

Post-Pour Slab Inspection Checklist

The full 17-category checklist Adam Gates runs on every post-pour inspection. Print this. Take it to site before you sign the slab-down progress claim.

Job address:

Date:

Builder:

Pour date:

Slab size (m2):

Days since pour:

How to use: Walk the finished slab 3-14 days after pour, BEFORE signing the slab-down progress claim. Tick items as you verify. Any unchecked item = raise with your builder before payment. 3+ red flags = book an independent inspection.

1. Slab Surface Finish & Level (QBCC S&T;)

- Level: max 10mm deviation in any room / area (per doc'd FFL)
- Level: max 12mm deviation over any 3m length
- Flatness: max 4mm under a 2m straight-edge (localised)
- Overall footprint deviation < 20mm within 12 months
- Steel trowel finish achieved (smooth + hard)
- No trowel burns (dark over-worked patches)
- No excessive laitance (weak powdery top layer)
- No re-tempering marks (water added during finishing)
- **Red flag:** 10mm/room, 12mm/3m, or 4mm/2m straight-edge exceeded = QBCC defect.

2. Cracks (per QBCC / AS 2870 classification)

- All cracks measured + photographed with ruler in frame
- Category 0 < 0.3mm (hairline, negligible - NOT defect)
- Category 1 < 1.0mm (very slight - NOT defect)
- Category 2 < 2.0mm (slight - NOT defect)
- Category 3 > 2mm = DEFECT (engineer sign-off required)
- No cracks in straight lines across the slab
- No cracks extending down the edge beam vertically
- No cracks at re-entrant corners without re-entrant steel above
- **Red flag:** Any crack > 2mm (Cat 3+) = defect. Cracks of any width at re-entrant corners or down edge beam = flag to engineer.

3. Edge Beam Quality

- Edge beam faces smooth + regular (no bulges)
- No exposed reinforcement bar anywhere
- No honeycombing (rocky porous patches from poor vibration)
- Corner details clean - no chips or breaks
- Edge beam depth measured + matches plan
- Formwork removed cleanly - no timber cast in
- **Red flag:** Honeycombing > \$2 coin OR any exposed reo = engineer assessment + repair before frame stage.

4. Termite Barrier Integrity (AS 3660.1:2014)

- Physical barrier visible + intact at all slab edges
- Barrier not cut, torn, or missing at pipe penetrations
- Barrier extends full perimeter - no gaps at corners
- 75mm inspection zone clear around perimeter (AS 3660.1 min)
- Any post-pour penetrations sealed with termite-compliant sealant
- Chemical barrier zones not re-excavated or disturbed
- Termite compliance certificate signed off + dated after pour
- **Red flag:** Barrier gap > 0.5mm OR no 75mm inspection zone = risk. Termites need very little to get through.

5. Slab Dimensions & Set-Out

- External dimensions measured + match foundation plan
- Internal wall chalk lines match architectural plans
- Slab is square (diagonal measurements equal within 10mm)
- Garage rebate size correct (typically 350mm x 15mm)
- Alfresco slabs correct position + size
- No missing set-downs
- Boundary setback confirmed against title
- **Red flag:** Diagonals > 20mm out of square = full re-set-out problem. Frame will never sit right.

6. Step-Down Verification

- Shower recess set-down 70mm typically (waterproofing + tile screed)
- Garage rebate 350mm wide x 15mm deep at door location
- Alfresco set-down at least 30mm below internal slab
- Bath + WC recesses correct depth
- All set-downs consistent depth around perimeter
- Set-down edges clean + squared
- **Red flag:** Shower set-down not 70mm deep = waterproofer over-thicknesses the screed = lip at shower door forever.

7. Falls & Drainage (AS 3740:2021)

- Shower WITH hob/step/screen separation: fall min. 1:100
- Shower WITHOUT separation (open): fall min. 1:80
- Floor waste generally: min. 1:80, max. 1:50
- Bathroom floor has fall to floor waste
- Alfresco slab falls away from house (typically 1:100)
- Garage floor slopes toward driveway
- Hose test on shower rebate - water flows to drain, no ponding
- External perimeter graded away (50mm/1m per AS 2870 App B)
- **Red flag:** Shower rebate that ponds water on hose test = AS 3740 fail = tiled leak, defect claim, rot.

8. Concrete Curing Evidence

- Curing compound visible (waxy/dull surface film) OR
- Wet curing evidence (damp, plastic, burlap for 7 days) OR
- Curing blankets/plastic still on slab within 7-day window
- No surface crazing (fine eggshell crack pattern)
- No dusting when rubbed with hand
- **Red flag:** Slab in 34C sun with no curing effort for 3 days = permanently weakened top 20mm.

9. Saw Cut Control Joints

- Saw cuts at all engineer-specified locations
- Cut depth min. 1/4 of slab thickness (25-30mm on 100mm top)
- Cuts made within 8hrs of pour (4hrs if > 32C)
- Cuts straight + clean (not jagged from dull blade)
- Any cracks that formed follow the saw cuts
- **Red flag:** No saw cuts in a slab > 8m in any direction = random cracking guaranteed.

10. Plumbing Penetrations & Conduits

- All penetrations match plumbing layout drawing
- Kitchen island conduits present + in position
- Waste pipes at correct height (typically 100-150mm WC riser)
- Water rough-in stubs in correct positions
- Electrical conduits stubbed where required
- All penetrations sealed with closed-cell polyethylene lagging
- No pipes cut down or capped incorrectly
- **Red flag:** A pipe in the wrong position = demo work later. Measure everything from a fixed reference.

