

# Inspection Checklist – Final – Building & Plumbing

Address: \_\_\_\_\_ Building Consent No.: \_\_\_\_\_

Tradesperson: \_\_\_\_\_ Tradesperson: \_\_\_\_\_

Reg.No.: \_\_\_\_\_ Contact Details: \_\_\_\_\_ Reg. No.: \_\_\_\_\_ Contact Details: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Staged/Partial Inspection: \_\_\_\_\_ of \_\_\_\_\_

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Outcome <sup>1</sup>			Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
	Pass	N/A	Fail	
Stamped approved plans and specification on site?				Yes / No
Application for Code Compliance Certificate received?	Yes / No			
Conditions of consent/site instructions read?				Yes / No
Conditions of consent actioned <sup>2</sup>				
All required inspections passed				
Electrical Certificate of Compliance provided?	Yes / N/a / No			
Gas Certificate of Compliance provided?	Yes / N/a / No			
HSNO Certificate provided for storage of >100kg LPG on site? <sup>3</sup>	Yes / N/a / No			
Smoke Alarms installed?	Yes / N/a / No			
Producer Statements as specified on building consent conditions provided?				
Waste water system inspected? <sup>4</sup>				
<b>Exterior</b>				
Photos taken (all sides of the building, e.g. where ground levels are questionable or may be built up when landscaping is done)				Yes / No Comments:
Landscaping				not started / started / completed
Floor heights (in relation to ground levels)				
Chimney/flue height in relation to surrounding ridges & roof				
Vents in chimney (Jetmaster fires)				
<b>Drainage<sup>5</sup></b>				
Asbuilt drainage plan received?	Yes / No			
Finished height of gully dish <sup>6</sup>				Unpaved 100mm Paved 25mm
Terminal vent installed <sup>7</sup> & flashed				Size <sup>8</sup> : mm
Vent cowl fitted				
Discharge pipes to gullies <sup>9</sup>				
Sealed through foundation				
Lids fitted to gully dish				
Seal against gully dish				
Pipes discharge under gully grating				
<b>Stormwater</b>				
Guttering fitted				
Downpipes fitted and fixed to walls				
Diffusers/spreaders (downpipes to roofs)				
Overflows to internal gutters				
Butynol correctly laid & glued				
Surface drains/sumps (yards & drives)				
Site water run off (sloping sites)				
Watertank overflow piped away				
<b>Wall cladding</b>				
Cladding painted & sealed				
Gaps & cracks properly filled & sealed				
Facings & scribes fitted & sealed				

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	Pass	N/A	Fail	
Warranty & guarantee certificates provided				
Weep holes in brick clear				
Vent gaps at top of brickwork				
Lintel bars fitted				
<b>Venting</b>				
Bathroom venting ducts exiting envelope				
Ensuite venting ducts exiting envelope				
Laundry venting ducts exiting envelope				
Kitchen venting ducts exiting envelope				
<b>Subfloor</b>				
Base boards & vent grills subfloor area				
Access subfloor area (with door)				
Subfloor ground levels (subfloor ground level must not be lower than exterior ground levels & spoil in the subfloor must be raked out evenly)				
Subfloor insulation				Type:
Ground vapour barrier laid in subfloor area <sup>10</sup>				
<b>Verandahs/Pergolas/Upper Level Decks</b>				
Post / beam fixings as per plans				
Rafter / floor joist fixings as per plans				
Rafter / joist / ribbon board connections to building envelope as per plans				
<b>Decks</b>				
Exterior stairs (open stair gaps < 100mm)				
Handrails to all stairs				
Barriers (min 1m high, gaps < 100mm)				
Overflows to enclosed decks				
Glass barriers				(Branded / thickness _____ mm)
Barrier stability				
Slip resistant surface (main entry decks)				
<b>Overhead Glazing</b>				
Branded safety glazing identified				
<b>Retaining Walls/Excavations</b>				
Retaining walls site works completed				
Barriers to retaining walls/site works				
Retaining wall drains cleanout access (house)				
<b>Interior</b>				
Paint & sealing of interior complete				Yes / No
Safety glazing window seats, hinged doors, low level glass				
Windows (general glazing checked)				
<b>Fire Place</b>				
Clearances checked				
Restraint fixings				
Vents in chimney (Jetmaster fires)				
<b>Wetbacks<sup>11</sup> (Plumbing Inspector Only)</b>				
Connected only to open vented cylinder				
Connections only with copper pipework				
Height of HWC above Wetback				
<b>Window Opening Restrictors</b> (windows lower than 760mm from floor)				
Ground floor windows				
Upper level windows				
<b>Kitchen</b>				
Painting & sealing of kitchen complete				
Seal around bench complete				

