

Waterproofing & Enclosed Stage Checklist

The full 15-category checklist our builder-inspectors run on every waterproofing / enclosed-stage inspection. Fact-checked to AS 3740:2021 + AS 4654.2 + AS 2047 + ABCB Housing Provisions 2022 + QBCC S&T Guide. Print this. Walk it after the membrane is down and BEFORE any tiling.

Job address:	_____	Date:	_____
Builder:	_____	Membrane date:	_____
Membrane product:	_____	Tiling booked:	_____

How to use: The best window is after the membrane has cured and BEFORE tiles go down - once tiled, the membrane can't be seen again. Check every wet area (ensuite, bathroom, laundry, WC with floor waste), then walk the outside of the house for the enclosed-stage items. 3+ red flags = don't let tiling start until fixed.

1. Shower Walls + Floor (AS 3740 Cl. 4.6)

- Shower walls waterproofed to min. 1800mm above the floor, or 50mm above the rose if higher (full height for ceiling roses)
- Shower floor membrane turned up walls min. 150mm above finished tile level
- Membrane continuous - no gaps, pinholes, thin spots or bare substrate showing
- Bond breaker / fillet at every internal corner + change of plane
- Hob (if any) waterproofed over the top + down the outside face, min. 50mm onto the floor
- Hobless shower: 25mm step-down, OR hob, OR waterstop finishing min. 5mm above finished floor
- **Red flag:** Membrane stopping short of 1800mm, or bare corners without bond breaker = the #1 cause of shower leaks into the wall frame.

2. Floor Wastes + Penetrations (AS 3740 Cl. 4.3 + 4.12)

- Leak control flange fitted at every floor waste - recessed, not sitting proud of the substrate
- Membrane bonded INTO the flange (not stopping at its edge)
- Every tap, mixer + pipe penetration sealed and waterproofed
- Niches lined with water-resistant board on all faces + fully waterproofed, base falling to the shower
- **Red flag:** No puddle flange at the floor waste = water tracks under the membrane and into the slab or subfloor.

3. Falls to Waste (AS 3740 Cl. 2.3)

- Substrate under membrane falls min. 1:100 to the waste - no ponding on the substrate
- Shower floor finish falls min. 1:80 (max 1:50) to the waste
- Bathroom floor next to the shower falls min. 1:100 to the waste (where a floor waste is fitted)
- Hose test: water runs to the waste, nothing sits in corners
- **Red flag:** Water sitting in a corner of the shower base after a hose test = fall is wrong. Fix before tiling, not after.

4. Bathroom + Ensuite Floors (AS 3740 Cl. 4.9)

- Floor waterproofed to the extent shown on the drawings (whole floor where a floor waste is required or over timber/framed floors)
- Perimeter flashing at wall/floor junctions - min. 25mm up the wall, min. 50mm across the floor
- Waterstop at the doorway, vertical leg flush with the finished floor
- Door jambs + architraves not embedded in tiles - 2mm sealed gap, underside sealed
- **Red flag:** No waterstop at the bathroom door = water escapes under the door into carpet and timber floors.

5. Baths + Spas (AS 3740 Cl. 4.13)

- Wall around the bath waterproofed min. 150mm above the bath edge
- Shower over bath: walls waterproofed to min. 1800mm above the bath floor
- Wall linings pass down inside the bath rim; junction sealed
- Bath waste + tap penetrations sealed; bath supported so it can't flex or crack
- **Red flag:** Bath sitting on packers with no full support = cracked bath or broken seal within months.

6. Laundry + WC (AS 3740 / Housing Provisions Part 10.2)

- Laundry floor waterproofed to the extent on the drawings + NCC
- Wall/floor junction flashed or sealed (25mm up, 50mm across)
- Washing machine space on water-resistant substrate, junction sealed
- Laundry tub waste sealed to the substrate
- **Red flag:** *Laundry with a floor waste but no floor membrane = not to standard. Raise it before tiling.*

7. Substrate + Wall Sheeting (AS 3740 Cl. 3.3 + 4.4)

- Wet area walls are water-resistant board (fibre cement or wet-area plasterboard) - NOT standard plasterboard
- Sheets fixed at the manufacturer's centres, all edges supported
- Sheet joints set flush with water-resistant compound before membrane
- Substrate flat - max. 4mm deviation in any 2m (QBCC S&T)
- Substrate clean, dry + free of dust before membrane goes on
- **Red flag:** *Standard (non wet-area) plasterboard behind a shower = must be replaced before membrane. No exceptions.*

8. Membrane Curing + Flood Test (AS 3740 Cl. 4.5)

- Membrane product + cure times on site (ask for the data sheet)
- Membrane cured to the manufacturer's overlay time before any tiling
- Flood test (if done): wastes plugged, water to top of waterstop, held min. 24 hours, no drop in level
- Waterproofers certificate provided for each wet area
- **Red flag:** *Tiler on site the same day the membrane went down = membrane not cured. Ask for the product cure time.*

