



SAFE LIVING INSPECTIONS

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POST-POUR INSPECTION- RESIDENTIAL -SAFE LIVING

1234 Main Street
Adelaide, SA

Buyer Name
18/09/2026 9:00AM

Inspector

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RECTIFICATION

SUMMARY

- ⊖ 3.14.1 Slab Internal - Conduit in slab: No Conduit in Slab for Island Services
- ⊖ 4.8.1 Slab External - Water accumulating: Water Accumulation in Recessed Areas

1: DISCLAIMER & TERMS OF USE

Information

Disclaimer & Terms of Use

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This report represents the professional opinion of Safe Living Inspections and is based upon a visual inspection of the residential dwelling at the specified address, a review of provided documentation, and the application of the inspector's knowledge, training, and experience.

1. Nature of Opinion

The opinions and findings contained within this report are provided in good faith and with all reasonable care. However, this document is an opinion and not a guarantee or warranty, either expressed or implied, regarding the present or future condition of the property. Latent or concealed defects may not be identified in a visual inspection.

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2: INSPECTION DETAILS

Information

In Attendance N/A	Occupancy Under Construction	Style Modern
Temperature 13 Celsius (C)	Type of Building Single Family	Weather Conditions Cloudy, Light Rain

Documentation
Architectural Plans Supplied,
Engineering Plans Supplied, Truss
Plans Supplied, Plumbing Plan Not
supplied

Construction Debris Removal and Site Grading
Debris Accumulation, Poor Drainage Grading, Water Pooling Around Slab, Site Maintenance, Safety Compliance,
Required, Under Construction
Construction debris must be removed and site grading maintained to ensure proper drainage away from the slab during the construction process. This is a standard workplace health and safety requirement that protects both the property and workers on site.



3: SLAB INTERNAL

		VF	GA	D	MD	UI	NA
3.1	General					X	
3.2	Reduced Level (RL)					X	
3.3	Garage Rebate					X	
3.4	Shower Recess					X	
3.5	Slab Surface Finish					X	
3.6	Steel Grade/size	X					
3.7	Steel Spacing	X					
3.8	Mesh Overlap	X					
3.9	Tie Wires	X					
3.10	Corner/ Diagonal Reinforcement	X					
3.11	Openings/sleeves	X					
3.12	Rust/ Contaminants	X					
3.13	Plumbing Provisions	X					
3.14	Conduit in slab		X				
3.15	Debris			X			

VF = Visually FineGA = General AdviceD = DefectMD = Major DefectUI = Unable to InspectNA = Not Applicable

Information

General: Inspection Method

Visual

Reduced Level (RL): Acceptable

During the pre-pour inspection, the reduced level was formally verified and found to be fully compliant with the project plan. The overall area was visually inspected and deemed acceptable with no immediate signs of concern. Final dimensional checks will be carried out following the concrete pour.

Garage Rebate: Acceptable

Garage rebate verification was completed during the pre-pour inspection. Final dimensions will be confirmed after the concrete is poured to ensure accurate measurements and compliance with specifications.

Slab Surface Finish: Acceptable

The slab surface finish refers to the final texture and appearance of the concrete after the pour is complete. This includes factors such as smoothness, evenness, and any surface treatments applied to enhance durability or aesthetics. A proper finish protects the concrete from moisture infiltration and wear.

Steel Grade/size: Acceptable

The concrete slab is reinforced with N20 grade steel at 500 newton specifications, installed according to the footing plan. This reinforcement provides structural support and helps distribute loads throughout the slab system. [AS 2870]



Steel Spacing: Acceptable

Steel spacing in concrete slabs refers to the distance between reinforcement steel bars or mesh within the slab structure - Which is been found acceptable as per footing plan.

Mesh Overlap: Acceptable

Reinforcing mesh overlap in the slab foundation was observed during inspection. The overlap measured a minimum of 250mm, which satisfies NCC Part 3.2.3 requirements for proper reinforcement continuity and structural integrity.



