if disturbed ground or water behaviour requires it.
- Repair methods for cracks, ceilings, external finishes and substrates are confirmed before execution.
- The professional team confirms what can proceed immediately and what must wait.

Hold point
No structural or ground remedial work without appropriate professional direction.

Phase 4 - Backfill / ground stabilisation

- Execute engineer-approved stabilisation of the disturbed zone.
- Document material, layer thickness, compaction or specialist treatment where applicable.
- Inspect and photograph each concealed stage before covering.
- Coordinate tank access, overflow and maintenance requirements.

Hold point
Do not close the ground zone until the professional team is satisfied with stabilisation/water-control works.

Phase 5 - Drainage and water-control works

- Redirect surface water away from the disturbed backfill and building line.
- Confirm gutters, downpipes, channels, stormwater outlets, paving falls and overflow routing.
- Inspect nearby water lines, irrigation, pump lines and possible leaks where relevant.
- Photograph final falls and discharge routes before paving or landscaping concealment.

Hold point
No external reinstatement until water paths are confirmed and documented.

Phase 6 - Building repair and substrate works

- Repair structural/substrate defects first, then plaster, ceiling, waterproofing interfaces and finishes.
- Do not use brittle cosmetic fillers where movement has not been addressed.
- Re-check doors, windows, ceilings and crack lines after stabilisation before final adjustment.
- Document before, during and after each repair stage.

Hold point
Do not paint or finish until substrate repairs are complete, dry and ready for finishing.

Phase 7 - Final finishes, snagging and handover

- Complete paint, plaster, ceiling, tile, floor, paving and external reinstatement in sequence.
- Carry out room-by-room final walk-through with the client.
- Compile final photo record, specialist notes, warranties, invoices and completion checklist.
- Agree post-repair monitoring where recommended by the professional team.

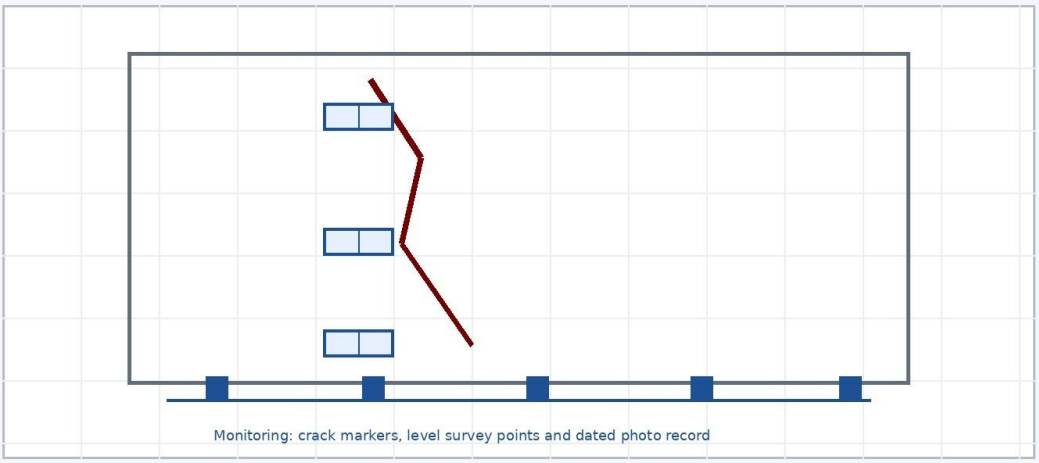
Hold point
No close-out until the client receives the remedial record and outstanding-item list.

11. Monitoring, Hold Points and Close-Out Controls

Monitoring is not bureaucracy. It protects the client against repeated repairs and protects the professional team against guesswork. It also helps separate active movement from historic damage.

FIGURE 7 - MONITORING CONTROLS

Crack markers, level survey points and dated photographic record

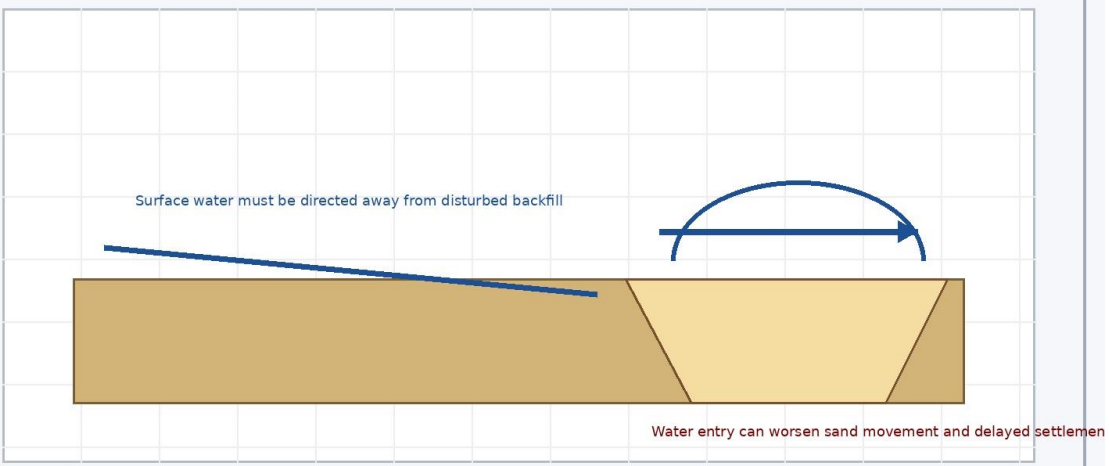


Demonstration image only - actual AVC reports use site photographs, measurements, drawings and dated captions.

Figure 7 - Demonstration monitoring controls: crack markers, level survey and dated photographs.

FIGURE 8 - WATER AND DRAINAGE CONTROL

Surface water control around disturbed backfill and tank zone



Demonstration image only - actual AVC reports use site photographs, measurements, drawings and dated captions.

Figure 8 - Demonstration water-control logic around disturbed backfill.

Hold point	Required before proceeding
HP1 - Evidence record	All visible cracking, levels, tank zone, drainage routes and affected finishes photographed and referenced.
HP2 - Engineer inspection	Structural engineer reviews relevant cracking/movement concerns and issues direction where required.
HP3 - Ground stabilisation method	Backfill/ground improvement/re-excavation method approved before work starts.
HP4 - Drainage/water control	Surface water, overflow and leak sources resolved before final backfill/reinstatement.
HP5 - Concealed works	Opened or stabilised areas inspected and photographed before covering.
HP6 - Building repair	Structural/substrate repairs completed before final plaster, paint, tile or ceiling finishes.
HP7 - Room close-out	Each room signed off after defects corrected and evidence attached locally.
HP8 - Final handover	Final inspection, photographs, specialist notes and completion records filed.

PART C - Whole-House Room-by-Room Defect and Evidence Modules

Purpose of this part

Part C deals with the whole-house defect picture after the structural/movement issue has been framed. Each room or area keeps the reader inside the same physical zone: issue, proof, explanation, action and close-out.

12. How to Read the Room Modules

Each room or area is treated as a compact module. The module records local context, visible defects, evidence references, construction significance, local remedial response and the close-out evidence required. This is especially useful where a new home has cracks, painting issues, ceiling defects and workmanship problems spread through many rooms.

Step	What the reader sees	Why it works
1	Room / area heading	The reader knows exactly where they are in the property.
2	Area context	The local room is linked to the overall movement or defect story.
3	Observation blocks	Each defect has a reference, evidence code, risk and action.
4	Construction commentary	AVC explains why the defect matters and how it may have developed.
5	Local evidence pack	Photographs and documents stay close to the issue.
6	Close-out requirements	The remedial contractor knows what proof must be produced before the room is signed off.

13. External Tank-Side Elevation and Backfill Interface

Area Code	EXT-TANK
Primary Priority	Critical
Area Context	External wall/elevation facing or adjacent to the underground tank excavation and disturbed backfill zone. This area links the structural movement concern to the physical ground condition.

