

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	72-76 Ryrie St, Geelong VIC 3220, Australia (38.148697, 144.3565696)		
Inspection Date	15.07.2024		
Footings description	<table><tr><td>Waffle raft</td><td>Bored piers</td></tr></table>	Waffle raft	Bored piers
Waffle raft	Bored piers		
Inspection completed by	Assessor		
Weather	3:37pm: 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

C

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

C

1.1.3: External beams extend into slab as per Engineers locations

C

1.2: FABRIC

1.2.1: Fabric cover to formwork perimeters

C

1.2.2: Fabric consistent height

C

1.2.3: Re-entrant bar locations as per engineers drawing	C
+1.2.4: Fabric adequately supported by bar chairs?	C
1.3: EXTERNAL BEAMS	
1.3.1: Stem width as per Engineer's requirements	C
1.3.2: External beam bottom reinforcement cover (side/underneath)	C
1.3.3: External beam bottom reinforcement chaired/supported	C
1.3.4: External beam widths wider than Engineers design	C
+1.3.5: External beam, vertical pipe rising through external beam	C
1.3.6: External beam; horizontal pipe running through beam	C
1.3.7: Lagging	C
1.4: INTERNAL BEAMS	
1.4.1: Internal beam bottom reinforcement cover (side/underneath cover)	C
1.5: STRIP/PAD FOOTINGS	
Apply?	YES
+1.5.1: Footing depth's	C
+1.5.2: Footing width's	C
1.5.3: Reinforcement in position	C
1.5.4: Clean and clear	C
+1.5.5: Reinforcement cover	C
1.6: WAFFLE	
Apply?	YES
1.6.1: Waffle set out as per engineer's drawings	C
1.6.2: Waffle pods in position?	C

2.0: MISCELLANEOUS	
2.1: MAIN SERVICES INCOMING	
2.1.1: Electrical meterbox installed	C
2.1.2: Water conduit installed around incoming water feed	C
2.1.2.1: Water conduit within wall line	C
2.1.3: Earth rod installed	C
2.1.4: Earth rod corrosive resistant?	C
2.1.5: Phone conduit installed within wall line	C
2.2: INTERNAL SERVICES	
+2.2.1: Island bench conduit installed	C
2.2.2: Smart pans installed	C
<p>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":</p> <p>"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."</p>	
2.2.3: Internal downpipes appear installed	C
2.3: VAPOUR BARRIER & DAMP PROOFING MEMBRANE	
2.3.1: Taped at pipe penetrations	C
2.4: DIMENSIONS	
+2.4.1: Dimension spot check	C
+2.4.2: Sewer/waste spot check some locations;	C

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
	Insitu showers/set downs not yet complete	Smart pans not installed

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

Good tradesperson skills and supervision evident throughout the inspection.

Report completed by



Assessor
15.07.2024 15:57 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@mansegroupp.com.au for further information on this service.