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



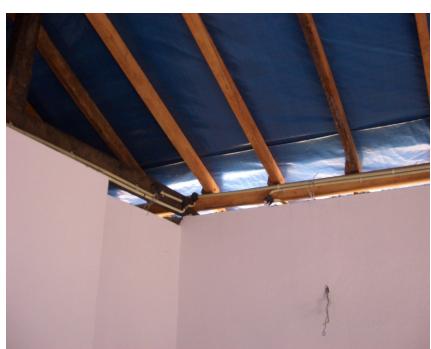






IMPROPER WALL PLATE PLACEMENT







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
- Floor height above ground level is suited to site conditions
- 5. Superstructure walls (external & internal) are of specified thickness
- No visible evidence of structural failure in superstructure walls
- RCC columns (if used) are free of visible structural defects

PRACTICAL ACTIO

8. RCC continuous lintel has been provided

EVALUATOR'S CHECKLIST (Cont.)

- 9. Required vertical MS rfmt. bars @ specified locations have been provided from RCC lintel & 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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