

05 Independent Quality Assurance: Final Inspection

05 Independent Quality Assurance: Final Inspection / SAMPLE CHECKLIST

Complete

Flagged items	0
Inspection type	05 Independent Quality Assurance: Final Inspection
Job Name	SAMPLE CHECKLIST
Client	SAMPLE
Site Address	72-76 Ryrie St, Geelong VIC 3220, Australia (38.148697, 144.3565696)
Inspection Date	15.07.2024
Property description	
Single storey	Slab on ground
Sheet roof	Brick Veneer
	Timber frame
	Lightweight cladding
Inspection completed by	Assessor
Weather	3:37pm: 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, 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: Elevations appear as per plan?

C

1.1.4: Perimeter surface drainage

C

1.1.5: Site drainage installed as per approved plans

C

1.1.6: Downpipe locations as per approved plan

C

1.1.8: Clearance from DPC to finished ground level

C

+1.1.9: Generally clean/clear

C

2.0: EXTERNAL	
2.1: BRICKWORK	
Applicable?	YES
+2.1.1: Generally clean	C
+2.1.3: Significant/numerous mortar voids/holes	C
2.1.4: Movement/control joint locations	C
2.1.5: Movement/control joint clearance beside window/door frames	C
2.2: RENDER	
Applicable?	YES
2.2.1: Appears weatherproof	C
+2.2.2: Finish	C
+2.2.3: Damp Proof Course visible?	C
2.3: WALL CLADDING	
Applicable?	YES
2.3.1: Appears weatherproof	C
+2.3.2: Finish	C
2.4: WINDOWS	
+2.4.1: Windows clean	C
2.4.2: Windows sealed	C
2.6: SHEET ROOF	
Applicable?	YES
2.6.1: Appears weatherproof	C
2.6.2: Appearance	C
2.6.3: Gutters clean	C

2.6.4: Gutter brackets	C
+2.6.7: Valley turndown	C
+2.6.8: Gutters holding water	C

SAMPLE

3.0: SERVICES

+3.1: GENERAL SERVICES

+3.1.1: Water meters installed/straight

C

+3.1.2: Overflow Relief Gulley visible

C

+3.1.3: Storm water pipe coverage

C

+3.1.4: Condensate directed to drain?

C

4.0: CEILING SPACE

Includes assessing the ceiling area from the supplied plant platform/access point only.

4.1: SERVICES

4.1.1: Gas ducted heating?

YES

4.1.1.1: Appears connected/completed/commissioned?

C

+4.1.1.2: Ductwork sagging

C

+4.1.1.3: Ductwork adequately suspended

C

4.1.1.4: Plant platform adequate

C

4.1.1.5: Plant platform lighting protected

C

+4.1.1.6: Return air clean?

C

4.1.2: Evaporative AC?

YES

4.1.2.1: Appears connected/completed/commissioned?

C

+4.1.2.2: Ductwork sagging

C

+4.1.2.3: Ductwork adequately suspended

C

4.1.3: Split system - ducted

YES

4.1.3.1: Appears connected/completed/commissioned?

C

+4.1.3.2: Ductwork sagging

C

+4.1.3.3: Ductwork adequately suspended

C

+4.1.3.4: Return air clean?

C

4.1.4: Split system - wall hung

YES

4.1.4.1: Appears connected/completed/commissioned?

C

+4.1.5: Kitchen exhaust fan ventilation appears venting externally

C

+4.1.6: Exhaust fan ventilation appears venting externally

C

4.2: INSULATION:

4.2.1: Insulation installation

C

++4.2.2: Insulation supported at bulkhead

C

SAMPLE

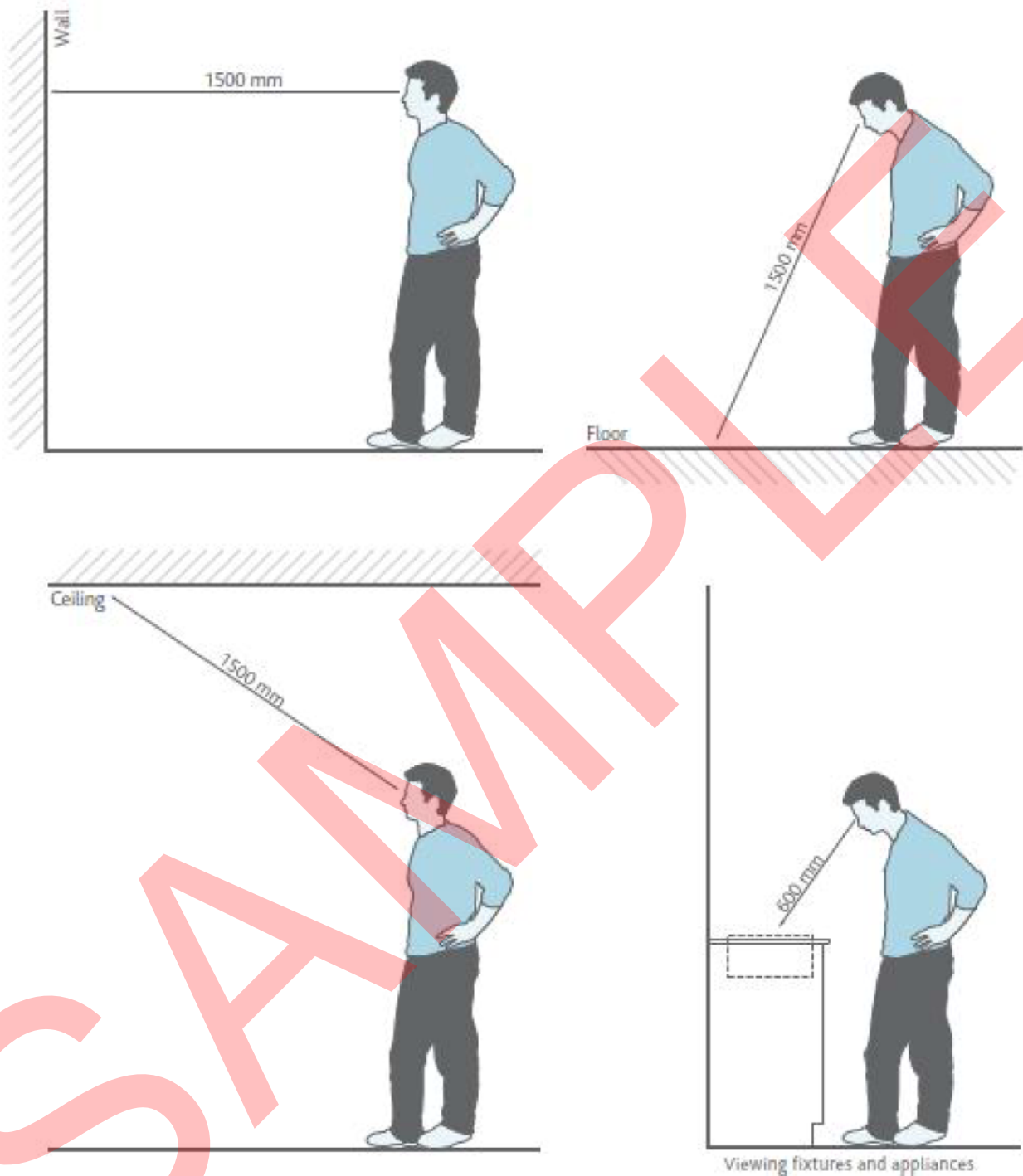
5.0: PAINT

Although specific paint defects do not form part of this inspection some items of significance may be commented on and identified by using blue 14 day masking tape. For the clients use/reference the VBA's Guide to Standards and Tolerances section 12.02 states:

"Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position. Paintwork is defective if the application results in excessive over-painting of fittings, trims, skirtings, architraves, glazing and other finished edges."

