

Roof Frame Inspection

Provided By



SURE Building Inspections

P 1300 787 327
inspect@sure.net.au

Inspection Address



Report Information

Client Information

Client Name

Email

Total Fee

Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

Roof Frame Inspection Report

Introduction

This is a Roof Frame stage construction report. The purpose of this report is to document the progress and/or completion of a particular area in a construction process. This report is a record of construction as of the inspection date.

The Scope of the Inspection

This report complies with Australian Building Standards AS 4349.0-2007: Inspection of Buildings General Requirements.

Only the client as detailed in "Client Information" should rely on this report. If this report has been issued to you by a third party, you are not to rely on its findings or content.

In certain States in Australia Mandatory or Critical Staged inspections are conducted by Council, Principal Certifying Authority (PCA) and Registered building inspectors, this inspection report does not waive any of these requirements and cannot be used for this purpose.

This report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

Further information pertaining to the scope of this report can be found on our website: surebuildinginspections.au

Special Requirements

Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Pre Inspection Agreement

Unless stated otherwise in the report, it is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-inspection agreement and the scope of this inspection report. The agreement can be reviewed here: surebuildinginspections.au/terms-conditions

Visual Inspection Only

This is a Visual Inspection only and in Accordance with AS4349.0-2007: Inspection of Buildings General Requirements.

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving any objects.

Please read the entire report. Refer to the terms & conditions as they form part of the report.

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1. INSPECTION INFORMATION



2. CONVENTIONAL FRAME



3. INSTALLED SERVICES

Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
CONVENTIONAL FRAME	Battens	Progress to Plans	Incomplete and not in accordance with AS1684.2 requirements. Timber tie down batten require type 17 14 -10 x 75mm bugle screw fixings to be installed. Recommendation - Advise Builder
CONVENTIONAL FRAME	Load Bearing Beams	Progress to Plans	Incomplete and not in accordance with AS1684 requirements. Tie down rods installed but not connected to load bearing steel / LVL timbers. Tie down rods not connected to steel or LVL load bearing beams on Garage Northern wall, Porch Northern Wall, Southern wall and Alfresco Column. Advise builder for rectification prior to installation of roof sheeting. Centre load bearing steel beam not adequately bearing. Advise builder to rectify. Steel structural beams in throughout seem to be packed / secured temporarily - Client concern. Clarification required. Recommendation - Advise builder to secure to wall plate.



INSPECTION INFORMATION

General Inspection Information

Orientation

For the purpose of this report the facade with the front door is considered the East Elevation

Weather Conditions

The weather was dry at the time of inspection

General Description of Structure Inspected

Residential house

Present At Inspection

Client - as named in report

i CONVENTIONAL FRAME

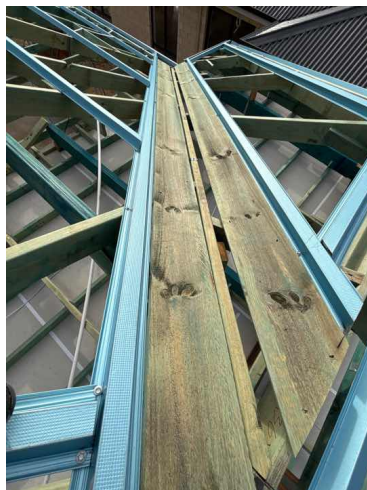
Material

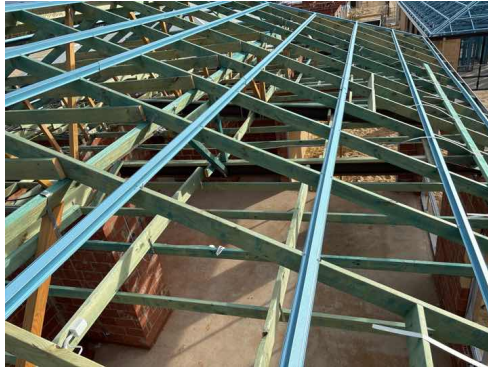
Progress to Plans

The material used for construction is timber.









