

This is a visual only Building Inspection & Report carried out in accordance with AS4349.0

## **(Pre-pour Inspection) REPORT** (hereinafter called the "Report")



**ALL INSPECT**  
All Building & Termite Inspections

**Report Number** Sample

**Inspection Date:** 30/04/2021

**Property Address:** Sample



### **SERVICES**

**New Construction**

Slab  
Frame  
Lock-Up  
Handover  
Warranty

ALLINSPECT  
PO BOX 1104  
Park Ridge QLD  
Licence 15012225  
1300254677  
ABN 66160880642

**Pre-Purchase**

Pre-Sale  
Inspections  
Building Reports  
Termite Reports  
General Reports

## The parties

Report number:	Sample
Name of Client:	Sample
Building company	Sample    Phone 000000000 Supervisor Sample
Address:	Sample
Client's email:	Sample
Client's telephone number:	0000000000
Company name:	ALLINSPECT Licence 15012225
Company address and postcode:	PO BOX 1104 Park Ridge 4125
Company email:	info@allinspect.com.au
Company telephone number:	32970345    1300 25 46 77

## Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

The purpose of the inspection is to give advice regarding the condition of the property and site with a view to provide the Licence Tradesman with a list of items to be rectified to achieve compliance of a new construction that are within the Australian Standards and the National Construction Code and QBCC Standards and Tolerances.

**In summary the works is need of rework, rectification to bring it up to a minimum standard for new construction. Defective works have been found.**

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

### General description of the property

Residential building type: Detached house.

Prevailing weather conditions at the time of inspection: Wet.

### Primary method of construction

Main building – floor construction: Slab-on-ground.

### Accessibility

#### Areas inspected

The inspection covered the Readily Accessible Areas of the property Only the pre-pour was inspected.

#### Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided. We do not measure everywhere this is a visual only inspection and we do not look at all plans and information.

#### Inaccessible areas

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. We do not go on to new roofs as they are slip hazard and require edge protection. Only the pre-pour was inspected.



## Condition Report

The following items and matters were reported on in accordance with the Scope of Inspection.

1. Pod debris and steel offcuts can potentially compromise the minimum concrete cover to reinforcement. The minimum distance from the outer edge of reinforcement bars to an internal surface is 20mm. **NCC 2019, 3.2.3.2 (d)**: This must be rectified before the pour.

### 3.2.3.2 Steel reinforcement

- (d) 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.





2. The pipe penetrations through the vapour barrier have not been fully taped, can see the ground and require further works.

There are also some cuts and tears throughout the vapour barrier that have not been taped correctly. This must be rectified before the pour.

We refer the builder to the NCC Volume 2.

### 3.2.2.6 Vapour barriers

#### (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
- (iii) fully seal where punctured (unless for service penetrations) with additional polyethylene film and tape.

These areas will need to be taped up and photographed before the pour is started.





3. There are a number of loose reinforcement bars that may have the opportunity to move during the pour, all needs to be tied together to ensure the reinforcement steel has the require concrete cover as per AS 2870 and the engineering. This must be rectified before the pour.

**NCC 2019, 3.2.3.2 (f)(i):** - All reinforcement must be firmly fixed in place to prevent it moving during the pour

Areas of reinforcement have not been tied and therefore do not comply with the NCC.

### 3.2.3.2 Steel reinforcement

- (f) Reinforcement must be placed as follows:
- (i) All reinforcement must be firmly fixed in place to prevent it moving during concreting operations.
  - (ii) Reinforcement must be supported off the ground or the forms by bar chairs made from wire, concrete or plastic.
  - (iii) When using wire chairs the minimum concrete cover (see [3.2.3.2\(d\)](#)) to the uncoated portion of the chair must be obtained.
  - (iv) Wire chairs on soft ground or plastic membrane must be placed on flat bases.
  - (v) Bar chairs must be spaced at not more than 800 mm centres for steel fabric.





4. There are a number of reinforcement bars that breach the minimum distances from the reinforcement bars, concrete cover insufficient. This must be rectified before the pour.

Areas of reinforcement steel to this dwelling do not comply with this minimum requirement.

#### **NCC 2019, 3.2.3.2 (d):**

##### **3.2.3.2 Steel reinforcement**

- (d) 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.

