

Pre-Plaster (Lockup) Inspection Checklist

15-category checklist Adam Gates runs on every pre-plaster inspection. Fact-checked to AS 4200.2 + AS 3740 + AS/NZS 3000/3500/5601 + QBCC S&T.; This inspection is done BEFORE insulation, BEFORE waterproofing, BEFORE plaster.

Job address:

Date:

Builder:

Insulation booked:

Home size (m2):

Plaster start date:

Sequence: Frame stage → Roof + windows on → Services rough-in → Air con ducting → Wall wrap →

PRE-PLASTER INSPECTION → Insulation → Waterproofing → Plaster. Book pre-plaster the day BEFORE insulation starts. 3+ red flags = don't let plaster proceed until fixed.

1. External Weatherproofing - Wall Wrap (AS 4200.2:2017)

- Horizontal laps min. 150mm
- Vertical laps min. 150mm, positioned OVER a stud (not floating in cavity)
- All end laps fixed at a stud
- All penetrations sealed (mandatory since 2017 revision)
- Vapour/air barrier: all joints, laps + penetrations TAPED
- Continuous wrap around whole envelope - no gaps
- Correct lap direction (upper over lower)
- No visible tears, holes, damage from tradies
- Correct membrane class for your climate zone
- **Red flag:** Vertical lap floating in a stud cavity OR any coin-sized tear untaped = water finds every hole.

2. Window + Door Flashings (AS 4200.2)

- Sarking cut over opening at 45deg from each corner
- Sarking wrapped into opening + taped to inside face
- Sill flashing installed BEFORE window (sarking laps OVER sill upstand)
- Head flashing at every window
- Sill drip kicked out (not tucked back)
- Flashing tape along sill + up 200mm each vertical
- No visible daylight around any window frame
- Flashing tape at all pipe / duct / cable penetrations
- **Red flag:** No sill flashing OR wall wrap tucked BEHIND sill flashing = top-3 cause of window sill leaks in QLD.

3. Roof Watertightness (From Underneath)

- Roof sarking continuous across whole roof plane
- Laps min. 150mm, correct direction (upper over lower)
- Sarking dressed into gutters (drips outward)
- No daylight visible through underlay (lights off in ceiling void)
- Valley gutters visible from underside - no gaps at folds
- Ridge line sarking sealed or lapped per detail
- No damage from truss / batten install (holes, tears)
- **Red flag:** Daylight through roof underlay = rain will find that hole + drip into insulation later.

4. Electrical Rough-In (Visual - Licensed Sign-Off Required)

- All cables in position for switches / GPOs / lights on plan
- No damaged cable sheathing (nicks, cuts, staple crushes)
- Cables secured to studs (not floating in cavities)
- Cables crossing stud face protected with NAIL PLATES
- GPO / switch heights consistent (typically 300mm GPOs, 1200mm switches)
- Data / TV / comms cables per plan
- Solar cabling stubbed to inverter location (if planned)
- Bathroom exhaust fan wired to correct switching
- **Red flag:** *Electrical cable crossing stud face without nail plate = plasterer will drive a screw through it.*

5. Plumbing Rough-In (Visual - Licensed Sign-Off Required)

- All rough-in stubs positioned for every planned fixture
- Kitchen island water + waste stubs in position
- Hot + cold identified (red / blue markers or coloured lagging)
- Copper joints clean (no green oxidation)
- PEX / plastic joints properly crimped
- No visible pipe damage (kinks, dents)
- Pipes secured to framing every 1200mm min. (AS/NZS 3500)
- Correct height set-out for mixers, taps
- Pipes crossing stud faces protected with NAIL PLATES
- Water hammer arrestors at washing machine + dishwasher
- **Red flag:** *Plumbing pipe crossing stud face without nail plate = screw through pipe = burst pipe day one.*

6. Gas Rough-In (If Applicable)

- Gas pipe routed per plan (copper or approved multi-layer)
- Pressure-tested (test gauge on pipe with valid test record)
- Bayonet fittings positioned for cooktop / HWS / BBQ
- Isolation valves accessible
- Correct pipe sizing per plumber's calc
- Gas pipe protected at stud crossings (nail plates)
- Not enclosed in wall cavity without approved vent (AS/NZS 5601)
- **Red flag:** *Gas pipe buried behind plaster without visible pressure test record = compliance failure.*

