

02 Independent Quality Assurance: Frame Inspection

02 Independent Quality Assurance: Frame Inspection / SAMPLE CHECKLIST

Complete

| | |
|--------------------------------|---|
| Inspection type | 02 Independent Quality Assurance: Frame Inspection |
| Job Name | SAMPLE CHECKLIST |
| Client | Sample |
| Site Address | 72 Ryrie St, Geelong VIC 3220, Australia (-38.148193, 144.356416) |
| Inspection Date | 22nd Jun, 2020 |
| Property description | <ul style="list-style-type: none"> Double storey Slab on ground Timber frame Structural steel Sheet roof Brick Veneer |
| Inspection completed by | Assessor |
| Weather | 8:20am: 7°, Mostly cloudy, Wind: WNW at 13 km/h, Wind Gusts: 18 km/h |

1.0: GENERAL

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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 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

- MNC = Minor Non-Compliance
- NC = Non-Compliant
- NA = Not Applicable

1.1: PRE-START CHECKS

| | |
|---|---------|
| 1.1.2: External elevations appear as per plans | CHECKED |
| 1.1.3: Walk through appears as per plan/walls generally built/installed | CHECKED |
| 1.1.4: Wall height as per plans | CHECKED |

1.2: WINDOWS/DOORS

| | |
|---|---------------------|
| 1.2.1: Window manufacturer | Australian Standard |
| 1.2.1.1: Door openings as per plan | CHECKED |
| 1.2.1.2: Window/door jamb head clearance? | CHECKED |

1.3: MISCELLANEOUS

| | |
|-----------------------------------|---------|
| 1.3.1: Perimeter surface drainage | CHECKED |
| 1.3.2: Bottom plate overhang | CHECKED |

2.0: WALL FRAMING

2.1: GENERAL

| | |
|---|---------|
| 2.1.1: Load bearing stud sizes/locations as per supplied drawings | CHECKED |
| 2.1.2: Lintel sizes as per supplied drawings | CHECKED |
| 2.1.3: Bottom plate secure | CHECKED |
| 2.1.3: Corner studs plumb | CHECKED |
| 2.1.4: External/internal/load bearing corners shot together | CHECKED |
| 2.1.5: External/load bearing corner studs straight? | CHECKED |
| 2.1.6: Top plate straight | CHECKED |
| 2.1.7: L brackets for wall straightening | CHECKED |
| 2.1.8: Noggings (load bearing walls) installed and continuous | CHECKED |
| 2.1.9: Studs under load girder trusses? | CHECKED |

2.2: PORCH/OUTDOOR AREA/BALCONY

| | |
|--|---------|
| Applicable? | YES |
| 2.2.1: Posts plumb | CHECKED |
| 2.2.2: Post tie downs as per engineers details | CHECKED |
| 2.2.3: Top plate straight | CHECKED |

3.0: SECOND STOREY

Applicable?

YES

3.1: SUB FLOOR

Joist manufacturer?

Other?

3.1.1: Specific connections details as per the engineers drawings?

CHECKED

3.1.2: Joist sizes as per drawings?

CHECKED

3.1.3: Joist spacing's as per drawing

CHECKED

3.1.4: Bracing/blocking locations as per drawings

CHECKED

3.1.5: Internally braced walls on level 1 are back blocked underneath

CHECKED

3.1.6: Concentrated loads back blocked accordingly

CHECKED

Other item/s

3.2: STRUCTURAL STEEL

Applicable?

YES

3.2.1: Steel sizes (dimensions) as per engineer's drawings

CHECKED

3.2.2: Base plate fixings

CHECKED

3.2.3: SHS/timber stud lamination as per engineer's drawings

CHECKED

4.0: WALL BRACING

4.1: Locations as per supplied drawings

CHECKED

4.2: Brace fixings as per supplied drawings

CHECKED

4.3: Bottom plate fixings at brace locations as per supplied drawings

CHECKED

SAMPLE

5.0: ROOF TRUSSES

5.1: Trusses all generally installed

CHECKED

5.2: Truss hold downs generally as per plan

CHECKED

5.5: Speed brace installed as per plan locations

CHECKED

5.8: Creeper/jack hip connections

CHECKED

SAMPLE

CONCLUSION

LIMITATIONS

Limitations at time of inspection?

Scaffold

Documentation not available at the time of inspection

Steel shop drawings

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

CONCLUSION

Conclusion

Overall excellent trades person skills shown throughout the frame stage

Report completed by



Assessor

22nd Jun, 2020 10:55 AM AEST

QUALIFICATIONS:

-Registered Building Practitioner DB-U

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

Manse Group "Consultancy Service Agreement" applies.