



# ManseGroup

## 05 Independent Quality Assurance: Final Inspection

05 Independent Quality Assurance: Final Inspection  
/ SAMPLE CHECKLIST

Complete

Inspection type	05 Independent Quality Assurance: Final Inspection
Job Name	SAMPLE CHECKLIST
Client	Sample
Site Address	72 Ryrie St, Geelong VIC 3220, Australia (-38.1486281, 144.3565969)
Inspection Date	9th Jan, 2021
Property description	Single storey Slab on ground Timber frame Sheet roof Brick Veneer Lightweight cladding
Inspection completed by	Assessor
Weather	8:20am: 15°, Mostly sunny, Wind: WNW at 13 km/h, Wind Gusts: 18 km/h

## 1.0: GENERAL

### 1.0: GENERAL

#### INSPECTION PROCESS:

Visual appraisal under normal or special lighting

#### BOUNDARIES OF THE INSPECTION:

The dwelling and it's 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 Two, 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

- MNC = Minor Non-Compliance
- NC = Non-Compliant
- NA = Not Applicable

### 1.1: GENERAL

1.1.1: Elevations appear as per plan?

CHECKED

1.1.2: Perimeter surface drainage

CHECKED

1.1.3: Generally clean/clear

CHECKED

1.1.4: Clearance from DPC to finished ground level

CHECKED

1.1.5: Downpipe locations as per plan/support adequate/damage?

CHECKED

## 2.0: EXTERNAL

### 2.1: BRICKWORK

Applicable?	YES
2.1.1: Clean	CHECKED
2.1.2: Perpend sizes	CHECKED
2.1.3: Mortar voids/holes	CHECKED
2.1.4: Movement/control joint locations	CHECKED
2.1.5: Movement/control joint clearance beside window/door frames	CHECKED

### 2.2: RENDER

Applicable?	YES
2.2.1: Finish	CHECKED
2.2.2: Straight	CHECKED

### 2.3: WALL CLADDING

Applicable?	YES
2.3.1: Installation	CHECKED

### 2.5: SHEET ROOF

Applicable?	YES
2.5.1: Appearance	CHECKED

### 2.6: WINDOWS

2.6.1: Windows clean	CHECKED
2.6.2: Windows sealed	CHECKED

## 3.0: SERVICES

### 3.1: GENERAL SERVICES

3.1.1: Power connected	CHECKED
3.1.2: Gas connected	CHECKED
3.1.3: Water connected	CHECKED
3.1.4: Recycled water connected	CHECKED
3.1.5: Sanitary/sewer appears connected	CHECKED
3.1.6: Storm water appears connected	CHECKED
3.1.7: Storm water pipe coverage	CHECKED
3.1.8: Hot water service installed	CHECKED
+3.1.9: NBN lead in complete	CHECKED
+3.1.10: Condensate directed to drain?	CHECKED

SAMPLE

## 4.0: CEILING SPACE

### 4.1: SERVICES

4.1.1: Gas ducted heating?

YES

4.1.1.1: Connected

CHECKED

4.1.2: Evaporative AC?

