

HOW TO IDENTIFY BUILDING DEFECTS

- BE OBSERVANT
- CHECK QUALITY OF MATERIALS, FOUNDATION, SUPERSTRUCTURE, ROOF, DOORS & WINDOWS, WALL & FLOOR RENDERINGS & FINISHES
- USE A CHECKLIST

POOR QUALITY OF BUILDING MATERIALS

- Masonry blocks or bricks must measure up to required standard.
- Use simple drop test to determine quality of bricks or blocks
- Reject inferior bricks or blocks



FOUNDATION FAULTS



MASONRY MISTAKES



FOUNDATION/SUPERSTRUCTURE FAULTS



- Faults in foundation can cause crack in superstructure walls
- Failure to key-in adjoining walls can cause cracks in superstructure walls

MASONRY MISTAKES



FAULTY ROOF SUPPORT FRAMING



IMPROPER WALL PLATE PLACEMENT



IMPROPER PLACEMENT OF ROOF TILES



FLOOR FAULTS



FLOOR AND WALL RENDERING

- Check surface quality of floor rendering
- Check surface quality of plaster rendering on walls
- Re-do defective surfaces using proper rendering method



DOOR & WINDOW FRAME QUALITY



DOOR AND WINDOW FIXING



- Check on adequacy of hinges
- Ensure that hinges have all required screws
- Check smooth movement of doors & windows

PAINT FINISHES



- For blistering, flaking, peeling and cracking; identify & eliminate source/s of dampness. Remove loose paint, ensure surface is free of grease, and allow to dry. Apply primer coat and repaint following manufacturer's instructions.



EVALUATOR'S CHECKLIST

1. Building plan & section conform to drawing/s
2. No visible evidence of structural failure in foundation
3. No visible evidence of structural failure in plinth
4. Floor height above ground level is suited to site conditions
5. Superstructure walls (external & internal) are of specified thickness
6. No visible evidence of structural failure in superstructure walls
7. RCC columns (if used) are free of visible structural defects
8. RCC continuous lintel has been provided

EVALUATOR'S CHECKLIST (Cont.)

- 9. Required vertical MS rfmt. bars @ specified locations have been provided from RCC intel & hooked @ w/plate
- 10. Wall (external & internal) plaster renderings conform to required standard
- 11. All floors are free of cracks & properly rendered
- 12. Roofing material (tiles / corrugated sheets) properly fitted/laid
- 13. Roof slope/s meet specified standards
- 14. No evidence of roof sag or roof support structure failure, poor quality roof framework
- 15. Required number of concrete strips @ appx. 6ft. centers have been laid on tiled roof

EVALUATOR'S CHECKLIST (Cont.)

- 16. Timber roof framing members are of suitable timber & size and have been treated/ painted adequately
- 17. Valance boards & barge boards at roof are of good quality, treated/painted, suitably sized & properly fixed.
- 18. Ceiling (if provided) heights meet mandatory standards
- 19. Door frames are of good quality and properly sized
- 20. Doors are of good quality and open/close smoothly
- 21. Window frames are of good quality and properly sized & positioned as per approved drawings
- 22. Window shutters are of good quality and open/close smoothly

EVALUATOR'S CHECKLIST (Cont.)

- 23. Door hardware / hinges are of good quality & properly fitted
- 24. Window hardware / hinges are of good quality & properly fitted
- 25. Cement rendering of plinths meet mandatory standards
- 26. Ceiling (if provided) finishes meet acceptable standard
- 27. There is adequate cross ventilation within the building
- 28. Kitchen work top is properly fabricated and fitted
- 29. Paint finishes on plastered wall/ beam surfaces meet mandatory standards
- 30. Paint finishes on all woodwork and metal work meet mandatory standards

RECTIFY IDENTIFIED BUILDING DEFECTS

- **SPECIFY CORRECTIVE ACTION TO RECTIFY DEFECTS THAT ARE NOTED**
- **STRESS IMPORTANCE OF USING QUALITY MATERIALS AND WORKMANSHIP**
- **STRESS IMPORTANCE OF SAFETY AND SUSTAINABILITY OF BUILDING**
- **RE-CHECK AFTER RECTIFICATION**



THANK YOU

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