Stage Inspection Report - Pre Slab Steel

Provided By

Inspect365

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Inspection Address

Lot Sample, Sample, VICTORIA, 3030

Report Information

Client Information

Client Name	Client Sample

Inspection Information

Report/Agreement #	2103221650989
Inspection Date:	21 Mar 2022
Inspection Time:	04:50 pm

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Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
PLAN CONFIRMATION	Findings	Preparation	Broken sections of waffle pods were identified to various sections of the trenches. We recommend that all trenches are to be cleaned out prior to concrete pour.
PLAN CONFIRMATION	Findings	Preparation	At the time of inspections, the vapour barrier does not comply in that various penetrations have not had the black builders plastic adequately taped. The BCA 3.2.2.6 states "A vapour barrier must be installed under slab-on-ground construction for all Class 1 buildings and for Class 10 buildings where the slab is continuous with the slab of a Class 1 building as follows— (a) Materials A vapour barrier must be— (i) 0.2 mm nominal thickness polyethylene film; and (ii) medium impact resistant,determined in accordance with criteria specified in clause 5.3.3.3 of AS 2870; and (iii) be branded continuously "AS 2870 Concrete underlay, 0.2 mm Medium impact resistance". (b) Installation A vapour barrier must be installed as follows— (i) lap not less than 200 mm at all joints; and (ii) tape or seal with a close fitting sleeve around all service penetrations; and the vapour barrier membrane in this area will need to be properly extended, lapped and sealed (iii) fully seal where punctured (unless for service penetrations) with additional polyethylene film and tape. (c) The vapour barrier must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and extends under edge beams to finish at ground level in accordance with Figure 3.2.2.3.
PLAN CONFIRMATION	Findings	Preparation	Section(s) of form work timber is missing Some areas of boxing still need to be completed, prior to any concrete pour, to avoid any blow-out and widening.
PLAN CONFIRMATION	Findings	Preparation	Sections of the trenches have rubble and spoil. Clean out prior to pour.

PLAN CONFIRMATION	Findings	Reinforcement	The steel reinforcement does not conform in that sections of the Steel mesh do not overlap in accordance with the Australian Standards in areas We recommend that the mesh be installed correctly prior to concrete pour or an engineers justification provided by the builders engineer. AS 2870, Section 3.2.3.2 (c) Steel Reinforcement require that the 2 outermost wires overlap in accordance with Figure 3.2.3.1 as below.
PLAN CONFIRMATION	Findings	Reinforcement	The steel mesh installation does not conform in that..... AS2870 3.2.3.2 (d) Steel reinforcement states that Footings and slabs-on-ground must have concrete cover between the outermost edge of the reinforcement (including ligatures, tie wire etc.) and the surface of the concrete of not less than the following: (i) 40 mm to unprotected ground. (ii) 30 mm to a membrane in contact with the ground. (iii) 20 mm to an internal surface. (iv) 40 mm to external exposure.
PLAN CONFIRMATION	Findings	Reinforcement	Support of the steel mesh does not conform in that sections of the bar chair spacing exceed the maximum spacing required. AS2870 3.2.3.2 (v) Steel Reinforcement states that bar chairs must be spaced at not more than 800 mm centres for steel fabric.
PLAN CONFIRMATION	Findings	Reinforcement	The mesh to the garage/porch area has been installed too low and requires securing in position prior to pour.
PLAN CONFIRMATION	Findings	Safe Movement & Access	At the time of inspection, excessive spoils and/or rubbish was identified to the site. We recommend that the area is maintained to allow safe access and movement onsite.
PLAN CONFIRMATION	Findings	General	While sections of the PreSlab does not conform, these are minor and require that the builder ensures that these items are completed prior to concrete pour and provide photographic evidence to you for your files.

STAGE BUILDING INSPECTION REPORT

BUILDING INSPECTION REPORT

Have Architectural or Structural Engineering Plans been provided for this inspection?

Architectural Drawings only. Structural Drawings Not Supplied.
Where drawings have not been provided, the inspector cannot check specifications against the plan and can take no responsibility for any inconsistencies between the actual works inspected on site and the actual plans.

Weather at time of inspection:

