

1.0	Instructing party	(Sample Report)
2.0	Client reference	(Sample Report)
3.0	Our reference	(Sample Report)
4.0	Instructions	We have been instructed to inspect the existing works at which include construction to concrete slab level and partly constructed wall framing. We have been asked to provide a report detailing any concerns that may exist at this stage of construction in particular in relation to issues with the set out and dimensions of the slab. Concerns have also been raised in relation to the location of a plumbing waste pipe for the vanity to the main bathroom.
5.0	Purpose of report	The purpose of this report is to advise the client of any issues with the construction to date and advise of any discrepancies with the approved plans.
6.0	Client details	(Sample Report)
7.0	Subject property	(Sample Report)
8.0	Inspection dates	(Sample Report)
9.0	Weather conditions	Weather conditions prevailing at the time of assessment were fine
10.0	Occupancy	At the time of assessment the subject dwelling was in the process of being constructed.
11.0	Inspector	Bruce Cohen MBA Accredited Building Consultant

12.0 Assessment

The assessment was made with regard to matters that were evident at the time of inspection only, and were generally limited to the internal and external areas of

The assessment was undertaken without the removal of any part of the building or its contents. The assessment was based upon a non-invasive, visual inspection only. We were unable to report that areas of the building which were not assessed are free from defect.

13.0 Subject building

The subject building is currently under construction and the concrete slab floor has been laid and the timber frame was in the process of being constructed.

The building is situated on a sloping site with a southwest facing frontal aspect.

The dwelling is to be constructed as a timber framed, brick veneer, single storey split level residence on a waffle pod slab. The roof is to be timber trussed design with colorbond roof cladding.

14.0 Introduction

I attended the site alone

In particular, my attention was drawn to:

- A. The external area of the partially constructed dwelling and site
- B. The internal area of the partially constructed dwelling

15.0 Observations and Comments

The following observations were made at the time of the assessment

Misaligned Slab to Northwest Corner



In filled Slab to Garage Area



Subsided Foundation Material



A. The External Area

1. The concrete floor slab has been constructed out of alignment at the northwest (front left) corner of the dwelling.

Commentary

There is formwork and steel in place to add to this slab. It is recommended a Structural Engineer be engaged to assess this work prior to pouring the concrete. It is important to ensure there is adequate support being provided for the brickwork and that the new concrete is correctly tied to the existing floor slab.

2. The concrete slab for the garage at the southern side has been patched as it appears a rebate was mistakenly created as opposed to a level slab for installation of a single skin brick wall.

Commentary

There is potential for cracking where the new concrete infill to the rebate adjoins the original floor slab. It is recommended that a control joint be created at this joint to allow for any movement that may occur. It is recommended a Structural Engineer be engaged to assess this work. It is important to ensure there is adequate support being provided for the brickwork and that the new concrete is correctly tied to the existing floor slab.

3. There has been subsidence of the foundation material beneath the concrete slab to the southeast corner of the dwelling.

Commentary

This subsidence has the potential to result in settlement of the concrete floor slab in this area. It is recommended advice be sought from a Structural Engineer on the correct method of providing permanent support for this corner of the slab.

4. The concrete slab for the alfresco area has not yet been poured and it is assumed this will be completed at a later date.

5. The garage floor slab is wider than shown on plan, which will result in the edge being visible beyond the brickwork to the South wall.

Commentary

It may be possible to cut away this edge or alternatively fill this area either with soil or a path. It is important to ensure that the area is correctly sealed prior to any fill being installed to prevent future water entry into the garage area.

Ensuite Floor & Wall Frame to East



B. The Internal Area

1. The ensuite and walk in robe areas are likely to be undersize as the eastern walls will require battening to bring the alignment of the wall lining beyond the floor slab edge at the step down to the lower level.

Commentary

I am concerned a batten may be installed to the edge of the slab to maintain the room dimensions in these rooms. This would result in a small section of the floor tiles being laid on timber rather than entirely on concrete. This in turn can result in differential movement where the concrete and timber meets and may ultimately result in cracking to the tiles in this area in the future. It is important to ensure that this area is constructed in a manner that ensures there is no movement in the floor tiles.

Step Down at Entry



2. There are discrepancies with the width of the entry area with the width being 1465mm as opposed to the width on plan of 1420mm.

Commentary

It is recommended a Building Surveyor be engaged to check all measurements of the building and provide a report detailing the discrepancies that exist.

3. The step down in the floor slab to the entry and hall area is incorrectly positioned and will require repairs.

Commentary

This area will need to be infilled with concrete.

4. There are discrepancies with the width of the stair and hallway area with a width of only 940mm as opposed to the width on plan of 1000mm.

Commentary

It is recommended a Building Surveyor be engaged to check all measurements of the building and provide a report detailing the discrepancies that exist.

5. The plans indicate a ceiling height of 2700mm and a site measurement from the floor slab to the external top plate for both the upper and lower levels shows a height of only 2600mm.

Commentary

The height of the walls will need to be modified prior to installing the roof framing. This will most likely require installation of additional top plates to the wall frames and it is important to ensure these plates are correctly secured and tied into the wall frame. It is recommended a Structural Engineer provide details of the correct method of tie down for these additional wall plates.

Waste Pipe for Vanity



6. The waste pipe for the bathroom vanity is partly protruding into the wardrobe area for bedroom 4.

Commentary

The existing waste pipe should be able to be cut off at the floor slab level and still allow access to the pipe within the wall frame to connect the vanity waste pipe. This will need to be checked with the plumber.

16.0 Summary

As detailed there are a number of concerns regarding the construction of the dwelling at the current stage.

In my opinion a Structural Engineer should be engaged to provide details and sign off on the addition to the slab at the northwest corner and to the South of the garage, the underpinning or alternative support to the slab at the southeast corner and the correct tie down details for any additional top plates installed to the frames to increase the ceiling height.

There are a number of anomalies with dimensions including to the entry, entry hall, main ensuite, walk in robe and the garage area. It is recommended a Building Surveyor be engaged to check if the dwelling is correctly located on the block, check all dimensions of the dwelling as well as floor heights.



Bruce Cohen
Surety Property Reports
MBA Accredited Building Consultant
1300 767 741

Sample Only