

03 Independent Quality Assurance: Pre-plaster Inspection

03 Independent Quality Assurance: Pre-plaster Inspection / SAMPLE CHECKLIST

Complete

Inspection type	03 Independent Quality Assurance: Preplaster Inspection
Job Name	SAMPLE CHECKLIST
Client	Sample
Site Address	72 Ryrie St, Geelong VIC 3220, Australia (-38.14820460000001, 144.35645399999999)
Inspection Date	22nd Jun, 2020
Property description	Double storey Slab on ground Timber frame Structural steel Sheet roof Brick Veneer Lightweight cladding
Inspection completed by	Assessor
Weather	8:20am: 7°, Mostly cloudy, Wind: WNW at 13 km/h, Wind Gusts: 18 km/h

1.0: GENERAL

1.0: GENERAL

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, 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: GENERAL

1.1.2: Water tightness: windows installed/roof/capping's/sisalation/penetrations complete/sealed to ensure no water ingress?

CHECKED

1.1.3: External taps as per plan

CHECKED

1.1.4: Perimeter surface drainage

CHECKED

1.2: WINDOWS/DOORS

1.2.1: Window manufacturer

Other

1.2.2: Window/door jamb install as per Australian Window Association guidelines?

CHECKED

1.2.3: Window/door jamb head clearance?

CHECKED

1.3: CAVITY SLIDERS

Applicable?

YES

SAMPLE

2.0: SERVICES

2.0: SERVICES APPEAR ROUGHED IN

2.1: Electrical item locations appear as per plan	CHECKED
2.2: Gas	CHECKED
2.3: Water	CHECKED
2.4: Recycled water	CHECKED
2.5: Sanitary/sewer	CHECKED
2.6: Stormwater (Internal drain/DP's)	CHECKED
2.7: Phone	CHECKED
2.8: Exhaust fans ducted?	CHECKED
2.9: Rangehood ducting installed	CHECKED
2.10: Gas ducted heating?	YES
2.10.1: Ductwork and vent locations as per plan	CHECKED
2.10.2: Ductwork adequately suspended	CHECKED
2.10.3: Ductwork sagging	CHECKED
2.12: Split system - ducted	YES
2.12.1: Ductwork and vent locations as per plan	CHECKED
2.12.2: Ductwork adequately suspended	CHECKED
2.12.3: Ductwork sagging	CHECKED

3.0: FRAMING

3.1: WALLS

3.1.1: Corner studs/wall junctions shot together	CHECKED
3.1.2: Corner/door/window/opening studs straight?	CHECKED
3.1.3: Walls straight	CHECKED
3.1.4: Noggings (typical) installed and continuous	CHECKED

3.2: CEILING

3.2.1: Cornice lines straight (up and down)	CHECKED
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4.0: INSULATION

4.1: WALL

4.1.1: Insulation installed?

CHECKED

4.2: CEILING

4.2.1: Insulation installed?

CHECKED

4.3: SISALATION

4.3.1: Sisalation install

CHECKED

4.3.2: Sisalation penetrations

CHECKED

5.0 SPECIFIC ROOMS

5.1: WET AREAS

5.1.1: KITCHEN

5.1.1.1: Elevations appear as per plan

CHECKED

5.1.1.1.1: WIP

Applicable?

YES

5.1.1.1.2: Elevations appear as per plan

CHECKED

5.1.2: LAUNDRY

5.1.2.1: Elevations appear as per plan

CHECKED

5.1.3: BATHROOM

5.1.3.1: Elevations appear as per plan

CHECKED

5.1.3.2: Towel rail noggins

CHECKED

5.1.3.3: Toilet roll noggins

CHECKED

+5.1.3.4: Shower screen trimmers

CHECKED

5.1.4: WC

5.1.4.1: Elevations appear as per plan

CHECKED

5.1.4.2: Toilet roll noggins

CHECKED

5.1.5: ENSUITE

Applicable?

YES

5.1.5.1: Elevations appear as per plan

CHECKED

5.1.5.2: Towel rail noggins

CHECKED

5.1.5.3: Toilet roll noggins

CHECKED

5.1.7: POWDER ROOM 1

Applicable?

YES

5.2: GARAGE

5.2.1: Tilt/roller door noggins appear installed	CHECKED
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5.3: SECOND STOREY

Applicable?	YES
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5.3.1: Balustrade noggings/fixing	CHECKED
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SAMPLE

CONCLUSION

LIMITATIONS

Specific limitations

Sisalation
Ductwork
Roofing
Insulation only partially installed
Ceiling battens not 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.

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

Pre-Pour
Frame

CONCLUSION

Conclusion

Overall excellent trades person skills shown throughout the Pre-plaster stage

Report completed by

AS

Assessor

22nd Jun, 2020 11:58 AM AEST

QUALIFICATIONS:

- Registered Building Practitioner DB-U

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

Manse Group "Consultancy Service Agreement" applies.