Foundation Inspection Report

Site Address: *Details hidden for privacy*

Client Name: *Details hidden for privacy*

Phone #: *Details hidden for privacy*

Email: *Details hidden for privacy*

Foundation Inspection Report

Dwelling type:	House and Garage.
Dwelling configuration:	Single Storey
Nature of works:	New Building.
Stage of inspection:	Foundations.
Construction Type:	Brick Veneer.
Garage:	Attached.
Foundations:	Raft Slab.
Builder:	*Details hidden for privacy*

Client Brief

I was instructed to inspect the client's new home to write a report as to the overall installation of all items required to construct a new home to completion stage. Our role is to assist the clients in outlining any issues that may be identified as being within the scope of the builder to ensure that all construction items are correctly constructed and completed in a workman like manner and meet with all relevant codes and industry practises. As such the client has engaged our services to assist with this report.

Particulars of Our Inspection and Report

Our Inspection is a visual inspection of the overall finishes and the quality of those finishes presented by the Builder. This Report is a list of items that in our judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner, in relation to the Building Code of Australia, (BCA's) the Building Regulations, any relevant Australian Standards and the acceptable standards and tolerances as set down by the Building Commission.

Access

Access was gained to all required areas of the residence.

Report Conditions

The terms and conditions that our site inspection and this report are carried out and supplied under are listed on the last page of this report.

Summary

The results of our inspection have been fully detailed in the attached schedule of Building Defects.

Should the reader of this report have any additional queries or questions in relation to the items set out within it, please do not hesitate to contact the writer via any of the methods detailed at the bottom of this page.

Please note: **A fee of $xxxxxxper hour**, or part thereof, plus GST will be charged for any clarification required by the builder, or any of the builders' employees, and a

purchase order for same will be required prior to any contact between XXXXXXXX P/L and the builder.

An inspection was conducted at the above address on 9/11/2014 for the purpose of a general home inspection, requested by the 'client'.

The inspection was conducted without the 'client' present, and details exterior and interior.

The weather was fine at the time of the inspection.

Entry to site was obtained under the Building Act, 1993, section 240 and the Domestic Building Contracts Act, 1995, part 2, **section 17** and 19. We act and make limited representations under the direction of the dwellings owners under these two acts.

Schedule of Defects:

Defects, observations and other related comments:

1. Garage - the slab abutment to the neighbouring slab edge has not been set up with a bond breaking flexible product such as ableflex.

When building a dwelling next to an existing dwelling, the builder must ensure that the two separate dwellings are not in contact with each other.

It is incumbent on the new home builder to isolate the new slab from the dwelling next door.

The BCA places the burden on the new installation to be separated from the existing by the installation of a 10 mm "flexible bond breaker" such as expansion foam.

I noted that the connection between the adjoining property and my clients has no provisions for isolation and it appears that other than the vapour barrier plastic, this part of the BCA has not been complied with.

The performance requirements of the BCA mandate that this isolation is in place. It is more than likely that any movement on either site will impact on the other. This creates a multitude of legal questions should one or the other of the dwellings suffers cracking or movement.

The slab should not be passed by the Building Surveyor prior to pouring the concrete. I refer the builder and the surveyor to the slab engineering notes that should call for a bond breaker.

Either way, the surveyor is charged with ensuring that the plans and drawings comply with the BCA and what is installed on site prior to pouring complies with the BCA.

The builder must make good this defect prior to moving forward with the build.

I refer the builder to the BCA part 3.1.1.3.

3.1.1.3 Excavation adjacent to existing buildings

Excavation work for footings, drainage trenches or other similar works, adjacent to existing buildings can be undertaken provided—

(a) the angle to determine the safe area for excavation is taken from the bottom of the shallowest point of the existing footing in accordance with **Figure 3.1.1.2**; and

(b) the excavation is within the area defined as being suitable for excavation in **Figure 3.1.1.2**; and

(c) the slope of the unprotected embankment of the excavation complies with the appropriate soil classification described in **Table 3.1.1.1**; and

(d) for footing excavation adjacent to existing footings—

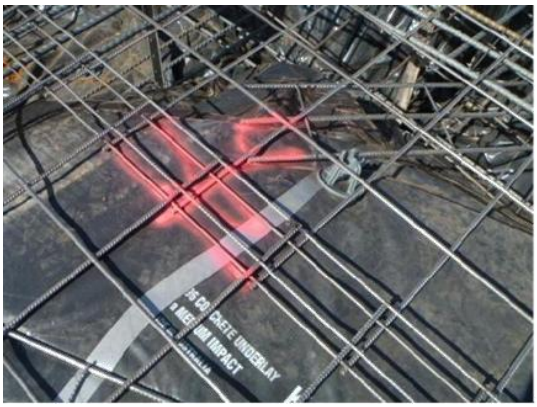
(i) the footing is placed as soon as practicable after exposing the existing footing; and

(ii) the existing footing, where on an adjoining property, is completely isolated from the new footing by means of a flexible bond breaker not less than 10 mm thick; and

(e) the adjoining footing is not left exposed at the completion of works.