Dry

PLAN CONFIRMATION

Findings

Layout

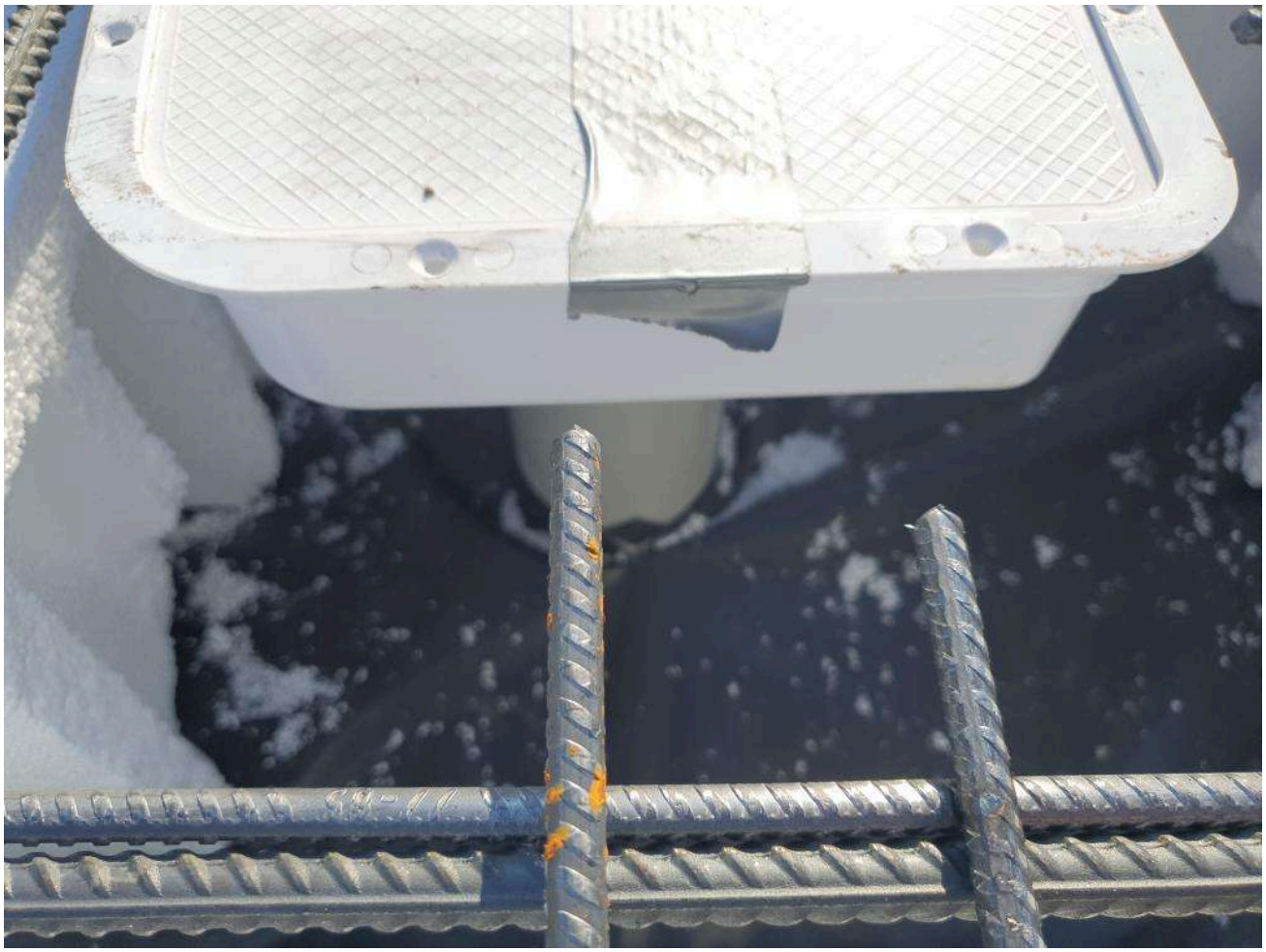
The layout generally conforms with the supplied plans.

