



QUALITY ASSURANCE CHECKLIST

50 PARK STREET, NARRABEEN

JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

FLOOR FRAMING – UPPER FLOOR		CARP (LF)	SC	CERT (FI)	
Inspection Item		(✓) (N/A)	Date Checked	Initials	
# LF	Structural steel beams - wall / studs under point load end of beams				
LF	End blocking support of structural steel beams				
LF	I-beam floor joists installed to manufacturer's instructions - end blocking - mid span blocking				
LF	Trip-l-grip / approved joist hanger of floor joists to perimeter beam				
LF	Packing of perimeter beam above existing ceiling joists				
LF	Support for existing cut rafters - pole plate				
LF	Dropper support to existing ceiling joists / hangers - ceiling joist support -steel beam				
LF	Packing of bottom of existing trusses chords over internal wall				
LF	Set down of Bathroom / Ensuite floors - trimmer to support edge of flooring				
LF	Bathroom / Ensuite doorway - positioning of aluminium angle - door				
LF	Frame square and level				
LF	Sheet particleboard flooring fixed in accordance with manufacturer's instructions - no movement [squeaks]				
SC	Stairwell trimmed - splay over stairs				
LF	All debris removed from under floor				

NOTES:

FI

Date and time of inspection carried out by a Building inspector:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM (Auto Fix)

ADDRESS: 50 PARK STREET, NARRABEEN (Auto Fix)

CONTRACTOR:

WALL FRAMING – UPPER FLOOR

(FR)

Inspection Item	(✓) (N/A)	Date Checked	Initials
Wall studs set out for concentrated loads of roof - double studs			
Lintels over openings and jamb studs for point loads of roof			
Sheet bracing units - fixed in accordance with frame fabricators detail – vertical edges on studs			
Plates - tie down of plates at floor and roof frame - in accordance with frame fabricators detail			
Blocking at wall junctions - corner studs plumb and straight			
Noggings complete for internal linings, bath, stair handrail blocks and skirting blocks – flashing noggings external wall where required			
Stairwell trimmed - existing wall packed out			
Frame straight - plumb - braced for trusses / roof frame			
Overall dimensions of the building check at the top plates			
Frame- square / plumb - Bathroom / Ensuite			
Windows assemblies - in accordance with the plans and specification			
Window and door frame installation – plumb - level - set to internal linings - flashings - packing to sill and studs			
Expand Foam complete			
Sliding aluminium doors - margins and satisfactory operation			
Bi-fold doors - margins and satisfactory operation			
Studs for Shower Screen			
L Brackets to internal walls around bathroom			

NOTES:

Business Name of Contractor:

Auto Fix

COMP.

Licence Number:

DATA TO BE TICKED

(LICENCE FIELD)

(Future) SIGN OFF.

All items conform

Construction Supervisor	Auto Fix	Signature	SIGN OFF BUTTON	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

TARP RAFTER			
ROOF FRAME - CUT & PITCHED			
Inspection Item	(✓) (N/A)	Date Checked	Initials
FR Ceiling joists fixing to top plate and rafter - lapped over internal wall			
FR Rafters - neatly cut at junctions with ridges, hips, and valleys, birdssmouthed over plates and securely fastened to top plate and ceiling joists			
FR Collar ties - fixed to rafters - top of roof strut			
FR Hanging beams - blocked - located over a stud - strapped to ceiling joist on alternate sides			
FR Strutting beam - clearance to ceiling joists - end restraint			
FR Hip and valley rafters - support - struts - under purlins			
FR Under purlins - strutting - chocks to struts - over walls - strutting beam			
FR Trimmers over walls and hipped ends			
FR Cantilevered gables - back span of outrigger trimmers			
FR Trimming for skylights - all flashings, valley irons and gutters are correctly installed			
FR Roof penetrations, flashings, valley gutters for leaks			

CERTIFIED
NOTES:

Date and time of inspection carried out by a Building inspector:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor

Signature

Date: / /

JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

Inspection Item	(✓) (N/A)	Date Checked	Initials
ROOF FRAME - TRUSSED	FR		
Trusses - positioned over stud [concentrated loads] - straps or framing anchors - attention to metal roofing			
Bracing - top chord diagonal, bottom chord, cross bracing, longitudinal web ties			
Truss alignment / parallel and evenly spaced - plumb			
Tie down to external wall plates - in accordance with truss fabricators detail			
Girder trusses - positioned over stud/s - brackets bolted to truss bottom chord - washers to bolts in accordance with truss fabricators detail			
Hip and Jack trusses - brackets and fixing in accordance with truss fabricators detail			
Truss clearance over internal walls - brackets - nails top of slots			
Trimmers over walls and hipped ends			
Cantilevered gables - back span of outrigger trimmers - blocking			
Air-conditioning considered			
Trimming for skylights - all flashings, valley irons and gutters are correctly installed			
Manhole blocking in place			

NOTES:

FR Date and time of inspection carried out by a Building inspector:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

EXTERNAL CLADDING / EAVES

(C)

(FE)

Inspection Item	(✓) (N/A)	Date Checked	Initials
Fibre cement / hardboard / timber weatherboards - straightness and properly fixed - joints tight - installed in accordance with manufacturer's instructions			
Aluminium and vinyl cladding - straightness and properly fixed to detail - installed in accordance with manufacturer's instructions			
Sarking / breather foil - taped and fixed to manufacturer's instructions			
Perimeter flashing supported by wall frame			
Installation and fixing of eaves lining and mouldings			
Snap vents in eave soffit to detail			
Eaves line against brickwork line - width against plan			
Architraves fitted to acceptable standard and function - quirk margins - properly fixed - joints tight - nails punched			
Timber fascia and barge boards - straight, level and correctly installed - nails punched and properly filled – ends of mitred / cut sections primed prior to installation			
Junctions [cavities] between window / door frames are appropriately sealed			
Temporary downpipes fitted			

NOTES:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor

Signature

Date: / /

JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

MASONRY – UPPER LEVEL



Inspection Item	(✓) (N/A)	Date Checked	Initials
Location of damp-proof course / cavity flashings - base cavity wall, sill and head, roof abutting a wall			
Installation of damp-proof course and flashing in brick chimney			
Damp-proof course / cavity flashing extends through full width of masonry leaves - clear of mortar			
Flashings supported in cavities			
Weep holes included below and above openings greater than 1.2m - open and clear of mortar			
Weep holes to perimeter at upper floor level @ 1.2m centres - open and clear of mortar			
Wall ties correctly installed and nailed off - around openings - control joints			
Line of corbelling at first floor level - straight and level			
Vertical articulation joint/s in brickwork to plan and detail - extend full width of masonry - clear of mortar and render <i>(CONTROL JOINTS)</i>			
Mastic sealing of vertical articulation joints in brickwork - complete <i>(CONTROL JOINTS)</i>			
Vertical junction between brick veneer wall and timber frame wall - to detail			
Common party wall between the properties in roof space is complete and to specification			
Sills - fall and clearance			
Bed joints and perpends - thickness and alignment			
Cavities cleaned and veneer ties nailed off			
Chipped / cracked bricks in wall surface			
Cleaning of brickwork - stains and mortar smears	- <i>(BC)</i>		

NOTES:

LABOURER

BC

PRESSURE CLEANER

BC

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

ROOFER		ROOFING - TILES	(F)	(✓) (N/A)	Date Checked	Initials
FC	FC	Inspection Item				
FC	FC	Roofing tiles - correct colour and profile				
FC	FC	Installation of tiling battens and roof tiles to detail and specification in accordance with the terrain category for the site				
FC	FC	Anti-ponding device / board provided where there is no roof overhang				
FC	FC	Bedding [pointing] and tie down to hip, ridge and valley tiles				
FC	FC	Cutting of roofing tiles - neatly present straight line at ridges, hips, verges and valleys				
FC	FC	Overhang of tiles at eave gutter - 35mm - 65mm				
FC	MG	Correct installation of sarking to underside of tiles - overlap, ridge, valleys, eaves gutter - taped at penetrations – anti-flap pads in high wind areas				
MG	MG	Installation of sarking below spreaders to lower roof surfaces - minimum 900mm either side of point of discharge down to eaves gutter	(MG)			
MG	MG	Installation and condition of flashings - roof surface abutting a wall - stepped flashing or sloped flashing, chimney, penetrations - anti-capillary breaks and sealing				
MG	MG	Chipped and cracked roofing tiles				
MG	MG	All roof surfaces, valleys and gutters are clean of debris				

