



# ManseGroup

## 03 Independent Quality Assurance: Pre-plaster Inspection

03 Independent Quality Assurance:  
Pre plaster Inspection / SAMPLE  
CHECKLIST

Complete

<b>Flagged items</b>	0	
<b>Inspection type</b>	03 Independent Quality Assurance: Pre plaster Inspection	
<b>Job Name</b>	SAMPLE CHECKLIST	
<b>Client</b>	Sample	
<b>Site Address</b>	72 Ryrie St, Geelong VIC 3220, Australia ( 38.1486281, 144.3565969)	
<b>Inspection Date</b>	05.03.2024	
<b>Property description</b>		
Double storey	Slab on ground	Timber frame
Structural steel	Sheet roof	Brick Veneer
		Lightweight cladding
<b>Inspection completed by</b>	Assessor	
<b>Weather</b>	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 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, ABCB Housing Provisions Standard, 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: GENERAL

### 1.1.3: Water tightness

ESSENTIALS PACKAGE

COMPLETE PACKAGE

### 1.1.4: Perimeter surface drainage

ESSENTIALS PACKAGE

COMPLETE PACKAGE

## 1.2: WINDOWS/DOORS

### 1.2.1: Window manufacturer

NCC 2022

### +1.2.2: Window/door jamb installation

COMPLETE PACKAGE

**1.2.3: Window/door jamb head clearance?**

ESSENTIALS PACKAGE

COMPLETE PACKAGE

**+1.2.4: Timber and composite wall cladding used? Window flashings visible?**

COMPLETE PACKAGE

**1.3: CAVITY SLIDERS**

**Applicable?**

YES

**1.3.1: Cavity sliding doors installed**

ESSENTIALS PACKAGE

COMPLETE PACKAGE

**+1.3.2: Head level/fixed vertical style plumb?**

COMPLETE PACKAGE

**+1.3.3: Timber in head to pick up architrave?**

COMPLETE PACKAGE

**+1.3.4: Fixed and packed at cavity end?**

COMPLETE PACKAGE

**+1.3.5: Fixed/secure at the base plate?**

COMPLETE PACKAGE

**+1.3.6: Fixed and packed at cavity ribs/stud junctions?**

COMPLETE PACKAGE



## 2.0: SERVICES

### 2.0: SERVICES APPEAR ROUGHED IN

#### 2.1: Electrical appears roughed in

ESSENTIALS PACKAGE

COMPLETE PACKAGE

##### +2.1.1: Electrical item locations appear as per plan

COMPLETE PACKAGE

#### 2.2: Gas appears roughed in

ESSENTIALS PACKAGE

COMPLETE PACKAGE

##### +2.2.1: Gas pipework appears adequately clipped

COMPLETE PACKAGE

#### 2.3: Water points appear as per plan

ESSENTIALS PACKAGE

COMPLETE PACKAGE

##### +2.4: Sanitary/sewer locations/centre of rooms/no chased floors

COMPLETE PACKAGE

##### +2.5: Sanitary/sewer in sub-floor appears roughed in (if applicable)

COMPLETE PACKAGE

#### 2.6: Stormwater appears roughed in (if applicable i.e. Internal drains/DP's)

ESSENTIALS PACKAGE

COMPLETE PACKAGE

#### 2.7: Phone conduit/nbn appears installed

ESSENTIALS PACKAGE

COMPLETE PACKAGE

#### 2.8: Exhaust fans ducted directly to outdoor air

ESSENTIALS PACKAGE

COMPLETE PACKAGE

#### 2.9: Rangehood ducted directly to outdoor air

ESSENTIALS PACKAGE

COMPLETE PACKAGE

##### +2.10: Gas ducted heating?

YES

##### +2.10.1: Ductwork and vent locations as per plan

COMPLETE PACKAGE

##### +2.10.2: Ductwork adequately suspended

COMPLETE PACKAGE

##### +2.10.3: Ductwork sagging

COMPLETE PACKAGE

<b>+2.10.4: Return air adequately sealed</b>	COMPLETE PACKAGE
<b>+2.10.5: Plant platform adequate</b>	COMPLETE PACKAGE
<b>+2.11: Evaporative AC?</b>	YES
<b>+2.11.1: Ductwork and vent locations as per plan</b>	COMPLETE PACKAGE
<b>+2.11.2: Ductwork adequately suspended</b>	COMPLETE PACKAGE
<b>+2.11.3: Ductwork sagging</b>	COMPLETE PACKAGE
<b>+2.12: Split system - ducted</b>	YES
<b>+2.12.1: Ductwork and vent locations as per plan</b>	COMPLETE PACKAGE
<b>+2.12.2: Ductwork adequately suspended</b>	COMPLETE PACKAGE
<b>+2.12.3: Ductwork sagging</b>	COMPLETE PACKAGE
<b>+2.12.4: Platform adequate</b>	COMPLETE PACKAGE
<b>+2.12.5: Return adequately sealed</b>	COMPLETE PACKAGE
<b>+2.13: Split system - wall hung</b>	YES
<b>+2.13.1: Provision externally for a condensate drain?</b>	COMPLETE PACKAGE