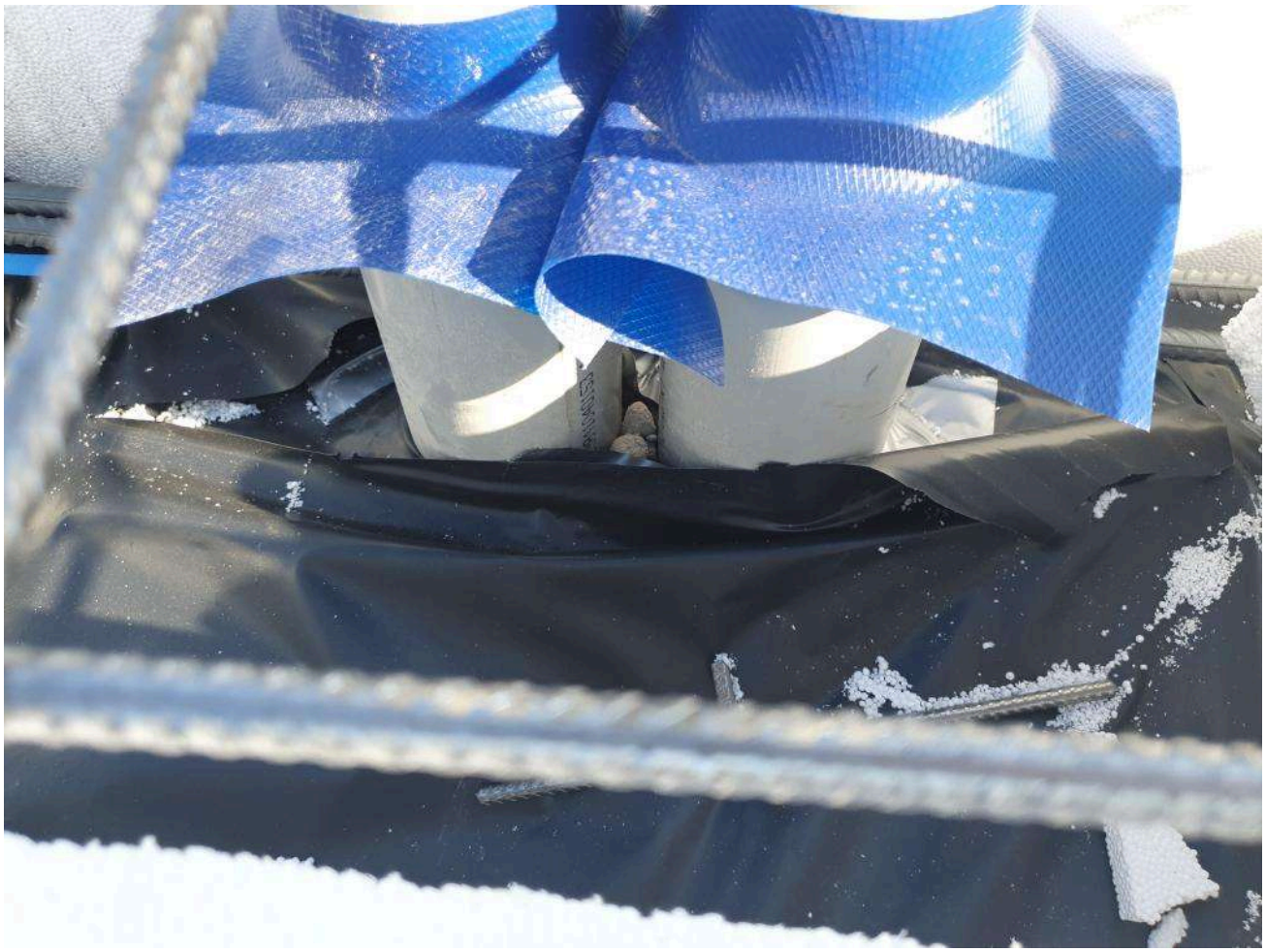
Preparation

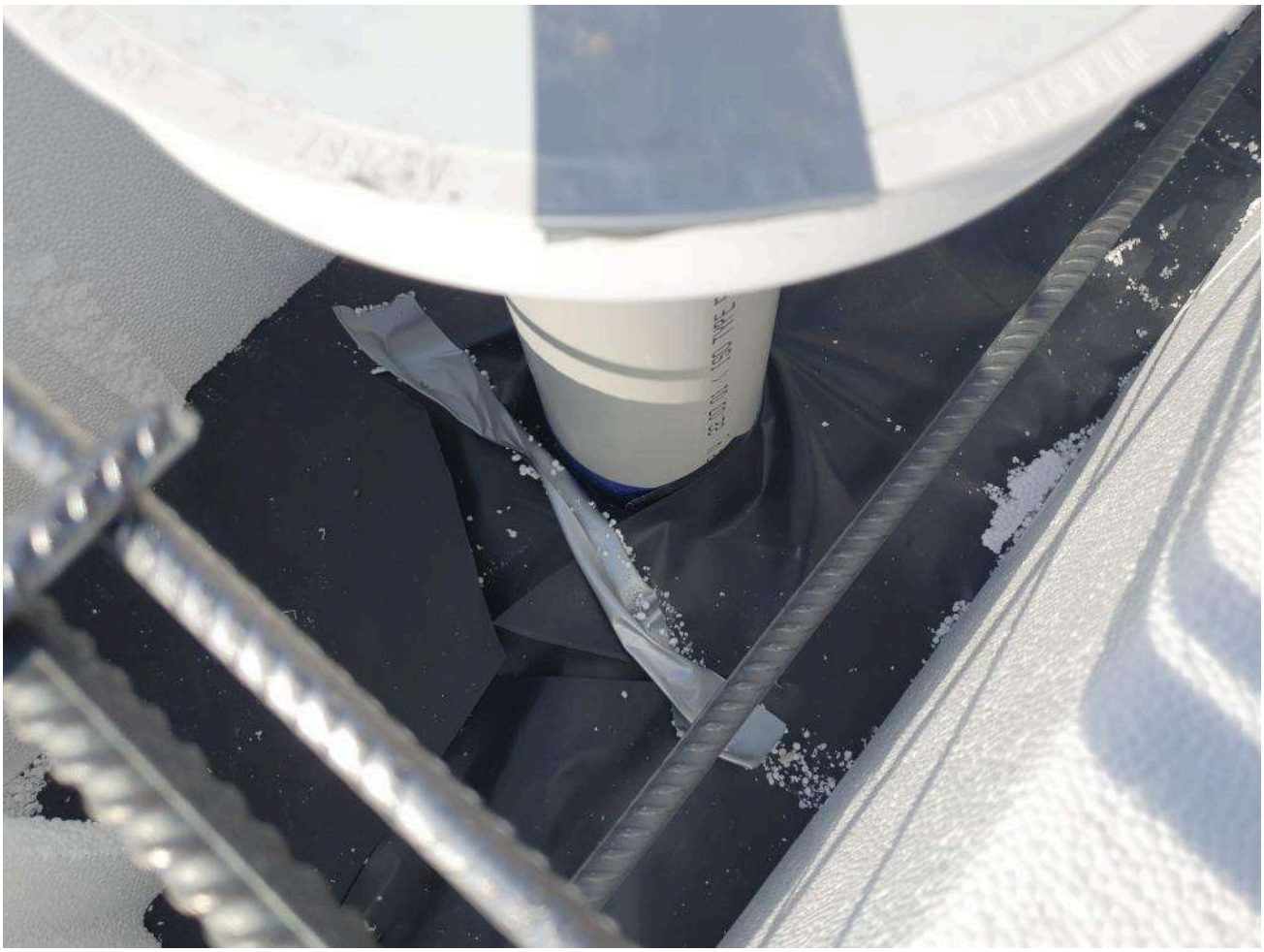
Broken sections of waffle pods were identified to various sections of the trenches.