Visible Observations and Local Evidence

EXT-TANK-01 | Observation

Observation: Cracking or separation on the elevation facing the disturbed zone.

Why it matters: Possible differential movement, stress concentration or foundation/slab-edge influence must be considered.

Local evidence: PH-EXT-TANK-01 to 03; ENG-01

Recommended direction: Hold cosmetic repairs until engineering direction and ground/water-control decisions are confirmed.

EXT-TANK-02 | Observation

Observation: Settlement or depression in external ground/paving around the tank zone.

Why it matters: May indicate continuing consolidation of disturbed backfill or water-affected ground movement.

Local evidence: PH-EXT-TANK-04; SURV-EXT-01

Recommended direction: Confirm levels, falls, voids and backfill condition before final reinstatement.

EXT-TANK-03 | Observation

Observation: Unclear stormwater, overflow or pump discharge routing near the disturbed zone.

Why it matters: Water can accelerate sand movement, voiding, damp and delayed settlement.

Local evidence: DOC-DRAIN-01; PH-DRAIN-01

Recommended direction: Resolve water paths before external finish and paving sign-off.

EXT-TANK-04 | Observation

Observation: Incomplete record of tank bedding, side support or backfill method.

Why it matters: Without installation records the professional team cannot assume the ground was reinstated correctly.

Local evidence: DOC-TANK-01; DOC-BACKFILL-01

Recommended direction: Request installer/contractor records and obtain specialist confirmation where needed.

Construction Commentary

This is the cause-control zone. If backfill behaviour and water-control around the tank are not addressed, internal crack repairs and exterior finish repairs may fail again. The reporting emphasis is therefore not on making this elevation look neat first, but on proving that the ground and water behaviour have been understood and controlled.

Local Photo / Evidence Plate - EXT-TANK

PH-EXT-TANK-01 ***[demonstration photograph / marked-up evidence placeholder]*** **Wide context of tank-side elevation and disturbed ground zone.**	**PH-EXT-TANK-02** ***[demonstration photograph / marked-up evidence placeholder]*** **Close-up of cracking or separation on affected elevation.**
PH-EXT-TANK-03 *[demonstration photograph / marked-up evidence placeholder]* Ground settlement or reinstatement line at tank zone.	**PH-EXT-TANK-04** *[demonstration photograph / marked-up evidence placeholder]* Drainage, overflow or water-routing concern near disturbed backfill.

Local Document and Specialist Evidence - EXT-TANK

DOC-TANK-01 - Tank record: Tank size, location, bedding and installer information where available. **Report use:** Connects the reported construction event to the physical site condition.

DOC-BACKFILL-01 - Backfill record / missing record note: Backfill material, layer depth, compaction or absence of proof. **Report use:** Explains why ground performance remains a technical uncertainty.

ENG-01 - Engineer note / report: Structural engineer finding or remedial direction placeholder. **Report use:** Anchors structural conclusions to the appropriate specialist.

Local Close-Out Actions - EXT-TANK

ACT-EXT-TANK-01 - Critical priority: Do not cosmetically repair tank-side cracks before engineering direction. **Expected proof:** Engineer note and dated crack photographs.

ACT-EXT-TANK-02 - High priority: Confirm water discharge, overflow and surface falls around the disturbed zone. **Expected proof:** Marked-up drainage photos or as-built sketch.

ACT-EXT-TANK-03 - High priority: Photograph all ground/backfill remedial stages before covering. **Expected proof:** Before/during/after photo set and contractor close-out record.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the EXT-TANK evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

14. External Elevations, Plaster, Paint and Weathering Defects

Area Code	EXT-FIN
Primary Priority	High
Area Context	External wall elevations, painted/plastered surfaces, reveals, corners, junctions and weather-exposed finishes not limited to the tank-side elevation.

Visible Observations and Local Evidence

EXT-FIN-01 | Observation

Observation: Poor external paint coverage, patchiness, peeling or uneven finish.

Why it matters: Premature coating failure may relate to substrate moisture, preparation, product system or workmanship.

Local evidence: PH-EXT-FIN-01 to 04

Recommended direction: Assess substrate and preparation before repainting.

EXT-FIN-02 | Observation

Observation: Cracks through external plaster/render and around reveals.

Why it matters: Could be plaster shrinkage, movement symptom, substrate defect or a combined issue.

Local evidence: PH-EXT-FIN-05 to 08

Recommended direction: Map and classify after movement/backfill issue is addressed.

EXT-FIN-03 | Observation

Observation: Poor finishing at corners, sills, parapets or wall junctions.

Why it matters: Weak details create water-entry, staining and aesthetic risk.

Local evidence: PH-DETAIL-01

Recommended direction: Repair details before final coating.

EXT-FIN-04 | Observation

Observation: Inadequate sealing or weathering at penetrations/fixings.

Why it matters: Moisture ingress and coating breakdown risk.

Local evidence: PH-EXT-FIN-10

Recommended direction: Seal, flash or make good before repainting.

Construction Commentary

External defects must not be reduced to a simple repaint where the substrate is cracked, damp, moving or poorly prepared. The external envelope protects the house and may also feed internal damp, plaster failure and repeat cracking.

Local Photo / Evidence Plate - EXT-FIN

PH-EXT-FIN-01	PH-EXT-FIN-02
[demonstration photograph / marked-up evidence placeholder]	*[demonstration photograph / marked-up evidence placeholder]*
External paint patchiness or surface failure.	**Crack through render or reveal.**

PH-EXT-FIN-03 *[demonstration photograph / marked-up evidence placeholder]* Corner, sill or junction weathering defect.	**PH-EXT-FIN-04** *[demonstration photograph / marked-up evidence placeholder]* Penetration or fixing requiring seal/finish correction.

Local Document and Specialist Evidence - EXT-FIN

DOC-COAT-01 - Product record: Paint/coating specification and application information where available. **Report use:** Shows whether the correct system and preparation can be verified.

COM-EXT-FIN-01 - Client/contractor communication: Complaints or repair assurances relating to external finish defects. **Report use:** Supports timing and previous repair attempts.

Local Close-Out Actions - EXT-FIN

ACT-EXT-FIN-01 - High priority: Confirm substrate dryness and stability before repainting. **Expected proof:** Moisture/substrate notes and preparation photos.

ACT-EXT-FIN-02 - High priority: Repair cracks using a method matched to the final crack classification. **Expected proof:** Repair method and photo record.

ACT-EXT-FIN-03 - Medium/High priority: Retain product records and workmanship warranty for final coating. **Expected proof:** Coating record and final elevation photos.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the EXT-FIN evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

15. Entrance, Passage and Stair Circulation Zone

Area Code	ENT-PAS
Primary Priority	Medium/High
Area Context	Main entrance route, passage and staircase interfaces where cracks, ceiling lines and finish defects often show because several rooms and structural junctions meet.

Visible Observations and Local Evidence

ENT-PAS-01 | Observation

Observation: Hairline or diagonal cracks at wall corners and openings.

Why it matters: May indicate movement, weak plaster/junction detailing or construction shrinkage; pattern comparison is necessary.

Local evidence: PH-ENT-PAS-01 to 03

Recommended direction: Map and monitor before final repair.

ENT-PAS-02 | Observation

Observation: Poor paint finish, roller marks, uneven coverage or patch repairs.

Why it matters: Visible quality defect in a high-traffic/client-facing area.

Local evidence: PH-ENT-PAS-04

Recommended direction: Prepare and repaint only after substrate/crack work is complete.

ENT-PAS-03 | Observation

Observation: Ceiling/cornice cracking or separation along passage line.

Why it matters: May relate to movement, ceiling framing or workmanship.

Local evidence: PH-CEIL-PAS-01

Recommended direction: Inspect ceiling support and sequence repairs after movement review.

ENT-PAS-04 | Observation

Observation: Staircase/skirting/wall junction gaps or poor finishing.

Why it matters: Can be finish failure, movement indicator or poor junction detailing.

Local evidence: PH-STAIR-01

Recommended direction: Repair after checking substrate and movement status.

Construction Commentary

Circulation zones often reveal the whole-house pattern because they connect rooms. If the same cracking and finishing defects repeat here and in adjacent rooms, the report must avoid treating each mark as isolated paint snagging.

Local Photo / Evidence Plate - ENT-PAS

PH-ENT-PAS-01	PH-ENT-PAS-02
[demonstration photograph / marked-up evidence placeholder]	*[demonstration photograph / marked-up evidence placeholder]*
Entrance/passage crack at opening or return.	**Stair or landing junction crack.**

PH-ENT-PAS-03 *[demonstration photograph / marked-up evidence placeholder]* Ceiling/cornice separation in circulation zone.	**PH-ENT-PAS-04** *[demonstration photograph / marked-up evidence placeholder]* Paint or patch repair quality concern.

Local Document and Specialist Evidence - ENT-PAS

MON-C1 - Monitoring point: Crack marker or dated crack photograph in circulation zone. **Report use:** Assists in separating active movement from historic cracking.

COM-ENT-PAS-01 - Complaint record: Client notes recurring cracks or poor repairs in circulation area. **Report use:** Supports timing and recurrence.

Local Close-Out Actions - ENT-PAS

ACT-ENT-PAS-01 - Medium/High priority: Group passage and staircase cracks into the whole-house crack map. **Expected proof:** Marked-up room photos.

ACT-ENT-PAS-02 - High priority: Confirm active/inactive status before filling. **Expected proof:** Monitoring note or engineer/professional confirmation.

ACT-ENT-PAS-03 - Medium priority: Final finish inspection under natural and artificial light. **Expected proof:** Close-out photos and snag sign-off.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the ENT-PAS evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

16. Living / Dining / Open-Plan Area

Area Code	LIV
Primary Priority	High
Area Context	Large open-plan area where openings, beams, ceiling planes and the tank-side influence may interact. This is a key diagnostic and client-facing zone.

Visible Observations and Local Evidence

LIV-01 | Observation

Observation: Diagonal cracking from corners of openings.

Why it matters: This is a high-value movement/load-path indicator and should not be hidden with cosmetic filler before review.

Local evidence: PH-LIV-CRK-01 to 04; ENG-02

Recommended direction: Engineer review before crack stitching, plaster repair or final paint.

LIV-02 | Observation

Observation: Ceiling/wall separation or uneven ceiling lines.

Why it matters: May indicate movement, frame distortion, fixing defect or poor joint finishing.

Local evidence: PH-LIV-CEIL-01 to 03

Recommended direction: Inspect ceiling/framing interface and repair after stabilisation.

LIV-03 | Observation

Observation: Poor paint and patching around repaired cracks.

Why it matters: May indicate premature cosmetic repair or poor finishing method.

Local evidence: PH-LIV-PAINT-01

Recommended direction: Remove failed patching and repair after cause control.

LIV-04 | Observation

Observation: Door/window reveal cracking or binding openings.

Why it matters: Corroborates movement/alignment concern when mapped with cracks.

Local evidence: PH-LIV-REV-01; PH-DOOR-01

Recommended direction: Record before adjustment and re-check after stabilisation.

Construction Commentary

The living area should be read as both a structural/movement zone and a finish-quality zone. Repairs here must be sequenced after engineer direction and movement control; otherwise the room may look repaired temporarily and then re-crack.

Local Photo / Evidence Plate - LIV

PH-LIV-CRK-01 ***[demonstration photograph / marked-up evidence placeholder]*** **Diagonal crack from opening corner.**	**PH-LIV-CEIL-01** ***[demonstration photograph / marked-up evidence placeholder]*** **Ceiling/wall separation or cornice defect.**

PH-LIV-PAINT-01 *[demonstration photograph / marked-up evidence placeholder]* Failed patching or poor paint finish.	**PH-LIV-REV-01** *[demonstration photograph / marked-up evidence placeholder]* Door/window reveal crack or binding evidence.

Local Document and Specialist Evidence - LIV

ENG-02 - Engineer repair note: Crack/substrate repair method where structural relevance is confirmed. **Report use:** Prevents AVC from inventing an engineering repair method.

MON-C2 - Monitoring point: Crack marker in living area. **Report use:** Tracks movement before and after ground works.

Local Close-Out Actions - LIV

ACT-LIV-01 - High priority: Preserve crack evidence before cutting/opening/filling. **Expected proof:** Baseline photo set and crack map.

ACT-LIV-02 - Critical priority: Obtain engineer direction for structural/substrate crack repair method where required. **Expected proof:** Engineer note attached as annexure.

ACT-LIV-03 - Medium/High priority: Repair ceilings/cornices before final paint. **Expected proof:** Before/during/after room photos.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the LIV evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

17. Kitchen and Scullery

Area Code	KIT-SCU
Primary Priority	Medium/High
Area Context	Kitchen, scullery, cabinetry, wet-service junctions, splashbacks, ceilings, plumbing penetrations and finish quality.

Visible Observations and Local Evidence

KIT-SCU-01 | Observation

Observation: Cracking or poor finish around kitchen bulkheads/ceilings.

Why it matters: May be movement, frame issue or poor finishing; cabinetry may hide access later.

Local evidence: PH-KIT-CEIL-01

Recommended direction: Check support and ceiling/bulkhead readiness before final repair.

KIT-SCU-02 | Observation

Observation: Poor paint/plaster finish behind or above cabinetry.

Why it matters: Visible quality defect and possible substrate issue.

Local evidence: PH-KIT-PAINT-01

Recommended direction: Repair before final trims and closure make work harder.

KIT-SCU-03 | Observation

Observation: Unclear sealing at sink/scullery/wet junctions.

Why it matters: Water damage and cabinetry swelling risk.

Local evidence: PH-SCU-WET-01

Recommended direction: Confirm plumbing/leak status and seal correctly.

KIT-SCU-04 | Observation

Observation: Cabinet alignment, door gaps or kickplate defects.

Why it matters: May be installation defect or movement/floor-wall alignment issue.

Local evidence: PH-KIT-JOIN-01

Recommended direction: Recheck after movement/stabilisation before final adjustment.

Construction Commentary

Kitchen defects are expensive to revisit because joinery hides services, walls and wet junctions. The report should identify what must be checked before cabinetry, sealing and final finishes make later investigation difficult.

Local Photo / Evidence Plate - KIT-SCU

PH-KIT-CEIL-01	PH-KIT-PAINT-01
[demonstration photograph / marked-up evidence placeholder]	*[demonstration photograph / marked-up evidence placeholder]*
Bulkhead/ceiling defect in kitchen zone.	**Poor paint/plaster finish behind or above cabinetry.**

PH-SCU-WET-01 *[demonstration photograph / marked-up evidence placeholder]* Scullery sink or wet junction sealing concern.	**PH-KIT-JOIN-01** *[demonstration photograph / marked-up evidence placeholder]* Cabinet alignment or kickplate defect.

Local Document and Specialist Evidence - KIT-SCU

DOC-SCOPE-02 - Scope extract: Kitchen, scullery, service and final finish scope. **Report use:** Separates unfinished work from defective work.

TRADE-KIT-01 - Trade note: Joinery/plumbing/electrical sign-off where applicable. **Report use:** Helps separate contractor, supplier and trade responsibilities.

Local Close-Out Actions - KIT-SCU

ACT-KIT-SCU-01 - High priority: Confirm plumbing/leak status before closing scullery/kitchen finishes. **Expected proof:** Trade sign-off and photos.

ACT-KIT-SCU-02 - Medium/High priority: Complete ceiling/plaster repairs before final cabinetry trims. **Expected proof:** Repair photos.

