
FRAME STAGE QA INSPECTION FOR - HOMES BY CMA



Site -

Supervisor - Rik

Overall Grading On Site - RED - Concretor.

Prepared by : Pace Building Services.

11th March, 2021 9.00 AM

Conditions - Showers

SITE STATUS -

Builder site sign - YES 

Site safety fencing - YES  (Secure / locked - YES  NO)

Sediment barriers - GENERALLY ACROSS FRONT BOUNDARY AREA 

Potential silt control issues - NO 

Road frontage clean - YES 

Site toilet - YES  **BUT PARTIALLY OUT OVER FOOTPATH.**

Rubbish bin / cage - NO  (on next door site ?)

Rubbish / Materials left around site by trades - YES  (Steel frame materials. See photos)

Site set up - GOOD. Front yard needs machine level up. 

Potential Safety Issue on site - Toilet and temporary fencing along footpath. Should be contained within site boundary pegs.

Bricks delivered - NO (Rear packs only)

Plasterboard delivered - NO

CONSTRUCTION STATUS -

Roof on - Done.  (Sarking installed - YES)

Temporary downpipes fitted - YES 

Plus - have they been attached to the PVC upstand in ground adequately ?

YES  **but most are way too long and lying on ground and ineffective....NO** 

Gas rough in - Done  **Distance between gas and electrical meterbox - 505 mm**

Plumbing rough in - Done  - Council sticker visible YES 

Electrical pre wire - Done 

Phone pre wire - Done 

AC rough in - Not done. NA ?

Wall sarking - Not done.

Batts preloaded bags into ceilings - NO

Batts installed into external walls - NO

Windows and S/doors - Installed AND solid packed and screw fixed through reveals as required for site wind loadings **YES** 

External Doors and frames - Not yet delivered.

Cavity sliders - Some are installed. **YES**  Pantry is not....Delivered but not yet installed.

Panel door jambs - Installed **BUT NOT** scribed (**just square cut**) over slab edge **YES**

General Observations and Notes on the day -

CONCRETOR -

Garage door rebate in slab / width of concrete plinth to support bottom plate is set up correctly for door position **YES** 

Frame visible overhanging slab edge by more than 10mm **and NOT rectified - See front of bedroom 4, entry and front of garage ... (Note the excess concrete slab visible across rear of garage and rear of house frame !....carpenters not set frame out correctly ?)**

(NOT previously marked up by supervisor) **NO** 

CARPENTER -

External ceiling battens installed to ALFRESCO / PORCH as required, at 450mm centres for screw fixing of external plasterboard ceilings to suit N2 zone wind loads - (or 300mm centres for N3 zone wind loads) **as per both Boral and CSR Residential Installation Guides for Plasterboard** **YES**  + require first ceiling joist set up at 160mm and on to suit brick skin / ceiling timber trim to nail off to.

Ceiling nogs fitted to **PERIMETER OF GARAGE CEILING** for screw fixing ends of sheets as required, at 150mm fixing centres to square set ceilings, and 300mm fixing centres for cornice as per both Boral and CSR Residential Installation Guides for Plasterboard **YES** 

Nogs fitted in position as required for panel door motor and track bracket locations, TV brackets, towel rails, toilet roll holders, angles / plates across rear face of shower niches, etc **YES** 

Missing centre screws to stud junctions required as marked.

Plumb up any studs or walls, fix bent studs / nogs, missing screws, etc as required, where purple spray paint is marked up throughout frame.

Carpenter Items noted -

DRILLING SCREWS FAR TOO DEEP INTO WINDOW REVEALS ! Almost no KN holding capacity remains.

Ridiculously deep holes.....why so deep ? You're using 50mm long screws !

Garage -

Not solid packed under the base of steel post supporting roof load and lintel above.

Remove temporary brace.

Laundry -

Not packed over top of cavity door track to frame.

Laundry -

Secure centre of wall stud up to cavity unit.

Pantry -

Window to be set up at 915mm above floor and to be level across,

NOTE -

As a guide, TOLERANCE for straightness and vertical / plumb is 4mm over a 2.0M level for timber frame (As per AS 1684.2 - 2010) and 3mm over a 2.0M level for steel frame (As per AS 4100 / 4600).

NOTE -

ALL windows and sliding doors are to be fitted and installed into the frame **to achieve the required site wind loadings** as per the AWA Installation Details and their relevant specifications. **Nails or screws MUST go through the solid packers between stud and side reveals.**

Ensure all nails / screws used in tie down multigrips, straps, joist hangers, fixings and the like are the correct types and sizes specified by the manufacturer and are also installed in the specified fixing patterns (and numbers of) as per manufacturers details supplied to site with the relevant system.

Disclaimer -

Observations noted are opinions only and does not cover any compliance / suitability of items / components and / or their structural adequacy, etc or any items covered as per the Building Certifiers inspection and their subsequent report.
