Post-Pour Slab Inspection Checklist

The full 17-category checklist our builder-inspectors run 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.

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

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.