Footing & Slab Report

SAMPLE

You need to be Sure.

Disclaimer

INSPECTION SCOPE AND INSPECTION REPORT

The purpose of this inspection and report is to provide detail on the quality of the construction and the preparation of the slab before the concrete is poured.

SCOPE

We will conduct a visual inspection of the site to identify significant concerns in the pre-slab pour preparation and advise any rectification work required from the below list.

We will inspect the preliminary work before the slab pour and provide a report detailing any concerns at this stage. The inspection will be carried out just before the concrete pour when all the formwork and reinforcement is in place. We will check:

- plumbing and drainage points
- vapour barriers
- slab reinforcement
- pods (if applicable)
- termite collars
- step downs
- formwork
- site cut & fill
- in slab services such as plumbing and electrical
- footings
- beams & piers

The resulting inspection report isn't a certificate of compliance of the slab within the requirements of any Act, regulation, ordinance, local law, or by-law. We are not building certifiers; it is the responsibility of the building certifier engaged by the builder to issue appropriate certificates.

Our inspector will assess if the construction to date has been prepared in accordance with the engineering plans, approved building plans provided, the National Construction Code, and relevant Australian Standards.

OTHER ITEMS TO NOTE

1. Our inspection doesn't confirm the siting of the house, the building levels, dimensions or room sizes. This needs to be carried out by a surveyor.
2. Our inspector can't inspect areas not permitted access by the builder.

LIMITATIONS (see definitions below)

1. Our inspector will inspect areas that are safe and reasonable to access.
2. Our inspectors conduct a visual and non-destructive inspection. This means we only inspect areas we can safely and reasonably access.
3. Our inspectors don't conduct an invasive inspection. This means we won't do anything that would damage or alter your property or the building structure.
4. We can't accept liability for failing to report a defect that has been concealed by the builder. Our report doesn't, therefore, guarantee that such defects and/or damage don't exist, including in inaccessible or partly inaccessible areas.
5. We can't accept liability for failing to report a defect that hasn't been built to the approved plans by the builder. Our report doesn't, therefore, guarantee that such defects don't exist.
6. The quality of drainage installation or lack of drainage can be difficult to determine until after construction has been finished, and the property has experienced a significant rain event.
7. If our report recommends you need another type of inspection, you should have this carried out before making the next stage payment on the property. If you don't, you may suffer financial loss.

COMPLAINTS PROCEDURE

1. Surety Property is here to help with any complaint you may have. We have a procedure in place that makes it straightforward to make a complaint. This procedure also covers how we deal with a complaint.
2. If you have a complaint, let us know as soon as possible, but definitely within 60 days of our visit to the property.

3. You can let us know about your complaint however it suits—by calling us, emailing us, or sending us a letter by post. Please be aware that we have a Surety money-back guarantee.
4. We'll review your complaint within one to two business working days and call to let you know when we'll formally respond (sometimes we need to look into things, which can take time).
5. To deal with your complaint, we need to visit your property within 28 days after making your complaint. This means we need access to your property.
6. As soon as we have a response and/or a recommended solution, we'll be in touch by phone or email. We're always available to answer questions you have about what we say.
7. We will then provide you with a written response to your complaint. You will receive this within 28 days after making your complaint (assuming we have been given access to your property).
8. If we can't settle on a solution, we both agree to use informal arbitration (to avoid expensive and time-consuming litigation). To do this, you choose a lawyer, and we will too. Then our two lawyers will select an independent third lawyer who will handle the matter by coming up with an agreement that satisfies both of us.
9. We agree that the third lawyer will spend no more than three hours looking at your complaint and our response. We will both pay 50% of this cost. The decision of the third lawyer is binding on both parties.

If you don't follow this complaint procedure and, instead, start legal proceedings against us, you agree to cover all awards, costs, legal fees, and expenses we've incurred in having your litigation set aside or adjourned while the complaints procedure is being actioned.