9. Balconies + Alfresco Over Living Space (AS 4654.2)

- Membrane to the full area where it sits over a room or usable space
- Falls to the outlet - no ponding (1:100 recommended)
- Upstand height to suit the wind class (N2 50mm, N3 70mm) or above the overflow level
- Membrane sealed at all junctions + penetrations, overflow provided
- **Red flag:** *Balcony over a bedroom with no overflow outlet = one blocked drain floods the room below.*

10. Windows + External Doors (AS 2047)

- Windows level + plumb, packed so the frame carries no building load
- Fixings to the manufacturer's schedule for the wind class
- Frame-to-wall junction sealed against water
- Sill + head flashings in place, extending 150mm past each side of the opening
- Sliding door sills fully supported; thresholds weathertight
- **Red flag:** *No head flashing over a window in brick veneer = water runs straight down the inside of the cavity onto the frame.*

11. Roof + Gutters (QBCC S&T Part 7-8)

- Roof sheets fixed at the manufacturer's centres for the wind class, no dents or damage
- All roof penetrations (vents, flues, AC) flashed + sealed
- Gutters fall min. 1:500 to downpipes, brackets at max. 1.2m, overflow measures provided
- Gutter joins lapped min. 25mm in the direction of flow + sealed
- Downpipes connected to stormwater (max. 12m of gutter per downpipe)
- Sarking intact under the roof - no tears or unsealed penetrations
- **Red flag:** *Downpipe not connected to stormwater ("we'll do it at the end") = roof water dumped against the slab edge for months.*

12. External Cladding + Brickwork

- Cladding fixed per manufacturer - batten spacing + fixing centres correct
- All cladding joints + terminations sealed or flashed
- Cladding clear of finished ground by 150mm (100mm low-rainfall / 50mm above paving sloping away)
- Brick weep holes at max. 1.2m centres at the base + over head flashings
- Brick cavity 25-75mm and clear of mortar droppings
- Articulation (control) joints in brickwork as per drawings, clean + sealed with flexible sealant
- **Red flag:** *Weep holes blocked with mortar or garden soil = cavity can't drain, moisture ends up on the timber frame.*

13. Insulation (Housing Provisions Part 13.2)

- Ceiling insulation to the R-value in the energy report - full coverage, no gaps or squashing
- Wall insulation installed where specified
- Insulation dry + undamaged - no water staining
- Eave ventilation not blocked by insulation
- **Red flag:** *Water-stained insulation = there's already a leak. Find it before the ceiling goes up.*

14. Building Enclosed + Weathertight

- All windows, external doors + roof complete
- No water staining inside after rain (check under windows + at ceiling level)
- Temporary openings (garage, alfresco) protected from weather
- Site tidy - no rubbish or materials creating a safety risk
- **Red flag:** *Builder starting internal linings before the house is weathertight = wet frame + mould risk behind the plaster.*

15. Documents to Ask For

- Waterproofing certificate for each wet area (licensed waterproofer)
- Membrane product name + data sheet
- Flood test results (if carried out)
- Window + door supplier installation details for your wind class
- Energy report showing required insulation R-values
- **Red flag:** *No waterproofing certificate = no proof the membrane was installed by a licensed waterproofer.*

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

Any 3+ = book an independent inspection immediately. Any 10+ = stop tiling until rectified.

- 1. Shower wall membrane below 1800mm
- 2. Bare internal corners - no bond breaker / fillet
- 3. Pinholes, gaps or thin spots in membrane
- 4. No puddle flange at a floor waste
- 5. Membrane not bonded into the flange
- 6. Unsealed tap or pipe penetration
- 7. Niche not fully waterproofed
- 8. Water ponding on the shower base (hose test)
- 9. Shower floor falling away from the waste
- 10. No waterstop at the bathroom doorway
- 11. No perimeter flashing at wall/floor junction
- 12. Hob not waterproofed over the top
- 13. Timber hob
- 14. Standard plasterboard behind a shower or bath
- 15. Unsupported sheet edges in wet areas
- 16. Tiling started before membrane cured
- 17. No waterproofing certificate
- 18. Laundry floor waste with no floor membrane
- 19. Bath not fully supported
- 20. Balcony over living space with no overflow
- 21. Ponding on balcony or alfresco membrane
- 22. No head or sill flashing at windows
- 23. Window frames carrying building load / out of plumb
- 24. Unflashed roof penetration
- 25. Downpipes not connected to stormwater
- 26. Gutters falling the wrong way or ponding
- 27. Blocked brick weep holes
- 28. Cladding touching the ground or garden bed
- 29. Wet or water-stained insulation
- 30. Internal linings started before the house is weathertight

Book Your Waterproofing / Enclosed Stage Inspection

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

Larger homes: custom quote - call 07 3180 8041

When: membrane down + cured, BEFORE tiling starts

Available: Mon-Fri across South East Queensland

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

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Based on AS 3740:2021 (Waterproofing of domestic wet areas), AS 4654.2 (External above-ground waterproofing), AS 2047 (Windows and external glazed doors), AS 3700, ABCB Housing Provisions 2022 (Parts 5, 7, 10.2, 13.2) and the QBCC Standards & Tolerances Guide. Your approved drawings, waterproofing details and manufacturer instructions are the primary references. This is general information, not a substitute for a licensed inspection.