Tie Wires : Acceptable

Tie wires are metal wires used in concrete slab construction to hold reinforcement steel (rebar or wire mesh) in proper position during concrete pouring. These wires secure the reinforcement at the correct height and spacing to ensure the structural integrity and durability of the slab. Proper placement of tie wires is important for the slab's long-term performance and load-bearing capacity.

Corner/ Diagonal Reinforcement: Acceptable

Corner reinforcements in the slab foundation were inspected and found to be satisfactory according to the footing plan specifications. This indicates proper structural support at the slab corners where stress concentrations typically occur.



Openings/sleeves : Acceptable

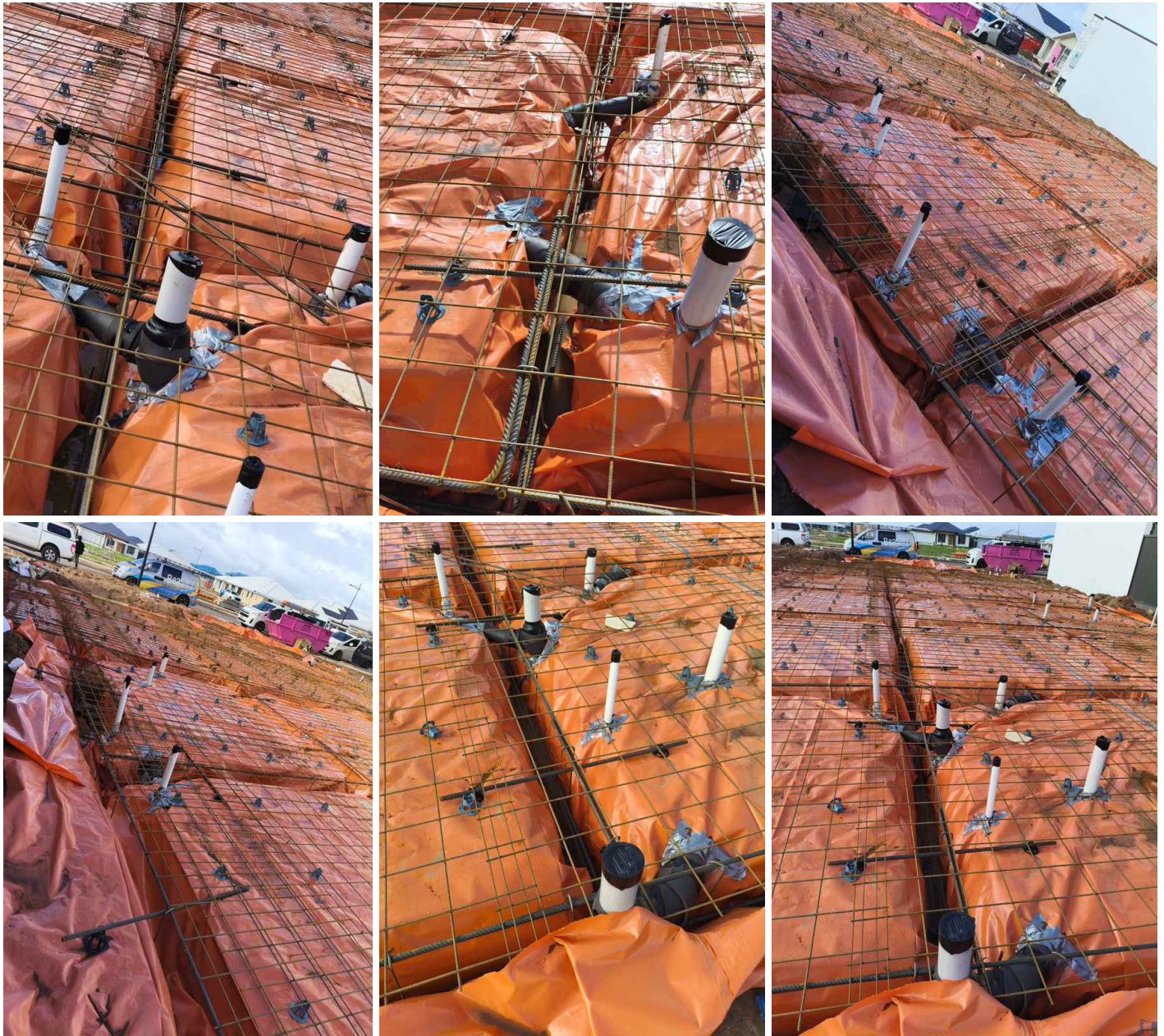
Openings and sleeves in the slab were found to be satisfactory and acceptable according to the footing plan. Plumbing openings were verified against the plans, including a storm water sleeve positioned under the garage. Final dimensions will be clarified after the concrete pour is completed.

**Rust/ Contaminants : Acceptable**

Rust and contaminants were observed on the exposed steel elements within the slab structure during inspection. These conditions were evaluated and found to be within acceptable limits at the time of the inspection, indicating no immediate structural concerns requiring attention.

Plumbing Provisions: Acceptable

Plumbing installation follows the original plan specifications. Drain and storm water provisions were inspected on-site and verified to be functioning satisfactorily according to design requirements. [No Plumbing plan was supplied - which limit the inspection to accuracy]



Limitations

Debris

DEBRIS IN CONCRETE POUR AREA

Cut scrap steel pieces were observed within the concrete formwork prior to the pour. Leaving loose debris in the concrete can create air pockets and reduce the compressive strength of the finished concrete. The debris should be completely removed before the concrete pour begins to ensure proper structural integrity.



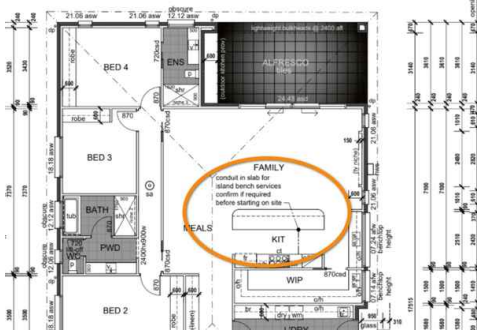
Deficiencies

3.14.1 Conduit in slab

NO CONDUIT IN SLAB FOR ISLAND SERVICES

No conduit was installed in the slab for potential island services. If the homeowner plans to add plumbing or electrical outlets to an island in the future, conduit must be installed before the slab is poured. This limitation cannot be remedied after the slab has been set.

Rectification



4: SLAB EXTERNAL

		VF	GA	D	MD	UI	NA
4.1	House Edge Rebate	X					
4.2	Vapour Barrier	X					
4.3	Site grading		X				
4.4	Off Set	X					
4.5	Slab dimensions	X					
4.6	Slab levels as per Nivcomp	X					
4.7	Plumbing	X					
4.8	Water accumulating			X			

VF = Visually Fine GA = General Advice D = Defect MD = Major Defect UI = Unable to Inspect NA = Not Applicable

Information

Inspection Method

Visual

House Edge Rebate: Acceptable

The slab edge rebate throughout the foundation measured 50-60 mm in depth.[within tolerance limit]. A rebate is a recessed edge detail in the slab perimeter that helps manage water drainage and provides a transition between the slab and exterior elements. This measurement indicates the depth of this recessed edge feature.



Vapour Barrier: Vapor Barrier Condition

The vapor barrier beneath the slab was found to be in acceptable condition during the pre-pour inspection. A vapor barrier is a protective layer installed under concrete slabs to prevent moisture from rising through the slab, which helps protect flooring materials and the interior environment from moisture-related damage.



Vapour Barrier: Vapor Barrier Visible After Slab Pour

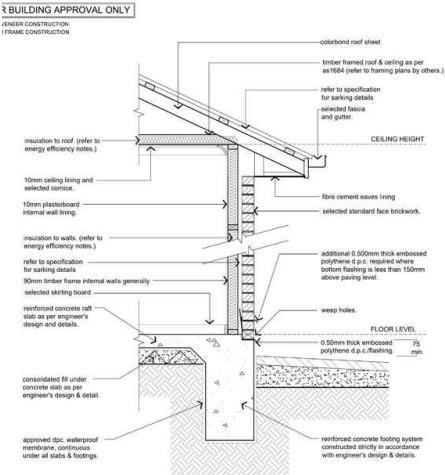
A vapor barrier was observed visible after the concrete slab pour, which indicates proper installation beneath the slab. Soil baking should be completed after the concrete has fully set and site grading work is finished to ensure proper moisture management and ground preparation.





