

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 Wrap

1.1 Wrap	<ul style="list-style-type: none"> • Wrap used aligns with approved documents • Supported and adequality fixed • Tight and in good condition • Bottom plate cover • Compatible with cladding • Strapping (for >450 stud centres) • Dressed into openings • Flexible tape in place • List all cladding systems used
1.2 Penetrations	<ul style="list-style-type: none"> • Penetrations for pipes and services sealed • Pipes (flashing tape, future seal with cover plate) • Meter box or similar

2. Rigid Air Barrier

2.1 Rigid Air Barrier	<ul style="list-style-type: none"> • Product aligns with approved documents • Fixing • Joints taped • Dressed into openings • Flexible tape in place • Holes patched • Bottom plate cover
2.2 Penetrations	<ul style="list-style-type: none"> • Penetrations for pipes and services sealed • Pipes (flashing tape, future seal with cover plate) • Meter box or similar

3. Steel Framing

3.1 Thermal Break	<ul style="list-style-type: none"> • Wrap used aligns with approved documents • Thermal break to steel frame installed • Supported and adequality fixed • Tight and in good condition • Bottom plate cover • Compatible with cladding • Strapping (for >450 stud centres) • Dressed into openings • Flexible tape in place
3.2 Penetrations	<ul style="list-style-type: none"> • Penetrations for pipes and services sealed • Pipes (flashing tape, future seal with cover plate) • Meter box or similar

4. Cavity Battens	
4. Cavity Battens	<ul style="list-style-type: none"> • Cavity batten type aligns with approved documents • Battens thickness, spacing, fixings, structural • Battens blocking thickness, slope, fixings • Timber treatment, H3.1 min • Cavity sealed from roof space • Vermin proofing installed • Fire walls terminated correctly at external wall junction
5. Roof Flashings	
5.1 Roof	<ul style="list-style-type: none"> • Check roof and flashings completed • Ridge, Hips, valleys, barges • Roofing screwed/nailed • Size, material used, installation, notching
5.2 Reverse Soffit Flashings	<ul style="list-style-type: none"> • Flashing fitted correctly to raking eaves
5.3 Parapet Flashings	<ul style="list-style-type: none"> • Constructed as per consented plans • Saddle flashing fitted • Top has tapered rigid packer • Size, materials, installation, upstand, kickouts
5.4 Apron Flashings	<ul style="list-style-type: none"> • Constructed as per consented plans • Apron flashing fitted • Upstand taped to or behind building wrap • Size, materials, installation, upstand, kickouts
5.5 Saddle Flashings	<ul style="list-style-type: none"> • Constructed as per consented plans • Saddle flashing fitted • Flexible flashing tape fitted • Size, materials, installation, upstand, kickouts
6. Wall/Window Flashings	
6.1 Walls	<ul style="list-style-type: none"> • Corners (internal and external) • Change in cladding • Inter-story junctions • Deck and balustrade • Materials used aligns with approved documents • Inspect sizes, slopes, cover, upstands, clearances, kick-outs, tapes, stop ends, overhang
6.2 Windows and Doors	<ul style="list-style-type: none"> • Materials used align with approved documents • Head flashings, taped, stop ends, slope • Jamb and sill flashings, slope cover • Sill support bars (WANZ) greater than 600mm wide

7. Membrane	
7.1 Roof	<ul style="list-style-type: none"> • Installed by approved applicator - name • Jointing (laps, heat welded, torched) • Diverters fitted as required • Outlet and secondary outlet in place and sealed • Edges sealed • System Installed
7.2 Deck	<ul style="list-style-type: none"> • Installed by approved applicator - name • Jointing (laps, heat welded, torched) • 100mm below finished floor level • Outlet and secondary outlet in place and sealed • Edges sealed
8. Multi-Story Cladding	
8.1 Cladding	<ul style="list-style-type: none"> • Cladding types and fixings as per the plans completed, flashings, scribes in place • Penetrations, vent cowlings gaps or junctions flashed and or sealed • Cladding is painted/sealed • Veneer weep and ventilation holes in and clear • Vermin strip provided to cavities • Vertical and horizontal control joints in place (if required)
8.2 Flashings	<ul style="list-style-type: none"> • Change of cladding • Inter-story junctions • Internal + external corners • Windows
9. Other Systems and Methods	
9. 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
10. On Site Minor Variation	
10. 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)