

SITE INSPECTION REPORT - # 1

PROJECT: 60 Prince Alfred Parade, Newport

TO: RFM Constructions

DATE: 26th April, 2023

JOB No: 22-229

As requested, we have visited the above site on Monday, 24th April, 2023, to inspect the original house timber framing. We advise as follows:

1. At the time of the inspection, the wall and ceiling linings to the existing house had been removed to reveal the existing timber framing.
2. The existing timber framing was found to be in very poor condition and not in line with current standards or building codes.
3. The following defects noted:
 - 60 mm load bearing timber studs spanning 2700 mm used in some walls;
 - inadequate seating for timber beams over door and window openings;
 - wall studs not continuous up to ceiling level - they have been cut along their height;
 - studs supporting beams over openings are not continuous up to ceiling level - incorrect splice details;
 - roof ridge beam not continuous;
 - hanging beams supporting ceiling joists inadequately supported by wall framing.

We would recommend removal of the vast majority of the poorly built timber framing and that it be reconstructed in line with current Australian Standards (AS1684 Timber Framing Code & AS1720 Timber Structures Code) and the National Construction Code (NCC).

Should you require any further information or clarification of the above, please do not hesitate to contact the undersigned.



BVG CONSULTANTS PTY LTD

Brent Guest

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PHOTOGRAPHS



Photo 1: Inadequate stud framing adjacent window opening.



Photo 2: Inadequate stud framing adjacent window opening.



Photo 3: Example of stud cut in two separate pieces



Photo 4: Inadequate timber framing over door opening.



Photo 5: Discontinuous roof ridge member.



Photo 6: Ceiling hanging beams not adequately supported.



Photo 7: Example of termite damage to framing.