Site grading: Site Grading Management

Site grading refers to the contouring and leveling of soil around the foundation to direct water drainage away from the structure. Proper grading is essential during construction to ensure adequate slope, prevent water pooling near the foundation, and protect the damp-proof course (DPC) and soil backing. According to the stamped plans, site grading requires ongoing attention and management throughout the construction process, with particular focus on protecting the DPC installation and maintaining proper soil support behind it.



Off Set : As Per plan

5.5m ; 3.5m and 3.0m - Approx - [Can be confirmed after pour]



Off Set : Slab Offset - Acceptable

The concrete slab offset was measured and found to be acceptable relative to neighboring buildings. The offset dimensions were verified both at the front and rear of the property following the concrete pour.

Garage offset	5500mm + 250 [approx - for services]
Rear Offset	4100mm
Behind garage - zero point offset	1000mm
Neighbor parameter offset	1100mm



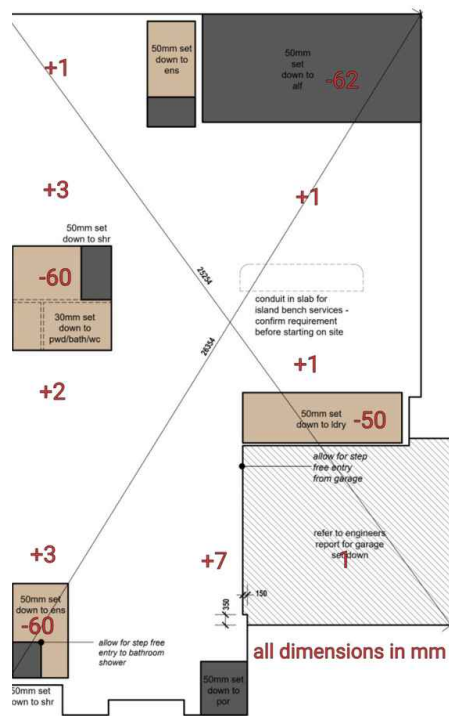
Slab dimensions : Slab Dimensions

The external slab dimensions were measured and verified against the construction plans. The long edges of the slab were found to be within acceptable tolerances as specified.



Slab levels as per Nivcomp: Slab Levels Within Tolerance

Slab levels were measured using a digital level (Nivcomp) and found to be within acceptable tolerance limits. This indicates the concrete foundation slab is properly graded and settled appropriately, with no significant deviations that would suggest structural concerns or drainage issues.





Plumbing: Plumbing System

Plumbing installation was inspected and found to be acceptable per stamped construction plans. Openings were properly covered during construction to protect the system from debris and contamination, demonstrating good trade practices.



Deficiencies

4.8.1 Water accumulating

WATER ACCUMULATION IN RECESSED AREAS

Water can accumulate in recessed areas of the slab exterior, particularly during heavy rainfall or monsoon seasons. Proper drainage management during construction, including minor drilling or cutting of recesses and resealing before the envelope stage, helps maintain the slab's drainage systems and prevents water retention issues.



STANDARDS OF PRACTICE

Inspection Details

Slab Internal Phase 1: Pre-Pour Inspection (Steel Reinforcement / "Rebar" Check)

This is a mandatory statutory inspection stage in Australia (often called the "Steel" or "Reinforcement" inspection). It must occur after all steel, plumbing penetrations, and formwork are in place, but before any concrete is ordered.

1. Material Compliance and Standards

- AS/NZS 4671 Compliance: The inspector verifies that the steel reinforcement (mesh and bars) complies with AS/NZS 4671. They look for the manufacturer's identification tags to ensure it is certified Australian Standard steel.
- Grade Verification: Ensure the correct grade is used as per the engineering drawings—typically Class N (Normal ductility) or Class L (Low ductility) mesh (e.g., SL82, SL92) and deformed bars (e.g., 500N).
- Surface Condition: Steel must be free from mud, oil, grease, paint, or excessive flaky rust, which compromise the concrete-to-steel bond.