11. Perimeter Drainage & Downpipes

- Downpipe positions marked or installed at plan locations
- Stormwater drainage points visible at each corner
- No stormwater pit or line damaged during pour
- Perimeter ag-drain (if specified) still visible + intact
- Silt trap / sediment fence still in place
- No standing water against slab edge
- **Red flag:** Stormwater pipes crushed or filled with concrete = won't work in first heavy rain = water ponds against slab.

12. Post-Pour Damage

- No chunks broken off edges (formwork stripping / wheelbarrow damage)
- No deep tyre marks
- No oil, diesel, or paint stains
- No damage from early trades work
- No point-load cracks from stacked materials
- **Red flag:** Framing timber stacked on slab within 7 days of pour = point loads on green concrete = cracking.

13. Efflorescence Check

- Light general efflorescence acceptable (moisture normally moving through)
- No heavy localised efflorescence at pipe penetrations or walls
- No efflorescence pattern suggesting failed vapour barrier
- Pattern documented if any concerning zones present
- **Red flag:** Concentrated efflorescence at base of wall or pipe penetration = moisture path through slab. Diagnose before framing.

14. Concrete Strength Documentation

- 7-day cylinder break test result received (~70-75% of spec)
- 28-day cylinder break test received (must meet/exceed engineer's spec)
- Engineer's spec typically N25 or N32 for residential (check drawings)
- Sample cylinder IDs match your pour docket
- NATA-accredited laboratory report
- Concrete supplier's batch report showing mix design
- **Red flag:** No cylinder test results, or 7-day result under 60% of spec = don't accept slab until 28-day results meet engineer's spec.

15. Slab Age Before Frame Load

- Foot traffic only in first 24 hours
- Light materials + framing not before day 7
- Full framing load not before day 14
- Full design load (framing + roof) ideally day 28
- **Red flag:** Framing crew booked to start day 3-4 = too early. Push back or wear the risk of early cracking.

16. Weather Protection During Cure

- If temps exceeded 32C: extra curing (misting, shade cloth, blankets)
- If heavy rain within 24hrs of pour: no visible surface damage
- If frost within 24hrs (rare in SEQ): strength assessed
- If wind > 30km/h: no evidence of rapid drying / crazing
- **Red flag:** Heavy rain in first 6hrs post-pour + surface pitting or wash-out = top of slab permanently weakened.

17. Documentation & Sign-Offs

- Concrete cylinder test results (7-day + 28-day)
- Concrete supplier's batch report
- Termite compliance certificate (post-pour verification if required)
- Engineer's post-pour inspection report
- Surveyor's post-pour set-out confirmation
- Plumbing rough-in sign-off from licensed plumber
- Builder's pour-day photos (if provided)
- Progress claim invoice matching contract stage
- **Red flag:** No engineer sign-off + no cylinder tests + builder wants payment = don't pay until paperwork is complete.

30 Red Flags - If You See ANY, Don't Sign the Progress Claim

Any 3+ = book an independent inspection immediately. Any 10+ = withhold progress payment until fixed.

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| ■ 1. Level > 10mm in any room OR > 12mm over 3m (QBCC S&T;) | ■ 16. Any pipe penetration in the wrong position |
| ■ 2. Localised flatness > 4mm under 2m straight-edge (QBCC S&T;) | ■ 17. Kitchen island conduits missing |
| ■ 3. Any crack > 2mm wide (QBCC Cat 3+ defect) | ■ 18. Waste pipes at wrong height |
| ■ 4. Any crack (any width) extending down edge beam vertically | ■ 19. Stormwater pipes crushed or filled with debris |
| ■ 5. Any crack (any width) at re-entrant corner with no re-entrant steel | ■ 20. No saw cuts in a slab larger than 8m in any direction |
| ■ 6. Visible exposed reinforcement bar anywhere on the slab | ■ 21. Slab surface dusting when rubbed (poor curing) |
| ■ 7. Honeycombing larger than a \$2 coin | ■ 22. Heavy efflorescence localised at penetrations or walls |
| ■ 8. Slab out of square by more than 20mm across diagonals | ■ 23. Formwork timber left cast into concrete |
| ■ 9. Shower set-down not design depth (typically 70mm) | ■ 24. Slab poured with no curing effort in 32C+ weather |
| ■ 10. Water ponding on shower recess when hose-tested (AS 3740 fail) | ■ 25. Rain damage visible on slab surface (wash-out, pitting) |
| ■ 11. Alfresco slab not falling away from house | ■ 26. Framing crew starting work within 7 days of pour |
| ■ 12. No fall from external perimeter (AS 2870 App B fail) | ■ 27. No cylinder test results provided |
| ■ 13. Damaged or missing termite barrier at any slab edge | ■ 28. 7-day cylinder test under 60% of spec strength |
| ■ 14. Termite barrier cut around pipe penetration and not resealed | ■ 29. No engineer post-pour sign-off |
| ■ 15. No 75mm inspection zone around slab perimeter (AS 3660.1) | ■ 30. Builder demanding slab-stage payment before docs complete |
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Book Your Post-Pour Inspection

Standard home (up to 220m²): \$550 inc GST - same-day report

Larger homes: custom quote - call 07 3180 8041

When: 3-14 days after pour, BEFORE signing slab-down progress claim

Available: Mon-Fri across South East Queensland (Brisbane, Gold Coast, Sunshine Coast, Ipswich, Moreton Bay, Logan, Redlands, Scenic Rim)

Book online: vginspect.com/book | **Phone:** 07 3180 8041 | **Email:** info@vginspect.com

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This checklist is general educational information based on Australian Standards and QBCC guidance. Your engineer's site-specific drawings + building contract are the primary references for your build. This guide is not a substitute for a licensed inspection or legal advice.