ACT-KIT-SCU-03 - Medium priority: Final joinery adjustments only after movement-related issues are addressed. **Expected proof:** Joinery close-out sheet.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the KIT-SCU evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

18. Main Bedroom

Area Code	MBED
Primary Priority	Medium
Area Context	Main bedroom wall lines, ceiling/cornice junctions, doors, windows, cupboards and finish quality.

Visible Observations and Local Evidence

MBED-01 | Observation

Observation: Cracks at wall corners or above openings.

Why it matters: May be local finish defect or part of the movement pattern.

Local evidence: PH-MBED-01 to 02

Recommended direction: Include in crack map and monitor if aligned with other symptoms.

MBED-02 | Observation

Observation: Poor paint finish, patching or uneven texture.

Why it matters: Quality defect in finished living space.

Local evidence: PH-MBED-PAINT-01

Recommended direction: Repair substrate then repaint full affected plane where required.

MBED-03 | Observation

Observation: Door/cupboard alignment issues.

Why it matters: May be installation, moisture or movement-related.

Local evidence: PH-MBED-JOIN-01

Recommended direction: Check plumb/level before adjustment.

MBED-04 | Observation

Observation: Ceiling/cornice gaps or cracking.

Why it matters: Possible movement, poor fixing or finishing issue.

Local evidence: PH-MBED-CEIL-01

Recommended direction: Repair after stabilisation and ceiling/support check.

Construction Commentary

The main bedroom is useful for confirming whether cracking is isolated or repeated through private rooms. Repetition of similar defects across rooms may point to movement, poor finishing methodology or weak project-wide quality control.

Local Photo / Evidence Plate - MBED

PH-MBED-01 ***[demonstration photograph / marked-up evidence placeholder]*** **Bedroom wall or reveal crack.**	**PH-MBED-PAINT-01** ***[demonstration photograph / marked-up evidence placeholder]*** **Paint finish or patching defect.**

PH-MBED-JOIN-01 *[demonstration photograph / marked-up evidence placeholder]* Door/cupboard alignment concern.	**PH-MBED-CEIL-01** *[demonstration photograph / marked-up evidence placeholder]* Ceiling/cornice gap or crack.

Local Document and Specialist Evidence - MBED

MON-C3 - Monitoring point: Bedroom crack marker/photo if crack pattern is relevant. **Report use:** Supports movement classification.

SNAG-MBED-01 - Snag note: Bedroom defects recorded by client or inspection. **Report use:** Supports room-specific close-out.

Local Close-Out Actions - MBED

ACT-MBED-01 - Medium priority: Classify bedroom cracks as monitored, structural-review or finish repair only. **Expected proof:** Crack map update.

ACT-MBED-02 - Medium priority: Repaint after crack/substrate preparation, not before. **Expected proof:** Preparation and final photos.

ACT-MBED-03 - Medium priority: Close out with before/during/after photo set. **Expected proof:** Room close-out sheet.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the MBED evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

19. Main En-Suite Bathroom

Area Code	ENS
Primary Priority	High
Area Context	En-suite wet area, tiling, waterproofing interfaces, sanitaryware, ceilings, paint, extractor/ventilation and water-sensitive junctions.

Visible Observations and Local Evidence

ENS-01 | Observation

Observation: Cracking or poor finish at tiled/wall junctions.

Why it matters: Can indicate substrate movement, poor wet-area detailing or failure at transitions.

Local evidence: PH-ENS-01

Recommended direction: Assess waterproofing/substrate before cosmetic repair.

ENS-02 | Observation

Observation: Poor paint/ceiling finish in moisture-prone area.

Why it matters: Could be ventilation, moisture, substrate or workmanship issue.

Local evidence: PH-ENS-CEIL-01

Recommended direction: Confirm ventilation and dry substrate before repainting.

ENS-03 | Observation

Observation: Questionable sealing around shower/sanitaryware penetrations.

Why it matters: Leak and hidden moisture risk.

Local evidence: PH-ENS-SEAL-01; WPROOF-01

Recommended direction: Verify waterproofing record and reseal/rework as required.

ENS-04 | Observation

Observation: Tile alignment/fall or grout defects.

Why it matters: Functional and finish concern with potential water-risk consequences.

Local evidence: PH-ENS-TILE-01

Recommended direction: Check falls, substrate and waterproofing before remedial tiling.

Construction Commentary

Wet areas should be handled carefully in a movement-related house. A crack in a dry room can be repaired later; a failed seal or cracked wet-area junction can feed hidden water damage. Waterproofing evidence belongs in this local module, not buried at the back.

Local Photo / Evidence Plate - ENS

PH-ENS-01	PH-ENS-CEIL-01
[demonstration photograph / marked-up evidence placeholder]	*[demonstration photograph / marked-up evidence placeholder]*
Tiled/wall junction crack or finish defect.	**Ceiling paint/moisture concern.**

PH-ENS-SEAL-01 *[demonstration photograph / marked-up evidence placeholder]* Sanitaryware or shower sealing concern.	**PH-ENS-TILE-01** *[demonstration photograph / marked-up evidence placeholder]* Tile fall, alignment or grout defect.

Local Document and Specialist Evidence - ENS

WPROOF-01 - Waterproofing record: Photos/product records/test notes where available. **Report use:** Confirms or limits acceptance of hidden wet-area work.

PLUMB-ENS-01 - Plumbing note: Leak/pressure test or plumber confirmation where required. **Report use:** Supports wet-area close-out.

Local Close-Out Actions - ENS

ACT-ENS-01 - High priority: Request waterproofing photos/product record where available. **Expected proof:** WPROOF record attached locally.

ACT-ENS-02 - High priority: Do not reseal over movement or hollow substrate without investigation. **Expected proof:** Repair method and photo record.

ACT-ENS-03 - Medium/High priority: Confirm ventilation and moisture conditions before ceiling repaint. **Expected proof:** Ventilation/moisture note and final photos.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the ENS evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

20. Bedroom 2

Area Code	BED2
Primary Priority	Medium
Area Context	Secondary bedroom used to test whether crack/finish defects repeat throughout the house or concentrate near the affected side.

Visible Observations and Local Evidence

BED2-01 | Observation

Observation: Hairline cracks at wall/ceiling or opening junctions.

Why it matters: Pattern indicator across the house.

Local evidence: PH-BED2-01

Recommended direction: Add to crack map and compare with other rooms.

BED2-02 | Observation

Observation: Poor paint finish or visible patch repair.

Why it matters: Quality-control issue.

Local evidence: PH-BED2-PAINT-01

Recommended direction: Prepare and repaint after crack repairs.

BED2-03 | Observation

Observation: Skirting/junction gaps.

Why it matters: Finish issue; possible movement/settlement indicator if widespread.

Local evidence: PH-BED2-SKIRT-01

Recommended direction: Inspect adjoining floor/wall indicators.

BED2-04 | Observation

Observation: Window/door reveal finish defect.

Why it matters: Can indicate poor plaster, installation or movement.

Local evidence: PH-BED2-REV-01

Recommended direction: Repair reveal after checking alignment and crack status.

Construction Commentary

Secondary rooms can confirm whether the property has a single localised structural issue or a broader workmanship problem. If Bedroom 2 defects mirror other rooms, the remedial scope must be whole-house, not one-room patching.

Local Photo / Evidence Plate - BED2

PH-BED2-01	PH-BED2-PAINT-01
[demonstration photograph / marked-up evidence placeholder]	*[demonstration photograph / marked-up evidence placeholder]*
Hairline crack in Bedroom 2.	**Paint or patching defect.**

PH-BED2-SKIRT-01 *[demonstration photograph / marked-up evidence placeholder]* Skirting/junction gap.	**PH-BED2-REV-01** *[demonstration photograph / marked-up evidence placeholder]* Window/door reveal defect.

Local Document and Specialist Evidence - BED2

SNAG-BED2-01 - Snag note: Bedroom 2 defects recorded in room schedule. **Report use:** Supports room-by-room close-out.