YES

4.1.2.1: Connected

CHECKED

### 4.2: INSULATION:

4.2.1: Insulation visibly installed

CHECKED

SAMPLE

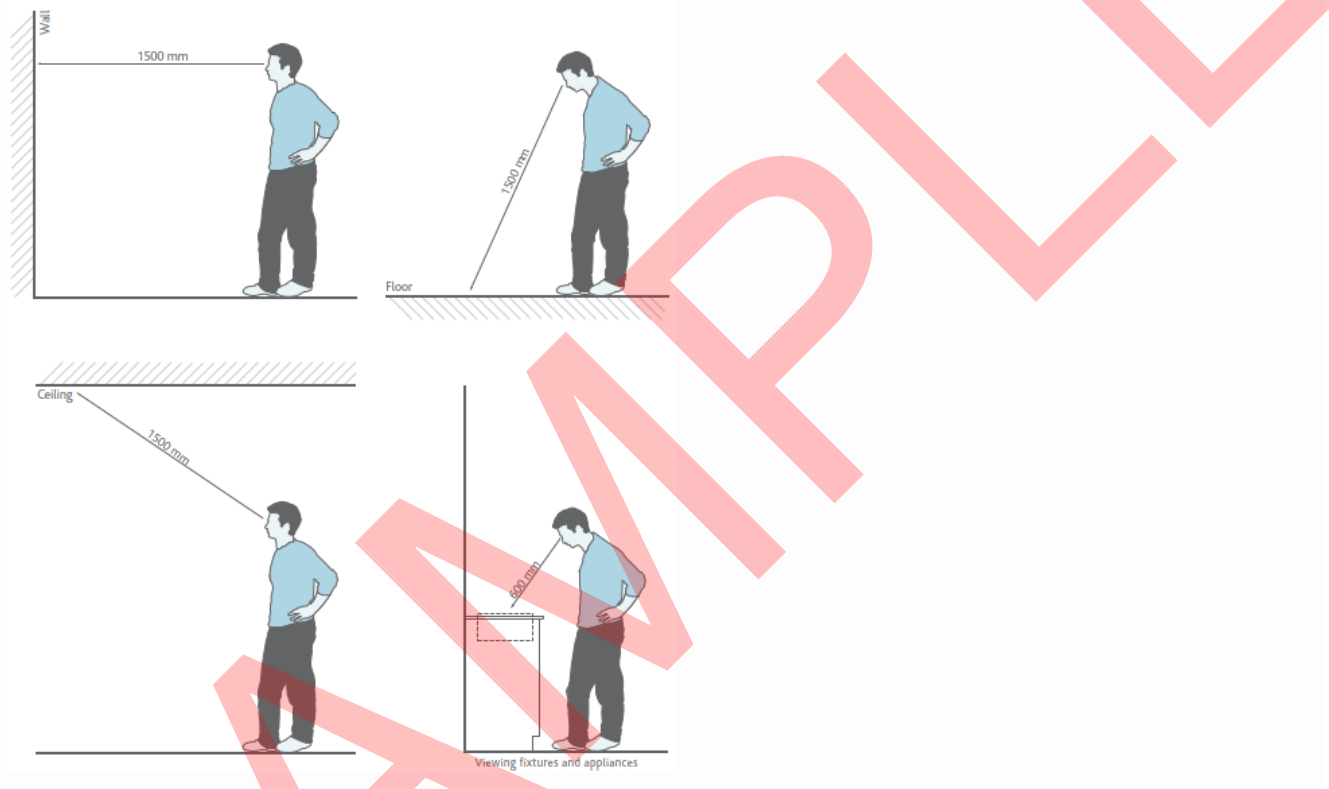
## 5.0: PAINT

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."

DIAGRAM F NORMAL VIEWING POSITIONS



## 6.0: COMMON AREAS

### 6.1: ENTRY

6.1.1: Front door (Binding, clearance, twist, door furniture works)

CHECKED

6.1.2: Front door weather seals

CHECKED

6.1.3: Front door painted edges

CHECKED

6.1.4: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

CHECKED

6.1.5: Floor covering; installation/no stains/damage

CHECKED

### 6.2: HALLWAY 1

6.2.1: Door (Binding, clearance, twist, door furniture works)

CHECKED

6.2.2: Windows working freely

CHECKED

6.2.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

CHECKED

6.2.4: Floor coverings; are complete no stains/damage

CHECKED

### 6.4: DINING ROOM

Applicable?

YES

6.4.1: Door (Binding, clearance, twist, door furniture works)

CHECKED

6.4.2: Windows working freely

CHECKED

6.4.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

CHECKED

6.4.4: Floor coverings; are complete no stains/damage

CHECKED

### 6.5: LIVING ROOM

Applicable?

YES

6.5.1: Door (Binding, clearance, twist, door furniture works)

CHECKED

6.5.2: Windows working freely

CHECKED

6.5.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

CHECKED

6.5.4: Floor coverings; are complete no stains/damage

CHECKED

### 6.13: GARAGE

6.13.1: External door (Binding, clearance, twist, door furniture works)

CHECKED

6.13.2: External door painted edges	CHECKED
6.13.3: Internal door (Binding, clearance, twist, door furniture works)	CHECKED
+6.13.4: Internal access door sealed	CHECKED
6.13.5: Windows working freely	CHECKED
6.13.6: Plastering; walls/ceiling/cornice (Cracking, bow, finish)	CHECKED
6.13.7: Floor clean	CHECKED

SAMPLE



## 7.0: BEDROOMS

### 7.1: MAIN BEDROOM

7.1.1: Door (Binding, clearance, twist, door furniture works)

CHECKED

7.1.2: Windows working freely

CHECKED

7.1.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

CHECKED

7.1.4: Floor coverings; are complete no stains/damage

CHECKED

#### 7.1.1: ENSUITE

7.1.1.1: Door (Binding, clearance, twist, door furniture works)

CHECKED

7.1.1.2: Windows working freely

CHECKED

7.1.1.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

CHECKED

7.1.1.4: Tapware operational

CHECKED

7.1.1.5: Cabinetry and basin/s free from damage

CHECKED

7.1.1.10: Shower enclosure tiling; workmanship, damaged tiles, grout inconsistent etc

CHECKED

7.1.1.11: Shower enclosure leak?