THIRD PARTIES

1. Compensation will only be paid for losses arising in contract or tort sustained by the person named on the front of this report and as issued in this agreement. Any third party acting or relying on this report does so at their own risk.

DEFINITIONS

We've provided these definitions to help you understand the terms we use in your property inspection agreement and in our property inspection reports. It's important to take time to understand them.

Accessible area: This is an area that the inspector can safely and reasonably access.

Building: This is the physical building on the property being inspected.

Building element: This is a part of a building such as external walls, roof and subfloor.

Client: This is the person or other legal entity needing the inspection.

Local Council: The local authority who administers the building file.

Local Authority/Council: In the ACT, the local authority is Access Canberra. In other states it is the local Council office.

Private Certifier: A person who inspects construction and subdivision work at critical stages. Certifiers are regulated by the Building Professionals Board.

Council Certifier: A person who inspects construction and subdivision work at critical stages and is a staff member of the local council in the planning department.

Defect: This is a variation or fault in material, a component or assembled element that doesn't function properly or look right.

Inspector: This is the Surety specialist who carries out your property inspection and writes your report.

Limitation: This is anything preventing the inspector from inspecting the property.

Major defect: This is a significant defect. Without being corrected, this causes safety concerns, prevents the building element from performing correctly, or causes the building's condition to decline.

Minor defect: This is a defect that isn't as severe as a major defect (defined immediately above).

Person: This is any person, company, partnership or association that isn't a Surety's client.

Property: This is the property being inspected. The inspection includes any building on the property and any other structures and boundaries up to 30 m from the exterior walls of the main building.

Report: This is the document our inspector produces after inspecting the property.

Structural inspection: This means the visual inspection of all accessible areas of the property. The inspector aims to identify major defects to the building structure and assess its general condition. The inspector may recommend another expert if necessary (for example, an engineer).

Safe and reasonable access: This means the inspector can safely and reasonably access an area when inspecting. It doesn't include areas obstructed building materials. It doesn't include areas the inspector can't access because of safety concerns or because there isn't enough room to gain access.

Safe access: The inspector determines if an area is safe to access.
Our, us, we: This means Surety Property.
You, your: This means the client who has asked Surety Property to inspect. This can be one person or several people who has ordered the inspection.

Report Details	
Job Address:	SAMPLE
Clients Email Address:	SAMPLE
Clients Name:	SAMPLE
Clients Phone Number:	SAMPLE
Conducted on:	22 Apr 2022 14:00 AEST
Assessor Name:	Grant Johnston
Assessor's Contact Number:	SAMPLE
Assessor's Accreditation:	Grant Johnston: I am a Licensed Builder and a Trade Qualified Carpenter. I have been involved in the construction and inspection of both commercial and residential buildings, which have included construction such as that existing at the above address.
Our Job Number:	5991

Builders details:

Builders name:	SAMPLE
Builders supervisor name:	SAMPLE
Contact number:	SAMPLE
Builders email address:	SAMPLE

Report Purpose:

- [x] 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.

- [x] Occupancy:
At the time of assessment the subject dwelling was in the process of being constructed.

- [x] Assessment:
The assessment was made with regard to matters that were evident at the time of inspection only, and were generally limited to ground works, formwork and reinforcement for the new residence to be constructed at the above address.

Report Details:	
For the purpose of identification, the main street frontage of the property is approximately facing	East

Photo 2

Photo 3

Adequacy of Builder's Regulatory Signage?	Adequate

Photo 4

Adequacy of Site Fencing?	Inadequate
What is the defect?	Site fencing has large gaps which would easily allow unauthorized entry to the property.
Location	Various areas

Photo 5

Site Access	Adequate

Photo 6

Sediment Control	Inadequate
What is the defect?	No sediment control has been installed to the property.
Location	Front section

Photo 7

Cleanliness of site	Adequate

Photo 8

Site pegs or markings	Inadequate
What is the defect?	Unable to find relevant site pegs required for the construction of the dwelling.
Location	Various areas