Local Close-Out Actions - BED2

ACT-BED2-01 - Medium priority: Record all defects with local photo references. **Expected proof:** Photo plate and room schedule.

ACT-BED2-02 - Medium priority: Compare crack direction/timing with other rooms. **Expected proof:** Updated crack map.

ACT-BED2-03 - Medium priority: Repair substrate first; repaint full planes where patching would remain visible. **Expected proof:** Final room photos.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the BED2 evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

21. Bedroom 3 / Study

Area Code	BED3
Primary Priority	Medium
Area Context	Additional bedroom or study where smaller defects, paint failures and ceiling junction defects may show the quality-control pattern.

Visible Observations and Local Evidence

BED3-01 | Observation

Observation: Minor cracks or corner/junction defects.

Why it matters: Useful pattern evidence when compared with the whole house.

Local evidence: PH-BED3-01

Recommended direction: Include in room-by-room crack schedule.

BED3-02 | Observation

Observation: Bad paint cut-lines, roller marks or patching.

Why it matters: Indicates poor finishing standard.

Local evidence: PH-BED3-PAINT-01

Recommended direction: Re-prepare and repaint affected planes.

BED3-03 | Observation

Observation: Ceiling/cornice defect or uneven plane.

Why it matters: Finish or frame issue.

Local evidence: PH-BED3-CEIL-01

Recommended direction: Repair after movement concern is cleared.

BED3-04 | Observation

Observation: Window/door alignment or reveal cracking.

Why it matters: Movement/installation/finish correlation item.

Local evidence: PH-BED3-REV-01

Recommended direction: Check with surrounding cracks before finish repair.

Construction Commentary

This module prevents smaller defects from disappearing inside a large structural report. It proves that AVC can control a full-house condition record, not only the dramatic crack beside the tank zone.

Local Photo / Evidence Plate - BED3

PH-BED3-01 ***[demonstration photograph / marked-up evidence placeholder]*** **Corner or junction crack.**	**PH-BED3-PAINT-01** ***[demonstration photograph / marked-up evidence placeholder]*** **Paint cut-line or roller-mark defect.**
PH-BED3-CEIL-01 *[demonstration photograph / marked-up evidence placeholder]* Ceiling/cornice defect.	**PH-BED3-REV-01** *[demonstration photograph / marked-up evidence placeholder]* Reveal or alignment defect.

Local Document and Specialist Evidence - BED3

SNAG-BED3-01 - Snag note: Study/Bedroom 3 issues listed for final close-out. **Report use:** Prevents minor items from being lost.

Local Close-Out Actions - BED3

ACT-BED3-01 - Medium priority: Create local photo plate for visible defects. **Expected proof:** Room photo plate.

ACT-BED3-02 - Medium priority: Classify as cosmetic, substrate, movement-related or unknown. **Expected proof:** Room defect classification.

ACT-BED3-03 - Medium priority: Close out with client walk-through notes. **Expected proof:** Signed snag close-out sheet.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the BED3 evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

22. Family Bathroom

Area Code	BATH
Primary Priority	High
Area Context	Family bathroom, shower/bath/wet junctions, sanitaryware, ceiling finish, tiling, waterproofing and ventilation.

Visible Observations and Local Evidence

BATH-01 | Observation

Observation: Cracks at tiled/wall or ceiling junctions.

Why it matters: Potential movement/substrate/wet-area issue.

Local evidence: PH-BATH-01

Recommended direction: Do not seal cosmetically until substrate/waterproofing risk is understood.

BATH-02 | Observation

Observation: Poor tile finish, grout defects or misalignment.

Why it matters: Finish and possible water-risk concern.

Local evidence: PH-BATH-TILE-01

Recommended direction: Assess adhesion/falls/grout before rework.

BATH-03 | Observation

Observation: Ceiling paint/moisture defect.

Why it matters: Ventilation, moisture or leak source may exist.

Local evidence: PH-BATH-CEIL-01

Recommended direction: Confirm source before repaint.

BATH-04 | Observation

Observation: Sanitaryware sealing or plumbing penetration concern.

Why it matters: Hidden leak and damage risk.

Local evidence: PH-BATH-SEAL-01; WPROOF-02

Recommended direction: Verify plumbing/waterproofing records and correct properly.

Construction Commentary

Bathrooms require stricter repair logic than ordinary rooms. Where there is movement, moisture or poor sealing, the remedial sequence should protect waterproofing first and finishes second.

Local Photo / Evidence Plate - BATH

PH-BATH-01 ***[demonstration photograph / marked-up evidence placeholder]*** **Wet-area junction crack.**	**PH-BATH-TILE-01** ***[demonstration photograph / marked-up evidence placeholder]*** **Tile/grout alignment concern.**
PH-BATH-CEIL-01 *[demonstration photograph / marked-up evidence placeholder]* Ceiling moisture/paint defect.	**PH-BATH-SEAL-01** *[demonstration photograph / marked-up evidence placeholder]* Sanitaryware seal or penetration concern.

Local Document and Specialist Evidence - BATH

WPROOF-02 - Waterproofing record: Family bathroom waterproofing record or missing-record note. **Report use:** Controls wet-area acceptance.

PLUMB-BATH-01 - Plumbing note: Leak/pressure test where required. **Report use:** Supports wet-area close-out.

Local Close-Out Actions - BATH

ACT-BATH-01 - High priority: Request waterproofing and plumbing records. **Expected proof:** Records attached locally.

ACT-BATH-02 - High priority: Pressure/leak check where required. **Expected proof:** Trade confirmation.

ACT-BATH-03 - High priority: Photograph repair stages before tiles or fixtures conceal work. **Expected proof:** Before/during/after photos.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the BATH evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

23. Ceilings, Cornices and Roof / Upper-Level Interfaces

Area Code	CEIL
Primary Priority	Medium/High
Area Context	Ceiling planes, cornices, roof/upper-level interfaces, bulkheads, lighting cut-outs and visible separation lines throughout the property.

Visible Observations and Local Evidence

CEIL-01 | Observation

Observation: Ceiling/wall separation in several rooms.

Why it matters: May be movement, frame, roof/ceiling support or workmanship issue.

Local evidence: PH-CEIL-01 to 04

Recommended direction: Correlate with crack map and inspect accessible ceiling/roof areas.

CEIL-02 | Observation

Observation: Poor ceiling board joints or visible patching.

Why it matters: Quality defect and potential movement indicator.

Local evidence: PH-CEIL-JOINT-01

Recommended direction: Repair after substrate/framing confirmation.

CEIL-03 | Observation

Observation: Uneven cornice lines or cracked cornice joints.

Why it matters: Finish defect; may also reveal movement.

Local evidence: PH-CORN-01

Recommended direction: Repair with suitable detail method after cause control.

CEIL-04 | Observation

Observation: Lighting/penetration finishing defects.

Why it matters: Quality, fire/safety or access concern depending on service.

Local evidence: PH-CEIL-FIT-01

Recommended direction: Check electrical compliance and finish before close-out.

Construction Commentary

Ceiling defects often tell a story across the house. They may reflect settlement, truss/roof movement, poor ceiling installation, poor jointing or rushed finishing after cracks appeared. This section gathers ceiling evidence as a whole-house theme while still linking photos back to rooms.

Local Photo / Evidence Plate - CEIL

PH-CEIL-01 ***[demonstration photograph / marked-up evidence placeholder]*** **Ceiling/wall separation.**	**PH-CEIL-JOINT-01** ***[demonstration photograph / marked-up evidence placeholder]*** **Board joint or patching defect.**

PH-CORN-01 *[demonstration photograph / marked-up evidence placeholder]* Cornice crack or uneven line.	**PH-CEIL-FIT-01** *[demonstration photograph / marked-up evidence placeholder]* Light fitting/penetration finish defect.

Local Document and Specialist Evidence - CEIL

ELEC-CEIL-01 - Electrical sign-off: Electrical review where lighting/penetrations are altered or unclear. **Report use:** Keeps compliance issues with competent trades.