SAMPLE

DIAGRAM F NORMAL VIEWING POSITIONS



+5.1: Architraves sealed to wall

C

6.0: COMMON AREAS	
6.1: ENTRY	
6.1.1: Front door (Binding, clearance, twist, door furniture works)	C
6.1.2: Front door weather seals	C
6.1.3: Front door painted edges	C
6.1.4: Plastering; cornice bow	C
6.1.6: Floor covering; installation/no stains/damage	C
6.2: HALLWAY 1	
6.2.1: Door operational	C
+6.2.2: Door (Binding, clearance, twist, door furniture works)	C
6.2.3: Window operational	C
6.2.4: Plastering; cornice bow	C
6.2.6: Floor coverings; are complete no stains/damage	C
6.4: DINING ROOM	
Applicable?	YES
6.4.1: Door operational	C
+6.4.2: Door (Binding, clearance, twist, door furniture works)	C
6.4.3: Window operational	C
6.4.4: Plastering; cornice bow	C
6.4.6: Floor coverings; are complete no stains/damage	C
6.5: LIVING ROOM	
Applicable?	YES
6.5.1: Door operational	C
+6.5.2: Door (Binding, clearance, twist, door furniture works)	C

6.5.3: Window operational	C
6.5.4: Plastering; cornice bow	C
6.5.6: Floor coverings; are complete no stains/damage	C
6.13: GARAGE	
6.13.1: External door (Binding, clearance, twist, door furniture works)	C
6.13.2: External door painted edges	C
6.13.3: Internal door operational	C
+6.13.4: Internal door (Binding, clearance, twist, door furniture works)	C
6.13.5: Internal access door sealed	C
6.13.6: Window operational	C
6.13.7: Plastering; cornice bow	C
+6.13.9: Floor clean	C
+6.13.10: Auto door/s working	C

7.0: BEDROOMS	
7.1: MAIN BEDROOM	
7.1.1: Door operational	C
+7.1.2: Door (Binding, clearance, twist, door furniture works)	C
7.1.3: Window operational	C
7.1.4: Plastering; cornice bow	C
7.1.6: Floor coverings; are complete no stains/damage	C
7.1.1: WIR	
Applicable?	YES
7.1.1.2: Door operational	C
7.1.1.4: Window operational	C
7.1.1.5: Plastering; cornice bow	C
++7.1.1.6: Plastering; finish	C
7.1.1.7: Floor coverings; are complete no stains/damage	C
7.1.2: ENSUITE	
7.1.2.2: Door operational	C
+7.1.2.3: Door (Binding, clearance, twist, door furniture works)	C
7.1.2.4: Window operational	C
7.1.2.5: Plastering; cornice bow	C
7.1.2.7: Tapware operational	C
7.1.2.8: Cabinetry and basin/s free from damage	C
+7.1.2.9: Cabinetry tolerable gaps drawers/doors	C
+7.1.2.10: Cutouts for wastes sealed	C
7.1.2.11: S trap leaking	C

+7.1.2.12: Toilet; flushes/no leak/no damage	C
7.1.2.13: Shower enclosure tiling; workmanship, damaged tiles, grout inconsistent etc	C
7.1.2.14: Shower enclosure leak?	C
7.1.2.15: Bath; damage, perimeter lip sealed etc	C
+7.1.2.16: Bath tap operational	C
7.1.2.17: Wall/floor finishes; (damaged tiles, grout inconsistent)	C
7.1.2.18: Towel rail adequate fixings	C
7.2: BEDROOM 2	
7.2.1: Door operational	C
+7.2.2: Door (Binding, clearance, twist, door furniture works)	C
7.2.3: Window operational	C
7.2.4: Plastering; cornice bow	C
7.2.6: Floor coverings; are complete no stains/damage	C
7.3: BEDROOM 3	
Applicable?	YES
7.3.1: Door operational	C
+7.3.2: Door (Binding, clearance, twist, door furniture works)	C
7.3.3: Window operational	C
7.3.4: Plastering; cornice bow	C
7.3.6: Floor coverings; are complete no stains/damage	C