<b>3.0: FRAMING</b>		
3.1: WALLS		
<b>3.1.1: Walls straight</b>	ESSENTIALS PACKAGE	COMPLETE PACKAGE
<b>3.1.2: Corner/door/window/opening studs straight?</b>	ESSENTIALS PACKAGE	COMPLETE PACKAGE
<b>+3.1.3: Corner studs/wall junctions shot together</b>		COMPLETE PACKAGE
<b>+3.1.4: Noggings (typical) installed and continuous</b>		COMPLETE PACKAGE
3.2: CEILING		
<b>+3.2.1: Cornice lines straight (up and down)</b>		COMPLETE PACKAGE
<b>+3.2.2: Changes in structural direction?</b>		COMPLETE PACKAGE
3.3: MISCELLANEOUS		
<b>+3.3.1: Notches in top plate</b>		COMPLETE PACKAGE
<b>+3.3.2: Size of holes in top plate</b>		COMPLETE PACKAGE
<b>+3.3.3: Size of holes in studs</b>		COMPLETE PACKAGE
<b>+3.3.5: Joist penetrations by services exceed manufacturers diameter or are to close to each other?</b>		COMPLETE PACKAGE

<b>4.0: INSULATION</b>			
4.1: WALL			
<b>4.1.1: Insulation installed?</b>	YES		
<b>+4.1.2: Adequately installed</b>	COMPLETE PACKAGE		
<b>+4.1.3: Secure</b>	COMPLETE PACKAGE		
4.2: CEILING			
<b>4.2.1: Insulation installed?</b>	YES		
<b>+4.2.2: Adequately installed</b>	COMPLETE PACKAGE		
<b>+4.2.3: Secure</b>	COMPLETE PACKAGE		
4.3: SISALATION			
<b>4.3.1: Sisalation penetrations</b>	<table border="1"> <tr> <td>ESSENTIALS PACKAGE</td> <td>COMPLETE PACKAGE</td> </tr> </table>	ESSENTIALS PACKAGE	COMPLETE PACKAGE
ESSENTIALS PACKAGE	COMPLETE PACKAGE		

SAMPLE CHECKLIST

<b>+5.0 SPECIFIC ROOMS</b>	
+5.1: WET AREAS	
+5.1.1: KITCHEN	
<b>+5.1.1.1: Elevations appear as per plan</b>	COMPLETE PACKAGE
+5.1.1.1.1: WIP	
<b>Applicable?</b>	YES
<b>+5.1.1.1.2: Elevations appear as per plan</b>	COMPLETE PACKAGE
+5.1.2: LAUNDRY	
<b>+5.1.2.1: Elevations appear as per plan</b>	COMPLETE PACKAGE
+5.1.3: BATHROOM	
<b>+5.1.3.1: Elevations appear as per plan</b>	COMPLETE PACKAGE
<b>+5.1.3.2: Towel rail noggins</b>	COMPLETE PACKAGE
<b>+5.1.3.3: Toilet roll noggins</b>	COMPLETE PACKAGE
<b>+5.1.3.4: Noggins around perimeter bath hob</b>	COMPLETE PACKAGE
+5.1.4: WC	
<b>+5.1.4.1: Elevations appear as per plan</b>	COMPLETE PACKAGE
<b>+5.1.4.2: Toilet roll noggins</b>	COMPLETE PACKAGE
+5.1.5: ENSUITE	
<b>Applicable?</b>	YES
<b>+5.1.5.1: Elevations appear as per plan</b>	COMPLETE PACKAGE
<b>+5.1.5.2: Towel rail noggins</b>	COMPLETE PACKAGE
<b>+5.1.5.3: Toilet roll noggins</b>	COMPLETE PACKAGE
<b>+5.1.5.4: Noggins around perimeter bath hob</b>	COMPLETE PACKAGE
+5.1.5.9: WIR	



<b>Applicable?</b>	YES
<b>+5.1.5.9.1: Elevations appear as per plan</b>	COMPLETE PACKAGE
+5.1.7: POWDER ROOM 1	
<b>Applicable?</b>	YES
<b>+5.1.7.1: Elevations appear as per plan</b>	COMPLETE PACKAGE
<b>+5.1.7.2: Toilet roll noggins</b>	COMPLETE PACKAGE
<b>+5.1.7.3: Towel ring noggins</b>	COMPLETE PACKAGE
+5.2: GARAGE	
<b>+5.2.1: Tilt/roller door noggins appear installed</b>	COMPLETE PACKAGE

SAMPLE CHECKLIST

**CONCLUSION**

LIMITATIONS

**Specific limitations**

Sisalation	Ductwork	Roofing
	Insulation	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.

**CONCLUSION**

**Conclusion**

Excellent tradesperson skills shown throughout the Pre-plaster inspection

**Report completed by**



Assessor  
05.03.2024 11:37 AEDT

QUALIFICATIONS:  
Registered Building Practitioner

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

Manse Group "Consultancy Service Agreement" applies.