ROOF-ACCESS-01 - Access/inspection note: Accessible roof/ceiling inspection finding where relevant. **Report use:** Supports hidden-work limitations.

Local Close-Out Actions - CEIL

ACT-CEIL-01 - Medium/High priority: Inspect accessible ceiling/roof voids where relevant. **Expected proof:** Inspection photos/notes.

ACT-CEIL-02 - High priority: Confirm movement/stabilisation before final ceiling crack repair. **Expected proof:** Engineer/professional instruction note.

ACT-CEIL-03 - Medium priority: Final paint only after repairs are dry and accepted. **Expected proof:** Final ceiling photo set.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the CEIL evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

24. Garage / Utility / Service Zones

Area Code	GAR-UTIL
Primary Priority	Medium
Area Context	Garage, store areas, utility spaces, plant zones, DB/water-service areas and areas where defects may be less visible but technically important.

Visible Observations and Local Evidence

GAR-UTIL-01 | Observation

Observation: Cracks or separation near garage/service walls.

Why it matters: May correlate with external movement or substrate issue.

Local evidence: PH-GAR-01

Recommended direction: Add to crack map and inspect relation to foundation/walls.

GAR-UTIL-02 | Observation

Observation: Poor paint/plaster finish in service areas.

Why it matters: Quality control issue even if standards are sometimes ignored in utility zones.

Local evidence: PH-GAR-PAINT-01

Recommended direction: Define finish standard and repair defects.

GAR-UTIL-03 | Observation

Observation: Service penetrations poorly sealed or finished.

Why it matters: Moisture, pest, fire/safety or finish concern depending on service type.

Local evidence: PH-UTIL-SERV-01

Recommended direction: Seal/finish properly and refer to specialist if electrical/plumbing.

GAR-UTIL-04 | Observation

Observation: Floor/paving junction movement or cracking.

Why it matters: Could indicate settlement or poor substrate/jointing.

Local evidence: PH-GAR-FLR-01

Recommended direction: Inspect after ground issue is understood.

Construction Commentary

Service zones are often overlooked, but they contain routes and penetrations that can create leaks, damp, electrical risk or hidden defects. The report includes them even when the client is most concerned about visible living-area cracks.

Local Photo / Evidence Plate - GAR-UTIL

PH-GAR-01	PH-GAR-PAINT-01
[demonstration photograph / marked-up evidence placeholder]	*[demonstration photograph / marked-up evidence placeholder]*
Garage/service wall crack.	**Service-zone finish defect.**

PH-UTIL-SERV-01 *[demonstration photograph / marked-up evidence placeholder]* Service penetration sealing concern.	**PH-GAR-FLR-01** *[demonstration photograph / marked-up evidence placeholder]* Floor/paving junction movement or crack.

Local Document and Specialist Evidence - GAR-UTIL

ELEC-UTIL-01 - Electrical note: DB/service review if exposed or altered electrical work is present. **Report use:** Ensures electrical items are handled by competent/registered professionals.

PLUMB-UTIL-01 - Plumbing note: Water-service/pump/overflow note if relevant. **Report use:** Links water services to drainage/backfill risk.

Local Close-Out Actions - GAR-UTIL

ACT-GAR-UTIL-01 - Medium priority: Document service penetrations and exposed defects. **Expected proof:** Photo record.

ACT-GAR-UTIL-02 - High priority: Refer electrical/plumbing issues to competent professionals where required. **Expected proof:** Trade sign-off.

ACT-GAR-UTIL-03 - Medium priority: Close out with service/trade notes and photos. **Expected proof:** Service-zone close-out sheet.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the GAR-UTIL evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

25. External Paving, Drainage and Landscape Interfaces

Area Code	EXT-DRAIN
Primary Priority	High
Area Context	Paving, stormwater routes, landscaping, irrigation, external levels, drainage channels, tank overflow and ground falls around the dwelling.

Visible Observations and Local Evidence

EXT-DRAIN-01 | Observation

Observation: Ponding, poor falls or water directed toward building/backfill zone.

Why it matters: Can worsen damp and backfill settlement.

Local evidence: PH-DRAIN-01 to 03

Recommended direction: Correct falls and route water safely away.

EXT-DRAIN-02 | Observation

Observation: Paving cracks or settlement around tank area.

Why it matters: Corroborates disturbed backfill consolidation or weak reinstatement.

Local evidence: PH-PAVE-01

Recommended direction: Survey/check levels and remediate after stabilisation.

EXT-DRAIN-03 | Observation

Observation: Unclear stormwater/tank overflow discharge.

Why it matters: Water-control failure risk.

Local evidence: DOC-DRAIN-01; PH-OVERFLOW-01

Recommended direction: Confirm discharge route, capacity and maintenance access.

EXT-DRAIN-04 | Observation

Observation: Soil/landscaping levels against walls.

Why it matters: Can bridge damp protection or trap moisture at wall base.

Local evidence: PH-LAND-01

Recommended direction: Lower or detail levels correctly; protect wall base.

Construction Commentary

The outside of the house may be the real cause-control area. A beautifully repaired interior will fail again if external water, paving settlement or disturbed backfill remains uncontrolled. This section links landscaping and drainage directly to the structural and defect story.

Local Photo / Evidence Plate - EXT-DRAIN

PH-DRAIN-01	PH-PAVE-01
[demonstration photograph / marked-up evidence placeholder]	*[demonstration photograph / marked-up evidence placeholder]*
Ponding or poor fall direction.	**Paving crack or settlement at tank zone.**

PH-OVERFLOW-01 *[demonstration photograph / marked-up evidence placeholder]* Stormwater/tank overflow route concern.	**PH-LAND-01** *[demonstration photograph / marked-up evidence placeholder]* Soil or landscaping level against wall.

Local Document and Specialist Evidence - EXT-DRAIN

DOC-DRAIN-01 - Drainage/overflow record: Stormwater, overflow and water-discharge information. **Report use:** Connects water-control to the movement/backfill mechanism.

SURV-EXT-02 - Survey/level record: External paving/landscape level verification where needed. **Report use:** Separates visual suspicion from measurable movement.

Local Close-Out Actions - EXT-DRAIN

ACT-EXT-DRAIN-01 - High priority: Confirm drainage route before final paving/landscaping. **Expected proof:** As-built sketch or marked-up photo.

ACT-EXT-DRAIN-02 - High priority: Correct falls away from building and disturbed zone. **Expected proof:** Drainage/falls photos.

ACT-EXT-DRAIN-03 - High priority: Photograph drainage and ground works before covering. **Expected proof:** Concealed-work photo record.

Local annexure principle

All photographs, document extracts and trade/specialist notes for this area should be filed under the EXT-DRAIN evidence code. The master register at the back only indexes the evidence; the key proof remains near this area section.

PART D - Integrated Findings, Prioritised Remedial Scope and Professional Use

Purpose of this part

Part D pulls the whole matter together. The reader has seen the structural risk, engineering pathway, remedial sequence and room-by-room defects. This section turns those observations into a prioritised plan and explains how the report can be used by the client and professional team.

26. Whole-House Defect Themes and Causation Logic

The defects in this demonstration should not be read as scattered complaints. They form a combined pattern: a serious ground/movement concern, visible cracking, premature or poor crack repairs, ceiling defects, external finish defects, wet-area risks and inconsistent finishing. The report must separate symptoms from cause and sequence the remedy accordingly.

Theme	How it presents	Likely reporting approach
Movement / settlement risk	Cracks, ceiling separation, door alignment and external settlement near tank zone.	Engineer-led assessment, monitoring, ground/drainage cause control before cosmetic repair.
Poor crack repair practice	Patches, re-cracking, visible filling and paint mismatch.	Remove failed cosmetic repairs, repair substrate correctly after movement issue is addressed.
Ceiling and cornice defects	Separation, joint lines, uneven planes and cracked corners.	Check movement/framing first; repair before final paint.
External finish failure	Poor paint, cracked plaster, bad reveals and weathering details.	Repair substrate, control damp/water, then apply correct coating system.
Wet-area vulnerability	Sealing, ceiling moisture, tile/junction defects and waterproofing uncertainty.	Verify waterproofing/plumbing before final finishes.
Project-quality control failure	Repeated defects across rooms and trades.	Use room-by-room close-out and evidence pack, not informal patching.

