



INFORMATION SHEET – WHY FAILED CEILING CONNECTIONS ARE A STRUCTURAL DEFECT

This general information sheet highlights some of the reasons why failed ceiling connections are a structural defect.

The greater majority of sales annexures relating to building inspections is the REIWA Annexure, which at clause 7.6 commences with 'a structural defect means fault or deviation from the intended structural performance of a building element' and 'is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration'

REIWA clause 7.6 needs to be read as a full paragraph and in context, one cannot dismiss the entire clause or its intent by simply referring to the word 'ceiling'. REIWA clause 7.6 commences with 'Structural defects means fault or deviation from the intended structural performance of a building element' and continues with 'is a major defect to the building structure of sufficient magnitude where **rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration**'

In addition, the REIWA Annexure references Australia Standard AS4349 (Pre-Purchase Building Inspections – Residential) including clause 1.4.14 which defines a structural defect as a fault or deviation from the intended structural performance of a building element'.

Where ceiling fixings are not fully connected including sagging ceiling, in most cases the ceiling -

- Has structurally failed.
- Is a structural defect.
- Is the cause of an unsafe condition.
- Has deviated from its intended structural performance of a building element.

It should be note that there is a difference between 'Structurally Sound' and a 'Structural Defect'.

Structurally Sound relates to the majority of building remaining structurally sound and not in danger of falling down.

Structural Defect is fault or deviation from the intended structural performance of a building element. This is defined in Australia Standard AS4349 (Pre-Purchase Building Inspections – Residential) at clause 1.4.14

For further details contact our inspector directly on 0409 906 688.