

Public Release – Position Paper 6.2019 – November 2019

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on Residential Ceiling Defects

Background

The following key issue that contributed to the release of this Position Paper:

1. That sagging ceilings in residential properties were being reported on occasions by some Building Inspectors as a Major Structural defect in pre purchase building inspection reports which were being prepared in accordance with AS 4349.1

The Associations position is:

1. Sagging ceilings, being claddings, are not a Major Structural defect in accordance with AS4349.1 Appendix A. Ceilings irrespective of the condition are not structural elements
2. Ceilings do not impact on the structural integrity of the property.
3. Sagging Ceilings should not be reported as a major structural defect.
4. Extensive sagging of a ceiling can and should be reported by the Building Inspector as a Major Non Structural Defect if he is of the opinion that the sagging satisfies the requirements of a Major Defect as defined by AS 4349.1
5. Extensive sagging of a ceiling can and should be reported by the Building Inspector as a Safety Hazard if he is of the opinion that the sagging satisfies the requirements of a Safety Hazard as defined by AS 4349.1

The Association recommends that its Building Inspector Members do not report sagging ceilings as a Structural Defect when producing a report in accordance with AS 4349.1