Photo 9

Photo 10

Is the orientation to the road as per plan?	Yes

Photo 11

Is the general soil type as per plan?	Yes

Piers:	
Are piers required for this slab?	Yes
Have the piers already been poured?	No
Are the piers the correct size?	Yes

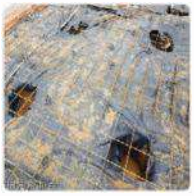

Photo 12

Have the piers been cleaned out correctly?	No
What is the defect?	Loose soil and debris is in the pier footings and needs to be removed. As per the NCC 2019 National Construction Code of Australia - Volume Two. PART 3.2.2 FOOTINGS AND SLABS PREPARATION. 3.2.2.1 Excavation for footings. (c) Footing excavations must be free of loose earth, tree roots, mud or debris immediately before pouring concrete. Pier/s have water in the base which needs to be removed before pouring. As per the NCC 2019 National Construction Code of Australia - Volume Two. PART 3.2.2 FOOTINGS AND SLABS PREPARATION. 3.2.2.1 Excavation for footings. (c) Footing excavations must be free of loose earth, tree roots, mud or debris immediately before pouring concrete.
Location	Eastern area of slab - to central section

Photo 13

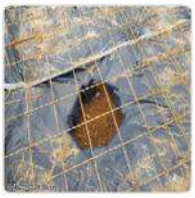

Photo 14

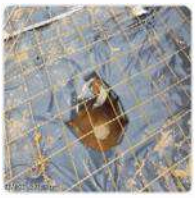

Photo 15

Photo 16

Photo 17

Is this a multi level house?	Yes
Are strengthening piers required?	No

Footings:	
Are strip footings required?	No
Strip footings already poured.	

Vapour barrier:	
Is the vapour barrier the correct type?	Yes

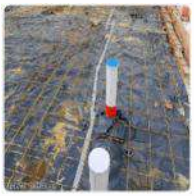

Photo 18

Is it lapped, taped correctly and without holes?	Yes

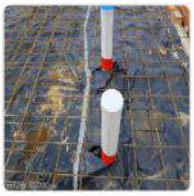

Photo 19

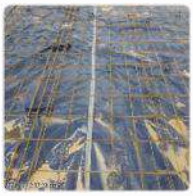

Photo 20

Extended to the outer edges with no holes?	No
What is the defect?	ACT. The vapour barrier does not extend to the outer edges of the slab area. As per the NCC 2019 National Construction 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– (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.
Location:	Multiple locations throughout

Photo 21

Photo 22

Photo 23

Additional comment

Builder informed me that the certifier has failed him for this as well. Requested photos of the vapour barrier installed correctly.

Waffle pods:	
Is a waffle pod system used?	No

Formwork:

Has the formwork been fully completed?	Yes

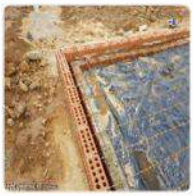
Photo 24


Photo 25

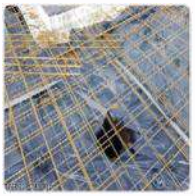
Photo 26


Photo 27

Is the formwork installed correctly?	Yes

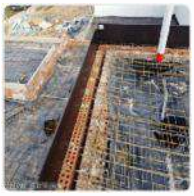
Photo 28

Are step downs required within the slab?	No
Is the slab the correct thickness?	Yes


Photo 29

Are the internal beams the correct size?	Yes

No internal beams required for this type of slab.


