

## REPORT ON STRUCTURAL CONDITION OF BOAT SHED No. 21, LAKE WENDOUREE

### PROPERTY DETAILS:

Inspected Property Address:	Boat Shed No. 21 Lake Wendouree, VIC 3350
Client Details:	Mick Harris
Client Attended Inspection:	Yes
Contract Details:	Site assessment to provide advice on the structural condition of Boat Shed No. 21
Inspection Date and Time:	9.30am, 27 <sup>th</sup> May 2020
Building Consultant:	Jason Kern, BPB Reg: EC-2236
Contact:	Phone: 0439 313 142
Address:	963 Sebastopol Smythesdale Road, Ross Creek VIC 3351

### SPECIFIC REQUIREMENTS REGARDING THE INSPECTION AND REPORT:

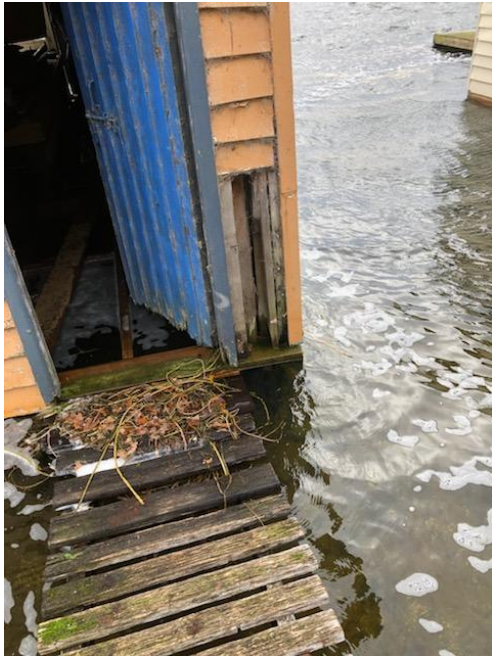
Undertake a detailed visual assessment of the existing building to assess its structural condition and to determine and issues that might impact structurally or require attention.

### SUMMARY:

The inspection comprised a visual assessment only to form an opinion regarding the issues at the time of inspection. The inspection was a non-invasive visual inspection which was limited to those accessible areas and to which Safe and Reasonable Access was both available and permitted on the date and time of the inspection. Foundation depths and condition were therefore not confirmed.

The following photographs were taken during the inspection.





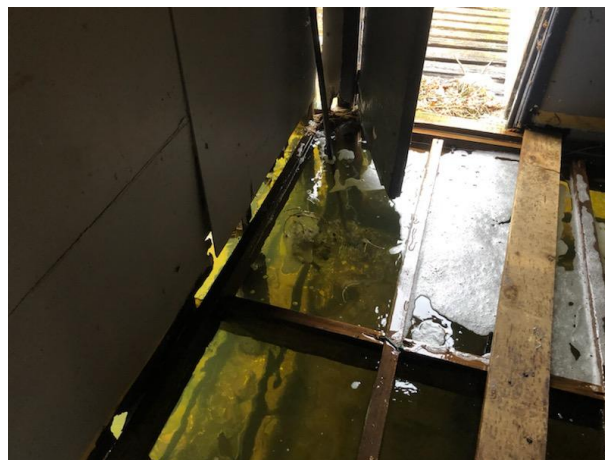
General view of access and condition of the external elements of the Boat Shed.







The structure has dropped at the rear (North Eastern corner).





There is evidence of rectification works to the piles and subfloor. Physical separation of the subfloor and walling is also evident. Planks are also needed to safely access the Boat Shed as no decking/flooring remains. All of which indicates that the rectification works were either ineffective, poorly implemented or a combination of both.



Evidence of stresses being applied to the cement sheet lining to the Boat Shed. This lining is providing stability to a frame that has essentially rotted and separated from the subfloor. If the lining fails the loss of support could result in frame failure and visible damage to the structure as a whole.

## MAJOR AND STRUCTURAL DEFECTS:

Minor defects are common and are to be expected to arise from time to time. These minor defects may include minor blemishes, cracking, weathering and general deterioration, and unevenness. Given that the building is a boatshed timber decay/rot would be one such defect type expected in a wet environment. It is expected that defects of this type would be rectified as part of a normal ongoing property maintenance program.

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Structural defects are faults or deviations from the intended structural performance and condition and would be those identified as the damage to the piles as these are under constant immersion and are critical to the long term structural integrity of the building.

Major defects are defects of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the structure.

## CONCLUSION:

The inspection confirms that the building is in an extremely poor condition. Works undertaken to replace and rectify foundation and substructure decay have proven ineffective. It is unclear whether these were poorly implemented or are symptomatic on ongoing weakness to the subfloor itself. It is most probable that a combination of the two is the cause of the structure exhibiting signs of ongoing failure as evidenced by the subfloor loss of shape and alignment.

A significant issue with the building is the fact that the subfloor is immersed. The floor level is too low and as such the wall framing is constantly wetting and drying which has resulted in failure of the connection to the subfloor. The Eastern wall is physically loose and disconnected in part from the subfloor. Ongoing decay and loss of connection could result in the collapse of the wall and the building as a whole. The cement sheet lining to the building is providing structural support to the frame but is showing stress, evidenced by bulging of the sheeting and disconnection from the wall framing.

There is no simple solution to rectifying the current failures of the wall framing and subfloor members. The building needs rebuilding from ground up. Even the access bridge to the building is in need of rebuilding and is currently unsafe.

It should be noted that there is a high probability that during any effort to raise the structure to undertake subfloor rectification works that the overall frame will become unstable and could experience further failure.

## OTHER INSPECTIONS AND REPORTS RECOMMENDED:

No further inspections proposed at this time as the Boat Shed is recommended for replacement.

Please feel free to contact the inspector who carried out the inspection on mobile 0439 313 142 to discuss any matters relating to this report.

Yours sincerely,



Jason Kern

Director

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