

**The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on the impact of delignification of roof tile battens on the structural integrity of a building structure.**

### **Background**

There were two key issues that contributed to the release of this Position Paper:

1. That tile battens were being considered in some sectors as a structural element of a building structure.
2. There was a view in some sectors that severe delignification of tile battens should be reported as a Major Structural Defect.

### **The Associations position is:**

1. AS 4349.1 Appendix A specifically excludes roof cover and roof plumbing from the scope. The REIWA Pre Purchase Annexure Aligns with AS 4349.1. Given this effectively excludes roof tiles the condition of the tile battens becomes irrelevant from a Major Structural Defect perspective.
2. Tile battens are not a structural element of a building structure
3. Irrespective of the condition of a tile batten, the condition of tile batten will not directly contribute to a major structural defect within the definition contained within AS 4349.1
4. Delignification of a tile batten can render the batten ineffective. Extensive areas of delignification can be a Major Non-Structural Defect on a building and/or a Safety Hazard.

The Association recommends that its Building Inspector Members do not report deterioration of tile battens as a Major Structural Defect when producing a report in accordance with AS 4349.1

### **Important note in regard the widely used REIWA Pre Purchase Building Inspection Annexure**

In Western Australia the widely used “REIWA Australian Standard Pre-Purchase Inspection for Major Structural Defects Annexure dated 10/19” will not cover a Buyer for the issue described in this position paper. The REIWA Annexure specially excludes non-structural items including roof covers and the timber battens that support them.

A Buyer wishing to have the issue described in this position paper:

- 1) repaired by the seller and or
- 2) compensated for by the seller and or
- 3) provide the basis for Contract Termination

should include a “Special Condition” with their Offer to Purchase Contract or alternatively, undertake a pre offer building inspection such that their “Offer to Purchase” can reflect the costs of remediation of the item described.

Committee  
Inspect WA  
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