NOTES:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor		Signature		Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

Roofing	ROOFING - METAL	FFM	GFM		
	Inspection Item		(✓) (N/A)	Date Checked	Initials
FFM	Roofing - correct colour and profile				
FFM	Installation of sheet metal roofing is in accordance with manufacturers recommendations for the terrain and environmental category				
FFM	Correct installation of the insulation / sarking to underside of roofing sheets - overlap, ridge, valleys, eaves gutter - taped at penetrations				
FFM	Flashings cover all gaps and joints in sheets and are sealed or bedded to roofing profile - excess sealant is removed				
FFM	Compatibility of materials - flashings - use of neutral cure sealants				
FFM	Overhang of roofing into eave gutter - 50mm -65mm				
GFM	Installation and condition of flashings - roof surface abutting a wall - stepped flashing or sloped flashing, chimney, penetrations - anti-capillary breaks and sealing				
GFM	Consideration is given where a primary roof or downpipe discharges directly onto a secondary roof surface - provision of a spreader with capped ends				
GFM	Surface damage to roofing sheets - scuffing - scratches - indentations				
GFM	All roof surfaces, valleys and gutters are clean of debris - metallic swarf				

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

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CONTRACTOR:

FASCIA / GUTTERING / DOWNPipes			
Inspection Item	(✓) (N/A)	Date Checked	Initials
Metal fascia and barge boards - straight, level – bracket spacing and correctly installed in accordance with manufacturer's instructions			
Eave gutters - straight, level and correctly installed - bracket spacing [max. 1.2m c/c] - joints tight - silicone - fall as required			
Mitres in eaves gutters - tight - silicone			
Box gutter - support to gutter - fall - overflow provision is provided for			
Valley gutter - upper most top end of gutter is turned up and enters eaves gutter a minimum 50mm - lapped in direction of water flow			
Downpipes – plumb - clipped [min. 2 per stack] - connected to Stormwater drains - no leaks			
Downpipe position correct			
<i>TEMPORARY downPIPES</i>			

NOTES:

Business Name of Contractor:		Licence Number:
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

RENDER

EXTERNAL APPLIED SURFACE FINISHES

Inspection Item	(✓) (N/A)	Date Checked	Initials
P Polystyrene panel cladding - properly fixed in accordance with manufacturer's instructions			
P Polystyrene cladding - fall in sills - drainage channel in sill to openings greater than 1.2m - open and clear of mortar			
P Uniformity of surface texture for rendered / applied surface coating surfaces			
P Uniformity and adequate coverage of render / applied surface coating to walls			
RE+T Cut in of render / applied surface coating to reveals of window and door openings			
RE+T Control joints formed in render / applied surface coating in accordance with detail and as required			
RE+T Uniformity of surface texture in the vicinity of existing downpipes and wall penetrations			
RE+T Splashes of render / applied surface coating to other surfaces and window assemblies			
RE+T Weep holes clear of render / applied surface coating			
RE+T Damp-proof course / cavity flashing extends through face of wall - clear of render / applied surface coating finish			

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

REINDEER

RENDER FINISHES - GROUND FLOOR

~~REFT~~

Inspection Item	(✓) (N/A)	Date Checked	Initials
SFETR Uniformity of surface texture and adequate coverage of render coating to walls			
SFETR Cut in of render to reveals of window and door openings			
GFEFR Control joints formed in render in accordance with detail and as required			
GFEFR Splashes of render to other surfaces and window assemblies			

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM
ADDRESS: 50 PARK STREET, NARRABEEN
CONTRACTOR:
RENDERER

EXTERNAL APPLIED SURFACE FINISHES - GROUND FLOOR		<i>TEX</i>		
Inspection Item		(✓) (N/A)	Date Checked	Initials
Surface coating colour scheme in accordance with Clients written requirements including				
Surface preparation and application of surface coating in accordance with manufacturer's instructions - weather conditions - temperature /humidity				
Uniformity of colour and adequate coverage to all wall surfaces, cut in properly between different colours and members, along corners, architraves, window and door openings				
Surface coating splashes to other surfaces and windows / glazing, blemishes - paint runs, over painting - fixing holes and depressions properly filled				

