

Owner Notification
NEW & RE-GUTTERED HOMES

*** DEFECT ALERT ***

Rectification Right - 6 Year Gutter Installation Warranty

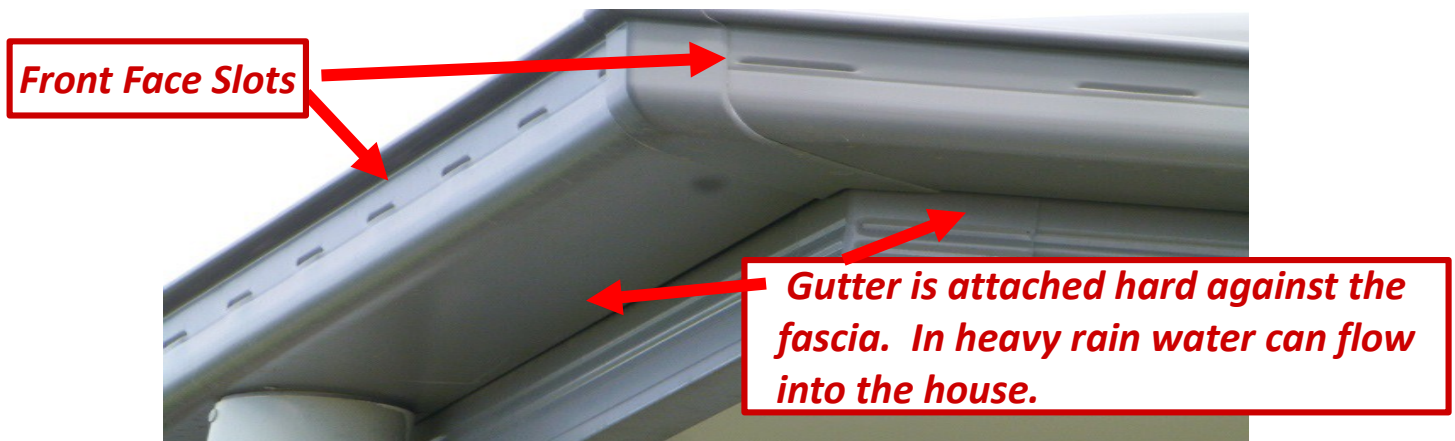
Non-Compliant Gutter Installation can mean Stormwater Entry Resulting in:

WET HOMES & TOXIC MOULD

- CHECK IT OUT:
1. Compare your home's guttering with the image below.
 2. Contact your builder or certifying authority to complete the attached Gutter Installation Compliance Certificate. If defectively installed - insist the gutters be re-installed compliantly to avoid water ingress in heavy rains.
 3. Office of Fair Trading: Report non-compliance. Request gutter installation be made a mandatory building inspection item. This is currently not required resulting in widespread toxic mould and material degradation in homes.

A new home's gutter is not required to be inspected for compliant installation

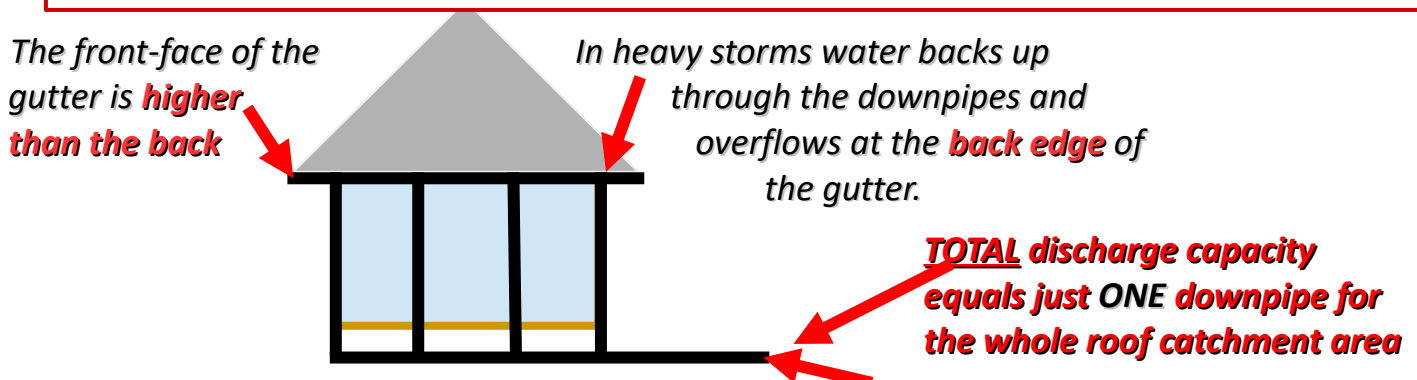
TYPICAL **DEFECTIVE** GUTTER INSTALLATION



Installing Common High-front Gutters

As required by the Building Code of Australia (BCA), gutter installations must provide an **“acceptable continuous overflow measure”** to prevent water overflowing back into the home - **“even if all of the downpipes become blocked”** - which they often do in heavy rainfall.

Diagram: Showing the Need for a BCA “Acceptable Continuous Overflow Measure”



The total discharging capacity of a guttering system is typically ONE stormwater pipe to the street or the tank. In heavy rain events, undischarged water backs up through the downpipes to overflow at the gutter. Non-compliantly Installed guttering allows overflowing water to run into the house.

