



# ManseGroup

## 01 Independent Quality Assurance: Post-Pour Inspection

01.2 Independent Quality Assurance: Post-pour / [REDACTED]

Complete

Flagged items	7
Inspection type	01.2 Independent Quality Assurance: Post-pour
Job Name	[REDACTED]
Client	[REDACTED]
Site Address	[REDACTED] Australia [REDACTED]
Inspection Date	[REDACTED] 2023
Footing description	Waffle raft
Inspection completed by	[REDACTED]
Weather	8:00am: 14°, Cloudy and windy with a shower in spots, Wind SW 32km/h, Wind Gusts 57km/h

SAMPLE

## 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, National Construction Code/Building Code of Australia Volume Two, 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

### 1.1.1: Any significant items visibly outstanding from previous report?

YES

Refer to previous report for other concrete items identified.

### 1.1.2: Perimeter surface drainage

SIGNIFICANT DEFECT

Refer to the frame inspection report.

Surface drainage is to be maintained throughout the construction of the house. This is to prevent moisture differences in the soil around the perimeter which could result in movement of footings and foundations. Attention should be made to AS 2870-Residential slabs and footings, part 5.6.3 which outlines specific requirements for class M, H1, H2 and E sites

#### 5.6.3 Drainage requirements

Buildings on moderately, highly or extremely reactive sites shall be provided with drainage systems designed in accordance with the following:

- (a) Surface drainage shall be considered in the design of the footing system and necessary modification shall be included in the design documentation. Surface drainage of the site shall be controlled from the start of site preparation and construction. The drainage system shall be completed by the finish of construction of the building.

**2.1: Floor level is within tolerance of the approved plans?**

SIGNIFICANT DEFECT

The finished floor level at the entry door compared to the electrical pit is equal to the maximum tolerance set out in the VBA's Guide to Standards and Tolerances however whilst completing the house levels survey there are areas that exceed this 0.0 datum therefore the house falls outside tolerance.

Some examples of high spots in the attached plan I.e +0.13 (=+13mm) from doorway. This example equals +53mm FFL.

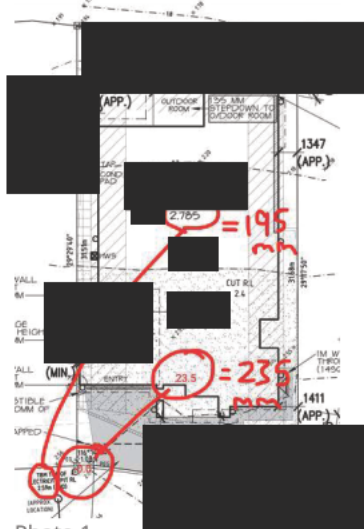


Photo 1



Photo 2

Refer to the Victorian Building Authorities Guide to Standards and Tolerances section 2.07 Finished floor levels:

"Finished floor levels (FFL) or reduced levels (RL) are defective where they do not comply with specified planning and/or building permit requirements. In other cases, FFL or RL are defective where:

- they depart from the documented RL or FFL by more than 40 mm; or
- floors are documented to be on the same plane but are constructed on different planes; or
- the building work is an extension or addition and new floor levels do not match the existing building floor levels. Also refer to Item I of this Guide."

**2.07 Finished floor levels**

Finished floor levels (FFL) or reduced levels (RL) are defective where they do not comply with specified planning and/or building permit requirements.

In other cases, FFL or RL are defective where:

- they depart from the documented RL or FFL by more than 40 mm; or
- floors are documented to be on the same plane but are constructed on different planes; or
- the building work is an extension or addition and new floor levels do not match the existing building floor levels. Also refer to Item I of this Guide.

**2.2: Levelness of concrete floors**

SIGNIFICANT DEFECT

From the levels taken the overall slab exceeds in height, lowest point identified was -15mm and highest identified was +13mm. This equates to 28mm overall to the building which exceeds the tolerance.

Numerous bedrooms also exceed the maximum tolerance of 10mm out of level. These include but are not limited to;

1. Bedroom 27mm (-14mm to +13mm)
2. Ensuite 14mm (+12mm to -2mm)
3. Laundry 13mm (-13mm to 0mm)
4. Family 17mm (-15mm to +2mm)
5. Dining 17mm (-14mm to +3mm)
6. Bed 11mm (-8mm to +3mm)
7. Bed 3. 13mm (-9mm to +4mm)
8. Garage 13mm (-4mm to +9mm)

These areas are also more evident with rain which outlines a number of low/high spots.

Builder to complete their own complete survey and propose with client on how surfaces and levels will be made good, what processes will be involved, what products will be used and get confirmation from RBS that these products and processes are adequate.



Photo 3



Photo 4



Photo 5

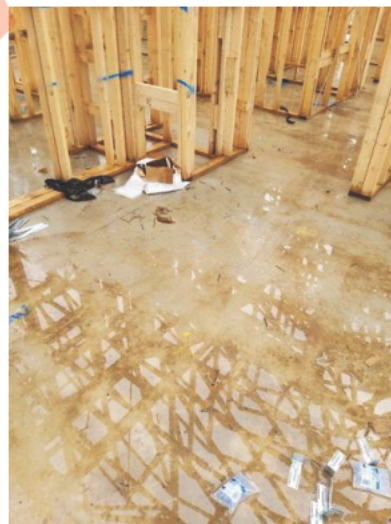


Photo 6



Photo 7

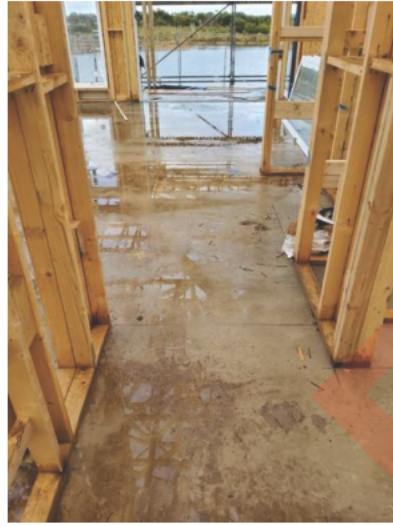


Photo 8



Photo 9



Photo 10

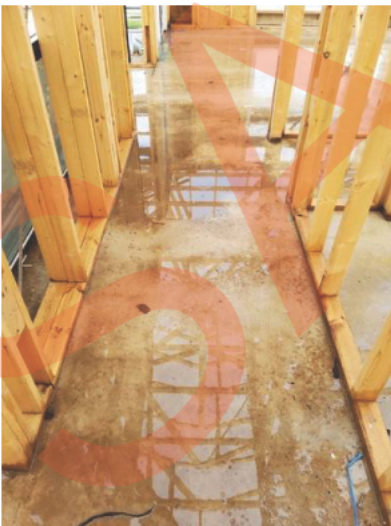


Photo 11

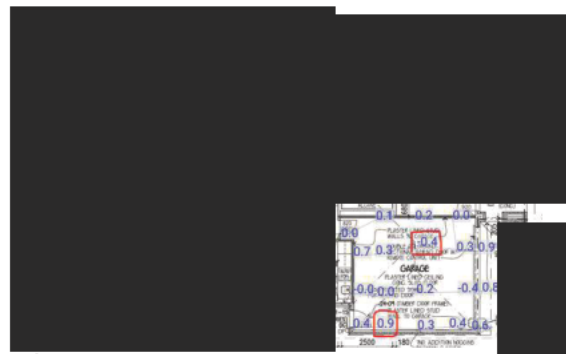


Photo 12

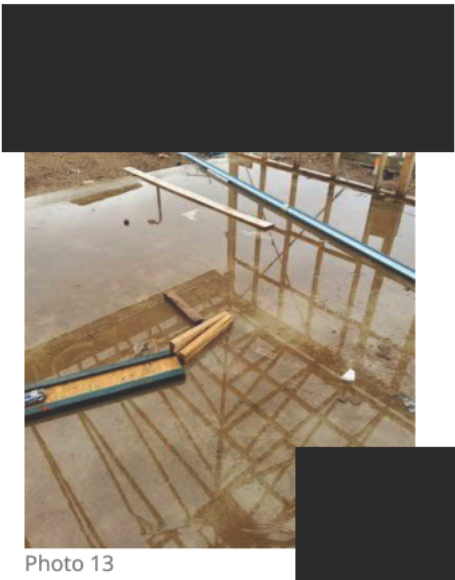


Photo 13



Photo 14



Photo 15



Photo 16



A level survey was completed on site with heights taken at approximate 2m x 2m squares. It has been identified during this survey that there are issues with the levelness of the finished floor level that does not comply with the Victorian Building Authorities Guide to Standards and Tolerances section 2.08 Levelness of concrete floors:

"Except where documented otherwise, new floors are defective if within the first 24 months of Handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint shall not exceed 20 mm. Refer to Item I of this Guide where the new floor is to abut an existing floor."

The builder should complete their own survey to establish the area's that don't comply with the above tolerance to establish the best method of rectification.

If the builder proposes grinding or using a self-levelling product a scope of works and details are to be provided to the owner prior rectification.

### 2.08 Levelness of concrete floors

Except where documented otherwise, new floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint shall not exceed 20 mm. Refer to Item I of this Guide where the new floor is to abut an existing floor.

### 2.3: Finish

SIGNIFICANT DEFECT



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

Refer to the Victorian Building Authorities Guide to Standards and Tolerances in particular section 2.11 Finish to concrete slab:  
