

SAMPLE REPORT

BUILDING INSPECTION REPORT - BRICKWORK



BSS Group Pty Ltd
ABN 81 006 027 738

59 Fletcher Street
(PO Box 468)
Essendon Vic. 3040
Tel (03) 9377 3000
Fax (03) 9377 3092
e-mail info@bssgroup.com.au
www. bssgroup.com.au

Managing Director

ALASDAIR MACLEOD
*DipArch (RMIT), BBLdg (Melb),
MSc (H-W, Edin), FAIB, MASBC,
MCIQB, MFFS(Vic), AIA
Architect &
Chartered Building Professional*

Directors

DAVID GAIRNS
*BBLdg (Hons), MBLdgSc, FAIB,
MASBC
Chartered Building Professional*

PAUL McLAUGHLIN
*BArch (Melb), AIA
Architect*

SUNNY BLUMSON
*DipBuild, RBP DBL23109
Senior Building Consultant*

JOB NO: 212- ----

ON: Brickwork to Incomplete Residence

AT: *No Street
Suburb*

FOR: *Mr*

DATE OF INSPECTION:

WEATHER CONDITIONS: Fine.

ASSUMED DIRECTIONS: Front door faces east.



WINNER 1991
Australian Institute of Building
Professional Excellence Award

*BSS donates 1% of its
annual profit to
Royal Children's Hospital,
Melbourne.*

Client Brief

We are instructed to prepare a report which comments on visual defects in the brickwork.

Access

We inspected the exterior brickwork from ground level and from the builder's scaffold. A brief inspection was also made of the sub-floor area to the south

Documents

We have perused, as necessary, the following documents, or relevant parts:-

1. Set of "Final & Construction Drawings" prepared for ----- Homes for Job No 300998 being 12 sheets including Sheet 1 of 4 of Design.
2. Photos supplied by clients taken at the site and at a display home.
3. Colour selection sheets 1/4 to 4/4.

Conditions

The general scope and conditions of the report are contained in Appendix A.

We report as follows:

The matters of concern were inspected on the above date and discussions were held with the proprietors.....

1. **Brief Background**

We are instructed as follows:-

- 1.1 Brickwork to the residence is nearing completion.
- 1.2 Some areas have apparently been demolished and rebuilt after complaints by the proprietors.
- 1.3 Concern has been raised in relation to widths of bed joints and alignment of bricks and significant differences in mortar colour etc.

2. **Observations**

We note the following:

Front Elevation (East)

- 2.1 Significantly different mortar colours exist above and below the damp proof course (DPC) level. There are in fact three noticeable colours to the wall being base brickwork, above base brickwork and around sub-floor vents.
- 2.2 While most bed joints are reasonably consistent, joints up to 18mm exist under the bay window.
- 2.3 The tooling to the bed and perpend joints is generally crude to most of the brickwork with it having been brushed above base brickwork and tooled properly below.
- 2.4 This is particularly evident around the sub-floor vents as well as more generally to brickwork above DPC levels.
- 2.5 We note the lintel over the entry has bricks laid directly on steel rather than on a mortar bed as elsewhere.
- 2.6 At first floor level a brick on edge sill at the north end of the wall runs off line to the face of the wall – the writer measured 35mm to the south and 50mm to the north. The misalignment is quite visible.

North Elevation

- 2.7 Brickwork is crude around the meter box with wide bed joints up to 20mm and wide perpends.
- 2.8 Perpends in this wall range from 8mm to 22mm approx. (ie 14mm difference). This difference exceeds standards and tolerances allowance of 8mm maximum. This section of walling is generally crudely constructed.
- 2.9 Two ground floor windows brick-on-edge sills are not graded sufficiently to shed water. They are also not uniform in grade compared with windows above and elsewhere to the residence. These sills should be relaid.
- 2.10 Lintel brickwork has been laid on a 10mm mortar bed which is roughly finished and considered unnecessary.
- 2.11 Regarding infills over the windows we note:-
- The photos of the display home provided to the writer show infills over heads to sliding door frames but window heads to be without infills at ground floor only.
 - In the subject home infills here have been allowed for over all doors and windows.
 - This is inconsistent with the display.
- 2.12 Brick under the sliding door have been laid in a soldier course fashion – this appears to be what is shown on Elevation 2 of the drawings.

West Elevation

- 2.13 A control joint shown on Elevation 3 to the north of wall has not been constructed.
- 2.14 A control joint shown to the south of the wall running for the full height has not been constructed in the base brickwork - it commences at DPC level.
- 2.15 We note the soldier coursing below the sliding doors differs in the two sliding doors to this elevation – it could be expected however that a deck will be built adjacent to the southern sliding door to mask this difference, in the future.
- 2.16 A brick-on-edge in the standard fashion has been constructed under the aluminium window component of the north sliding door to this elevation which shows no grade or weathering and clearly is not the same as has been built to other windows (apart from north wall ground floor windows which is criticised above). The detail to all windows should be consistent.
- 2.17 The south window to the same elevation again has inconsistent brick on edge detailing compared with most areas elsewhere.
- 2.18 Again mortar colour is different above and below DPC level to this elevation. It is darker below and much lighter above.

South Elevation

- 2.19 The tooling of joints is very crude around sub-floor vents – obviously brushed compared with satisfactory tooling below DPC level.
- 2.20 Cut back exposed DPC to the southwest corner.
- 2.21 The detail at the top of the sub-floor door is crude where bricks have actually been cut into to accommodate the head of the door frame.
- 2.22 Backing to the control joint to the west of the step in the wall is not continuous – the joint should be cleaned of mortar around backing prior to caulking.