7. Ducted Air Conditioning (If Applicable)

- Duct runs per air con design
- All ducts insulated (foil-faced wrap)
- Joints sealed with mastic or approved tape (no gaps)
- No sharp bends or crushed sections
- Refrigerant piping insulated + protected
- Condensate drain with fall to outside
- Zone motors / dampers accessible via ceiling access panel
- Return air path clear (no obstruction)
- Outdoor unit location + mounting confirmed
- **Red flag:** *Ducts with tears / crushes / unsealed joints = cooling the roof space, not your home.*

8. Wet Area SUBSTRATE - Preparation for Waterproofing (AS 3740:2021)

- Wet area walls have correct substrate (Villaboard / Aquachek / FC sheet as spec'd)
- All noggings behind future mixers, shower rails, tap sets, shower niches
- Shower set-down depth correct (typically 70mm)
- Floor fall to waste screeded OR planned before membrane
- All wet area penetrations roughed in + accurately positioned
- Substrate flat + square (1.8m straight-edge test passes)
- No damaged substrate (torn face, holes, chips)
- Waterproofer's system data sheets on site + matched to substrate
- Certifier engaged + inspection booked BEFORE plaster starts
- Sequence confirmed: pre-plaster -> insulation -> waterproofing -> plaster
- **Red flag:** *Wrong substrate (standard plasterboard where wet-area board required), OR shower recess without correct set-down = waterproofing will fail.*

9. Fire Ratings + Acoustic Separations

- Garage-to-house wall: fire-rated plasterboard planned (13mm FireStop typical)
- Self-closing door between garage + house
- Party wall (townhouse / duplex): fire + acoustic rating per NCC
- Under-stair fire separation: fire-rated lining if enclosed
- **Red flag:** *Standard plasterboard planned for garage-to-house wall when NCC requires fire-rated = non-compliant.*

10. Termite Penetration Seals + Second-Line (AS 3660.1:2014)

- Every slab penetration has visible termite collar
- New post-pour penetrations sealed with termite-compliant sealant
- 75mm inspection zone around perimeter still clear + visible
- No landscaping / paving over the barrier
- Termite management sign-off certificate still on site + valid
- Perimeter reticulation (if used) accessible + tested
- **Red flag:** *New penetrations added since pre-pour without termite seal = pathway for termites. Very common.*

11. Nail Plates / Stud Protectors on EVERY Service Crossing

- Every electrical cable crossing stud face covered by nail plate
- Every water pipe crossing stud face covered by nail plate
- Every gas pipe crossing stud face covered by nail plate
- Plates positioned so plaster screws hit the plate
- Plates flush to stud face (not sitting proud)
- **Red flag:** *Walk EVERY room + tick every service crossing. This is the #1 sneaky pre-plaster defect.*

12. Backing Blocks + Noggings for Future Fixings

- Extra noggings behind kitchen wall cabinets (1500-2100mm typical)
- Wall-mounted TV backing verified per plan heights
- Bathroom mixers, shower rails, niches, shampoo shelves
- Towel rails, toilet roll holders
- Handrails
- Wall-hung vanity units
- Noggings thickness sufficient for future screws
- Position marked on frame OR identified from arch drawings
- **Red flag:** *Once plaster's on, adding backing means cutting the wall open. Confirm every future fixing point NOW.*

13. Sound + Draught Sealing

- Bath spouts + shower arms: penetration sealed at wall face
- Air con penetrations sealed with mastic / foam
- External wall service penetrations sealed with approved sealant
- Gaps between window frames + framing sealed (foam or backing rod + sealant)
- **Red flag:** *Every unsealed gap = draught + sound leak + potential moisture entry.*

