

01 Independent Quality Assurance: Sub-floor

01.1 Independent Quality Assurance:
Sub floor Inspection / SAMPLE
CHECKLIST

Complete

| | |
|-------------------------|--|
| Flagged items | 0 |
| Inspection type | 01.1 Independent Quality Assurance: Sub-floor Inspection |
| Job Name | SAMPLE CHECKLIST |
| Client | SAMPLE |
| Site Address | 72 Ryrie St, Geelong VIC 3220, Australia (38.1486281, 144.3565969) |
| Inspection Date | 15.07.2024 |
| Property description | |
| Timber stump | Strip footing |
| Pad footing | |
| Inspection completed by | Assessor |
| Weather | 3:37pm: 7°, Mostly cloudy, Wind: WNW at 13 km/h, Wind Gusts: 18 km/h |

1.0: GENERAL

INSPECTION PROCESS:

Visual appraisal under normal or special lighting





BOUNDARIES OF THE INSPECTION:

The dwelling and its immediate surroundings within the title boundary on the aforementioned property address. Items inspected are as per the list below.

REPORTING:

Any defects listed in reports will be based on elements that are known to not comply with the following but not limited to; Client supplied project drawings and specifications, the Building Act 1993, the Building Regulations 2018, AS 4349.0 – 2007 Inspection of buildings, relevant Australian Standards, the Victorian Building Authority Guide to Standards and Tolerances 2015, manufacturers guidelines, and other similar relevant documents.

LEGEND

-  DEFECT
-  SIGNIFICANT DEFECT
-  CLOSED OUT
-  OBSERVATION

[Manse Group How defects are classified V1.1 04052023.pdf](#)

1.1: PRE START CHECKS

1.1.2: Perimeter surface drainage

C

1.1.3: Sub-floor drainage

C

1.1.4: Sub-floor ventilation

C

| 2.0 STUMPS | | |
|---|--|---|
| 2.1: Stump sizes as per engineers details | | C |
| 2.2: Stump spacings appear as per engineers details | | C |
| +2.3: Stumps visibly plumb | | C |
| 2.4: Stump to bearer connection | | C |
| +2.5: Stump bracing as per the engineers drawings? | | C |
| +2.6: Packing of stumps/bearers | | C |
| +2.7: Stump height above ground level | | C |

3.0 BEARERS

3.1: Bearer sizes as per engineers details

C

3.2: Bearer spacing as per the engineers details

C

SAMPLE

| 4.0: JOISTS | | |
|--|--|---|
| 4.1: Joist sizes as per engineers details | | C |
| 4.2: Joist spacings as per engineers details | | C |
| +4.3: Joists visibly level | | C |
| +4.4: Joists visibly have adequate bearing/lap | | C |
| +4.5: Deep joists | | C |
| +4.6: Joist to bearer connections | | C |

CONCLUSION

LIMITATIONS

Limitations at time of inspection?

Sheet flooring installed

Insulation installed

Footings not viewed prior to pouring

This report is prepared in accordance with AS 4349.0 2007: Inspection of buildings. It is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by law, and is not a warranty against problems developing with the building in the future.

CONCLUSION

Conclusion

Good tradesperson skills and supervision evident throughout the inspection.

Report completed by



Assessor
15.07.2024 15:42 AEST

QUALIFICATIONS:

Registered Building Practitioner

Manse Group Address: 72-76 Ryrie Street, Geelong VIC 3220

Manse Group "Consultancy Service Agreement" applies.

VCAT Compliance - This report has not been requested to be prepared in accordance with the VCAT Practice Note - PNVCAT2 Expert Evidence requirements. If required please contact 03 5200 9210 or info@mansegroup.com.au for further information on this service.