27. Integrated Remedial Action Register

Priority	Action	Responsible party in real matter	Required evidence / close-out
Immediate	Freeze cosmetic crack repairs until baseline evidence and engineer review are complete.	Client / AVC / Engineer	Photo set, crack map, instruction note.
Immediate	Make safe and protect affected areas from water and further deterioration.	Client / contractor	Protection photos and safety note.
Critical	Confirm structural significance of cracking and movement symptoms.	Structural engineer	Engineer report / design note / inspection record.
Critical	Assess and address disturbed backfill and tank-side ground conditions.	Engineer / geotechnical specialist / remedial contractor	Method statement, photos, material/compaction records, acceptance note.
High	Correct drainage, overflow and water discharge routes.	Drainage/plumbing contractor / engineer as needed	As-built photo/sketch and functional confirmation.
High	Repair structural/substrate cracks using approved methods.	Remedial contractor under professional direction	Before/during/after photos, product/method record.
High	Repair ceilings, cornices and wall/ceiling junctions after stabilisation.	Ceiling/plaster contractor	Room-by-room repair photos and sign-off.
Medium/High	Rework poor external plaster/paint/weathering details.	Painter/plaster contractor	Preparation photos, coating spec, final photos.
Medium/High	Complete wet-area sealing/waterproofing-related repairs.	Waterproofing/plumbing/tiling contractor	Waterproofing/plumbing record and final photos.
Medium	Complete final room-by-room snagging and client walk-through.	AVC / client / remedial contractor	Snag list, close-out register and final evidence pack.

28. Specialist Coordination and Referral Matrix

Specialist	When required	AVC coordination value
Structural engineer	Cracking may relate to movement, load path, foundation/slab behaviour or structural distress.	Organise evidence, crack maps and sequence history; coordinate remedial execution after direction.
Geotechnical / ground specialist	Backfill size, depth, collapse history or settlement risk requires ground-performance review.	Identify practical site conditions, water routes and backfill evidence gaps.
Surveyor / level survey	Floor/slab/settlement movement needs measurable confirmation.	Coordinate datum locations and link readings to crack map.
Drainage / plumbing specialist	Water, overflow, pump line, irrigation or leaks may affect disturbed ground or damp defects.	Trace practical routes and ensure water-control close-out photos.
Waterproofing specialist	Wet-area or external water ingress defects require substrate/system confirmation.	Keep photos, product records and hold points attached to local room modules.
Registered electrician / plumber where applicable	Exposed, altered or undocumented services require compliance/safety verification.	Identify issue and require competent trade sign-off rather than guessing.
Attorney / insurer	Dispute, claim, recovery, contractor performance or liability issues require formal handling.	Provide structured evidence, timeline and practical construction explanation.

29. Client, Attorney, Insurer and Professional-Team Use Notes

A report of this nature can be used as a structured discussion document. It helps the client understand the property condition, helps attorneys and insurers see the evidence trail, and helps engineers or specialists focus on relevant areas without wasting time reconstructing site history from scattered messages and photographs.

Use by attorneys and insurers

The value is not only the conclusion. The value is the organised construction narrative: what happened, what was observed, what evidence supports it, what remains unknown, what specialists are required, and what practical sequence should follow.

User	How the report assists
Homeowner / property owner	Explains the problem clearly, prevents panic repairs and provides a route from investigation to final repair.
Attorney	Provides a structured factual/evidence framework for contractor correspondence, dispute preparation or professional consultation.
Insurer / bank / warranty body	Shows why the matter may involve movement, workmanship, water, backfill, drainage or combined construction risk.
Engineer	Receives a clear site narrative, crack map, evidence references and practical construction background.
Remedial contractor	Receives a sequenced scope with hold points and local room/area evidence packs.
AVC / consultant	Maintains control of the narrative, evidence and practical site sequence through to close-out.

30. Conclusion and Recommended Next Steps

This demonstration report shows how a serious new-home matter can be handled where structural cracking, disturbed backfill, engineering involvement, remedial execution and whole-house defects overlap. The report deliberately avoids a disconnected format. The structural cause-control matters are addressed first, the engineered remedial sequence is set out, and remaining defects are recorded room by room with local evidence packs.

In a real matter, the highest priorities would be to preserve evidence, obtain engineering direction, address the disturbed backfill and drainage influence, monitor movement where required, and only then repair the building fabric and final finishes. The end goal is not merely a house that looks repainted. The end goal is a property where the cause has been controlled, the repair has been sequenced correctly, the evidence has been recorded and the client receives a proper close-out pack.

Final AVC demonstration statement

Read the building. Prove the sequence. Bring in the right specialist. Control the cause. Repair room by room. Close out with evidence..

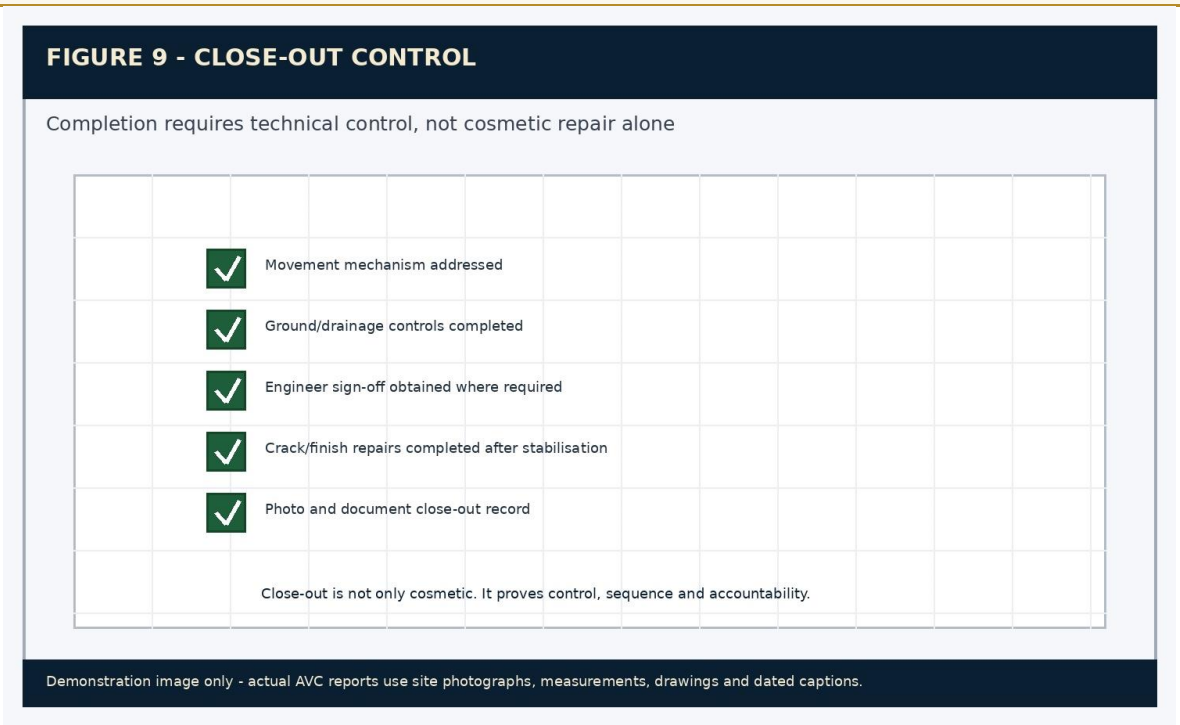


Figure 9 - Demonstration close-out control: stable repair, evidence and handover.