Choosing a Builder Who's Homes Have Compliant Guttering

Example: Homeworld Display Village Thornton - 15 Builders Checked - Outcome Listed Below
(at November 2018)

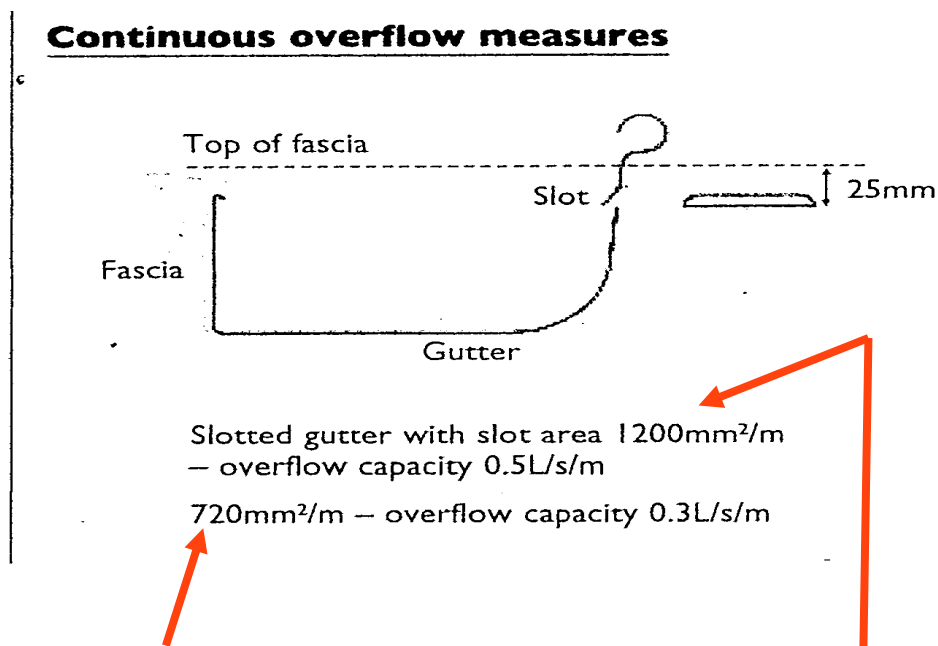
Compliant Homebuilders Who Install Small-Slotted Gutters With BCA 10ml Back Gap	Homebuilders Who Install Small -Slotted Gutters Flush to Fascia with Spring Clips as shown on Front Page		
Beechwood Homes	Allworth Homes	Burbank Homes	Coral Homes
Integrity Homes (Hunter Valley)	Domaine Homes	Eden Brae Homes	Hotondo Homes
	McDonald Jones Homes	Masterton Homes	Mojo Homes
	Montgomery Homes	Oracle Homes	Rawson Homes
	Vision Homes		
2 out of 15	13 out of 15		
NB: Thornton display village only. Older homes of the same builders may not comply			

Beware! Most gutters have slots that are too small!

(See following Compliance Certificate for specific requirements)

Check out the example below:-

Image from pg 7, Stramit's PDS (call outs added)



X The 720mm²/m slot opening falls well short of the BCA **minimum** 1200mm²/m slot opening size required for the BCA slotted gutter example of a Acceptable Continuous Overflow Measure – yet it is still represented to be used for that measure – resulting in a non-compliant gutter installation where overtopping water can overflow the back of the gutter and flow into the home.

Certificate of Compliance

Installation of Eaves Gutters with an Acceptable Continuous Overflow Measure

I, on behalf of.....

Name

Certifying Authority / Builder

(please indicate which applies)

ABN: Contact Number:

certify that the house at

Address

is constructed with gutter overflow measures as required by the National Construction Code (NCC). Specifically, that the eaves gutters are installed with Acceptable Overflow Measures as required by the NCC, Vol 2, The Building Code of Australia and thus the installation meets the Performance Requirements described therein.

The Acceptable Continuous Overflow Measure provided on this dwelling is (tick box):

Front-face slotted gutter with:-

- (a) a minimum slot opening area of 1200mm² per metre of gutter
- b) the lower edge of the slots installed a minimum of 25mm below the top of the fascia.

As per BCA pg 218 – extract below:

Table 3.5.2.4 ACCEPTABLE OVERFLOW MEASURES

Table a. Acceptable continuous overflow measure		
Description	Overflow Capacity (L/s/m)	Construction
<p>Front face slotted gutter with—</p> <p>(a) a minimum slot opening area of 1200 mm² per metre of gutter; and</p> <p>(b) the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.</p>	0.5	



Controlled back gap with:-

- (a) a permanent minimum 10mm spacer installed between the gutter back and the fascia; and
- (b) one spacer per bracket, with the spacer not more than 50mm wide; and
- (c) the back of the gutter installed a minimum of 10mm below the top of the fascia.

As per BCA pg 218 – extract below:

<p>Controlled back gap with—</p> <ul style="list-style-type: none"> (a) a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and (b) one spacer per bracket, with the spacer not more than 50 mm wide; and (c) the back of the gutter installed a minimum of 10 mm below the top of the fascia. 	1.5	
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Other: (described as follows)



Does not have an adequate Acceptable continuous overflow measure – to be rectified.

NOTES:.....
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Signed by:

Date:

Phone:.....

Email: