



# ManseGroup

## 03 Independent Quality Assurance: Pre-plaster Inspection

03 Independent Quality Assurance: Pre-plaster Inspection / [REDACTED]

Complete

Flagged items

17

Inspection type

03 Independent Quality Assurance: Pre-plaster Inspection

Job Name

[REDACTED]

Client

[REDACTED]

Site Address

[REDACTED] VIC  
[REDACTED]  
[REDACTED]

Inspection Date

[REDACTED] 2023

Property description

Double storey  
Slab on ground  
Timber frame  
Sheet roof  
Brick Veneer  
Rendered lightweight cladding

Inspection completed by

[REDACTED]

Weather

7:45 AM: 7°C, Cloudy, Wind NNE 2 km/h

## 1.0: GENERAL

1 flagged

### 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 2, 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

## 1.2: WINDOWS/DOORS

1 flagged

### 1.2.1: Window manufacturer

A&L

### 1.2.2: Window/door jamb install as per A&L guidelines

DEFECT

1. Windows not packed under structural members.
2. Windows not packed at fixing locations.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

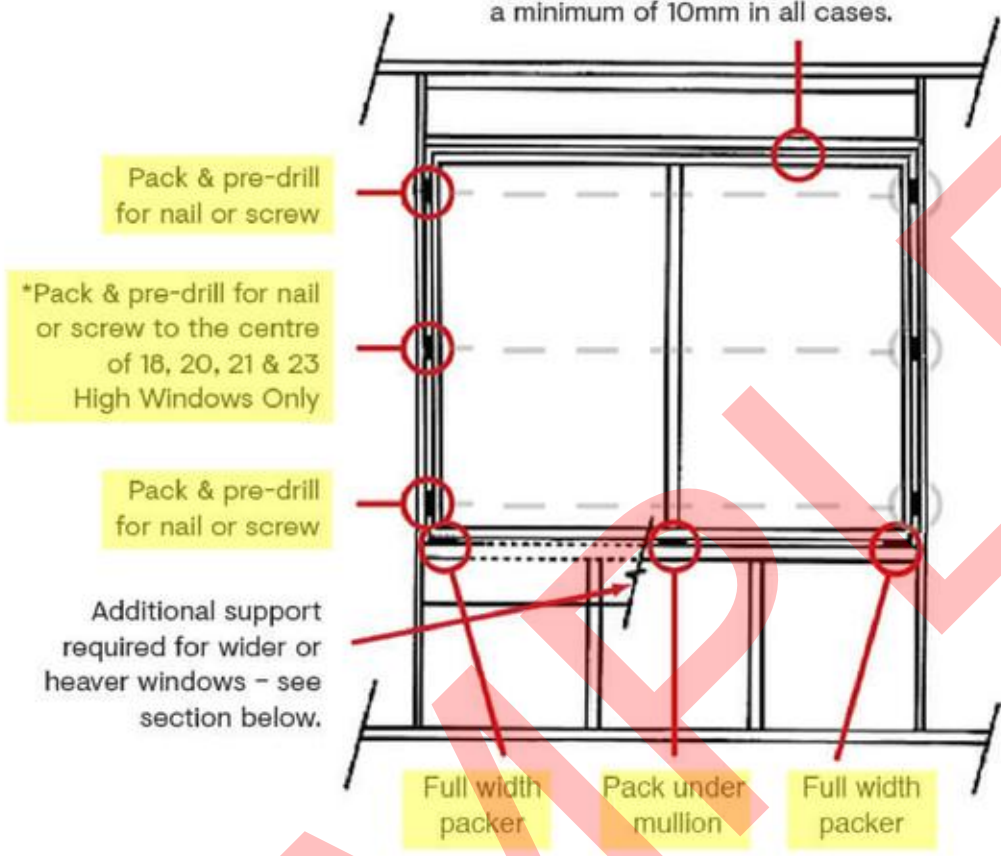


Photo 10

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A&L installation guidelines specify fixing and packing requirements as per the below:

Timber framing standards require minimum 15mm gap at head for settlement, we recommend 20mm, not packed. Other frame types may require less, but we recommend a minimum of 10mm in all cases.