14. Frame Level + Plumb - Second Check (QBCC S&T;)

- Every wall re-checked with 1.8m straight-edge (max 4mm/90%, 5mm/10%)
- Wall out-of-plumb: max 4mm/2m height (with structure/water/safety qualifier)
- Wall out-of-straight (bow): max 4mm/2m length within 12 months
- Any packing / shimming added post-frame is properly secured
- Ceiling battens straight + evenly spaced (typically 450mm centres)
- No twisted framing that will telegraph through plaster
- **Red flag:** *1.8m substrate test is the strictest - any bow that fails will show through finished plaster.*

15. Documentation On Site

- Cert of Compliance from licensed electrician (rough-in)
- Cert of Compliance from licensed plumber (rough-in)
- Gas certificate from licensed gas fitter (if gas installed)
- Air conditioning installation drawings (if ducted system)
- Frame plan / bracing plan / tie-down schedule (still on site)
- Truss layout drawing (still on site)
- Termite management sign-off (from pre-pour, still valid)
- Architectural + engineering drawings (current rev)
- **Red flag:** *Missing Cert of Compliance from any rough-in trade = no evidence work is compliant with its relevant standard.*

30 Red Flags - Don't Let the Plasterer Start Until Fixed

Any 3+ = book an independent inspection immediately. Any 10+ = plaster stop.

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| ■ 1. Wall wrap vertical laps floating in a stud cavity | ■ 16. Air con ducts with tears, crushes, or unsealed joints |
| ■ 2. Wall wrap or sarking tears > coin-sized, untaped | ■ 17. Air con condensate drain not falling to outside |
| ■ 3. Wall wrap tucked under sill flashing (should be over) | ■ 18. Wet area substrate not wet-area-rated (standard PB where Villaboard required) |
| ■ 4. No visible sill flashing at any window | ■ 19. Shower recess without correct set-down depth for waterproofing |
| ■ 5. Daylight visible through roof underlay from inside ceiling | ■ 20. Standard plasterboard planned for garage-to-house (needs fire-rated) |
| ■ 6. Roof sarking damaged during batten install | ■ 21. Self-closing door missing between garage + house |
| ■ 7. Electrical cable crossing stud face with no nail plate | ■ 22. New (post-pour) pipe penetration with no termite seal |
| ■ 8. Damaged electrical cable sheathing | ■ 23. Landscaping already covering 75mm termite inspection zone |
| ■ 9. Damaged cable at a staple (staple driven through sheathing) | ■ 24. Missing backing behind planned TV / cabinet / mixer / shower niche |
| ■ 10. Plumbing pipe crossing stud face with no nail plate | ■ 25. Large unsealed gaps around service penetrations |
| ■ 11. Kitchen island water + waste stubs missing | ■ 26. Wall out-of-plumb > 4mm/2m height AND compromises structure/water/safety |
| ■ 12. Water hammer arrestor not installed at washer / dishwasher rough-in | ■ 27. Wall failing QBCC 1.8m straight-edge test |
| ■ 13. Gas pipe without visible pressure test record | ■ 28. Ceiling battens spaced incorrectly for plasterboard (typically 450mm) |
| ■ 14. Gas pipe crossing stud face without nail plate | ■ 29. Bathroom exhaust fan not wired to appropriate switch |
| ■ 15. Gas isolation valve not accessible | ■ 30. Missing Cert of Compliance from electrician / plumber / gas fitter |
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Book Your Pre-Plaster (Lockup) Inspection

Standard home (up to 220m²): \$550 inc GST - same-day report

Larger homes: custom quote - call 07 3180 8041

When: the day BEFORE insulation goes in (before insulation + waterproofing + plaster)

Available: Mon-Fri across South East Queensland

Book online: vginspect.com/book | **Phone:** 07 3180 8041 | **Email:** info@vginspect.com

Adam Gates - Independent Building Inspector - QBCC Licence #1318443

Based on AS 4200.1 + AS 4200.2:2017, AS 3740:2021, AS/NZS 3500 series, AS/NZS 3000, AS/NZS 5601, AS 3660.1:2014, NCC Vol 2 Part 10 + Part 10.2, and QBCC S&T; Guide. Electrical + plumbing + gas compliance is the responsibility of licensed tradespeople. This is not a substitute for licensed inspection.