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	Pass	N/A	Fail	
Splash protection around sink complete				
Sink working				
Sink trap free of leaks				
Dishwasher trap above flood level of dishwasher				
Range hood vents to the exterior of the building				
HWC <sup>12</sup>				Type: open vented / valve vented / instantaneous
Valves <sup>13</sup>				
Open Vented Cylinder				
Isolating (3 in 1) valve <sup>14</sup>				
Pressure reducing valve <sup>15</sup>				
Drain valve <sup>16</sup>				
Tempering valve <sup>17</sup>				Temperature: °C
Cylinder restraints <sup>18</sup>				
HW Cylinder o/flow identified				Low Pressure systems/wet backs
Valve Vented Cylinder				
Isolating (3 in 1) valve <sup>19</sup>				
Cold water expansion valve <sup>20</sup>				
Pressure limiting valve <sup>21</sup>				
Drain valve <sup>22</sup>				
Temperature & pressure relief valve <sup>23</sup>				
Air gap to drain <sup>24</sup>				
Tempering valve <sup>25</sup>				Temperature: °C
Cylinder restraints <sup>26</sup>				
Instantaneous Water Heating				Type:
Water temperature <sup>27</sup>				Temperature: °C
Isolating valve <sup>28</sup>				
Solar Water Heaters				
Installed as per manufacturer's specifications				
Water temperature <sup>29</sup>				Temperature: °C
Smoke Alarms				
Operational				
Hush facility				
Manufactured to an approved standard				
Located as per plans				
Stairs				
Handrail fitted				
Balustrade barrier				
Head room (2m min.)				
Branded safety glazing identified				
Min. tread, max. rise				
Interior Balconies				
Barriers (min. 900mm high, gaps < 100mm)				
Barrier stability				
Bathroom				
Wall paint & sealing complete				
Impervious floor seal complete				
Flexible seal to floor wall junctions (tiles)				
Branded safety glazing identified				
Seal around vanity, bath & shower				
Bath working				
Bath trap water seal visible				N/a – details <sup>30</sup> :
Vanity working				
Vanity trap free of leaks				
Shower working				
Shower trap				Type: easi-clean / standard trap

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	Pass	N/A	Fail	
Shower trap – standard trap water seal visible <sup>31</sup>				
Shower cubicle watertight				
Splash protection complete				
Ventilation				
<b>Toilet</b>				
Wall paint & sealing complete				
Impervious floor seal complete				
Flexible seal to floor wall junctions (tiles)				
Pan secured to floor				
WC working				
WC trap water seal				
Seal around toilet				
Seal around handbasin complete				
Splash protection complete				
Ventilation				
<b>Ensuite</b>				
Wall paint & sealing complete				
Impervious floor seal complete				
Flexible seal to floor wall junctions (tiles)				
Branded safety glazing identified				
Pan secured to floor				
WC working				
WC trap water seal				
Bath working				
Bath trap water seal visible				N/a – details <sup>32</sup> :
Vanity working				
Vanity trap free of leaks				
Shower working				
Shower trap				Type: easi-clean / standard trap
Shower trap – standard trap water seal visible <sup>33</sup>				
Shower cubicle watertight				
Splash protection complete				
Ventilation				
<b>Exterior Decks &amp; Balconies</b>				
Barriers (min 1m high, gaps < 100mm)				
Barrier stability				
Overflows to enclosed decks				
Glass barriers (glass grade, thickness & type)				
Slip resistant surface (main entry decks)				
<b>Ceiling Space</b>				
Access to space provided min. 600 x 500mm				
Insulation installed as per manufacturer's specifications				
Insulation away from downlights & flues				
Fan vent ducts connected				
<b>Laundry</b>				
Wall paint & sealing complete				
Impervious floor seal complete				
Flexible seal to floor wall junctions (tiles)				
Laundry tub working				
Laundry trap free of leaks				
Seal around tub				
Splash protection complete				
Ventilation				
<b>Vehicle Crossing</b>				