CHECKED

7.1.1.12: Bath; damage, perimeter lip sealed etc

CHECKED

7.1.1.14: Wall finishes; (damaged tiles, grout inconsistent)

CHECKED

7.1.1.15: Floor finishes; workmanship, damaged tiles, grout inconsistent etc

CHECKED

#### 7.1.2: WIR

Applicable?

YES

7.1.2.1: Door (Binding, clearance, twist, door furniture works)

CHECKED

7.1.2.2: Windows working freely

CHECKED

7.1.2.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)

CHECKED

7.1.2.4: Floor coverings; are complete no stains/damage

CHECKED

### 7.2: BEDROOM 2

7.2.1: Door (Binding, clearance, twist, door furniture works)

CHECKED

7.2.2: Windows working freely	CHECKED
7.2.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)	CHECKED
7.2.4: Wardrobe	CHECKED
7.2.5: Floor coverings; are complete no stains/damage	CHECKED

SAMPLE

## 8.0: WET AREAS

### 8.1: KITCHEN

8.1.1: Appliances installed	CHECKED
8.1.2: Bench top free from damage	CHECKED
8.1.3: Cabinetry free from damage	CHECKED
8.1.4: Tapware operational	CHECKED
8.1.5: S trap not leaking	CHECKED
8.1.7: Tolerable gaps cupboards/doors/drawers	CHECKED
8.1.8: Plastering; walls/ceiling/cornice (Cracking, bow, finish)	CHECKED
8.1.9: Floor finishes; workmanship/no damage	CHECKED

### 8.2: WIP

Applicable?	YES
8.2.1: Door (Binding, clearance, twist, door furniture works)	CHECKED
8.2.2: Windows working freely	CHECKED
8.2.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)	CHECKED
8.2.4: Bench top free from damage	CHECKED
8.2.5: Tapware operational	CHECKED
8.2.6: S trap not leaking	CHECKED
8.2.8: Tolerable gaps cupboards/doors/drawers	CHECKED
8.2.9: Floor finishes; workmanship/no damage	CHECKED

### 8.3: LAUNDRY

8.3.1: External Door (Binding, clearance, twist, door furniture works)	CHECKED
8.3.2: External door weather seals	CHECKED
8.3.3: External door painted edges	CHECKED
8.3.4: Internal door (Binding, clearance, twist, door furniture works)	CHECKED
8.3.5: Windows working freely	CHECKED
8.3.6: Plastering; walls/ceiling/cornice (Cracking, bow, finish)	CHECKED

8.3.7: Cabinetry and trough free from damage	CHECKED
8.3.8: Tapware operational	CHECKED
8.3.12: Floor finishes; workmanship/no stains/no damage	CHECKED

## 8.5: BATHROOM

8.5.1: Door (Binding, clearance, twist, door furniture works)	CHECKED
8.5.2: Windows working freely	CHECKED
8.5.4: Tapware operational	CHECKED
8.5.5: Cabinetry and basin/s free from damage	CHECKED
8.5.10: Shower enclosure tiling; workmanship, damaged tiles, grout inconsistent etc	CHECKED
8.5.11: Shower enclosure leak?	CHECKED
8.5.12: Bath; damage, perimeter lip sealed etc	CHECKED
+8.5.13: Bath tap operational	CHECKED
8.5.14: Wall finishes; workmanship, damaged tiles, grout inconsistent etc	CHECKED
8.5.15: Floor finishes; workmanship, damaged tiles, grout inconsistent etc	CHECKED

## 8.6: WC

Applicable?	YES
8.6.1: Door (Binding, clearance, twist, door furniture works)	CHECKED
8.6.2: Windows working freely	CHECKED
8.6.3: Plastering; walls/ceiling/cornice (Cracking, bow, finish)	CHECKED
8.6.4: Toilet; flushes/no leak/no damage	CHECKED
8.6.5: Towel rail adequate fixings	CHECKED
8.6.8: Basin/joinery no damage	CHECKED

## CONCLUSION

### LIMITATIONS:

Specific limitations restricting our visual inspection?

Floor coverings  
Wall linings  
Footings below ground not visible  
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

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.

Has there been any previous Quality Assurance Inspections by Manse Group

Pre-Pour  
Frame  
Pre-Plaster  
Waterproof/Fix

## CONCLUSION

### Conclusion

Overall excellent trades person skills shown throughout the Final stage of the house

Report completed by



Assessor

9th Jan, 2021 10:54 AM AEDT

QUALIFICATIONS:

- Registered Building Practitioner

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

Manse Group "Consultancy Service Agreement" applies.