Various framing types are available eg/ timber, steel, block work or masonry. For the most suitable fixing type consult the framing manufacturer and your A&L Sales Rep.

2.0: SERVICES

2 flagged

2.0: SERVICES APPEAR ROUGHED IN

2 flagged

2.1: Electrical item locations appear as per plan

DEFECT

Electrical cables in contact with plumbing services.

Refer to AS 3000 Electrical installations section 3.9.8.4 Proximity to non-electrical services: "(b) Gas and water services Requirements for the separation of distributed gas and water systems from low voltage wiring systems are provided in the AS/NZS 5601 series for gas services and the AS/NZS 3500 series for water services.

Wiring systems shall maintain a separation of not less than 25 mm from any above-ground gas or water piping. Separation from underground gas and water services shall be in accordance with Clause 3.11.5."



Photo 11



Photo 12



Photo 13



Photo 14

Other item 2.14.

1 flagged

Other item 2.14. 1

1 flagged

DEFECT

Hot water pipework not sealed around frame penetrations.

Refer to AS 3500.4 Heated water services section 4.5 LOCATION OF PIPING, 4.5.1 Concealed piping, 4.5.1.1 Walls:

"Water services located in timber- or metal-framed walls shall be installed in accordance with the following:

(ii) Where unlagged pipes are used, a collar of lagging material or a neutral cure silicone sealant shall be used to fill the annular space."



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

SAMPLE

### 3.0: FRAMING

8 flagged

### 3.1: WALLS

4 flagged

#### 3.1.2: Corner/door/window/opening studs straight?



Photo 20



Photo 21



Photo 22

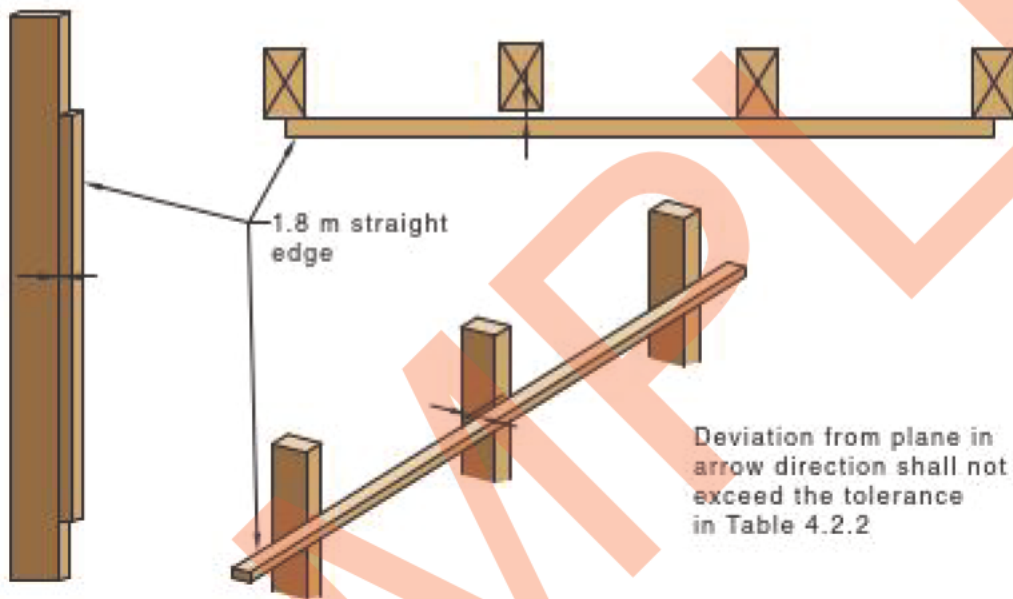
DEFECT

As per Australian Standard 2589: Gypsum linings—Application and finishing, section 4.2.2 Finished framing deviations and tolerances:  
“The deviation in the position of the bearing surface of the finished framing immediately prior to installation of lining from a 1.8 m straight edge shall not exceed the values given in Table 4.2.2 when measured over a 1.8 m span at any point [see Figure 4.2.2(A)].”

**TABLE 4.2.2**

**DEVIATION IN THE POSITION OF THE BEARING SURFACE OF THE FINISHED FRAMING**

Substrate type	Levels 3 and 4		Level 5	
	Deviation of 90% of area	Deviation of remaining area	Deviation of 90% of area	Deviation of remaining area
	mm	mm	mm	mm
Steel and timber framing, and battened masonry	4	5	3	4



**FIGURE 4.2.2(A) ASSESSING FRAMING TOLERANCE**

**3.1.4: Noggings (typical) installed and continuous**

**DEFECT**



Photo 23



Photo 24



Photo 25





Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

Noggings are required to be installed so they are continuous as per AS 1684.4 section 6.2.1.5: "Where required, wall studs shall have continuous rows of noggings, located on flat or on edge, at 1350 mm maximum centres (see Figure 6.5)."

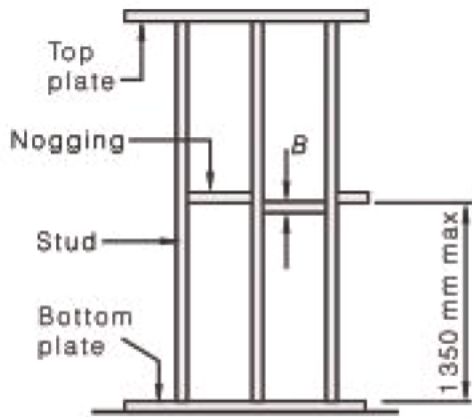


FIGURE 6.5 **NOGGING**

Other item 3.1.5.

2 flagged

Other item 3.1.5. 1

1 flagged

**DEFECT**

Nails proud of wall.



Photo 36



Photo 37

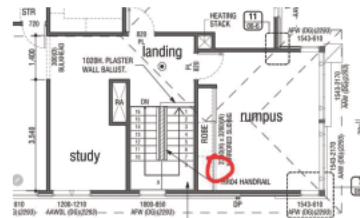


Photo 38



Photo 39

Other item 3.1.5. 2

1 flagged

**DEFECT**

No fixing for skirting.



Photo 40



Photo 41



Photo 42

### 3.3: MISCELANEOUS

1 flagged

#### +3.3.2: Size of holes in top plate

SIGNIFICANT DEFECT

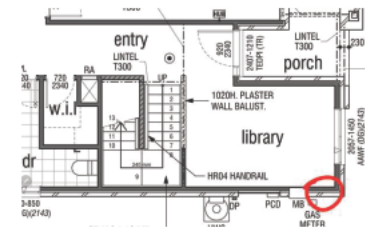


Photo 43



Photo 44



Photo 45



Photo 46

Maximum hole permissible in the top plate is as per AS 1684.4 - Residential timber framed construction, section 6.2.1.4, Figure 6.3 and Table 6. Maximum hole diameter of 25mm centralised to the plate

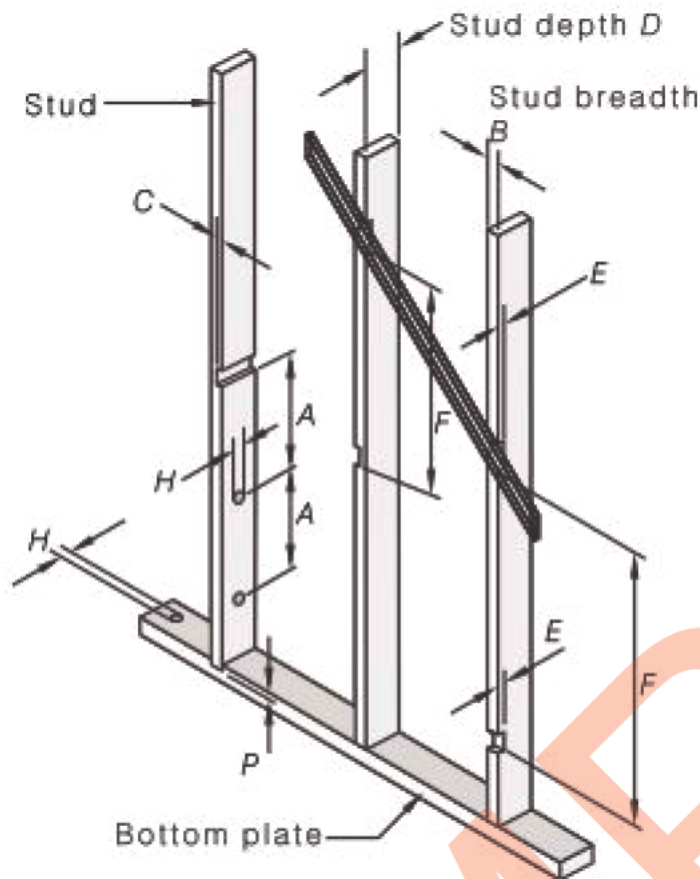


FIGURE 6.3 NOTCHING OF WALL STUDS

TABLE 6.1

HOLES AND NOTCHES IN STUDS AND PLATES

Symbol	Description	Limits	
		Notched	Not notched
<i>A</i>	Distance between holes and/or notches in stud breadth	Min. $3D$	Min. $3D$
<i>H</i>	Hole diameter (studs and plates)	Max. 25 mm (wide face only)	Max. 25 mm (wide face only)
<i>C</i>	Notch into stud breadth	Max. 10 mm	Max. 10 mm
<i>E</i>	Notch into stud depth	Max. 20 mm (for diagonal cut in bracing only) (see Notes 1 and 2)	Not permitted (see Note 1)
<i>F</i>	Distance between notches in stud depth	Min. $12B$	N/A
<i>P</i>	Trenches in plates	3 mm max.	

Other item 3.3.8.

3 flagged

Other item 3.3.8. 1

1 flagged

SIGNIFICANT DEFECT

Hole in bracing panel exceeds maximum tolerance as per OS'Brace installation guide:

"Holes Through OS'Brace Bracing

As OS'Brace possesses similar shear carrying capacity to other sheet bracing materials, allowable holes through OS'Brace in size and distribution would be similar to these materials.

A hole 100 × 100 mm maximum within an envelope of 100 mm from top and vertical edges and 200 mm of the bottom of the bracing panel will not significantly affect the bracing capacity. Multiple holes of this size are permitted provided the centre lines of the holes are not closer than 600 mm."

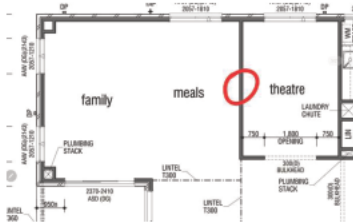


Photo 47



Photo 48



Photo 49



Photo 50

## Other item 3.3.8. 2

1 flagged

SIGNIFICANT DEFECT

Visibly wet timber was identified in the kitchen under structural framing members reading 40% moisture content.

Wood solutions publication: Impact and Assessment of Moisture-affected Timber-framed Construction, provides the following information:

Clause 1.2.1 Moisture Content Measurements in Framing:

"Where the moisture content is less than 20%, and remains so, decay will not occur (or continue if it has started) although surface mould and stain may be present. An moisture content 20% or above is conducive to decay and needs to be addressed."



Photo 51



Photo 52



Photo 53

### Other item 3.3.8. 3

1 flagged

**DEFECT**

Packer not adequately fixed to stud and is not suitable for plasterboard installation with adhesive.

Refer to AS 2589 - Gypsum linings—Application and finishing section 2.5 FRAMING SUBSTRATES: "Gypsum linings require a stable substrate at the time of installation in order to minimize in-service surface defects."



Photo 54



Photo 55



Photo 56

## 4.0: INSULATION

1 flagged

## 4.3: SISALATION

1 flagged

### 4.3.2: Sisalation penetrations



Photo 57



Photo 58

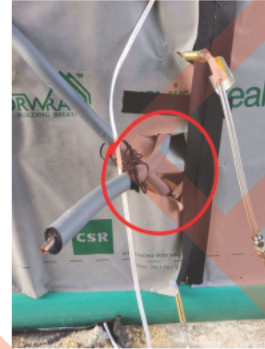


Photo 59



Photo 60



Photo 61



Photo 62

DEFECT

Refer to Australian Standards AS 4200.2, Pliable building membranes and underlays sections 4.3 VAPOUR CONTROL AND AIR CONTROL and 4.4 WATER CONTROL respectively:

"4.3 VAPOUR CONTROL AND AIR CONTROL

Where a pliable building membrane is installed as a vapour barrier or air barrier membrane, methods shall be used to restrict air exchange between air cavities of either side of the membrane in accordance with Clause 3.2."

and; 4.4 WATER CONTROL:

"Where a pliable building membrane is installed as a water control membrane, penetrations shall be sealed with a pressure-sensitive and heat- and moisture-resistant tape.

NOTE: The membrane should divert the water away from the opening rather than towards it."

5.0 SPECIFIC ROOMS

5 flagged

5.1: WET AREAS

4 flagged

5.1.3: BATHROOM

2 flagged

Other item 5.1.3.8.

2 flagged

Other item 5.1.3.8. 1

1 flagged

DEFECT

Shower base chipped / damaged.

Refer to the VBA's Guide to Standards and Tolerances section 10.06 Manufactured material: "Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position."



Photo 63

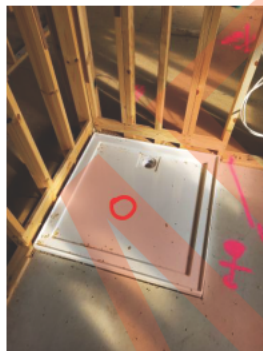


Photo 64



Photo 65

Other item 5.1.3.8. 2

1 flagged

DEFECT

No noggins to adequately fix corners of cabinetry to wall.



Photo 66



Photo 67



Photo 68



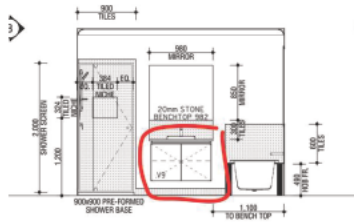


Photo 69

**5.1.5: ENSUITE**

1 flagged

**Applicable?**

YES

**Other item 5.1.5.8.**

1 flagged

**Other item 5.1.5.8. 1**

1 flagged

DEFECT

No noggins to adequately fix corners of cabinetry to wall.

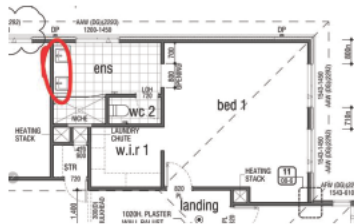


Photo 70



Photo 71



Photo 72

**5.1.7: POWDER ROOM 1**

1 flagged

**Applicable?**

YES

**Other item 5.1.7.4.**

1 flagged

**Other item 5.1.7.4. 1**

1 flagged

DEFECT

No noggins to adequately fix corners of cabinetry to wall.

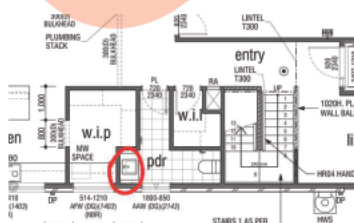


Photo 73



Photo 74

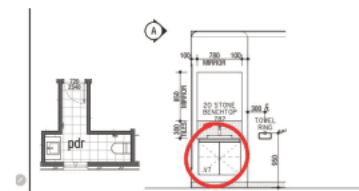


Photo 75

## 5.2: GARAGE

1 flagged

### 5.2.1: Tilt/roller door noggins appear installed

DEFECT

No garage door noggins installed.



Photo 76

SAMPLE

## CONCLUSION

## LIMITATIONS

### Specific limitations

[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?

[REDACTED]

## CONCLUSION

### Conclusion

[REDACTED]  
[REDACTED]

### Report completed by

[REDACTED]  
[REDACTED]  
[REDACTED]

### QUALIFICATIONS: - Registered Building Practitioner

[REDACTED]  
[REDACTED]  
[REDACTED]