2. Concrete Cover and Spacing (AS 3600 / AS 2870)

- Concrete Cover: This is the most heavily scrutinized element. The inspector measures the distance between the steel and the outer edge of the concrete to ensure it matches the exposure classification (e.g., A1, A2, B1, B2). Insufficient cover leads to concrete cancer.
- Bar Chairs: The inspector checks that bar chairs (plastic or concrete spacers) are placed at the correct frequencies specified by AS 2870 (usually every 800 mm to 1000mm for mesh) to prevent the steel from sagging under the weight of workers.
- Trench Mesh Clearance: In footings, trench mesh must be suspended properly, ensuring it does not rest on the ground or against the plastic damp-proof membrane (vapor barrier).

3. Laps, Splices, and Tying

- Lap Lengths: The inspector measures the overlap where mesh sheets or bars meet. For structural mesh, the standard lap is usually a minimum of two main wires (or 200mm to 300mm depending on the bar size and engineering specifications).
- Fixing and Tying: Tie wire must be securely fastened so reinforcement cannot shift during pumping and vibration. The "tails" of the tie wire must be bent inward so they do not protrude through the concrete cover zone.

4. Integration with Ancillary Items

- Damp-Proof Membrane (Vapor Barrier): Check that the high-impact plastic underlay (usually 0.2mm hick orange polythene) is continuous, taped at the joints, and has no tears caused by walking on the reinforcement.
- Penetrations: Ensure plumbing pipes and electrical conduits passing through the slab have the required clearance from the steel and are wrapped in expansion foam where specified.

Phase 2: Post-Pour Inspection (As-Built & Quality Check)

While the steel is now encased in concrete, the post-pour inspection focuses on stripping formwork, verifying structural integrity, and ensuring the steel did not displace during the high-pressure pumping process.

1. Verification of Starter Bars and Dowels

- Alignment: Inspect any vertical starter bars (for columns or concrete block walls) and slab-to-slab dowels. They must remain vertically aligned and in the exact position specified on the plans.
- Displacement: Ensure that the concrete pumping hose did not forcefully bend or displace the reinforcement cages out of their structural grid lines.

2. Visual Defects and Honeycombing

- Exposed Reinforcement: The inspector checks the surfaces and edges for any "blowouts" or exposed steel. No reinforcement or tie wire should be visible.
- Honeycombing: Look for pockets of coarse aggregate where concrete failed to consolidate around dense reinforcement cages. If found, non-destructive testing or structural remediation is required.
- Plastic Shrinkage Cracking: Check for early-stage cracking directly over the line of the reinforcement mesh, which happens if the concrete dried too fast or the steel was placed too high.

3. Non-Destructive Testing (If Displacement is Suspected)

At Safe living inspections - Inspector Checks the slab with Nivcomp Digital Level - The Nivcomp measures precise height differences in millimeters relative to a locked-in reference point. In Australia, the Guide to Standards and Tolerances dictates that a new concrete floor is considered defective if it deviates by more than $\$10\text{ mm}$ across any individual room, more than $\$20\text{ mm}$ across the entire building footprint, or more than $\$4\text{ mm}$ over any $\$2\text{ m}$ section. An inspector can rapidly map the entire slab surface to verify whether the levelness falls within these strict statutory tolerances.

Quick Reference Checklist: Australian Standards

Inspection Element	AS 2870 / AS 3600 Requirement (Pre-Pour)	Post-Pour Verification
Steel Grade	500N (Bars) / Class L or N (Mesh)	Checked via pre-pour certificate logs.
Concrete Cover	Typically 20mm - 50mm+ depending on exposure/soil class.	Verified via Covermeter if displacement is suspected.
Mesh Lapping	Minimum overlap of 200mm - 300mm (or 2 mesh squares).	Ensure no top mesh has collapsed to the bottom.
Bar Chairs	Plastic/concrete chairs spaced 1m apart.	Check that no chairs broke or flipped under concrete weight