

# 1. Public Release



## Public Release – Position Paper 09.2019 – March 2020

**The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on Texture Rendered Finishes as an alternative to Weepholes**

### Background

There were 2 key issues that contributed to the release of this Position Paper:

1. Some InspectWA members are reporting as a major defect, the omission of weepholes to masonry cavity walls with painted rendered and/or texture coated walls when carrying out a non-pre-purchase building inspection.
2. Some Builders are relying on the Dulux discussion paper dated 28/01/2015 as a valid reason for the omission of weepholes.

### The Associations position is:

1. The omission of weepholes is acceptable only when it has been approved under a building permit as a performance based solution and performance is being achieved.
2. The omission of weepholes is accepted in only accordance with AS 3700-2011 and AS 4773.2-2015.
3. The view of the Dulux Discussion paper is not shared by the committee.

The Association recommends that it's Building Inspector Members report on the omission of weepholes in a masonry cavity walls that has been painted rendered and/or texture coated as a major non-structural defect (construction defects) (in construction reports) if not installed in accordance with AS 3700-2011 and AS 4773.2-2015, unless it has been approved under a building permit as a performance based solution and performance is being achieved.

The Association does not believe the lack of weepholes in rendered walls in itself is a major structural defect. Dependent on individual circumstances, inspectors may indicate the lack of weepholes are a major non-structural defect if water ingress is noted.

Committee  
Inspect WA  
March 2020