

Harbour Residences • Tower B

Forensic QA outcomes

Live forensic analysis file worked in PCDI Mobile / Live analysis. The building team sample-checks clusters, reuses past responses, marks **No defect**, parks good-will items on **To Do** or courtesy subbie work, and delegates only **real defects**.

BUILDER Meridian Homes (mock)	PROJECT Harbour Residences • Tower B	SOURCE FILE Fire & fabric • Live analysis	REPORTING PERIOD 1 Jul – 29 Sep 2026
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1. Alleged defects in file

TOTAL ALLEGED DEFECTS 2,148 All notifier / spreadsheet items in this Live analysis — before triage into No defect, good-will, or real defect.	Unique defects 25% 537 items • 134 description clusters	Duplicates 75% 1,611 items • identical claim clusters
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Takeaway: Three-quarters of the file is duplicate wording. Sample-check one item in a cluster, then bulk-apply No defect / assessment — far fewer unique site walks.

2. Inspection runs (sample checks)

Inspection runs are used for *sample checks* on unique clusters before bulk close-out of identicals.

INSPECTION RUN	DATE	STATUS	SAMPLE ITEMS	CLUSTERS COVERED
Fire stopping • L9–L12 sample	8 Aug 2026	Completed	58	42
Facade & wet seals • sample	22 Aug 2026	Completed	48	35
Joinery / doors • sample	12 Sep 2026	Completed	38	28
Riser penetrations • residual	3 Oct 2026	Scheduled	28	20

% inspected (sample checks) 8% 172 of 2,148 items physically sampled	Effective inspection coverage 82% 1,761 items • sample + identicals inheriting outcome
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Effective coverage = items sampled on an inspection run, or in a cluster whose sample outcome was bulk-applied (identical claim coverage). High duplicates drive high effective coverage from a small sample.

3. Triage outcomes

Marked “No defect” 89% 1,912 of 2,148	Real defects 6% 129 of 2,148 • contractual / trade scope	Good-will fixes 5% 107 of 2,148 • No defect + To Do / courtesy
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Definition — good-will fix: Not a contractual defect (often already “No defect”), but still parked on a **To Do** list or sent as a courtesy task to a subcontractor.

Subcontractor split & close-out

Only the thin slice of real defects (and a smaller courtesy good-will set) reach subcontractors. Most of the 2,148-item file is closed as No defect without a trade visit.

4. Real defects → subcontractors

Of **129 real defects**, **92%** (119) were delegated to subcontractors.

SUBCONTRACTOR	TRADE	REAL DEFECTS	% OF DELEGATED REAL
FireStop Solutions	Fire stopping	37	31%
SealRight Waterproofing	Waterproofing / facade	29	24%
Northside Joinery Pty Ltd	Joinery / doors	25	21%
Volt & Co Electrical	Electrical / penetrations	17	14%
AquaLine Plumbing	Plumbing	11	10%

Remaining 10 real defects stayed with the builder inspection team (no subbie card).

5. Good-will (No defect) → subcontractors

Of **107 good-will fixes**, **42%** (45) were courtesy-delegated; the other **62** sit on builder **To Do** lists only.

SUBCONTRACTOR	TRADE	GOOD-WILL ITEMS	% OF COURTESY-DELEGATED
Northside Joinery Pty Ltd	Joinery / cosmetic	17	38%
PaintPro Interiors	Painting / touch-up	13	29%
AquaLine Plumbing	Minor wet-area make-good	9	20%
Volt & Co Electrical	Fitting / switch plate courtesy	6	13%

6. Close-out — real defects & good-will