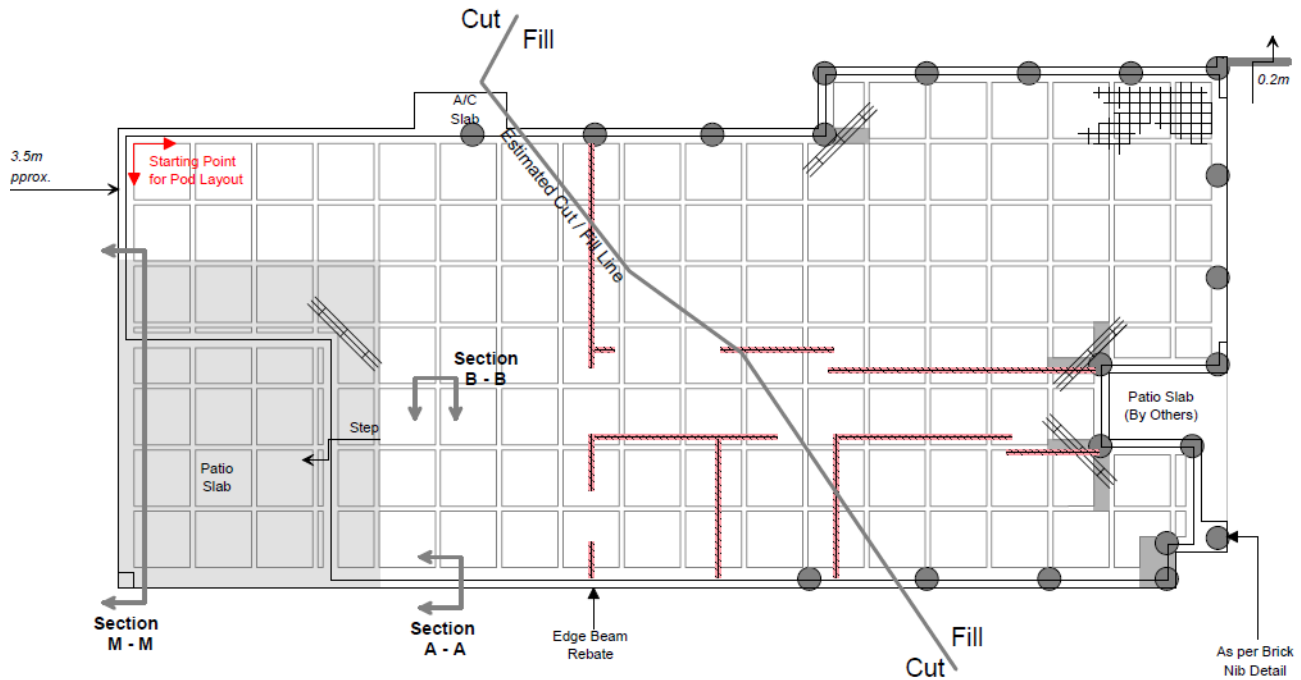








5. It appears that the cut and fill to the site is not consistent with the contour plan, the bored piers have been placed into the cut area of the site not the fill portion of the site as per soil test and bore log sheet. This will need to be re-checked before the pour.





## Conclusion

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the pre-pour needs rework, rectification. Our clients have requested that we place in writing a formal request that all items in this report are rectified. We refer the builder to the builder's own contract with our client which calls for the builder to act on ALL KNOWN DEFECTS. All items in this report are therefore brought to the builder's attention and are therefore known to the builder. We would suggest that the builder rework the dwelling so that it complies with the minimums set out in the BCA, the Australian Standard and all other relevant requirements. If the builder feels that we are in error, we request that they justify with a counter reference that would support that position and show cause why they do not have to rectify the defects found.

## Important note

Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

## Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant for ALLINSPECT in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory checked by: *David Tacon*

Name: David Tacon Date of Issue: 30 April, 2021



## Terms on which this report was prepared

**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Condition Report'.

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the build of the Building & Site at the time of inspection. To detail a list of defects that may or may not be to standard to send to the Builder/tradesman for rectification.

### **THE CLIENT ACKNOWLEDGES**

The inspector is not liable for the defects found or not found all defects come under the Builders/license tradesman warranty for New Construction. Photos taken but not of all the defects found. This report is not a warranty against defects happening in the future and ALLINSPECT is not warranting the Builder or license tradesman work.

All defect items in this report have been assessed without prejudice considering the interest of fairness for all parties. As a licensed Building Inspection company, we are considered experts in our field and as such we will remain independent and fair in our assessment and we only report on defects that may or may not comply with the minimums set out in the BCA, the Australian Standard, and all other relevant requirements, a responsibility we take very seriously. **We will take on all feedback and welcome if anyone feels that we are in error, we request that they justify with a counter reference that would support that position and show cause why.**

**Disclaimer:** The information contained in this document is provided in good faith, without prejudice against ALLINSPECT and their inspectors as it is a visual inspection of defects only and it is given on the basis that no person or persons using the information in whole, or part shall have any claim against ALLINSPECT Building Consultants as your contract is with the Builder or license tradesman not with ALLINSPECT.

### **LIMITATIONS**

The Report cannot deal with:

1. Possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions.
2. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/ductwork, builder's debris, vegetation, pavements or earth.
3. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognizes that a property report is not a warranty or an insurance policy against problems developing with the building in the future. The client's warranty is with the Builder not with ALLINSPECT.



## EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

1. Solving or providing costs for any rectification or repair work;
  2. Detection of wood-destroying insects such as termites and wood borers;
  3. The operation of fireplaces and chimneys;
  4. Operation of any services including building, engineering (electronic), fire and smoke detection or mechanical;
  5. The operation of any lighting or energy efficiency;
  6. Operation of any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
  7. Operation of any appliances such as dishwashers, incinerators, ovens, stoves, and ducted vacuum systems;
  8. A review of occupational, health or safety issues such as asbestos content, the provision of safety glass, or the use of lead-based paints;
  9. A review of environmental or health or biological risks such as toxic mould;
  10. Whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood-prone.
  11. In the case of strata and company title properties, the inspection of common property areas or strata/company records is not included.
  12. ALLINSPECT inspectors/staff do not go over all the plans, contracts, documentation, specification, nor do we measure every room, bathroom, and like. It is a general visual inspection of general defects that may or may not meet the Australian Standards, BCA, and requirements.
  13. ALLINSPECT inspectors/staff are not doing any forms, certification, signing off on the Builders/tradesman work.
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The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood-prone;
- whether the council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.