NOTES:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

PAINTER

PAINTING - EXTERNAL	EXT	(✓) (N/A)	Date Checked	Initials
Inspection Item				
Surface coating colour scheme in accordance with Clients written requirements including any variations				
Surface preparation and application of surface coating in accordance with manufacturer's instructions and specification - weather conditions - temperature /humidity				
Uniformity of gloss, colour and opacity and adequate coverage to all surfaces - walls, eaves, doors, timber windows and trims - cut in properly between different colours and members, along corners, architraves, window and door openings				
Uniform and complete coverage of exposed eave rafters - end grain				
Uniformity of gloss, colour and opacity and application of surface coating to exposed structural steel members and lintels				
Top and bottom edges of external timber doors are sealed in accordance with manufacturers recommendations				
Paint splashes to other surfaces and windows / glazing, brush marks, roller marks, paint runs, over painting - fixing holes and depressions properly filled				
All surfaces of timber decking sealed - uniformity of cover				

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor		Signature		Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

ELECTRICIAN

ELECTRICAL – ROUGH IN		(R/I)	(✓) (N/A)	Date Checked	Initials
Inspection Item					
Light switches & position of lights checked					
Power points					
Power for roof ventilator					
Phone/ Data Points/ TV					
ELECTRICAL – FIT OUT		(FO)			
Inspection Item			(✓) (N/A)	Date Checked	Initials
Electrical fit-off is complete - fittings and fixtures - operational					
<u>GROUND FLOOR</u>					
SFRI	Light switches & positions of lights checked.				
SFRI	POWER POINTS				
GFR/	PHONE & DATA / TV				
LELO	RELOCATION WIRES				

NOTES:

POINT OF ATTACHMENT

POA NEW POWER POLE.

POA ~~NEVER~~ RELOCATED POINT OF ATTACHMENT

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

PLUMBER	PLUMBER – ROUGH IN	(R.I)		
R.I.	Inspection Item		(✓) (N/A)	Date Checked
	Positions of Taps/Mixers			
	Height of shower rose			
	Position of Floor Wastes			
P.I	Flooring screwed down and Puddle Flanges fitted			
I.P.T	UPTURNS IN SLAB.			
BATH	BATH FITED SUPPORTED AT BASE AND WALL.			
PLUMBER – FIT OUT		(FO)		
FO	Inspection Item		(✓) (N/A)	Date Checked
	Cistern and toilet pan - secure, flushes, no leaks			
	All PC items supplied and installed and variations complete			
SEW	Sewer Connection			
SW	Stormwater Connection			
DD	DECK DRAINAGE			

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

INSULATION		(FB)		
Inspection Item		(✓) (N/A)	Date Checked	Initials
Wall insulation is complete - to manufacturers specification for the site - tight to height of wall frame - no bridging of wall cavities				
Floor insulation is complete	CARPENTER	FB		
Ceiling insulation is complete - to manufacturers specification for the site - to outside of external wall top plates				

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

INTERNAL LININGS		FF	(✓) (N/A)	Date Checked	Initials
SYNTHETIC	Inspection Item				
FF	Ceiling access panel position confirmed (manhole)				
FF	Noggings and trimmers complete for internal linings, bath, stair handrail blocks and skirting blocks				
FF	Plasterboard ceiling lining installed to manufacturer's instructions - double nailing to centre of sheets - single nailing to the perimeter				
FF	Plasterboard straight edges and square setting - joints for tool marks and sanding ridges				
FF	Back blocking to ceiling sheets - complete where required				
C	Cornice lines and mitre joints - accurately cut to length				
C	Mitres, joins and temporary nail holes filled and neatly finished				
FF	Plasterboard wall linings installed to manufacturer's instructions – clearance above floor level				
DS	Expansion gap to stairwell walls				
FF	External corners subject to damage are reinforced - reinforcement is fixed and fully coved with setting plaster				
FF	Plasterboard straight edges and square setting - joints for tool marks and sanding ridges				
FF	Vertical joint minimum 200mm distance from edge of joint to edge of door, window openings				
FF	Electrical wiring - passes through neat close fitting holes in the face of the sheets				
EF	At junction of wall and ceiling Expanda Foam filled prior to cornice				
S	Splashes of fixing cement cleaned from other surfaces - floors and window frames				
FF	Wet area board wall linings installed to manufacturer's instructions				