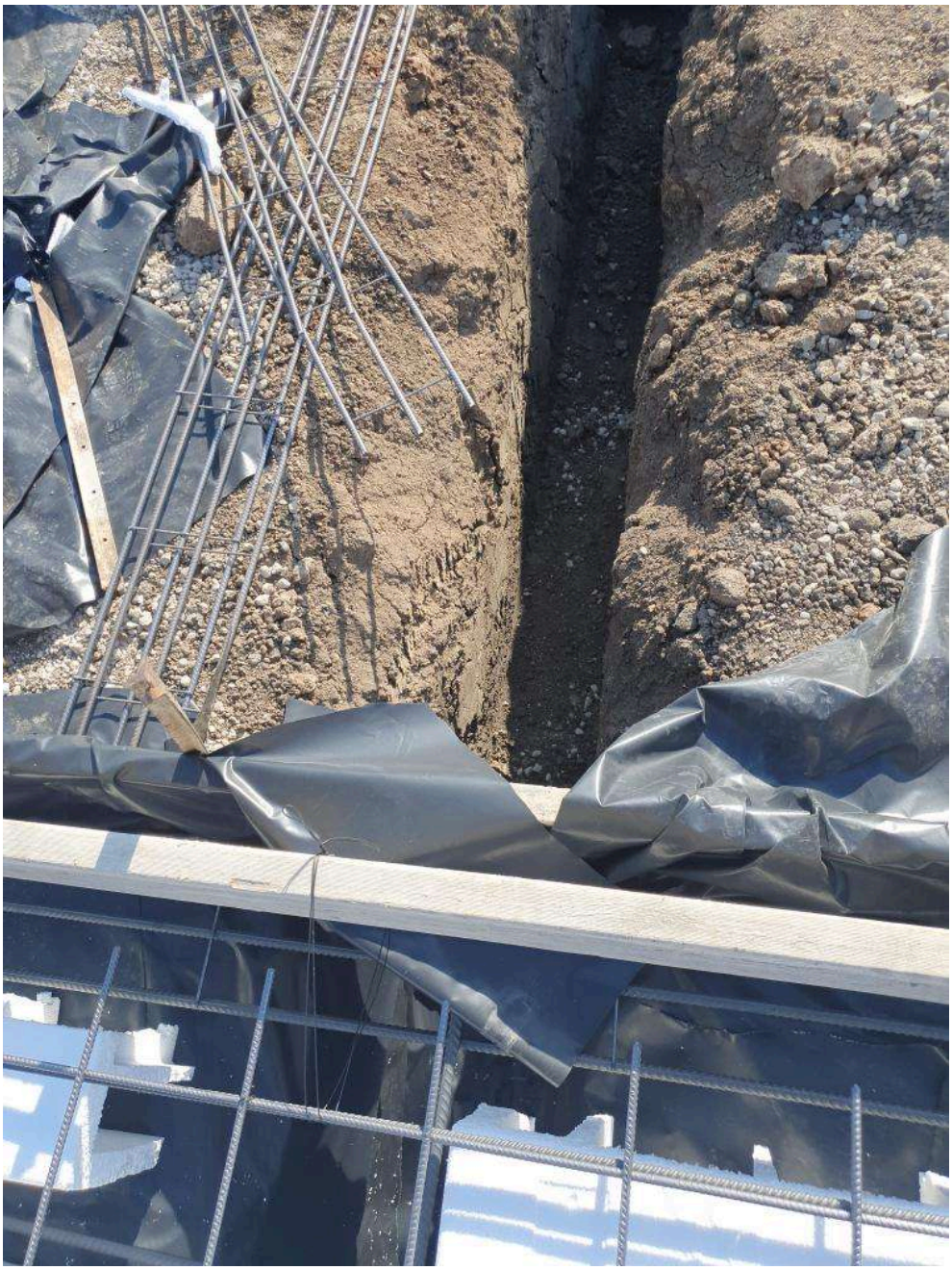
We recommend that all trenches are to be cleaned out prior to concrete pour.
At the time of inspections, the vapour barrier does not comply in that various penetrations have not had the black builders plastic adequately taped.

The **BCA 3.2.2.6** states "A vapour barrier must be installed under slab-on-ground construction for all Class 1 buildings and for Class 10 buildings
where the slab is continuous with the slab of a Class 1 building as follows—
(a) Materials A vapour barrier must be—
(i) 0.2 mm nominal thickness polyethylene film; and
(ii) medium impact resistant,determined in
accordance with criteria specified in clause
5.3.3.3 of AS 2870; and
(iii) be branded continuously "AS 2870 Concrete underlay, 0.2 mm Medium impact resistance".
(b) Installation A vapour barrier must be
installed as follows—
(i) lap not less than 200 mm at all joints; and
(ii) tape or seal with a close fitting sleeve
around all service penetrations; and the vapour barrier membrane in this area will need to be properly extended, lapped and sealed
(iii) fully seal where punctured (unless for
service penetrations) with additional
polyethylene film and tape.
(c) The vapour barrier must be placed beneath the slab so that the bottom surface of the slab is
entirely underlaid and extends under edge
beams to finish at ground level in accordance with Figure 3.2.2.3.
Section(s) of form work timber is missing
Some areas of boxing still need to be
completed, prior to any concrete pour, to avoid any blow-out and widening.
Sections of the trenches have rubble and spoil. Clean out prior to pour.









Reinforcement

The steel reinforcement does not conform in that sections of the Steel mesh do not overlap in accordance with the Australian Standards in areas

We recommend that the mesh be installed correctly prior to concrete pour or an engineers justification provided by the builders engineer.

AS 2870, Section 3.2.3.2 (c) Steel Reinforcement require that the 2 outermost wires overlap in accordance with Figure 3.2.3.1 as below.
The steel mesh installation does not conform in that.....

AS2870 3.2.3.2 (d) Steel reinforcement states that *Footings and slabs-on-ground must have concrete cover between the outermost edge of the reinforcement (including ligatures, tie wire etc.) and the surface of the concrete of not less than the following:*

(i) 40 mm to unprotected ground.

