

SLAB STAGE INSPECTION



ABN : 11 906 551 772

QBCC : 15049482

Mobile: 0412 389 025

info@A1buildinginspection.com.au | Website: A1buildinginspection.com.au

Slab Stage Inspection

Client Details	
Client	YU-HSIEN SU (nickname:Kat) 0432778495 yuhsiensu@hotmail.com
Address	3 king fern way, Forest Glen QLD4556
Builder	Edge design Homes
Type of Building	Residential
Building Inspector	James Smith
A1 Reference	SS-A1-3156



Photograph shows the front elevation of the Lot

INSPECTION DETAILS

Date of the Inspection: 18/08/2021 **Time of Inspection:** 4 pm

If it is more than 60 days from the inspection date, a new inspection and report is needed.

Persons in Attendance: Inspector, Client

Weather Conditions at the time of Inspection: Dry

Recent Weather Conditions: Dry

Scope of inspection

A1 Building & Pest Consultancy has been engaged to conduct a Slab Inspection on the above property.

What's the Slab inspection and its importance:

The main purpose of the Slab inspection AKA Foundation inspection is to assure the main load bearing part of your house been installed/poured as per design plans.

Hence, Slab inspection been carried out visually and cross-referenced to the latest Australian Standards and Other relevant regulations. (AS 2870 and current QBCC Standards and tolerance Guide 2019)

Builders Defects List - 'Slab Stage'

<i>Items</i>	<i>Description / Defects</i>	<i>Date Rectified</i>
<i>Slab on Ground</i>	Not Poured yet	
<i>Slab Dimensions</i>	Random measurements/ Pass	
<i>Concrete Coverage over Reinforcing Bars</i>	Yet to be completed, will investigate in next stage	
<i>Width of Rebate</i>	NA	

Slab Set Outs	Correct	
Concrete surface final Finish	Evaluation in next stage	
Vapor Proof course	Installed as per specification	
Back Balding	To be completed, once slab poured	
Termite Management	<p>Termite protection collars been fitted to service pipe penetration points.</p> <p>Perimeter Termite barrier / Physical barrier yet to be fitted to the Slab edges.</p> <p>Termite management sticker hasn't been affixed inside Meter-box as per QBCC requirement.</p>	
Site Condition	Tidy / Clean Builder's debris free	
Site Drainage	Reasonable	
Site Access	Reasonable	
Defects List	<p>2. Honey combing noted to the slab edges in several locations. Needs to be rectified, using Non-Shrinkable grout / Mortar to avoid Concrete cancer in future.</p>	
Additional Comments	<ul style="list-style-type: none"> Site Signage and Builder's detail been installed as per QBCC regulations. 	

Subfloor	NA	
Strip Footings	NA	
Pad Footings	NA	

Note: Full visual inspection been carried out as per current Australian Standards, latest NCC, BCA & QBCC 2019.

SUMMARY

Has the property reached 'Slab Stage': Not Yet.

Next Stage: Slab or Frame Inspection


Photo	Description
	<p>Showing front elevation of the lot / land</p>

Photo	Description
	<p>Builder's front signage and QBCC license number</p>
	<p>Showing random measurements and comparison to approved plans</p>


Photo	Description
	<p>Showing rio bar / mesh and waffle pads installation</p>


Photo	Description
	<p data-bbox="981 577 1374 745">Spacers been fitted in proper set up to provide sufficient concrete coverage</p>



Photo	Description
	<p>Deep footing in rear elevation, approximately 2500mm depth</p>
	<p>Shallow footings on the sides, approximately 500mm depth</p>



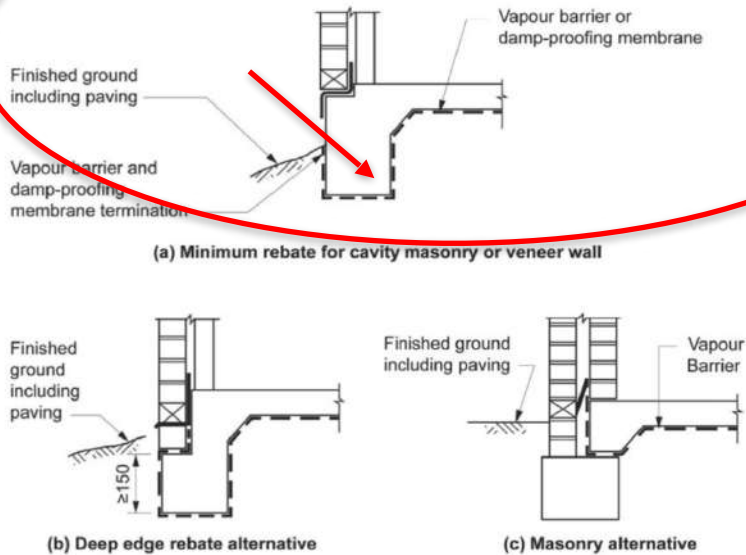
Photo	Description
	<p>Termite management system, collar around pipe penetration points</p>

Photo	Description
	<p data-bbox="981 510 1380 593">Earth wiring to the RHS elevation ,</p> <p data-bbox="1005 638 1356 761">Also vapour barrier installed underneath foundation</p>

Footings and Slabs

Figure 3.2.2.3 Acceptable vapour barrier and damp-proofing membrane location



Note to Figure 3.2.2.3: All dimensions in millimetres.

Rising damp

2/4 <

Class 1 building.

P2.2.3 Rising damp

Moisture from the ground must be prevented from causing—

- unhealthy or dangerous conditions, or loss of amenity for occupants; and
- undue dampness or deterioration of building elements.

Limitation:

P2.2.3 does not apply to a Class 10 building where in the particular case there is no necessity for compliance.

How is concrete honeycombing repaired?

Assuming that the area of honeycombing is isolated to the exterior face of your foundation a relatively minor repair can be undertaken. The repair itself consists of a few basic steps, but should nonetheless be undertaken by someone that is competent and knowledgeable about the procedure. The common approach includes:

- Isolate the affected area by removing layers of honeycombing until suitable concrete is exposed
- Thoroughly clean the area to be repaired and remove all dirt and loose aggregate
- Wet the cleaned area prior to applying non-shrink grout
- Texture and colour should then be matched for aesthetic finish

Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: Typical

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: Typical

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: Average

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or re-construction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

The Inspection and Report was carried out by: James Smith

Licence: **QBCC 15049482**

Address: 1 Pioneer Street Toowong QLD 4066

Insurance Accreditation Number:BP20200444

Signature:

James Smith

James Smith

Building Inspector & Consultant

Date: 19/08/2021