2. There are numerous areas where the reinforcement fabric is sitting on or touching the vapour barrier.

The reinforcement fabric is designed to be located within the top 1/3 of the slab. The current installation puts the mesh within the bottom 1/3 or touching the actual slab support base.






3. The biggest concern is the amount of drop in the reinforcement mesh at the perimeter and external corners of the property.

Being there is a wide strip footing and bulk concrete this mesh is sagging well below the finished height line of 25mm below to top of the concrete.

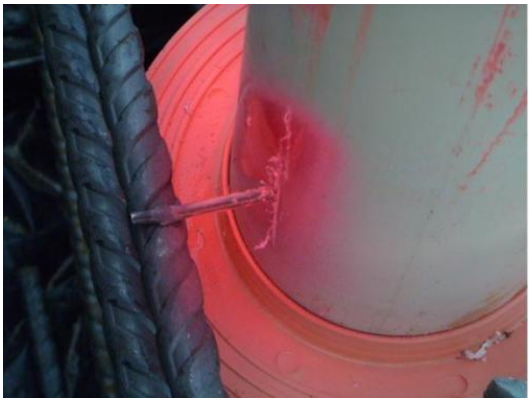
Ideally this mesh should be supported with timber diagonally across the boxing and wires to hold it up.

At the very least the concretor needs to be vigilant on the day of pour to lift it up into position with a hook.

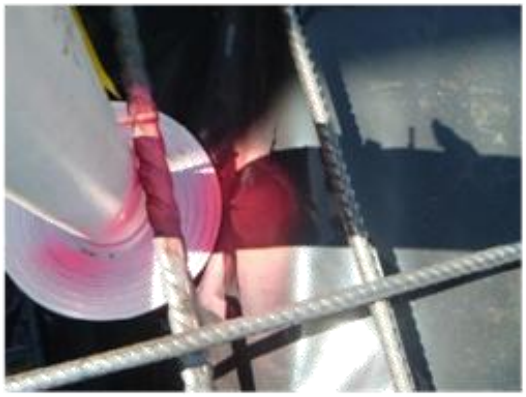



4. A number of the sewer pipes are touching the reinforcement mesh.

This mesh will need to be cut away to clear the pipes.





5. The dwelling the slab has been designed with that 86 mm step down from the home to the garage floor.

The Concretor has installed the reinforcement mesh in a continuous section from the house slab down to the garage slab area.

In this current configuration the mesh to the home will be sitting at the bottom of the slab top surface being between 85 and 100 mm from the top. And subsequently the mesh in the garage will be sitting within the top 10 mm or so.

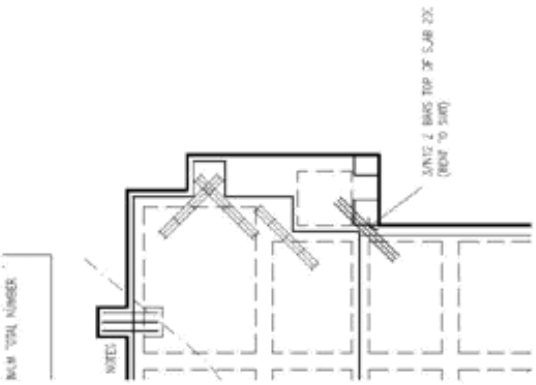
The BCA requirements for reinforcement in raft slab construction is for the mesh to be installed within the top one third of the 85 mm minimum slab thickness.

The current mesh installation will put this mesh close to the bottom of the slab within the dwelling and close to the very top with in the garage.

The builder will need to rework this mesh incorporating the necessary step down to comply with the BCA requirements.

6. Front - the angled cracker bars are shown on the slab engineering to be sitting within the raised pad area.

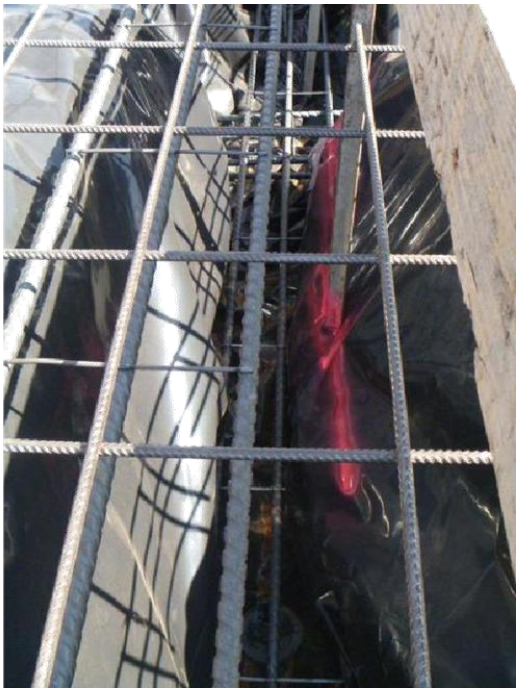
The current installation puts these cracker bars outside the line of the raised pad and as such will need readjusting into position.