NOTES:

Business Name of Contractor:		Licence Number:
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

WATER PROOFING BATHROOMS

Inspection Item	(✓) (N/A)	Date Checked	Initials
Floor surface clean and free of sharp objects, wall and floor area dry			
Bond breakers and fillets have been used as per manufactures specification			
Step-downs and angles are correct at the door and shower recess			
Epoxy is complete in shower recess and above bath and vanity			
Full coverage is evident on the floor and the membrane is turned up the wall 75mm			
There are no visual pinholes or holes in the membrane			

WATER PROOFING EXTERNAL DECKS

Floor surface is clean, dry and free from sharp objects			
Plastic angles are in place and have a minimum 75mm turn up			
Aluminium angle is in place and fixed down on the external edges			
Handrails have been considered and waterproofing considered			
Deck drainage is in place and been considered			
Full coverage of membrane is evident and there is no visual pinholes or holes			

NOTES:

CERTIFIER W

Date and time of inspection carried out by a Building inspector:

Business Name of Contractor:		Licence Number:
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

STAIRS

STAIRCASE INSTALLATION			
Inspection Item	(✓) (N/A)	Date Checked	Initials
R I Glue blocks fitted to each tread and riser			
R I Wedges fitted to each tread and riser – no squeaks			
R I Support at bottom and top of stringer			
F I Fixing of newel posts			
F I Handrail and balusters complete - to detail			
R I Protection strips for timber treads			
Paint and/or clear under side of internal stair	LABOUR SS		

NOTES:

Business Name of Contractor:		Licence Number:
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

CARPENTER - FIX OUT			
Inspection Item	(✓) (N/A)	Date Checked	Initials
Foam filler is complete around windows			
Sheet particleboard flooring fixed in accordance with manufacturer's instructions - no movement [squeaks]			
Strip timber flooring fixed in accordance with manufacturer's instructions - no movement [squeaks] - tight joints - perimeter clearance - nails punched			
Architraves fitted to acceptable standard and function - quirk margins - properly fixed - joints tight - nails punched			
Skirting fitted to acceptable standard and function - straightness - properly fixed - joints tight - nails punched			
Door swing, margins to jambs and floor for satisfactory operation			
Door furniture fitted - satisfactory operated - door opens and closes easily but firmly			
Built in pantry - door operation - drawer operation - shelf layout and support			
Built in linen - door operation - drawer operation - shelf layout and support			
Built in wardrobe - door operation - drawer operation - shelf layout and support			
Built in wardrobe - opening only - complete by Client			
Lift off hinges fitted as required			
Hand rails/decks balconies			
Shower hand over			
Correct installation of vanity cabinet - door movement, vanity top and basin			
Paint underside of stair treads after rough in installation	LABOUR SS.		

NOTES:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor

Signature

Date: / /

JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

CONCRETE

CONCRETE FOOTINGS

(F)

Inspection Item	(✓) (N/A)	Date Checked	Initials
Check size of footings (width and depth) against plans and engineering details			
Check position of trenches against plans and survey			
Check soil bearing at base of trenches or piers			
Check the reinforcement is the correct size and type, laps are correct, starter bars are in place and spaced correctly			
Check that the concrete will provide the steel with the correct cover			
Check that the strength of the concrete ordered was correct. (MPA)			

CONCRETE RAFT SLAB (AS ABOVE PLUS)

(S)

Termite protections are considered and in place if it is spray			
Membrane is in place and all joins taped			
All plumbing and electrical is in position and has been checked for location			
Check adequate bar chairs have been used			
Confirmation of finished floor height has been give and confirmed			

INFILL SLABS AND FOOTPATHS

Check size and potion

(FP) - (S)

Check and confirm position of expansion joints and control joints

NOTES:

CERTIFIER

C

Date and Time of the inspection carried out by the Engineer or Building Inspector:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor

Signature

Date: / /

JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

CARPENTER

FLOOR FRAMING – GROUND FLOOR			
Inspection Item	(✓) (N/A)	Date Checked	Initials
Damp course under ant caps - ant capping - complete			
Bearers - span /spacing - positioned under load bearing walls - level - joints fish-plated			
Floor joists - span /spacing - load bearing walls - level / alignment - fixed to bearers			
Frame square and level			
Set down of Bathroom / Ensuite floors - trimmer to support edge of flooring			
Bathroom / Ensuite doorway - positioning of aluminium angle - door			
All debris is removed from sub floor area prior to the installation of the sheet particleboard flooring			
Excavations around piers and footings in sub floor area backfilled			
Sheet particleboard flooring fixed in accordance with manufacturer's instructions - no movement [squeaks]			

NOTES:

CERTIFIED (Fr)

**DATE AND TIME OF INSPECTION CARRIED OUT BY THE ENGINEER OR
BUILDING INSPECTOR**

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

MASONRY – GROUND FLOOR

Inspection Item	(✓) (N/A)	Date Checked	Initials
Location of sub floor vents - clear of mortar			
Location of damp-proof course /cavity flashings - base cavity wall, sill and head			
Damp-proof course / cavity flashing extends through full width of masonry leaves - clear of mortar			
Brick piers located under load bearing walls - plumb and level			
Wall ties installed every 4 th course to attached piers to perimeter base walls			
Wall ties correctly installed - around openings - control joints			
Bed joints and perpends - thickness and alignment with existing brickwork			
Sills - fall and clearance			
Weep holes included below and above openings greater than 1.2m - open and clear of mortar			
Vertical articulation joint/s in brickwork to plan and detail - extend full width of masonry - clear of mortar and render			
Mastic sealing of vertical articulation joints in brickwork - complete			
Vertical junction between brick veneer wall and timber frame wall - to detail			
Cavities cleaned and veneer ties nailed off			
Chipped / cracked bricks in wall surface			
Cleaning of brickwork - stains and mortar smears	LABOUR BC		
NOTES:	PRESERVE CLEAN BC		

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor		Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

ALL TR

CONTRACTOR:

CERAMIC TILING - INTERNAL

Inspection Item

(✓)
(N/A)

Date
Checked

Initials

All electrical, plumbing and other work in or behind the tiles - complete before tiling work is commenced

Vertical finished tiled surfaces are plumb and true with square corners

Floor and wall tiles – size, colour in accordance with Clients written requirements including any variations

Substrate / surface preparation prior to the installation of tiles

Height and position of angle at doorway to wet areas

Location of movement control joints in floors / walls

Alignment and uniformity of joints, even in width, aligned and in same plane with due allowance for the tolerance of the tile

Grout - uniform in colour - complete without voids

Placement of cuts

Appropriate fall provided in floor tiles to wastes

Floor wastes are clear

Tiles cut neatly around surface penetrations – access panels - sanitary fittings

Flexible sealant to wall / wall and wall/ floor junctions - complete

CARPENTER

BVS

Perimeter movement joints in floors

BVS

Grout smears to floor and wall tiles, power points, switches, bath, vanity, shower screen

BVS

Cracked, chipped, scratched, loose or drummy tiles

Tiling fixtures and fittings are complete - soap holder, toilet paper holder, towel rail

BVS.

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

Floor & Wall Tiles

CERAMIC TILING - EXTERNAL

Inspection Item	(✓) (N/A)	Date Checked	Initials
Balcony deck - adequate fall provided in surface of tiles to drainage points - ponding water			
Grates, drainage points and weep holes in edge of balcony - clear of mortar			
Tile joints - uniform, even in width, aligned in same plane - grout to tiles is complete			
Flexible sealant provided at wall junctions			
Grout smears to tiles and adjoining surfaces			
Cracked, chipped, scratched, loose or drummy tiles			

NOTES:

Business Name of Contractor:

Licence Number:

All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

PAINTER		PAINTING - INTERNAL	(✓) (N/A)	Date Checked	Initials
INT		Colour scheme in accordance with Clients written requirements including any variations			
INT		Surface preparation and application of surface coating in accordance with manufacturer's instructions and specification - weather conditions - temperature /humidity			
INT		Gaps between skirting / architraves and internal linings - filled with appropriate sealant			
INT		Uniformity of gloss, colour and opacity and adequate paint covering to the walls and ceilings and cornice - properly cut in along corners, cornice, skirtings, architraves - windows and doors			
INT		Uniform gloss, colour and opacity and adequate paint covering to skirtings, architraves, windows and doors			
INT		Paint splashes to fixtures and floors, brush marks, roller marks, paint runs, over painting - nail holes properly filled			
INT		Top and bottom of doors are sealed in accordance with manufacturers recommendations			

