Pre-Plaster (Lockup) Inspection Checklist

15-category checklist our builder-inspectors run 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
- ■ Nogging 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.

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

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

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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 general information, not a substitute for a licensed inspection.