ANNEXURES - Master Registers and Formal Schedules

Purpose of this part

The detailed proof sits locally in the relevant sections. These annexures provide the master index and formal schedules so the report remains traceable for legal, insurance, engineering and remedial use.

Annexure A - Master Evidence Index

Evidence code	Evidence type	Used in section	Purpose / description
PH-EXT-TANK	Photo plate	13	External Tank-Side Elevation and Backfill Interface
DOC-TANK-01	Tank record	13	Tank size, location, bedding and installer information where available.
DOC-BACKFILL-01	Backfill record / missing record note	13	Backfill material, layer depth, compaction or absence of proof.
ENG-01	Engineer note / report	13	Structural engineer finding or remedial direction placeholder.
PH-EXT-FIN	Photo plate	14	External Elevations, Plaster, Paint and Weathering Defects
DOC-COAT-01	Product record	14	Paint/coating specification and application information where available.
COM-EXT-FIN-01	Client/contractor communication	14	Complaints or repair assurances relating to external finish defects.
PH-ENT-PAS	Photo plate	15	Entrance, Passage and Stair Circulation Zone
MON-C1	Monitoring point	15	Crack marker or dated crack photograph in circulation zone.
COM-ENT-PAS-01	Complaint record	15	Client notes recurring cracks or poor repairs in circulation area.
PH-LIV	Photo plate	16	Living / Dining / Open-Plan Area
ENG-02	Engineer repair note	16	Crack/substrate repair method where structural relevance is confirmed.
MON-C2	Monitoring point	16	Crack marker in living area.
PH-KIT-SCU	Photo plate	17	Kitchen and Scullery
DOC-SCOPE-02	Scope extract	17	Kitchen, scullery, service and final finish scope.
TRADE-KIT-01	Trade note	17	Joinery/plumbing/electrical sign-off where applicable.
PH-MBED	Photo plate	18	Main Bedroom
MON-C3	Monitoring point	18	Bedroom crack marker/photo if crack pattern is relevant.
SNAG-MBED-01	Snag note	18	Bedroom defects recorded by client or inspection.
PH-ENS	Photo plate	19	Main En-Suite Bathroom
WPROOF-01	Waterproofing record	19	Photos/product records/test notes where available.

PLUMB-ENS-01	Plumbing note	19	Leak/pressure test or plumber confirmation where required.
PH-BED2	Photo plate	20	Bedroom 2
SNAG-BED2-01	Snag note	20	Bedroom 2 defects recorded in room schedule.
PH-BED3	Photo plate	21	Bedroom 3 / Study
SNAG-BED3-01	Snag note	21	Study/Bedroom 3 issues listed for final close-out.
PH-BATH	Photo plate	22	Family Bathroom
WPROOF-02	Waterproofing record	22	Family bathroom waterproofing record or missing-record note.
PLUMB-BATH-01	Plumbing note	22	Leak/pressure test where required.
PH-CEIL	Photo plate	23	Ceilings, Cornices and Roof / Upper-Level Interfaces
ELEC-CEIL-01	Electrical sign-off	23	Electrical review where lighting/penetrations are altered or unclear.
ROOF-ACCESS-01	Access/inspection note	23	Accessible roof/ceiling inspection finding where relevant.
PH-GAR-UTIL	Photo plate	24	Garage / Utility / Service Zones
ELEC-UTIL-01	Electrical note	24	DB/service review if exposed or altered electrical work is present.

Evidence code	Evidence type	Used in section	Purpose / description
PLUMB-UTIL-01	Plumbing note	24	Water-service/pump/overflow note if relevant.
PH-EXT-DRAIN	Photo plate	25	External Paving, Drainage and Landscape Interfaces
DOC-DRAIN-01	Drainage/overflow record	25	Stormwater, overflow and water-discharge information.
SURV-EXT-02	Survey/level record	25	External paving/landscape level verification where needed.

Annexure B - Information Request List

Information required	Reason requested
Architectural drawings and structural drawings	To understand intended support, layout, levels and design intent.
Foundation / slab / beam / lintel details	To help the engineer assess load path and support concerns.
Tank installation records	To confirm tank size, location, bedding, side support and installation method.
Excavation photographs and dimensions	To understand the size, depth, collapse and proximity of the disturbed zone.
Backfill and compaction records	To confirm whether the reinstated ground was controlled or remains uncertain.
Drainage, overflow, stormwater and irrigation information	To assess water influence around the disturbed backfill zone and building line.
Dated crack photographs and timeline	To establish when cracks appeared, changed or were repaired.
Engineer reports or correspondence	To avoid duplication and align AVC remedial planning with specialist direction.
Quotes, invoices and contractor communications	To connect work performed, responsibility, payment and remedial commitments.
Previous repair records	To identify failed crack repairs, repainting, patching or attempted remedial work.

Annexure C - Specialist Annexure Placeholder Register

Ref	Specialist item	How it is used in AVC report
ENG-01	Structural engineer report / inspection note	Attached as specialist basis for movement, structural significance and remedial direction.
ENG-02	Crack repair / structural repair method	Referenced before crack stitching, substrate repair, lintel/junction repair or other structural work.
GEO-01	Geotechnical or ground-improvement note if required	Referenced before backfill stabilisation, grouting, re-compaction or ground-treatment decisions.
SURV-01	Level survey / datum record	Used to verify settlement, rotation or floor movement instead of relying on visual impression.
DRAIN-01	Drainage / water-control note	Used to confirm stormwater, tank overflow and surface-water control.
WPROOF-01 / 02	Waterproofing records	Used to confirm wet-area records or clearly identify the absence of proof.
ELEC / PLUMB notes	Registered trade sign-offs where required	Used to keep compliance and safety issues with competent professionals.

Professional boundary note

AVC may summarise the practical meaning of specialist input, but the specialist opinion should remain attached as its own annexure. AVC should not convert engineering design into its own unsupported conclusion.

Annexure D - Movement Monitoring Register

Date	Ref	Location	Reading / observation	Weather / site condition	Action
Baseline	C1	Living-room opening diagonal crack	Approx. width to be recorded	Dry / inspection date	Install marker; photograph.
Baseline	C2	External tank-side wall crack	Approx. width to be recorded	Recent rain to be noted	Monitor after rain and after stabilisation.
Baseline	L1	Floor datum near affected elevation	Survey datum established	To confirm	Surveyor/engineer to advise monitoring interval.
Follow-up	D1	Door/frame alignment near affected side	Binding / clearance to be noted	After stabilisation	Do not plane/adjust before movement review unless instructed.
Follow-up	P1	Paving/ground at tank zone	Level/settlement to be checked	After drainage event	Compare with baseline photo and level.

Annexure E - Remedial Completion Checklist

Completion item	Evidence required	Status
Baseline evidence captured	Numbered photos, crack map, room list and evidence register.	To confirm
Engineer review completed	Engineer note/report/design direction attached.	To confirm
Ground/backfill remedial works completed	Photos, material records, compaction/verification records where applicable.	To confirm
Drainage and water controls completed	Photos, as-built sketch, overflow/stormwater confirmation.	To confirm
Crack repairs completed after stabilisation	Before/during/after photos and repair method record.	To confirm
Ceiling and cornice repairs completed	Room-by-room photos and workmanship sign-off.	To confirm
External finishes reinstated	Preparation photos, coating/product details and final elevation photos.	To confirm
Wet areas verified and repaired	Waterproofing/plumbing records and final photos.	To confirm
Room-by-room snagging complete	Signed room close-out sheets and outstanding-item list.	To confirm
Final handover pack prepared	Report, photos, invoices, warranties, specialist notes and monitoring recommendation.	To confirm

End of Demonstration Sample

This document is designed to show structure, method, evidence logic and practical sequencing. Actual site conclusions require actual inspection, evidence review and, where needed, specialist verification.

Demonstration sample - combined structural movement, defect and remedial reporting.