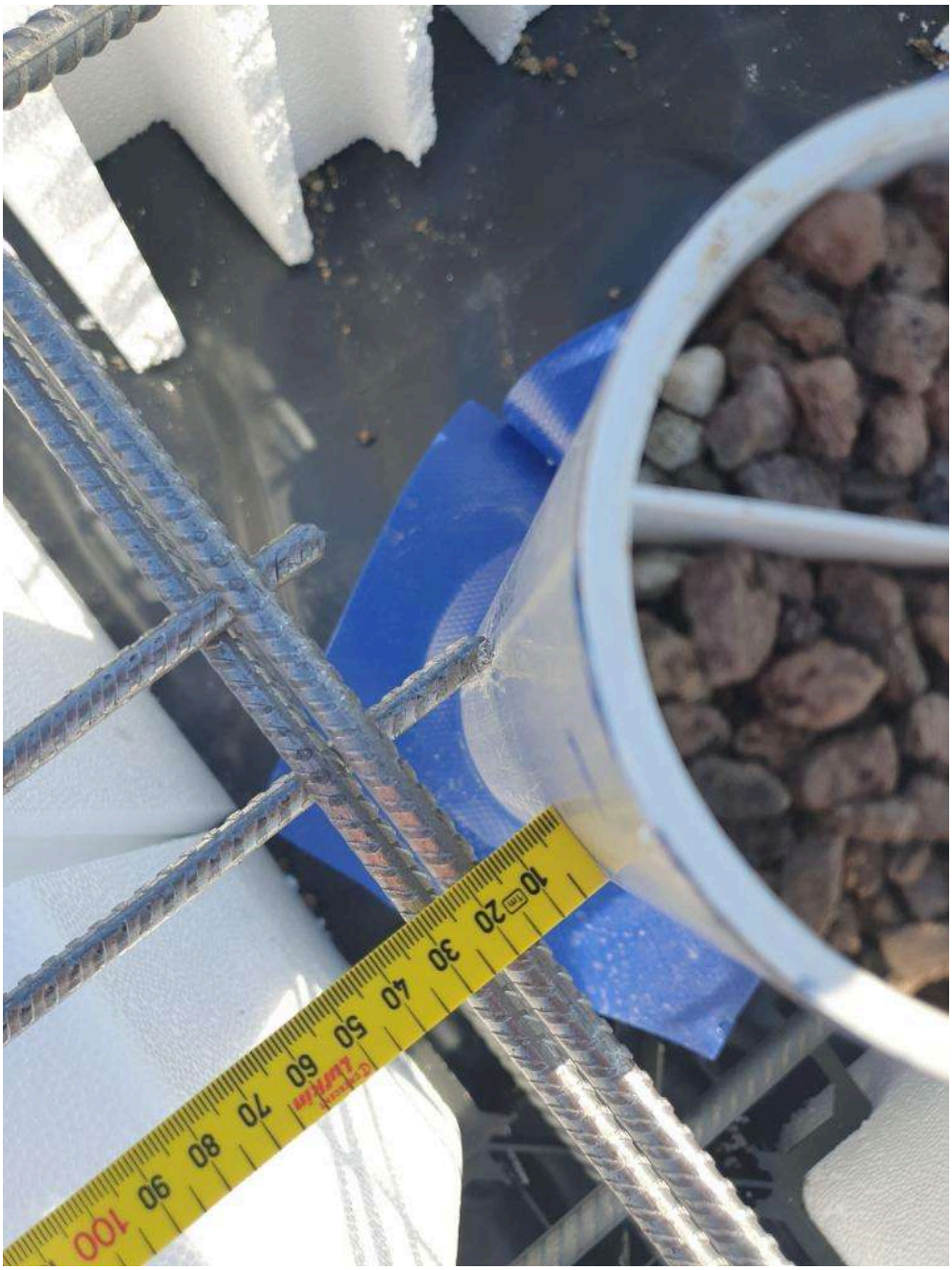
(ii) 30 mm to a membrane in contact with the ground.

(iii) 20 mm to an internal surface.

(iv) 40 mm to external exposure.

Support of the steel mesh does not conform in that sections of the bar chair spacing exceed the maximum spacing required.

