

01 Independent Quality Assurance: Pre-Pour Inspection

01 Independent Quality Assurance:
Pre-Pour Inspection / SAMPLE CHECKLIST

Complete

Flagged items	0
Inspection type	01 Independent Quality Assurance: Pre Pour Inspection
Job Name	SAMPLE CHECKLIST
Client	Sample
Site Address	72 Ryrie St, Geelong VIC 3220, Australia (38.1486281, 144.3565969)
Inspection Date	05.03.2024
Footing description	Waffle raft Bored piers
Inspection completed by	Assessor
Weather	8:20am: 7°, Mostly cloudy, Wind: WNW at 13 km/h, Wind Gusts: 18 km/h

1.0: GENERAL/REINFORCEMENT

INSPECTION PROCESS:

Visual appraisal under normal or special lighting





BOUNDARIES OF THE INSPECTION:

The dwelling and it's 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, National Construction Code/Building Code of Australia Volume 2, ABCB Housing Provisions Standard, 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 REMAINS
-  SIGNIFICANT DEFECT REMAINS
-  CLOSED OUT WHILST ON-SITE
-  OBSERVATION

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

1.0: REINFORCEMENT

1.1: GENERAL

1.1.1: Reinforcement sizes as per engineer's drawings

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.1.2: Beam depth/s as per engineer's drawings

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.1.3: External beams extend into slab as per Engineers locations

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.2: FABRIC

1.2.1: Fabric cover to formwork perimeters

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.2.2: Fabric consistent height

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.2.3: Re-entrant bar locations as per engineers drawing

ESSENTIALS PACKAGE

COMPLETE PACKAGE

+1.2.4: Fabric adequately supported by bar chairs?

COMPLETE PACKAGE

1.3: EXTERNAL BEAMS

1.3.1: Stem width as per Engineer's requirements

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.3.2: External beam bottom reinforcement cover (side/underneath)

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.3.3: External beam bottom reinforcement chaired/supported

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.3.4: External beam widths wider than Engineers design

ESSENTIALS PACKAGE

COMPLETE PACKAGE

+1.3.5: External beam, vertical pipe rising through external beam

COMPLETE PACKAGE

1.3.6: External beam; horizontal pipe running through beam

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.3.7: Lagging

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.4: INTERNAL BEAMS

1.4.1: Internal beam bottom reinforcement cover (side/underneath cover)

	ESSENTIALS PACKAGE	COMPLETE PACKAGE
1.5: STRIP/PAD FOOTINGS		
Apply?		YES
+1.5.1: Footing depth's		COMPLETE PACKAGE
+1.5.2: Footing width's		COMPLETE PACKAGE
1.5.3: Reinforcement in position		
	ESSENTIALS PACKAGE	COMPLETE PACKAGE
1.5.4: Clean and clear		
	ESSENTIALS PACKAGE	COMPLETE PACKAGE
+1.5.5: Reinforcement cover		COMPLETE PACKAGE
1.6: WAFFLE		
Apply?		YES
1.6.1: Waffle set out as per engineer's drawings		
	ESSENTIALS PACKAGE	COMPLETE PACKAGE
1.6.2: Waffle pods in position?		
	ESSENTIALS PACKAGE	COMPLETE PACKAGE

2.0: MISCELLANEOUS

2.1: MAIN SERVICES INCOMING

2.1.1: Electrical meterbox installed

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.1.2: Water conduit installed around incoming water feed

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.1.2.1: Water conduit within wall line

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.1.3: Earth rod installed

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.1.4: Earth rod corrosive resistant?

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.1.5: Phone conduit installed within wall line

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.2: INTERNAL SERVICES

+2.2.1: Island bench conduit installed

COMPLETE PACKAGE

2.2.2: Smart pans installed

ESSENTIALS PACKAGE

COMPLETE PACKAGE

Smart pans not yet installed/to be installed by a suitably qualified/registered/licensed plumber. Refer to the Plumbing Regulations 2018 which outline the definitions of plumbing work and who can carry out these works in particular section 14 "Carrying out plumbing work", section 15 "What is drainage work?" and section 16 "Standards for carrying out drainage work":

"A licensed or registered plumber must comply with the standards or other requirements (if applicable) set out in Division 1 of Part 1 of Schedule 2 when carrying out drainage work."

+2.2.3: Internal downpipes appear installed

COMPLETE PACKAGE

2.3: VAPOUR BARRIER & DAMP PROOFING MEMBRANE

2.3.1: Taped at pipe penetrations

	ESSENTIALS PACKAGE	COMPLETE PACKAGE
2.4: DIMENSIONS		
+2.4.1: Dimension spot check		COMPLETE PACKAGE
+2.4.2: Sewer/waste spot check some locations;		COMPLETE PACKAGE
+2.4.3: Spot check approx. set backs		COMPLETE PACKAGE

SAMPLE
CHECKLIST

CONCLUSION

LIMITATIONS

Limitations at time of inspection?

Plastic installed	Cut/fill process not witnessed	Piers not inspected prior to pouring
Proof roll never witnessed	Base not inspected	Formwork not complete
		Formwork not set to height

Other limitations as per the "Consultancy Service Agreement"

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

Excellent tradesperson skills shown throughout the pre-pour inspection

Report completed by



Assessor
05.03.2024 09:52 AEDT

QUALIFICATIONS:

- Registered Building Practitioner

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

Manse Group "Consultancy Service Agreement" applies.