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor		Signature		Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

~~CABINETS~~

~~FLOOR SANDERS~~

FLOOR FINISHING			
Inspection Item	(✓) (N/A)	Date Checked	Initials
Preparation of flooring - nails punched and filled with approved filler			
Flooring cleaned - free of dirt, grit and debris - perimeter of room - gaps under skirting			
Flooring finish - sanded / polished in accordance with Clients written requirements including any variations			

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

CARPENTER
CARPENTER – DECKS & BALCONIES

Inspection Item	(✓) (N/A)	Date Checked	Initials
Cladding finishes above decking - step down - flashing at wall			
Timber posts - end grain sealed - fixed to galvanised shoes - ground clearance			
Timber deck - battens - material and fixing - fixings flush with surface of decking - no end splitting			
Plywood flooring glued and fixed to joists in accordance with detail and specification			
Handrail / balustrade – complete to detail and specification			
Flashing to top of spandrel wall and roof surface			
Timber steps and landing - material and fixing - to detail and specification			

NOTES:

Business Name of Contractor:		Licence Number:
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All items conform

Construction Supervisor	Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CONTRACTOR:

Above

ON COMPLETION			
Inspection Item	(✓) (N/A)	Date Checked	Initials
Clean throughout - sweep and vacuum floors, cupboard shelves and window frames as required			
Temporary protective coatings removed from materials and white goods			
Window glass cleaned inside and outside, other glazing and mirrors clean free from any paint and smear marks as required			
Scratches and marks to window frames and glazing			
Chips / scratches in bath, shower base, vanity basin, cistern and toilet pan			
Chips / scratches in Kitchen bench tops, drawer units and doors			
Grout smears to floor and wall tiles, bench tops, power points, switches, fixtures and fittings			
Satisfactory operation of all services and installations			
Satisfactory operation of all window sashes and locks			
Satisfactory operation of all locks, hinges and similar moving parts of hardware			
All PC items supplied and installed and variations complete			
Roof space - roof penetrations, flashings, valley gutters for leaks			
Correct fitting shower screen and door operation	- GLAZIER / SHOWER Screen		SH-1
Cleaning of footpath and nature strip			
Site clean of building debris and materials and remove from site			
Site clean of building debris and materials from adjoining properties			
Installation of sewer and Stormwater drains - trenches backfilled and compacted	- PLUMBER SW		
Any damage to driveway, pathways, paving, fences and gates - made good			
Any damage to adjacent properties - pathways, paving, fences, wing fences and gates, roadway, street and vehicle crossing - made good			

NOTES:

Business Name of Contractor:		Licence Number:	
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All items conform

Construction Supervisor		Signature	Date: / /
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JOB NAME: MCADAM

ADDRESS: 50 PARK STREET, NARRABEEN

CARPENTER

HANOVER

Inspection Item	(✓) (N/A)	Date Checked	Initials
PRAC Condition of street crossing			
PRAC Condition of vehicle crossing			
PRAC Condition of the footpath			
PRAC Condition of concrete driveway and paths			
PRAC Condition of retained paved areas			
PRAC Condition of retained tiled surfaces - patios / porches			
PRAC Condition of fences, wing fences and gates			
PRAC Satisfactory operation of all services and installations			
PRAC Satisfactory operation of all sliding / bi-fold doors, window sashes and locks			
PRAC Satisfactory operation of all locks, hinges and similar moving parts of hardware			
PRAC Insect screens are installed in accordance with plans and specification and Clients written requirements			
PRAC Insect / security screen doors are installed in accordance with plans and specification and Clients written requirements			
PRAC Spare roof tiles are under house			
PRAC: WINDOW RESTRICTIONS CHECKED			

NOTES:

Date and time of inspection carried out by a Building inspector:

CERTIFIED

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All items conform

Construction Supervisor	Signature	Date: / /
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