

SAMPLE REPORT

BUILDING INSPECTION REPORT - FRAME

JOB NO: 212 ----

ON: House Frame

AT: *No Street
Suburb*

FOR: *Mr*

COPY TO:

DATE OF INSPECTION:

WEATHER CONDITIONS: Fine

ASSUMED DIRECTIONS: Front door faces east



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Client Brief

This building is being constructed under a building contract between the Proprietor (.....) and the Builder (.....). We are instructed to prepare a report which comments on defects in the house frame.

(a) Any building defects observed.

We report as follows:

The frame was inspected on the above date and discussions were held with. *Mr* and *Mrs*-----
--.

We have prepared a listing of our comments in relation to this matter, and these are attached as follows:

Schedule One: Summary of Comments in Relation to House Frame

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.

Appendix A - Conditions

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

Appendix B - Documents

In preparing this report we have referred to the contract documentation on a casual basis where necessary - we note this report should not be seen as a certification that the building has been constructed in accordance with all the contract documents. Rather it is an investigation which relates the standard of construction to the Building Regulations, relevant Australian Standards, manufacturer's recommendations and acceptable construction practice. For example, room dimensions, boundary setbacks etc. have not been checked. Documents provided are listed in this Appendix.

Summary

The results of this report have been detailed in the attached Schedule and while generally satisfactory there are a number of matters which do require attention as discussed.

You have raised various issues which have been discussed in our report.

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

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 1 and have followed its requirements.

SCHEDULE ONE: SUMMARY OF COMMENTS, MAINTENANCE ITEMS AND BUILDING DEFECTS

1.1 Wall Framing

- 1.1.1 The south wall of the residence has two short sections of masonite bracing only – this is considered inadequate. It is recommended that metal or other bracing be affixed to the two-end bays i.e. south wall of bedroom one and south wall of bedroom four.
- 1.1.2 Jamb studs to robe frames are presently unfixed in places e.g. bedroom three robe frame not fixed to south, similar to bedroom two.
- 1.1.3 Stud framing to door on diagonal to bedroom two is presently unfixed at slab.
- 1.1.4 Noggings are inadequate in a number of locations particularly to the north, south and west of the Kitchen/meals, various locations to the Family. There is loose noggings to the north of bedroom one.
- 1.1.5 Bedroom one bottom plate is fully cut through for the power pole rising up to the switchboard – secure if not done so already.
- 1.1.6 Wing wall to the east, north end of family is not adequately secure at its head and the top frame is able to be moved easily.
- 1.1.7 Similar comments apply to the short wall to the south of the living, west end which is also not adequately fixed at its head. Again able to be moved easily by hand.
- 1.1.8 Noggings for toilet paper holders, towel rails are yet to be framed.

1.2 Window Reveals

- 1.2.1 None of the window reveals have been packed to jambs – while recommended by manufacturers this is commonly not done until the plastering stage when jambs are straightened. No action required at present.
- 1.2.2 Windowsills have not been packed under jambs and mullions as is also recommended by all manufacturers. As a consequence a number of these sills are bowed and these cannot be straightened easily given they sit straight onto the trimmer. We recommend all windows be raised slightly to be packed in the normal fashion off the sill trimmer.
- 1.2.3 As an example the sill to the kitchen north window is obviously bowed.

1.3 Roof Frame

- 1.3.1 The bottom cords of trusses running south from the girder truss are not level and these trusses will need to be packed to provide a level ceiling.
- 1.3.2 Noggings fixed between bottom cords to trusses to family are split, cut cut short, missing etc to the west. Re do.
- 1.3.3 Similar problems exist to the east of bedroom one – generally noggings are short to the bottom cord.

1.4 Garage Roof Framing

- 1.4.1 The 100 by 75mm OB hardwood plate over the brick piers to the north has not been straightened and is grossly misaligned. This will show in the finished construction and should be rectified by crippling or replacement.
- 1.4.2 Most of the tie down nail plates to the trusses to the garage roof are disconnected. This is particularly obvious to the most of the west, much of the north, and east.

These tie down nail plates need to be reconnected. It appears as though the trusses have been shifted at some stage and the original connections de-nailed and reconnection never made.

- 1.4.3 We note in passing that there is no valley iron to the valley over the garage – roof tiles will need to be lifted, the valley iron inserted and roof then completed.

1.5 Eaves

- 1.5.1 Truss requires to be tied down over the north east brick pier to the front porch to both the kiln dried beam and also the brick piers. At present the KD beam is unfixed and the truss not adequately fixed to the KD.
- 1.5.2 Similar comments apply to tying down the KD beam to the central brick pier to the front porch.
- 1.5.3 Support end of valley boarding just north of front porch – very loose at present.
- 1.5.4 Support ends of valley boarding over garage pedestrian door – poor support only provided.
- 1.5.5 Support ends of valley boards at junction of meals and family room, to north. Valley boards are presently unsupported in this location.

1.6 Comments in Relation to Elevations – Windows & Wall Finish.

We note in passing the following:-

- 1.6.1 None of the windows have been framed to comply with the Elevation Drawings – in every case there has been a switch in location of the sash from what is shown as a fixed pane on the drawings and what is shown as a sash has been changed to a fixed pane. This in general does not appear to be affecting the function of the building but nevertheless is a noted Variation from the plans.
- 1.6.2 Sliding door to the north of the meals is similarly been reversed.
- 1.6.3 Sliding door to the laundry has however been framed as per Plan.
- 1.6.4 We note the change from face brickwork as shown on the plan to lightweight panels and presumed, acrylic render, to much of the external walling.

1.7 Protection of Windows and Doors

- 1.7.1 We recommend that they be protected from damage, staining or the like during construction works, e.g. front entry, meals, laundry sills.

1.8 Frame stage under the contract

In accord with the Domestic Building Contracts Act, 'frame stage' means a stage when a house frame is completed and approved by a Building Surveyor. We understand the Frame Stage has been approved by the relevant Building Surveyor but have sighted no written confirmation same. We note in addition there are a number of matters listed in the present report which should be attended.

1.9 Straightening of frame

The frame had not been straightened on the day of the writer's inspection.

1.10 Roof framing

The writer is not privy to the roof truss Engineer's design. Please note that the roof trusses together with any required supporting lintels/stud work should be in accordance with the Manufacturer's/Engineer's requirements. This has not been checked against the Truss Plan (not available to writer). The truss has therefore been checked from the viewpoint of reasonable workmanship.

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 and do 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, our 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.

APPENDIX B: DOCUMENTS

The following client related documents were considered in preparation of this report. Note other documentation which commonly includes items such as Building Regulations, Australian Standard Codes, Codes of Practice, Building Cost Guides, Trade Literature, Manufacturer's Data Sheets, etc. are not listed below but may be referred to in the text.

- B.01 Architectural Drawings prepared by -----, Sheets 4 of 4, 3 of 4, and 4 of 4. Note no Sheet 2 viewed and one sheet mis-numbered.
- B.02 Form 13, prepared by -----, Civil Engineer.
- B.03 Structural Drawings and Computations (Drawings Sheet slab only)