AS2870 3.2.3.2 (v) Steel Reinforcement states that bar chairs must be spaced at not more than 800 mm centres for steel fabric.
The mesh to the garage/porch area has been installed too low and requires securing in position prior to pour.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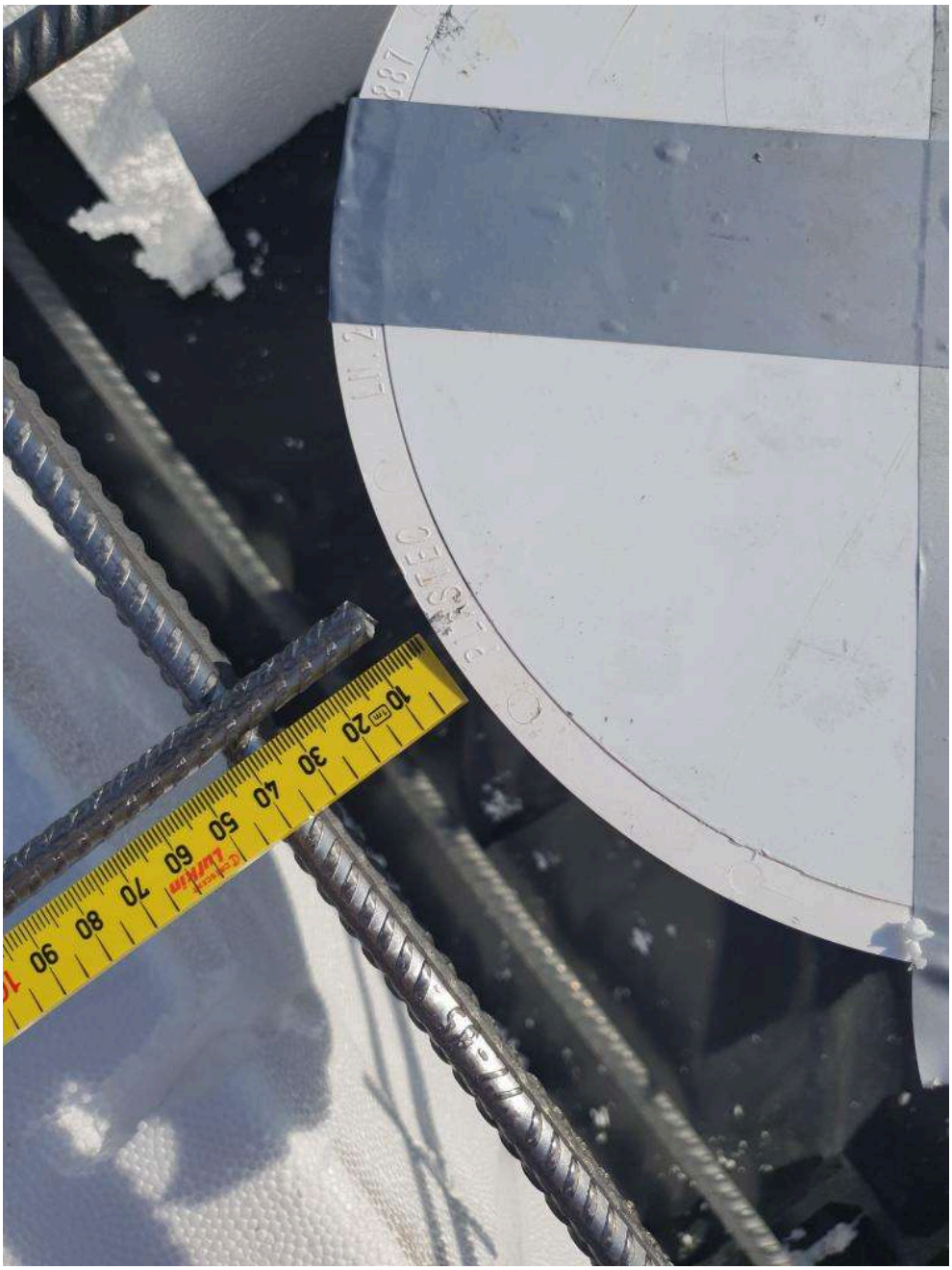
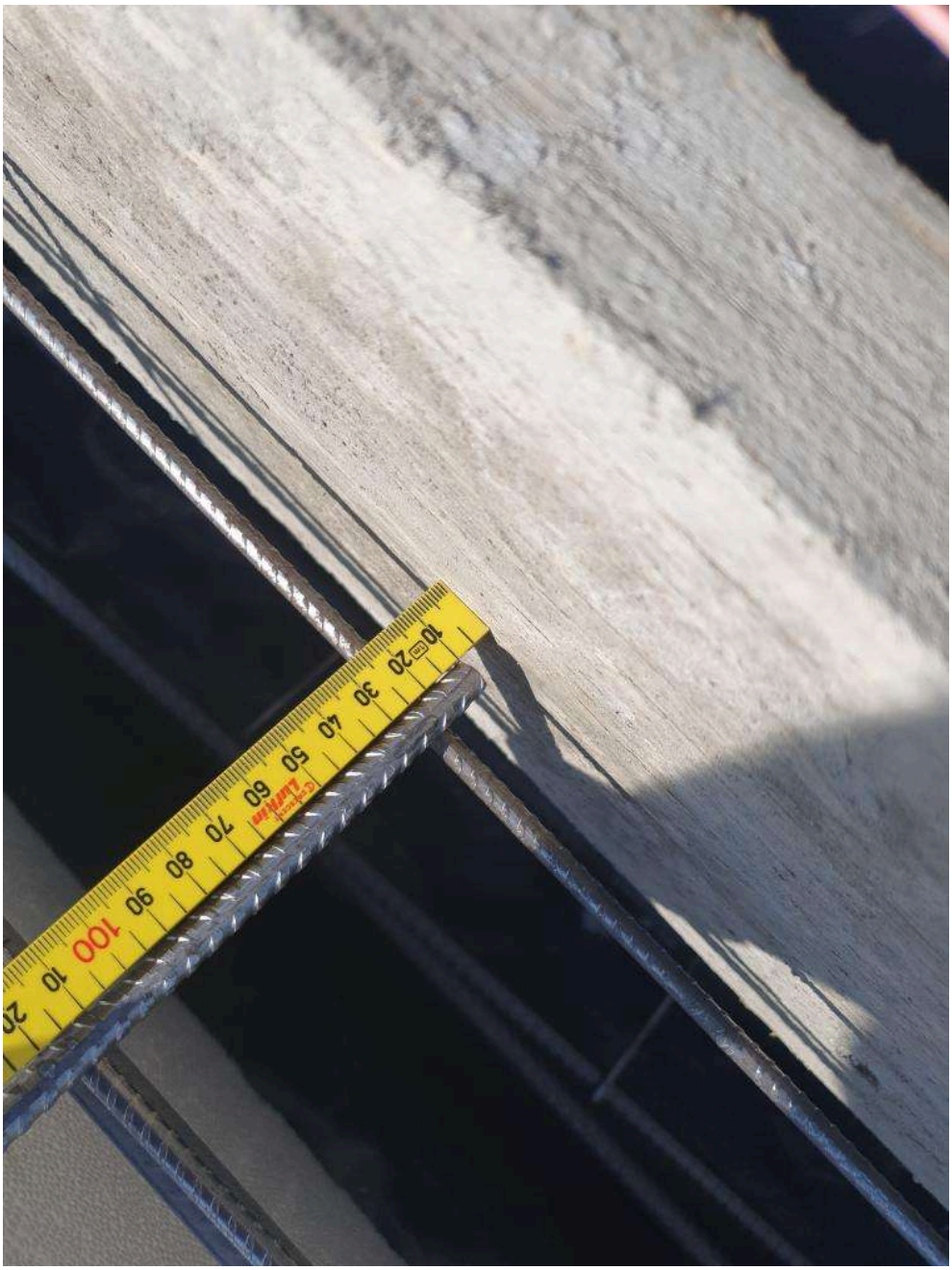
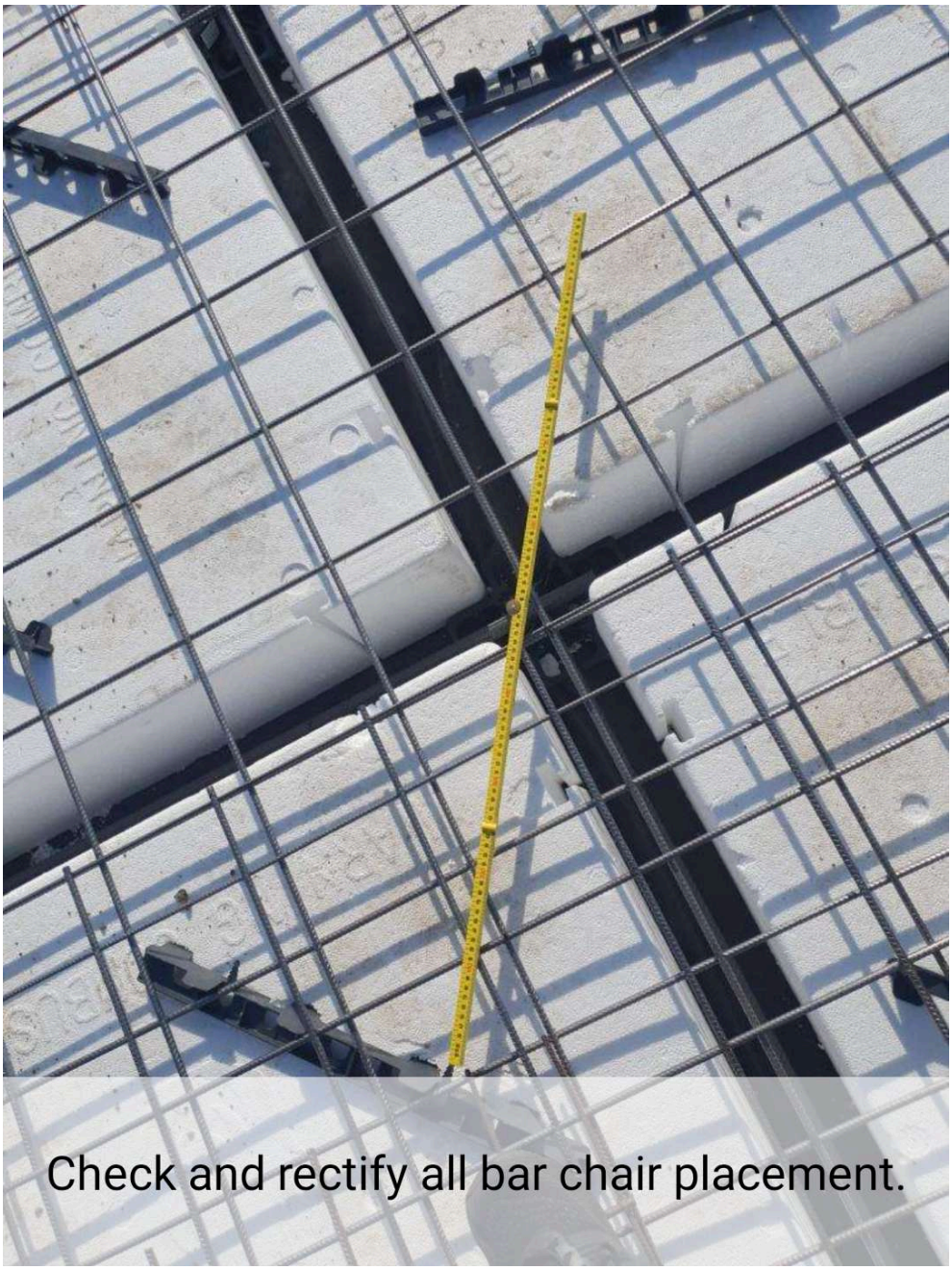






