New/Altered Dwelling	Pt 9
Foundation/Floor Slab Inspection	6 Pages
Field Notes	**Help**

Inspection Date:

Inspection Prompts
PIM floor level if required
Review Construction Pts
Concrete floor
Siting
Top-soil stripped
Footing width/depth
Sub-soil type/bearing
Sewer/storm under?
Septic tank location?
Footing reinforcing/laps
Starter bars
Reinforcing cover
Finished floor level
Floor slab
Top-soil stripped
Fill material/depth
Polythene
Note polystyrene fitted
Slab shrinkage control
Veneer/opening steps
Services
Craftsmen plumber ?
Waste falls/distances
Sleeve/wrap concrete
Driven Timber
Siting
Pile treatment
Pile spacings
Cross-section/length
Monkey weight kg
Calculate/note final set
Note driving depth
Finished floor level
Bracing necessary?
> 500m from surface?
Poured found/piles
Siting
Footing size/depth
Found wall thickness
Footing reinforcing
Starter bars
Reinforcing cover
Subfloor vents
Pile type/cross-section
Pile spacings
Finished floor level
Bracing necessary?
< 500m from surf S/S

Inspection Date:

Undertaken by:

Alternative Solution:

Basis for approval:

Approved by:

Follow-up next inspection:

Footings
Min 160mm 1 storey
Min 200mm 2 storey
Min 240mm brick veneer
Reinforcing
2/12mm 1 storey
3/12mm 2 storey/brick
Max 600mm vert spacing
Starters 10mm at 600m c
Min 300mm mesh lap
options
2/10mm = 12mm
2/12mm = 16mm
Concrete cover (min)
75mm ground/50mm form
30mm mesh top cover
Floor slab
75mm top-soil stripped
100mm min slab thickness
> 600mm fill specific des
668 mesh max 12m
665 mesh max 24m
Krack mates max 3.m
Saw-cuts 24/48 hours
Poly min 0.250mm taped
Polythene protection
Polystyrene locat/thick
Floor level
225mm GL/150mm paved
Brick 150 mm GL/100mm
Services
Prevent concrete contact
40/50 waste min 25mm/m
Max 3.5m trap unvented
Drainage principals allow
flatter falls & greater runs
Driven Timber
H5 140 dia/125x125mm
Min 200 kg monkey
Min driving depth 900mm
gravel and 1200mm clay
Min 550mm chipboard/GL
or to min flood height
Brace over 1200mm high
S/S fixings <500m of surf
Poured foundation/piles
Footings as above widths
Found 125mm / 1 storey
Found 150mm / 2 storey
1/12mm rod to top
Max 600mm vert spacing
Vents 750mm/1800mm c
Brace max 6.0m grid

p.t.o

Inspection Prompts
Review endorsements
Bearer/structure beams
Framing species/treat
Size/spans
Bearer/beam fixings
DPC
Ground/ first floor
Joist species/treatment
Joist sizes/spans
Solid blocking neces ?
Finished ground/fl level
Sizilation
Wall framing
Framing species/treat
Moisture content
Insulation values
DPC
Bottom plate anchor
Studs sized & spaced
for height
Lintels sized for spans
Beams as per design
Top plate/stud anchor
Comp bracing schedule
and sketch layout
Bld paper/wrap
Side stud strapping
Doors/windows
Sheet bracing panels
Lintels/beams
Roof framing
Framing species/treat
Truss layout to design
Fixings as per design
Purlin fixings
Sarking
Absorbent type
Support/self supporting
Water supply
Craftsmen plumber ?
Pressure test
Frost protection
Safety glass
Standing area bath/sh
Door glazing > 0.5 m2
Sliders no transom
Side panel >0.5m wide
Sill < 0.5m of floor
Overhead

New/Altered Dwelling

Pre-lining Inspection

Field Notes (follow-up previous inspection)

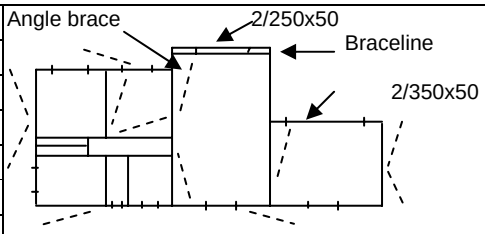
Inspection Date:

Help
H 1.2 treatment
Subfloor framing
Exterior framing except
low risk brick veneer
1st floor boundary joist
Skillion roof rafters
H 3.1 treated
Enclosed flat roof
Enclosed decks/balcony
Internal gutter/valley sup
Cavity battens
Weatherboards
H 3.2 treated
Exposed to weather
Rafters exposed at eave
Floor framing
Min 550mm chipboard/GL
12 kN fix anchor/braced
< 500m from surf S/S
Joists 200mm plus solid bl
Double joist load bearing
Sizilation sagged 100mm
Wall framing
Moisture walls/ceiling bat
Min R2.2 walls
DPC external plates
12mm - 1.4m/10mm - 0.9m
Framing species/treat
Timber grading
Lintels comply snow zone
Specific design complies
Unails stud/top plate
H/Wind >8.0m inside/out
H/Wind >8.0m inside/out
Opening studs/bottom pl
Sheet bracing/bottom pl
Opening studs/lintels
Absorbant wrap/paper
Metal/PVC cladding
Back primed W/B
Polystyrene desirable
Polystyrene desirable
Non-absorbent accept
Brick veneer
Fibre cement
Stucco
Uncoated timber
Openings
Trim into openings
Flexible sill/jamb tapes

New/Altered Dwelling

Pre-lining Inspection (continued)

Undertaken by:



25x1mm strapping
Opening studs/bottom pl
Sheet bracing/bottom pl
Opening studs/lintels
Absorbant wrap/paper
Metal/PVC cladding
Back primed W/B

Alternative Solution:

Approved by:

Basis for approval:

Follow-up next inspection:

p.t.o

Inspection Prompts
Review endorsements
Sheet bracing
Tick off Braceline fitted to sketched layout
Fixings type/spacing
Fire ratings ?
Note Fyreline/thickness on sketched layout
Extends to roof clad or fire rated ceiling fitted?
Gib stopping
Fusible flush boxes
Fire stop penetrations
Exterior plaster
Building paper/wrap
Batten type/thickness
Vermin/venting at base
Ground/paving clear
Found overlap 50mm
Control joint locations noted on floor plan
Penetration sealing
System continue behind fascia, spouting etc
Flashings
Windows/doors
Meter box/penetrations
Balcony/deck connect
Storey intersections
Roof/appron kickouts
Sloping balustrade cap
Sloping parapet caps
Handrail side fixed to balustrade not top

New/Altered Dwelling

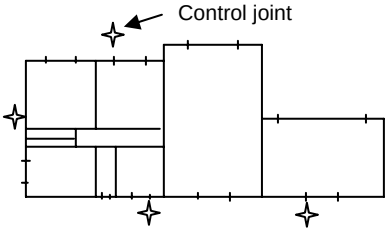
Post Internal Lining/Pre-exterior Plaster Inspection

Field Notes (follow-up previous inspection)

Inspection Date:

Undertaken by:

(example control joint locations)



Alternative Solution:

Basis for approval:

Approved by:

Follow-up next inspection:

Help

Sheet bracing
Fixings entire perimeter
Fixings max 150mm c
Washers/specific screws
Fire ratings walls
Fyreline or substitute thickness Gib used?
Multi thickness offset joins
Outside layer stopped
Flush boxes metal type with black pad in back
Fire rated ceilings
Downlights fire rated type
Fire collars extraction fans & other penetrations
Absorbent wrap/paper
Metal/PVC cladding
Back primed W/B
Polystyrene desirable
Non-absorbent accept
Brick veneer
Fibre cement
Stucco
Un-coated timber

Trim into openings
Cavity system
Flexible sill/jamb tapes req
Min 20mm cavity
H3 timber/H grade Poly
Vertical spacings
Horizontal to permit ventilation/drainage
Vermin/venting at base
Control joint locations
Storey junctions
Stucco max 4.0m and sides door/windows
F-cement max 5.4m
Polystyrene as spec
Flashing
Head extends past 25mm
Sill flashing present
Flash deck connection
Flash-seal penetrations
Downpipe bracket and other fixings sealed
Z flashing storey junction
Slope cap flashing tops
Apron kickout at base

p.t.o

Inspection Prompts
Review endorsements
Drainage
Registered drainlayer?
G13 or AS/NZS 3500?
Note min drain dia/fall
Main drain vent dia
Branch drain venting ?
Overflow gully (min 1)
Lowest fix (150 min)
Gully 100 GL/25 paving
Wastes sealed where penetrate back of gully
No dry gully traps or AS floor waste gullys
Bidet/urinal connected direct to drain
Photo drains & file
Effluent system
< 5 acres/2.2 hectares specific design
Does subdivision RC require specific design
Non-specific design
Septic tank volume
Tank vented
Outlet filter
Outfall in soil type conducive to soakage
Field tiles or Nexus Highway (red stripe)
Minimal 1:200 even fall
Laid in reject gravel
Filter fabric on reject
Stacks vert/graded
Min stack dia allowable
Stack vent size
Connections swept 45 degree or not opposite
Do fixtures need vent?
Any base connections outside restrict zone
Max support spacing
65-100mm vert 1.2m
65-100mm grade 1.0m
32-50mm vert 1.0m
32-50mm grade 0.5m
32-50mm grade 0.5m

New/Altered Dwelling
Drainage Inspection
Field Notes (follow-up previous inspection)
Inspection Date:
Undertaken by:
Note: Additional to more detailed close up photos of drains showing drain runs and cleaning eyes include wider angle shots so general layout and distances/depths can be gauged in relation to the building and any surrounding objects.
Alternative Solution:
Basis for approval:
Approved by:
Follow-up next inspection:

Help
Sight registered or supervised limited certificate card
G13
100mm min 8.5mm/m
80mm grey only 10mm/m
Terminal vent min 80mm
Branch vent can be 50mm
Branch > 10m open vent
Pan off a 8.5mm/m drain and > 2.0m TV need AA
Min 17mm/m fall
Pan on a 100mm branch can be 6.0m unvented
G13 Stack
100mm dia min recommend
80mm dia max 13 f units
80mm min stack vent
Vent all fixtures connected except highest
100mm max 6.0m
80mm max 1.5m
Graded open vent downstream highest fix
AS/NZS 3500
Junctions level soffits
100mm main min 17mm/m
80mm branch min 17mm/m
65mm branch min 25mm/m
50mm vent max 30 f units
Un-vented branch (max 10.0m)
100mm/2 pans/30 f units
80mm/1 pan/12 f units
65mm/no pans/5 f units or 10 for FWG
FWG
Un-trapped max 1.2m excluding handbasins
Trapped max 2.5m
No increase for venting
Max 1 bath and no foam appliance connection
80mm min 200mm water seal to FL
100mm min 150mm water seal to FL
AS/NZS 3500 Stack
100mm min dia
50mm vent max 30 f units
Unvent stack connections
100mm max 6.0m
80mm & waste 2.5 m

Inspection Prompts
Review endorsements
Water supply
HWC type/volume
Seismic restraint
Open or valve vented?
Valving correct with
appropriate kPa ratings
Drain tap capped safe
Cylinder set 60 deg
Temporing set 55 deg
Wetback open vented
Exhaust lagged
Services fit-off
Frost protect/support
Waste falls/support
Wastes need venting?
Traps to fixtures
Splash areas sealed
No garbage disposal
to septic tank system
Ceiling space
Insulation rating/fitting
Frost protect/support
Flue system clearance
Bathroom fan/range
hood ducted exterior
Safety glass
Standing area bath/sh
Doors/overhead
Ventilation
Internal habit vented ?
Window/doors 5% FA
Heating unit install
Smoke alarms(hush)
Each bedroom or hall
within 3.0m of doors
Exitways
Stairs inter/exterior
Rise/going acceptable
Handrail 0.9-1.0m nose
Both sides>2.0m wide
Balustrade F4 comply ?
First floor windows
Less than 760mm FL
fit 100mm open restrict
Fire egress/spread
Max D/E 24m (1 exit)
Max O/P 60m (2 exits)
30 min FRR on bound

New/Altered Dwelling
Final Inspection
Field Notes (follow-up previous inspection)
Inspection Date:
Undertaken by:
Alternative Solution:
Basis for approval:
Approved by:
Follow-up next inspection:

Help
Mains pressure
Stop/filter/non-return val
Pressure limiting valve
Cold water expans kPa
as marked on cylinder
Temp press relief kPa
as marked on cylinder
Tundish drain 20mm
Open vented
Header tank no valving
Stop/filter/non-return val
Pressure reducing valve
rated less cylinder head
Low pres/valve vented
Stop/filter/non-return val
Pressure reducing valve
Cold water expans kPa
rated less than relief val
Relief valve kPa rated
less than cylinder head
Air break/drain
Energy cut-off switch
Wetback
Open vented unless
closed circulating system
Lag in and above roof
Services
Support max 0.5m centre
40/50 waste min 25mm/m
Max 3.5m trap unvented
Drainage principals allow
flatter falls & greater runs
Safety glass
Standing area bath/sh
Door glazing > 0.5 m2
Sliders no transom
Side panel >0.5m wide
Sill < 0.5m of floor
Overhead
Stairs inter/exterior
Main private - ext,living,kit
gar max 190R/min280T
Secondry stair - bed/bath
rooms max 190R/min250T
Single bedroom/store
max 220R/min220T
(F4) Balustrade
Only > than 1.0m fall
Ext min 1.0m/Int min 0.9m
Verticals max 100mm gap
No horizontal rails within
150-760mm of floor level
p.t.o

Inspection Prompts
Decks
Framing species/treat
Size/spans
Bearer/beam fixings
100mm min stepdown
internal decks
Overflow provisions
Balustrade F4 comply ?
Flashings
Windows/doors
Meter box/penetrations
Balcony/deck connect
Storey intersections
Roof/apron kickouts
Sloping balustrade cap
Sloping parapet caps
Handrail side fixed to
balustrade not top
Cladding systems
Comp manufact specs
P/S statement installer
Ground/paving clear
Found overlap 50mm
Plaster finish quality
Paint/coating quality
Uncontrolled cracking
F-cement sheet layout
Control joint locations
noted on floor plan
Penetration sealing
System continue behind
fascia, spouting etc
Decks, planters, steps
hard against cladding?
Brick veneer
Cavity drainage/vent
Max veneer heights
Lintel bar size/span
Floor/gully levels
Photograph floor/gully
levels and send to filing
Garage door rebate?
Landscaping
Retaining wall/stair fall
heights-handrails
Terminal vents com
Elec/gas certificate
Smoke Alarms

New/Altered Dwelling

Final Inspection (continued)

Field Notes (follow-up previous inspection)

Undertaken by:

Alternative Solution:

Basis for approval:

Approved by:

Follow-up next inspection:

Help

Deck frame treatment
H 3.1 enclosed decks
H 3.2 exposed weather
Fixings/bracing
< 500m from surf S/S
Brace if projects > 2.0m
12 kN fix anchor/braced
Flashing
Head extends past 25mm
Sill flashing present
Flash deck connection
Flash-seal penetrations
Downpipe bracket and
other fixings sealed
Z flashing storey junction
Slope cap flashing tops
Apron kickout at base
Control joint locations
Storey junctions
Stucco max 4.0m and
sides door/windows
F-cement max 5.4m
Polystyrene as spec
Risk factors
Very high wind area
1 storey eaves < 450mm
2 storey eaves < 600mm
Complex shape/design
Roof/wall junctions
Internal decks/balcony
Internal gutters
Parapets
Brick veneer
Drain/vent bottom and top
Min 50mm cavity step
Max 7.0m above GL
Max 4.0m above Found L
Max 5.5m gable end
Refer table 11.4 lintel bar
Screw ties 0.6 hori/0.4
vert or 0.45 hori & vert
< 500m from surf S/S
Floor level
225mm GL/150mm paved
Brick 150 mm GL/100mm
Gully heights
Overflow gully (min 1)
Lowest fix (150 min)
Gully 100 GL/25 paving
Exitways
Max D/E 24m (1 exit)
Max O/P 60m (2 exits)

Smoke Alarms

Fees correct ☐

Additional inspections …….. Invoice $ …….. Paid …../…../…..

Issue CCC ☐