Perimeter Tie Downs

Progress to Plans

Complete in accordance with plans.

Ceiling Joists

Progress to Plans

Complete in accordance with plans.

Wall Plates

Progress to Plans

Complete in accordance with plans.

Hanging Beams

Progress to Plans

Complete in accordance with plans.

Struts

Progress to Plans

Complete in accordance with plans.

Underpurlins

Progress to Plans

Complete in accordance with plans.

Rafters

Progress to Plans

Complete in accordance with plans.

Battens

Progress to Plans

Incomplete and not in accordance with AS1684.2 requirements.

Timber tie down batten require type 17 14 -10 x 75mm bugle screw fixings to be installed.

Recommendation - Advise Builder





Hips / Ridge

Progress to Plans

Complete in accordance with plans.

Load Bearing Beams

Progress to Plans

Incomplete and not in accordance with AS1684 requirements.

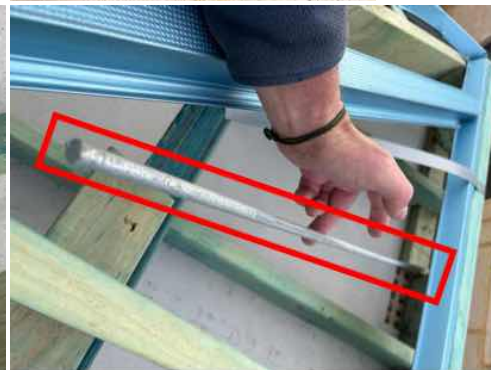
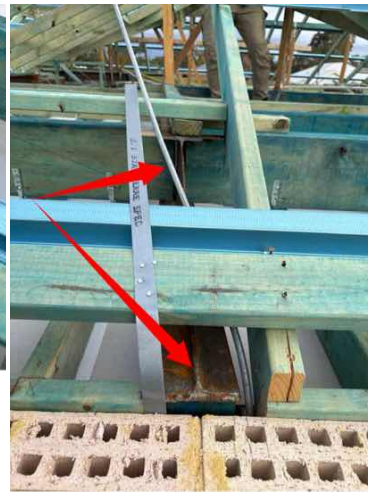
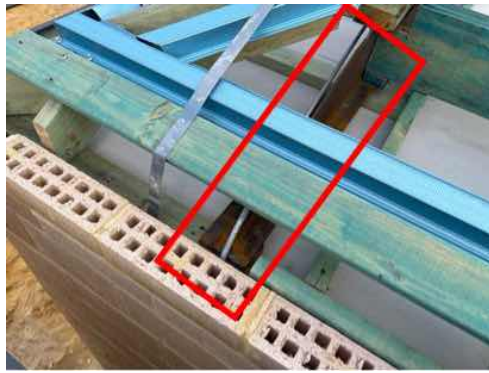
Tie down rods installed but not connected to load bearing steel / LVL timbers.

Tie down rods not connected to steel or LVL load bearing beams on Garage Northern wall, Porch Northern Wall, Southern wall and Alfresco Column. Advise builder for rectification prior to installation of roof sheeting.

Centre load bearing steel beam not adequately bearing. Advise builder to rectify.

Steel structural beams in throughout seem to be packed / secured temporarily - Client concern. Clarification required.

Recommendation - Advise builder to secure to wall plate.





Mechanical Fixings

Progress to Plans

Complete in accordance with plans to acceptable standard.

Strapping / Chocks

Progress to Plans

Complete in accordance with plans to acceptable standard.

i **INSTALLED SERVICES****Roof Plumbing****Progress to Plans**

Complete in accordance with plans.

Roof Electrical**Progress to Plans**

Complete in accordance with plans.

The Inspection and Report was carried out by: Kim Steele (SURE Pty Ltd)

Contact the Inspector on: 1300 787 327

For and on Behalf of: SURE Building Inspections