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	Pass	N/A	Fail	
Crossing completed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Swimming Pool/Spa Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pool inspection checksheet completed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Notes<sup>34</sup>:</b>				
Product warnings & bans	Yes / No			Officer:
Amended plans required?	Yes / No			
Amended specifications required?	Yes / No			
Reinspection required?	Yes / No			Signed:
Site instruction/NTF issued?	Yes / No			
Building final inspection passed?	Yes / No			Date:

<sup>1</sup> Pass = Compliance with approved plans & documentation, N/A = Not applicable to this project, Fail = Non-compliance with approved plans & documentation.

<sup>2</sup> Verification required e.g. Engineer Certificates, Producer Statements, compaction reports, warranties, surveyor's certificates etc.

<sup>3</sup> > 100kg LPG stored on site requires Location Test Certificate from an Environmental Risk Management Authority (ERMA) approved HSNO Test Certifier.

<sup>4</sup> If no, issue site instruction and inform plumbing and drainage officer.

<sup>5</sup> G13 AS2 Section 3.3.1

<sup>6</sup> AS/NZS 3500.2.2:2003 Section 4.6.6.7

<sup>7</sup> AS/NZS 3500.2.2:2003 Section 3.9.3.1

<sup>8</sup> AS/NZS 3500.2.2:2003 Section 3.9.3.2 & Table 3.5

<sup>9</sup> G13 AS 2 Section 3.3.1 & Fig. 3

<sup>10</sup> NZS 3604:1999 Section 6.14.3 & NZS 3604:2011 Section 6.14.3

<sup>11</sup> G12 AS 1 Section 6.13

<sup>12</sup> G12 AS1 Section 6.0

<sup>13</sup> G12 AS 1 Table 5

<sup>14</sup> G12 AS 1 Fig. 7

<sup>15</sup> G12 AS 1 Fig. 7

<sup>16</sup> G12 AS 1 Fig. 7

<sup>17</sup> G12 AS 1 Fig. 16 1m minimum copper pipe between storage water heater & tempering valve

<sup>18</sup> G12 AS 1 Section 6.11.4 & Fig. 14

<sup>19</sup> G12 AS 1 Fig. 8

<sup>20</sup> G12 AS 1 Fig. 8

<sup>21</sup> G12 AS 1 Fig. 8

<sup>22</sup> G12 AS 1 Fig. 8

<sup>23</sup> G12 AS 1 Fig. 8

<sup>24</sup> G12 AS 1 Fig. 8

<sup>25</sup> G12 AS 1 Fig. 16 1m minimum copper pipe between storage water heater & tempering valve

<sup>26</sup> G12 AS 1 Section 6.11.4 & Fig. 14

<sup>27</sup> G12 AS 1 Section 6.14

<sup>28</sup> G12 AS 1 Section 6.0

<sup>29</sup> G12 AS 1 Section 6.14

<sup>30</sup> If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies  
If no floor waste trap, investigation required

<sup>31</sup> If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies  
If no floor waste trap, investigation required

<sup>32</sup> If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies

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If no floor waste trap, investigation required

<sup>33</sup> If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies

If no floor waste trap, investigation required

<sup>34</sup> Note any additional information, such as: cast in fixings, timber, etc.