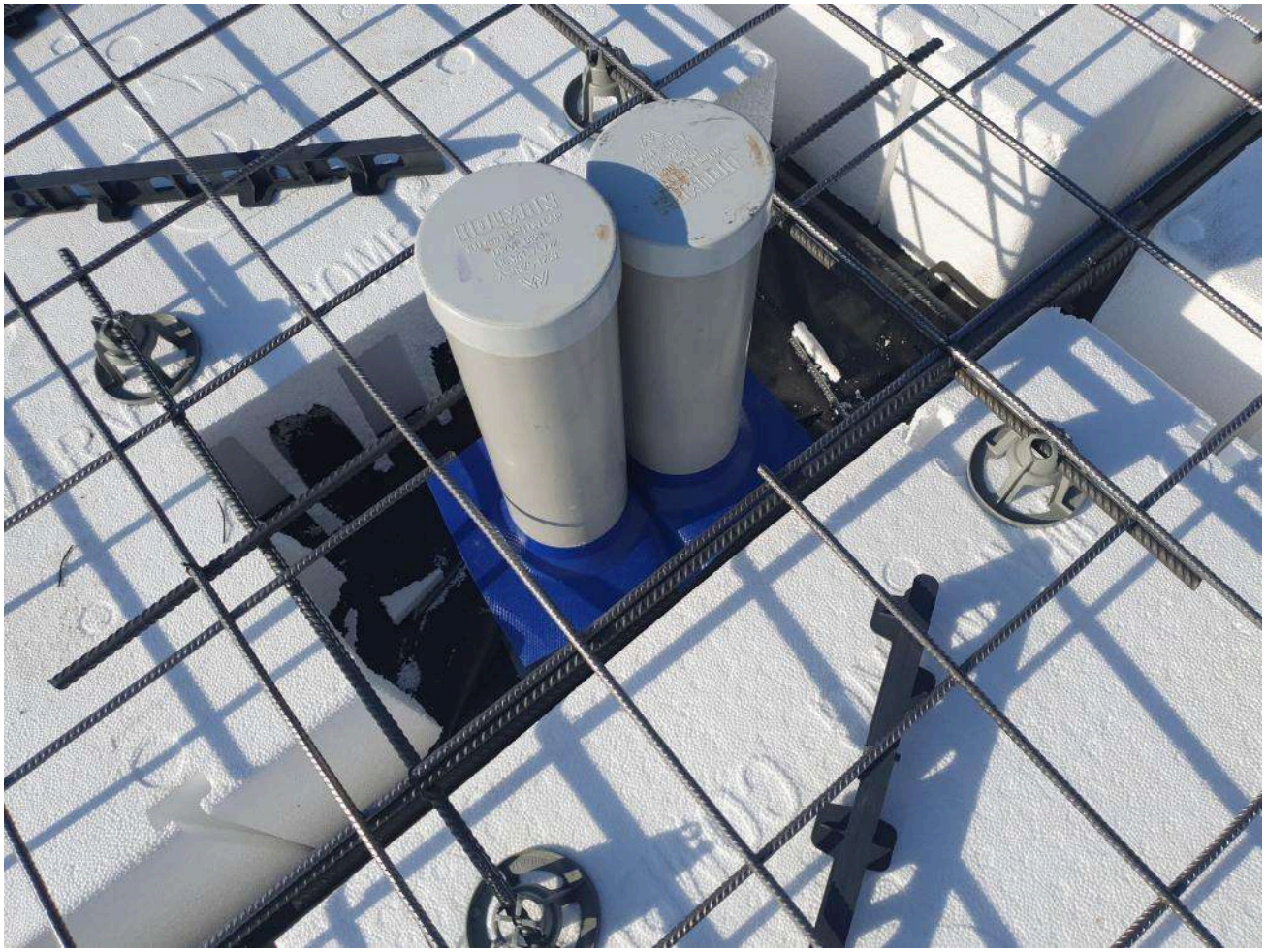
Check and rectify all bar chair placement.