Photo 30

Steel reinforcement:

Is the steel fully installed?	Yes

Photo 31

Is the bottom steel the correct type/ thickness?	Yes

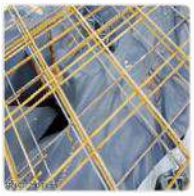

Photo 32

Is the bottom steel installed correctly?	Yes

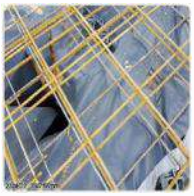

Photo 33

Is the top steel the correct type/ thickness?	Yes

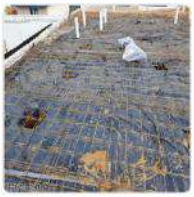

Photo 34

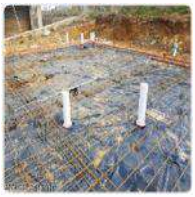

Photo 35

Is the top steel fabric installed correctly?	No

What is the defect?	The top steel lap is not lapped correctly. As per the NCC 2019 National Construction Code - 3.2.3.2 Steel reinforcement-(c) Minimum laps for reinforcement as shown in Table 3.2.3.1 and Figure 3.2.3.1 must be provided where reinforcing is used - Square and Rectangular Mesh - The two outermost transverse wires of one sheet must overlap the two outer most transverse wires of the other. Some sections of the top steel are not installed correctly when compared with the approved plans. See additional comments below.
Location	Multiple locations throughout

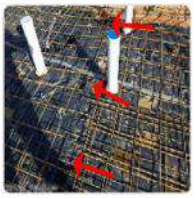

Photo 36

Additional comment

There is a gap where the top steel is not lapped. Builder advised that he is installing a new sheet across the area and it will be rectified before the pour.
The top layer of steel is not installed to the correct height and is bowing down in the garage and middle level area which will weaken the slab. This must be installed correctly for the correct strength of the slab.
Also photos to be provided before the pour of the rectified steel areas.

Are the re-entrant bars installed correctly?	Yes

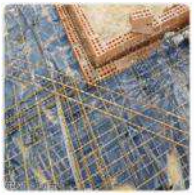

Photo 37

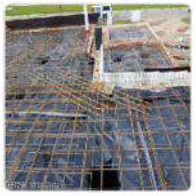

Photo 38

Is there the correct minimum gap from the steel to any external face of the slab or footing?	No
What is the defect?	The minimum gap to external exposure is 40mm. As per the NCC 2019 National Construction Code - 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: (iv) 40 mm to external exposure.

Location	Western area of slab - to southern section Western area of slab - to northern section Western area of slab - to central section


Photo 39


Photo 40

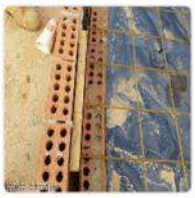
Photo 41


Photo 42

Additional comments

Builder informed me that he will cut this back correctly and install cavity boards before the pour. Have requested photos before the pour.

Plumbing:

Is the sewer plumbing installed as per plan?	Yes

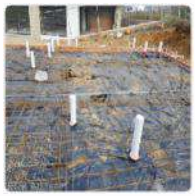
Photo 43


Photo 44

Is the storm water plumbing installed as per plan?	Yes

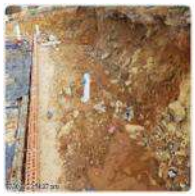
Photo 45


Photo 46


Photo 47

☑ It is highly recommended that sufficient drainage points (e.g. drainage sumps and stormwater pipework) be considered for the general external areas (ego courtyards and Alfresco areas), as this may be easier to install at this stage than after the main building components areinstalled.

Electrical:	
Are there electrical and data services required in the slab?	Yes
Is the electrical conduit installed in the correct location?	Unable to determine
Are phone or data conduits required for the slab?	Yes
Are they installed correctly as per plan?	Unable to determine

Termite protection:	
Has a termite protection system been installed?	Yes
What type of termite protection system has been installed?	Penetration collars on all slab penetrations.
Has this system been installed correctly?	Yes


Photo 48

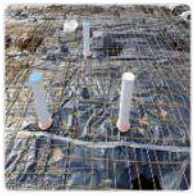
Photo 49


Photo 50

Conclusion:	
Notable items requiring rectification/ completion:	The steel reinforcement requires completion prior to the concrete pour.
Overall site comments:	The issues identified during the inspection were discussed with the builder and I have been advised all issues identified will be corrected prior to the concrete being poured. There are sufficient materials on site to complete the works and sufficient time to complete before the pour.

