

General Information

Listed below are the inspection elements and prompts within each element. Please note that not all elements will be relevant for your project. The inspection will remain 'in progress' until all elements within the inspection type are completed and passed, and this may require multiple inspections.

For the inspection to take place, please ensure that all consent documentation is available on site including all approved (stamped) documents, Building Consent (Form 5), Inspections and General Information.

1. Building	
1.1 Building Exterior	<ul style="list-style-type: none"> • Cladding complete or • Rigid or flexible air barrier on, joints taped • Roof on, flashings completed
1.2 Framing and Bracing	1.2.1 Bracing Elements <ul style="list-style-type: none"> • Ensure bracing is not compromised • Ceiling diaphragm brace framing completed (solid packing rafters to ceiling battens) • No meter boxes, distribution boxes, data boxes etc. in bracing elements
	1.2.2 Moisture Content <ul style="list-style-type: none"> • Timber framing moisture content tested using calibrated meter • Ref: E2/AS1 Part 10 - 20% max for insulated buildings prior to lining • Use correction factors for timber species/type, treatment and temp
	1.2.3 Ceiling Battens <ul style="list-style-type: none"> • Ceiling battens timber or steel • Size and spacing
1.3 Intertenancy Fire Walls	1.3.1 Intertenancy Walls <ul style="list-style-type: none"> • System identified • Correct Gib Fixed (type + thickness first layer) • Fixings used • Terminated correctly at the roof line • Terminated correctly at the exterior wall • Terminated correctly at the soffit • Fire stopping completed (first layer) • Intumescent pads and metal flush boxes in place
	1.3.2 Intertenancy Ceilings <ul style="list-style-type: none"> • System identified • Ceiling framing complete • Fire rated lining fixed (first layer) • Fixings used • Terminated correctly at the external wall line • Fire stopping (first layer)
1.4 Boundary Fire Walls	<ul style="list-style-type: none"> • System identified • Correct product Fixed (type + thickness first layer) • Fixings used • Terminated correctly at the roof line/parapet • Terminated correctly at the wall ends • Fire stopping completed (first layer) • Intumescent pads and metal flush boxes in place

1.5 Insulation	1.5.1 Insulation Installed <ul style="list-style-type: none"> Fitted correctly (Air seal system complete, Window and door reveals screwed/nailed correctly) Ceilings Walls Subfloor Thermal envelope has been identified Ceiling rating value Subfloor rating value Walls rating value
	1.5.2 Windows and exterior doors
	1.5.3 Garage <ul style="list-style-type: none"> Included in the building envelope Insulation has been fitted correctly Services box thermal break provided
1.6 Ventilation	<ul style="list-style-type: none"> Provisions made for ducting where required Kitchen, bathrooms, laundry etc
1.7 Wet Areas	<ul style="list-style-type: none"> Flooring substrate as per plan (Timber floors) Metal corners fitted (Tiled showers)
2. Plumbing	
2.1 Water and Wastes	2.1.1 Water <ul style="list-style-type: none"> Pipework material and size Jointing Support Notching/penetrations of timber framing Pressure Test on (photo to be provided) Frost Protection (pipes insulated outside of the building thermal envelope) Shutoff Valve (if provided)
	2.1.2 Stack and Wastes <ul style="list-style-type: none"> Pipe gradient, size, material, support Notching/penetrations of timber framing Terminal vent position, support, size, termination Stacks flood test on and checked (could also be air tested)
2.2 Suspended Drains	2.2.1 Pipework <ul style="list-style-type: none"> Pipe gradient, size, material, support Separated from foundations have 25mm clearance Access to drains
	2.2.2 Evidence of leakage test <ul style="list-style-type: none"> Test on and holding Test viewed Drainlayer confirms has been on test
2.3 Hot Water Cylinder	<ul style="list-style-type: none"> Drain Provided Pipes to cylinder Lagged Maximum run of >10m hot water pipe to kitchen sink
2.4 Gas Califont	<ul style="list-style-type: none"> Location of Califont Gas bottle location

3. Pre Lining	
3.1 Inbuild Fire	3.1.1 Internal Checks <ul style="list-style-type: none"> • Manufactures install instructions provided • Front cover off (Linings off and able to see around fire box) • Clearances around fire to combustible materials as per manufacturers specifications • Ventilation to fire and around fire box to manufacturer’s instructions • Seismic restraint installed • Furnishings, fittings clear if fire • Mantel Clearance
	3.1.2 Flue / Chimney <ul style="list-style-type: none"> • Correct clearances maintained to beams, rafters, purlins, roof insulation and roofing underlay • Adequate ventilation provided to chimneys
	3.1.3 External Checks <ul style="list-style-type: none"> • Flashed to roof cladding and is watertight • Flue cowl in place and at the correct height • Chimney vented • Chimney cap timber separated by thermal insulating material
4. Other Systems and Methods	
4.1. Non typical and modular construction	<ul style="list-style-type: none"> • Are specifications available and checked • Record approved installer number, installation checklist, test certificates etc. • Brief description of product/system and installation details sighted
5. On Site Minor Variation	
5. On Site Minor Variation	<ul style="list-style-type: none"> • Check the proposed onsite MV aligns with the QLDC on site MV guidance sheet - Changes to Approved Documents Assessment Tool • Outline a full description of the proposed on site MV • Record the reason for decision and confirm that satisfied on reasonable grounds the proposed on site MV demonstrates compliance • Ensure any on site MV amended plans, specifications and documentation are provided and checked (if required)