



ManseGroup

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	05.03.2024	
Property description		
Timber stump	Strip footing	Pad footing
Inspection completed by	Assessor	
Weather	8:20am: 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

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.1.3: Sub-floor drainage

ESSENTIALS PACKAGE

COMPLETE PACKAGE

1.1.4: Sub-floor ventilation

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.0 STUMPS

2.1: Stump sizes as per engineers details

ESSENTIALS PACKAGE

COMPLETE PACKAGE

2.2: Stump spacings appear as per engineers details

ESSENTIALS PACKAGE

COMPLETE PACKAGE

+2.3: Stumps visibly plumb

COMPLETE PACKAGE

2.4: Stump to bearer connection

ESSENTIALS PACKAGE

COMPLETE PACKAGE

+2.5: Stump bracing as per the engineers drawings?

COMPLETE PACKAGE

+2.6: Packing of stumps/bearers

COMPLETE PACKAGE

+2.7: Stump height above ground level

COMPLETE PACKAGE

3.0 BEARERS

3.1: Bearer sizes as per engineers details

ESSENTIALS PACKAGE

COMPLETE PACKAGE

3.2: Bearer spacing as per the engineers details

ESSENTIALS PACKAGE

COMPLETE PACKAGE

SAMPLE
CHECKLIST

4.0: JOISTS

4.1: Joist sizes as per engineers details

ESSENTIALS PACKAGE

COMPLETE PACKAGE

4.2: Joist spacings as per engineers details

ESSENTIALS PACKAGE

COMPLETE PACKAGE

+4.3: Joists visibly level

COMPLETE PACKAGE

+4.4: Joists visibly have adequate bearing/lap

COMPLETE PACKAGE

+4.5: Deep joists

COMPLETE PACKAGE

+4.6: Joist to bearer connections

COMPLETE PACKAGE

CONCLUSION

LIMITATIONS

Limitations at time of inspection?

Sheet flooring installed

Footings not viewed prior to pouring

Insulation installed

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 shown throughout the sub-floor inspection.

Report completed by



Assessor
05.03.2024 17:28 AEDT

QUALIFICATIONS:
Registered Building Practitioner

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

Manse Group "Consultancy Service Agreement" applies.