Specific comments:

They are not pouring till Tuesday. The certifier is coming back Tuesday morning before the pour to re inspect before the pour. This must be passed before pouring. Requested photos of all the rectified areas. Builder received a copy

Consultants Signature:

Grant Johnston
22 Apr 2022 15:07 AEST

Consultants Name:	Grant Johnston - Building Consultant - 1300 767 741

Appendix

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

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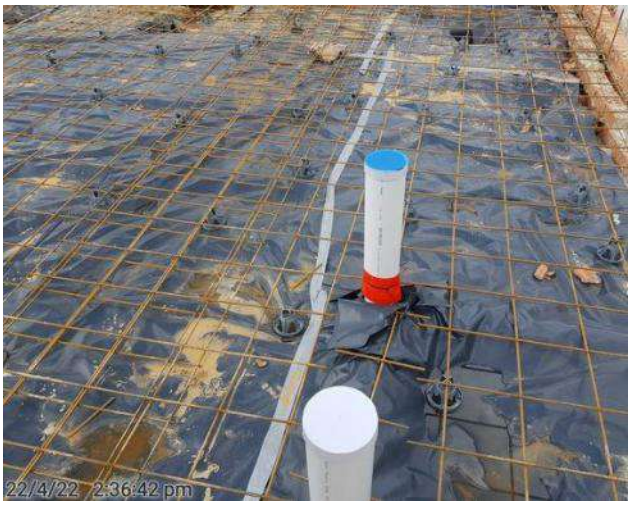
Photo 17



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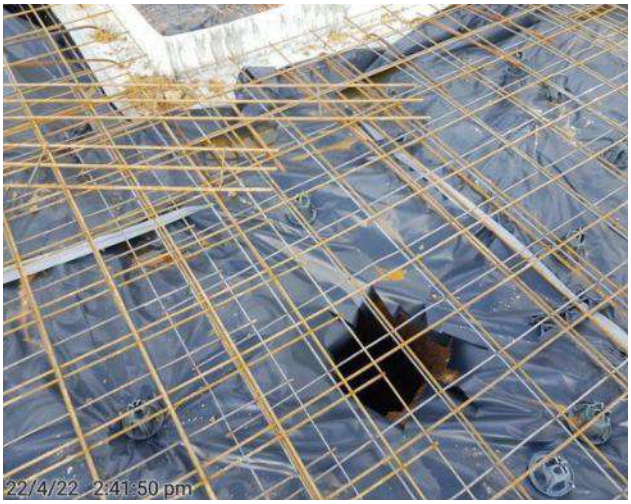

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Photo 35

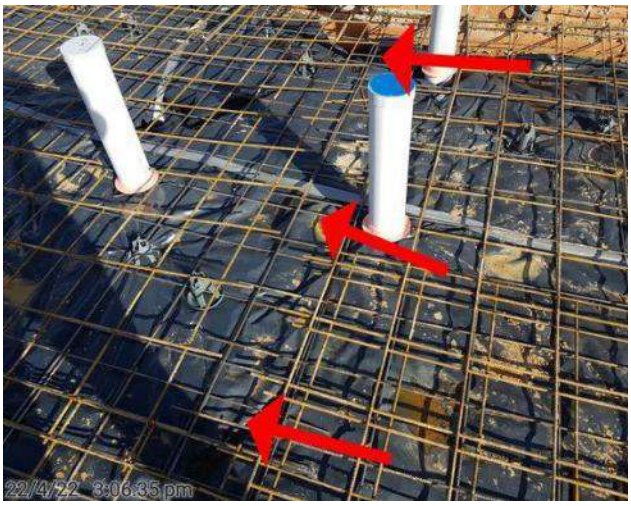

Photo 36

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