8.0: WET AREAS	
8.1: KITCHEN	
+8.1.2: Appliances installed	C
+8.1.3: Bench top/cabinetry free from damage	C
8.1.4: Tapware operational	C
8.1.5: S trap not leaking	C
+8.1.6: Cutouts for wastes sealed	C
+8.1.7: Tolerable gaps cupboards/doors/drawers	C
8.1.8: Plastering; cornice bow	C
++8.1.9: Plastering; finish	C
8.1.10: Floor finishes; workmanship/no damage	C
+8.1.11: Tiling; workmanship, damaged tiles, grout inconsistent etc	C
8.3: LAUNDRY	
8.3.2: External Door (Binding, clearance, twist, door furniture works)	C
8.3.3: External door weather seals	C
8.3.4: External door painted edges	C
8.3.5: Internal door operational	C
+8.3.6: Internal door (Binding, clearance, twist, door furniture works)	C
8.3.7: Windows operational	C
8.3.8: Plastering; cornice bow	C
+8.3.10: Benchtop/cabinetry/trough free from damage	C
8.3.11: Tapware operational	C
8.3.12: S trap not leaking	C

+8.3.13: Cutouts for wastes sealed	C
+8.3.14: Tolerable gaps cupboards/doors/drawers	C
8.3.15: Floor finishes; workmanship/no stains/no damage	C
8.5: BATHROOM	
8.5.2: Door operational	C
+8.5.3: Door (Binding, clearance, twist, door furniture works)	C
8.5.4: Window operational	C
8.5.5: Plastering; cornice bow	C
8.5.7: Tapware operational	C
8.5.8: Cabinetry and basin/s free from damage	C
+8.5.9: Cabinetry tolerable gaps drawers/doors	C
+8.5.10: Cutouts for wastes sealed	C
8.5.11: S trap leaking	C
+8.5.12: Toilet; flushes/no leak/no damage	C
8.5.13: Shower enclosure tiling; workmanship, damaged tiles, grout inconsistent etc	C
8.5.14: Shower enclosure leak?	C
8.5.15: Bath; damage, perimeter lip sealed etc	C
+8.5.16: Bath tap operational	C
+8.5.17: Wall/floor finishes; (damaged tiles, grout inconsistent)	C
8.5.18: Toilet/towel rail adequate fixings	C
8.6: WC	
Applicable?	YES
8.6.1: Door operational	C

+8.6.2: Door (Binding, clearance, twist, door furniture works)	C
8.6.3: Window operational	C
8.6.4: Plastering; cornice bow	C
++8.6.5: Plastering; finish	C
8.6.6: Tapware operational	C
8.6.7: Basin/joinery no damage	C
+8.6.8: S trap not leaking	C
8.6.9: Toilet; flushes/no leak/no damage	C
8.6.10: Toilet/towel rail adequate fixings	C
+8.6.11: Floor; Tiling; workmanship, damaged tiles, grout inconsistent etc	C

CONCLUSION

LIMITATIONS:

Specific limitations restricting our visual inspection?

Floor coverings	Wall linings	Footings below ground not visible
Entry denied/not possible	Brick cavity not accessible	Low pitch roof
Gas not connected	Heating not connected	Cooling not connected
Roof space only partially accessible	AC ducting blocking visual inspection	Insulation
Appliances not installed	Electrical/data/tv components not assessed	Plumbing works not assessed during this inspection

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 and supervision evident throughout the inspection.

Report completed by



Assessor
15.07.2024 18:58 AEST

QUALIFICATIONS:

Registered Building Practitioner

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

Manse Group "Consultancy Service Agreement" applies.

VCAT Compliance - This report has not been requested to be prepared in accordance with the VCAT Practice Note – PNVCAT2 Expert Evidence requirements. If required please contact 03 5200 9210 or info@mansegroup.com.au for further information on this service.