 "The finish to a concrete slab is defective if it is not suitable for the documented applied finishes such as tiles, polished concrete, carpet or sheet flooring, including set downs where required."

**2.11 Finish to concrete slabs**

The finish to a concrete slab is defective if it is not suitable for the documented applied finishes such as tiles, polished concrete, carpet or sheet flooring, including set downs where required.

**Other item 2.4.**

3 flagged

**Other item 2.4. 1**

1 flagged

**SIGNIFICANT DEFECT**

Bow in concrete and falls opposite direction. Refer to the VBA's Guide to Standards and Tolerances section 2.08 Levelness of concrete floors:

"Except where documented otherwise, new floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint shall not exceed 20 mm. Refer to Item I of this Guide where the new floor is to abut an existing floor."



Photo 25



Photo 26

**Other item 2.4. 2**

1 flagged



SIGNIFICANT DEFECT

Bow in concrete, up to 20mm visible and water ponding.

Refer to the VBA's Guide to Standards and Tolerances section 2.08 Levelness of concrete floors: "Except where documented otherwise, new floors are defective if within the first 24 months of handover they differ in level by more than 10 mm in any room or area, or more than 4 mm in any 2 m length. The overall deviation of floor level to the entire building footprint shall not exceed 20 mm. Refer to Item I of this Guide where the new floor is to abut an existing floor."



Photo 27



Photo 28



Photo 29



Photo 30

**Other item 2.4. 3**

1 flagged

SIGNIFICANT DEFECT

Concrete in garage floor appears to be popped and damaged from rectification works. Also has been cut/ground near internal door.

Poor finish and Engineer and RBS to review and supply a rectification detail



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

SAMPLE

## CONCLUSION

## LIMITATIONS

Limitations at time of inspection?

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

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.

Has there been any previous Quality Assurance Inspections by Manse Group on this project?

Pre-pour
Frame

## CONCLUSION

Conclusion

[REDACTED]

Report completed by

[REDACTED]

[REDACTED]

QUALIFICATIONS:

- Registered Building Practitioner [REDACTED]

[REDACTED]

[REDACTED]

Manse Group "Consultancy Service Agreement" applies.

SAMPLE