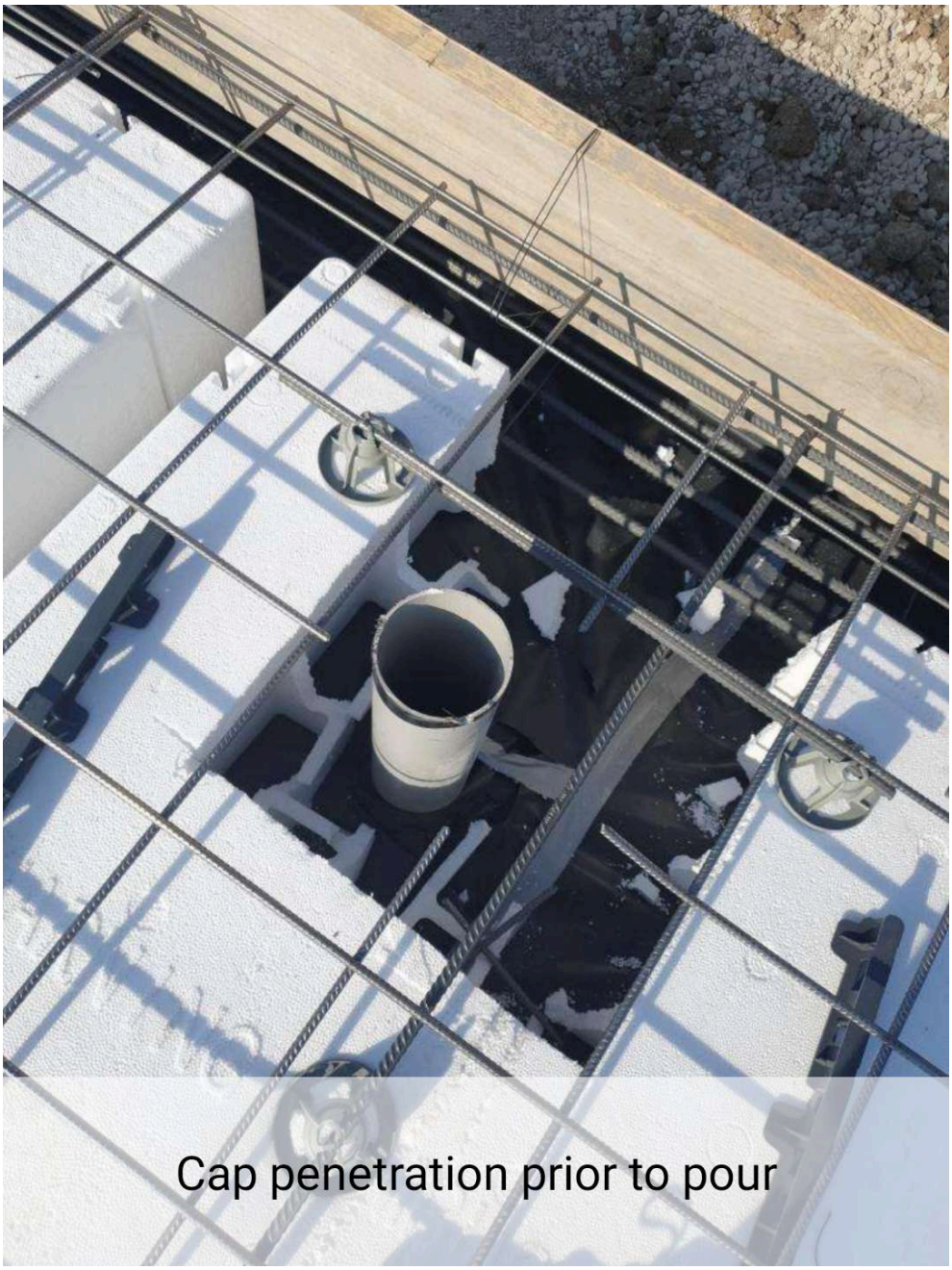
Secure Mesh prior to pour

Service Pipes

Lagging to the pipes penetrations has not been installed.

We recommend that the builder ensures that all lagging is installed as per **AS2970-2011 Residential Slab and Footings** prior to concrete pour.





Cap penetration prior to pour

Site Excavation

The site preparation has been carried out which will promote water pooling to the external perimeter of the concrete slab.

We recommend that on completion of the pour, that external grading away from the slab occurs to the surrounding soil.

Safe Movement & Access

At the time of inspection, excessive spoils and/or rubbish was identified to the site.

We recommend that the area is maintained to allow safe access and movement onsite.

Termite Treatment

Conforms with plans

General

While sections of the PreSlab does not conform, these are minor and require that the builder ensures that these items are completed prior to concrete pour and provide photographic evidence to you for your files.

CONFIRMATION

Inspector's Statement Of Confirmation

Statement Of Confirmation

I confirm that the accessible and visually inspected works as described in this report, and inspected by me are consistent with the plans/drawings provided except where otherwise noted in this report.

The Inspection and Report was carried out by: John Sample
State License Number: DB-U XXXXX
Insurance Accreditation Number: Policy 2021-CXXXX-XX
Contact the Inspector on: 04XX XXX XXX
For and on Behalf of: Inspect365