

SITE INSPECTION REPORT - # 2

PROJECT: 60 Prince Alfred Parade, Newport

TO: RFM Constructions

DATE: 18th May, 2023

JOB No: 22-229

As requested, we have visited the above site on Wednesday, 17th May, 2023, to inspect the existing load bearing subfloor masonry walls and footings. We advise as follows:

1. At the time of the inspection, the majority of the existing timber wall and roof framing of the existing house had been removed.
2. The existing subfloor masonry walls and footings were found to be in extremely poor condition and not in line with any current or previous standards or building codes.
3. The following defects noted:
 - significant cracks in the load bearing masonry walls;
 - single skin brick dwarf walls with no engaged piers;
 - no concrete footings under the masonry walls - bricks laid directly onto the soil - which is a low bearing strength foundation material;
 - significant movement of the shallow masonry footings noted.

The existing footings are not considered adequate to support the proposed alterations. As such, we would recommend removal of the existing masonry walls and shallow footings and that they be reconstructed in line with current Australian Standards (AS2870 Residential Slabs & Footings Code, AS3600 Concrete Structures Code, and AS1684 Australian Timber Framing 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

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PHOTOGRAPHS



Photo 1: Poorly built masonry footing on weak foundation material.



Photo 2: Poorly built masonry footing on weak foundation material.



Photo 3: Masonry dwarf wall leaning over.



Photo 4: Poorly built subfloor masonry wall.



Photo 5: Major crack through masonry subfloor wall.