3. **Recommendations**

We recommend as follows

- 3.1 Very strong mortar colour differences be attended by repainting.
- 3.2 Relay brick-on-edge sill to north first floor window, east elevation
Relay sills noted in 2.16, 2.17.
- 3.3 Demolish, rebuild panel to north elevation. East end (contains meter box)
- 3.4 Relay north, ground floor brick-on-edge sills to be consistent with elsewhere.
- 3.5 Build control joints as per elevation drawings (see 2.13, 2.14 above)
- 3.6 Attend DPC to S.W (see 2.20).
- 3.7 Relocate the subfloor door (see 2.21).
- 3.8 Attend backing to control joints to south (see 2.22)

This report provides a professional opinion and is, to the best of our knowledge, accurate. It is however based on one relatively short inspection only and we do not warrant that there are no other defects present.

If the reader of this report has any queries in relation to it then please do not hesitate to contact the writer.

David Gairns
B.Bldg (Hons), M.Bldg Sc, FAIB, MASBC
Chartered Building Professional

Inspecting Consultant OH&S Use Only

- 1 I have checked the site/building prior inspection and have taken measures to control OH&S hazards.
- 2 I have referred to, or have sufficient knowledge of, **JSA .2** and have followed its requirements.

APPENDIX A: BUILDING INSPECTION REPORT CONDITIONS - GENERAL

1. **Weather Conditions**
The building has been inspected on the date and in the prevailing weather and environmental conditions specified in this report.
2. **Client Brief**
The report describes the condition of those elements of the property described in the client brief, and lists faults then visible.
3. **Report Exclusions:**
 - (a) faults in inaccessible parts of the building,
 - (b) faults not apparent on visual inspection,
 - (c) faults apparent only in different weather or environmental conditions,
 - (d) faults resulting from different uses of the building,
 - (e) minor faults (eg. hairline plaster cracks, jamming doors, windows and catches, etc.).
 - (f) faults outside the scope of the client brief.
4. **Unless Otherwise Specified:**
 - (a) no soil, etc., has been excavated nor has any investigation of sub ground drainage been made,
 - (b) no plants or trees have been removed,
 - (c) no fixtures, fittings, cladding or lining materials have been removed,
 - (d) no items of furniture or chattels have been moved,
 - (e) no enquiries of Councils or other Authorities or persons have been made for the purposes of inspecting the building and providing this report.
5. **Sole Use of Client**
The report is provided solely for the use of the clients named on the face of this report and no responsibility to other persons is accepted.
6. **Insect Attack, Asbestos and Soil Contamination**
No special investigation of insect attack (eg. borer, termite, etc.) asbestos or soil contamination has been made and any reference to these has been based on a casual visual inspection.
7. **VCAT Suitability**
Unless this report is designated on the front page 'For Presentation to VCAT', then the scope of this report excludes the necessary enquiries and costings, etc as required by Practice Note VCAT 2.
8. **Preliminary Items**
In the event that an item cannot be fully investigated because of constraints or a lack of documentation, etc, then such item(s) will be denoted preliminary. Such items will require further investigation prior to a Hearing.
9. **Report Costings (where provided)**
 - (a) New Building Work
 - (i) If costings are preliminary these are a single figure total or range for all works, indicative only (say plus or minus 30%). These costings are NOT suitable for Hearing use.
 - (ii) If detailed costings are prepared, these are handwritten or in spreadsheet form and may not appear in our report apart from a summary total in dollars per report item. In the event of the matter proceeding to a Hearing, any detailed handwritten costings will be made available then.
 - (b) Maintenance of Old Buildings
Cost estimates provided in Maintenance and Commercial Pre-Purchase Reports are very approximate only (ball park). We strongly recommend quotations be sought.
10. **Frame Inspection**
Unless our engagement is a specific inspection at the Frame Stage, then the frame has NOT been inspected.
11. **Report Reproduction**
If this report is reproduced, it must be done in full.
12. **Measurements**
Unless noted measurements up to 8m are taken by a steel pocket tape with an accuracy of ± 2 mm. No check has been made in relation to title boundaries or easements.
13. **Engineering Reports**
Engineer's reports are undertaken by or authorised by a qualified professional engineer. Professional opinion and appraisal of the building will have an emphasis on major concerns such as structural integrity (minor defects not necessarily covered). Engineer's reports do not normally include site testing of drains/plumbing or any laboratory tests. If plumbing leaks, drainage or flooding problems are suspected, the client should engage a plumber and contact their building insurance company if relevant.
14. **Appliances, Plant and Equipment**
Unless noted otherwise, we have NOT tested nor checked for appropriateness, capacity, completeness, functioning, correct installation or plumbing/electrical certification of appliances, plant and equipment and associated services (wiring/gas/electricity/water supply). An appropriately qualified engineer or appliance service company should be engaged to check these items.
15. **Floor and building element heights, floor levels and wall verticality**
Unless specifically noted no instruments have been used to determine the above. Defects in the above which are visually significant, are reported. In many cases the full extent, locations, magnitude and variability of any significant problem will require further, detailed investigation.
16. **Fee Recovery and Dispute Resolution**
In the event of a dispute arising between BSS and its client regarding fees or other matters, it is agreed that the proper forum for dispute resolution is the Civil Claims List of VCAT.