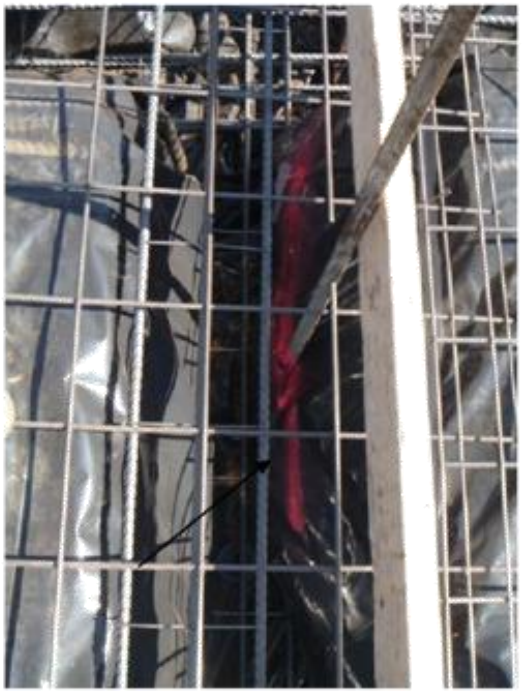


7. The sand base below the vapour barrier has collapsed into the beams in a number of areas.

This is a common issue but normally not this extreme. The sand is covering two thirds of the beam in some areas and only the one of the three trench mesh bars is visible.

The builder will need to rework the sand within these beams to provide the full beam width as per the engineering.








Rectification Required YES

TERMS & CONDITIONS OF
SITE INSPECTION AND REPORT

1. Purpose

The purpose of our inspection is to identify any defects in the finishes and the quality of those finishes presented by the builder at the stage of works nominated on the front of this report. This report contains a schedule of building defects that in the writer's judgement do not reach an acceptable standard of quality, level of building practice, or have not been built in a proper workmanlike manner relative to the Building Code of Australia, the relevant Australian Standards or the acceptable standards and tolerances as set down by the Building Control Commission.

2. Scope

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Building Act, of 1993. We therefore have not checked and make no comment on the structural integrity of the building, nor have we checked the title boundaries, location of any easements, boundary setbacks, room dimensions, height limitations and or datum's, glazing, alpine and bush-fire code compliance, or any other requirements that is the responsibility of the Relevant Building Surveyor, unless otherwise specifically noted within this report.

3. Assumed Finishes

Our inspection was carried out on the quality of the fixtures and finishes as installed, and no investigation of any documentation or statuary requirements was carried out to verify their correctness.

4. Documentation

Unless otherwise noted any contractual documentation made available to us during our inspection is only viewed on an informal basis and we make no certification that the building has been constructed in accordance with them.

5. Non-Destructive Inspection

Unless otherwise noted our inspection was carried out on a non-destructive basis and exclude anything that would have require the removal of any fixtures, fittings, cladding, insulation, sisalation, roofing, lining materials, excavated of any soil or the removal of any part of the plastic membrane.

6. Measurements/Levels

Unless otherwise noted all measurements have been taken with a standard ruler, and levels with either a 900 or 2100mm long spirit level.

7. Services, Appliances, Plants and Equipment

Unless otherwise noted, we did not test or check for appropriateness, capacity, correct installation or certification of any service, appliances, plant and equipment, i.e. heaters, hot water units, air conditioners, ovens, hotplates, dishwashers, range hoods, spa pump, electrical wiring, gas lines, electricity and water supply, sewer, stormwater and agricultural drains.

8. Client Use

This report has been prepared for the exclusive use of the client/s whose name/s appear/s on the front of this report. Any other person who uses or relies on this report without the authors written consent does so at his or her own risk and no responsibility is accepted by XXXXXXXX P/L or the author of this report for such use and or reliance.

9. Report Reproduction

This report cannot be reproduced in part; it must only be done so in full.

10. Reference

Any reference contained within this report to the Building Code of Australian, an Australian Standard, a manufacturers technical data sheet or installation instruction is neither exhaustive nor a substitute for the original document and are provided as a guidance only. XXXXXXXX P/L or the author of this report for the use or reliance upon of the part references contained within this report will accept no responsibility.

11. Report Exclusions

a) Defects in inaccessible parts of the building including, but not limited to, the roof space and or the sub-floor area unless otherwise noted,

b) Defects not apparent by visual inspection, or only apparent in different weather or environmental conditions as to those prevailing at the time of the inspection,

c) Defects that we did not consider significant enough to warrant any rectification work at the time of our inspection,

d) Defects outside the scope of the client brief

e) Check measure of rooms, walls and the overall building, for size, parallel and squareness unless otherwise noted,

f) Landscaping, retaining wall/s, or any structures outside the roofline of the main building unless otherwise noted,

g) Enquiries of Council or any other Authorities,

h) Investigation for asbestos and or soil contamination,

i) Investigation for the presence of any termites or borers and for the correct installation of any termite barriers and or other risk management procedures or devices.

12. VCAT Suitability

Unless specifically noted this report has not been prepared in-line with the requirements of Practice Note VCAT 2.