WALLACE
RISK SOLUTIONS

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

(Defect Inspection) REPORT (hereinafter called the "Report")

ALL INSPECT
All Building & Termite Inspections

Report Number

Inspection Date: 18/02/2021

Property Address: Sample drive

SERVICES

New Construction	ALLINSPECT	Pre-Purchase
Slab	PO BOX 1104	Pre-Sale
Frame	Park Ridge QLD	Inspections
Lock-Up	Licence 15012225	Building Reports
Handover	1300254677	Termite Reports
Warranty	ABN 66160880642	General Reports

The parties

Report number:	Sample
Name of Client:	Sample
Building company	Sample Phone 10000000 Supervisor
Address:	Sample
Client's email:	sample
Client's telephone number:	0000000000000
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 slab 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:	Dry.

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 slab 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 slab was inspected.

Condition Report

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

1. The polyethylene vapour barrier from beneath the concrete floor slab has not been turned up along the external side faces of the edge beams. It must be turned up prior to the slab edge being back filled. If not completed this will allow moisture ingress via slab edge dampness into the internal building wall skins and/or the floor coverings if not done. As per insert.

NCC 2019 Building Code of Australia - Volume Two

3.2.2.6 Vapour barriers

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

(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.

Vapour Barriers and Damp-proofing Membranes

Where required the raft or slab shall be provided with the following in accordance with AS2870-2011 'Residential Slabs and Footings' :-
QLD - Vapour Barrier (Medium Impact Resistance in accordance with 5.3.3.3, item (a) of AS2870).
NSW - Damp-proofing Membrane (High Impact Resistancein accordance with clause 5.3.3.3, item (b) and resistant to puncture and penetration, item (c)).
Installation :
1. The sheet shall be placed beneath the slab so that the bottom surface of the slab and beams, including internal beams, is entirely underlaid. The membrane shall extend under the edge beam to ground level.
   Where a two pour system is adopted, the membrane shall extend over the top of the external footing and starterbars, before the bars are bent prior to the placement of slab mesh. The membrane shall extend a minimum of 0.4 m beyond the external footing perimeter to be later folded and fixed to underside of the bottom plate.
2. Lapping for continuity at joints shall be not less than 0.2 m.
3. Penetrations by pipes or plumbing fiitings shall be taped or sealed with a close-fitting sleeve or made continous with the vapour barrier or damp-proof membrane by taping or by lapping in accordance with item 2.

2. There are small areas of open concrete voids to the slab edge bonny slab edge. These areas are now showing the exposed reinforcement bars and that the slab has not been mechanic all compacted in areas as per the requirements of AS 2870. (Structural)

It is clear that the steel is not installed with the minimum concrete coverage area as per the mandated requirements of the BCA. We refer all to part 3.2.3.2. and AS 2870, part 6.4.7 that calls for the vibration.

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:

(i) 40 mm to unprotected ground.

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

QBCC Standards and tolerance 3.02 Footings and slabs
Slabs and footings are defective if they fail because they are not designed and constructed in accordance with the *Building Code of Australia and/or AS2870 – Residential slabs and footings*
Slab and footing failures are also defects where they are caused by foundation movement that is the result of inadequate fill, or inadequate compaction of either fill or natural material irrespective of whether or not the fill may have been provided with a Level 1 Compaction Certificate.

6.4.7 Placing, compaction and curing of concrete

The concrete shall be transported, placed, compacted and cured in accordance with good building practice.

The builder must:

- Seek engineering process and design for rectification of this defect
- Send a competent person back to site like the engineer for approval of the rectifications

3. There are areas around the slab with concrete overpour.

Concrete overpour increases the effectiveness of the footing width and depth and decreases the bearing capacity required to support the external walls. This can result in lifted or more highly loaded areas. Concrete overpour below finished ground level allows water to accumulate on top of the footings and prevents normal evaporation drying of subsoil moisture. Concrete overpours can interfere with future site works or landscaping.

All footings in the NCC and AS 2870 are shown with edges of their footings vertical and without overspill. All excess concrete overpour from the house needs to be removed to allow the footing to work efficiently as designed.

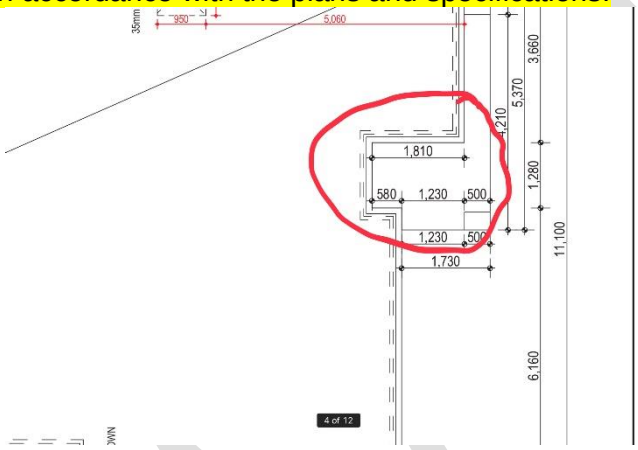

4. Some areas of the slab appear not to be as per plan, incorrect measurements, the slab is short this will need reworking to bring it up to a suitable standard that is acceptable before handover. Not in an appropriate, skilful way or with reasonable care and skill.

Section 24 Schedule 1B of the Queensland Building and Construction Commission Act 1991 ('QBCC Act'). *Division 3—Implied warranties for particular contracts*

˙Adherence to plans and specifications

45.(1) This section applies to a regulated contract if plans and specifications form part of the contract.

(2) The building contractor warrants the subject work will be carried out in accordance with the plans and specifications.



Extra Photos for client

Conclusion

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the building 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: