INSPECTOR GROUP PTY LTD

https://inspectorgroup.com.au/
Inspector: **Peter Hopfinger**
Inspector's email: mail@inspectorgroup.com.au
Building Surveyor
WA Building Surveyor: Registration Number 2194
Registered Master Inspector (Master Inspector Association Australia)
Inspect for and Report on Timber Pests - CPPPMT3008
Control Timber Pests - CPPPMT3010

Mob: 0414 607 240

DEFECT SITE INSPECTION REPORT

Client(s): **MR SAMPLE**
Property address: **123 SAMPLE STREET**
[redacted]
Inspection date: **Tuesday, June 20, 2023**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com/glossary.asp**

NON-COMPLIANCE DEFECTS

1) - During the frame inspection, it was observed that the bracing system for the steel framed wall does not comply with the requirements specified in AS 3623:2010. The bracing system is not installed over each stud as mandated by the standard. This non-compliance should be rectified to ensure the structural integrity and stability of the building

Bracing systems shall be installed over each stud in accordance with the manufacturer's instructions and engineering design, to provide adequate lateral stability and resistance against wind and other loads

Photo 1-1

Photo 1-2

Photo 1-3

2) - The bracing system in this area has not been properly screwed or fixed to the steel framing, as required.

This deficiency poses a significant risk to the structural integrity of the building, especially during potential seismic or wind events. To comply with relevant Australian Standards, such as AS 4100-1998 - Steel Structures, it is imperative to ensure that the bracing elements are securely and correctly attached to the steel framing

Photo 2-1

Photo 2-2

Photo 2-3

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3) - The cut steel frame members do not have proper rust protection applied, as required by the relevant Australian standard. According to AS/NZS 2312:2014 Guide to the protection of structural steel against atmospheric corrosion, it is essential to apply corrosion-resistant coatings or protective measures to any cut or exposed surfaces of structural steel members. This ensures the prevention of rust formation and preserves the structural integrity of the steel frame.

It is requred to rectify this non-compliance by applying suitable rust protection measures to all cut steel frame members in accordance with the aforementioned standard

Photo 3-1

Photo 3-2

Photo 3-3

Photo 3-4

Photo 3-5

Photo 3-6

4) - The damp proof course (DPC) installed over the concrete slab exhibits overcuts and discontinuities at corners, which deviates from the requirements specified in the relevant Australian standard. According to the recommended practice outlined in [AS 2870:2011 Residential slabs and footings - Construction], the DPC should be properly bent around corners to ensure continuous moisture barrier and prevent potential moisture infiltration. It is required to rectify the overcuts and ensure that the DPC is correctly installed in accordance with

the standard to maintain the integrity of the moisture barrier

Photo 4-1

Photo 4-2

Photo 4-3

Photo 4-4

Photo 4-5

Photo 4-6

Photo 4-7

Photo 4-8

5) - It was observed that there are two pre-drilled holes in the bottom plate of the steel frame, but only one bolt is installed. This condition deviates from the recommended practice for secure fastening of the frame to the concrete slab. It is essential to ensure that all pre-drilled holes in the bottom plate have corresponding bolts installed to maintain the structural integrity and stability of the connection. It is recommended to have this issue inspected and certified by a qualified structural engineer to determine the appropriate corrective measures needed for achieving a proper and safe bolted connection

Photo 5-1

Photo 5-2

Photo 5-3

Photo 5-4

6) - Missing fixings to the framing have been observed. This poses a significant safety concern as proper fixings are essential for the structural stability and integrity of the building. To adhere to relevant Australian Standards, such as AS 3623-1993 - Domestic metal framing, it is crucial to promptly address and rectify any missing fixings in the steel frame to ensure the building meets safety requirements and can withstand the stresses it may encounter over time.

Photo 6-1

Photo 6-2

Please feel free to contact the inspector who carried out this inspection. Often it is difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

Thank you again
For and on behalf of Inspector Group Pty.Ltd

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