

Inspection	Brief description / notes
Certificate for Public Use	A Certificate of Public Use (CPU) allows a commercial building, or part of a building, to be occupied and used by the public while building work is still being completed. When inspecting a CPU, the building inspector will generally be checking that: • Areas under construction are clearly separated from areas open to the public, with appropriate barriers and controls in place. • Public areas are safe to occupy and use, including safe access, exits, stairs, handrails, lighting and other relevant safety features. • Building facilities are operational and fit for their intended use, including toilets, sanitary facilities and other required amenities. • Specified systems serving the occupied area are installed, operational and able to perform as required. • The proposed area for public use is consistent with the approved CPU application and building consent. The key consideration is that the part of the building being used by the public must be safe, functional and adequately separated from ongoing construction work.
Drains	This inspection is to be carried out before backfilling any trenches containing drains for inspector to look at: • Pipework and connections – correct pipe types, sizes, grades, and venting. • Sewer and stormwater systems – correct connection to the approved disposal system or lateral. • Trenches and bedding – suitable depth, bedding and pipe support before backfilling. • Gully traps, inspection points and access chambers – correct location, installation and accessibility. • Testing – Sewer drains require a water test to show drain line is watertight. • As-built information - Assess Any minor changes that may have made during construction by drainlayer.
Final – Commercial or Industrial	Once all building work has been completed the inspector will assess: • Completion of all building work – confirming all work has been completed in accordance with approved plans and any other consented documentation. • Health and safety – safe access, Signage, exits, stairs/steps, handrails, guards and any other safety features associated with the building.

	• Facilities and amenities – toilets, accessible facilities and other required building facilities are complete and operational. • Specified systems/Compliance schedule – confirming required systems such as fire alarms, emergency lighting, sprinklers, or mechanical services are installed and operational. • Building services – plumbing, drainage, electrical, ventilation and other relevant services are complete and functional. • Accessibility – accessible Signage, routes, entrances, facilities and parking if required. • Site works – completion of required external works, including access, drainage, paving and falls away from the building. • Minor variations – identifying any changes made during construction and confirming they are acceptable or appropriately documented.
Final – Garage or farm sheds	This inspection is to be carried out Once all building work has been completed, the building inspector will assess the completed building to confirm it matches the approved building consent and plans. Key areas include: • Building work completed – construction generally matches the approved plans and specifications. • Structure – framing, bracing, fixings, and any engineering requirements. • Cladding & weatherproofing – roof and wall claddings, flashings, penetrations, junctions and ground clearances. • Roof drainage – gutters, downpipes and stormwater disposal. • Durability – appropriate timber treatment, corrosion protection and protection of building elements from moisture. • Services – electrical, plumbing, drainage or other services where included in the consent. • Consent documentation – engineer's certificates, PS3/PS4s, producer statements, certificates and other specified • documentation is available where required.

Final – Residential	This inspection is to be carried out Once all building work has been completed the inspector will assess if building work is in accordance with the approved building consent. This includes checking • Building work: General workmanship and completion of the building. • Cladding and roofing: Weatherproofing, flashings, penetrations, surface drainage, Claddings sealed and suitable for durability requirements. • Internal finishes: Impervious and easily cleaned surfaces where required, wet areas and sanitary fixtures sealed, no leaks in showers. • Plumbing and drainage: Fixtures, waste pipes, stormwater/sewer drainage connections. • Safety: access, Safety glazing, Smoke alarms, handrails, balustrades, stairs/steps, guards and any other safety features. • Heating and ventilation: Installation placement in roof space, room ventilation and light, Hot water temperature and heating source • Ground levels and site works: Finished levels, surface water management and stormwater disposal, fenced effluent fields and firefighting water if required
Final – Solid Fuel	This inspection is to check the solid-fuel appliance has been installed in accordance with the building consent & manufacturer’s instructions. This includes: • Appliance installation, clearances and hearth requirements. • Flue and chimney installation, height and clearances from the roof. • Flashings and weatherproofing around the flue penetration. • Floor, wall and ceiling protection where required. • Required ventilation and air supply. • Smoke alarms. • Wet back connection and HWC if applicable.

	The inspector will also check for any obvious installation defects or non-compliance that may affect the safe operation of the fireplace or compromise existing building.
Final – Liquid Fuel	This inspection is to check the appliance and installation have been completed in accordance with the building consent and manufacturer's instructions. This includes: • Appliance installation, location and required clearances. • Fuel storage tank, pipework and connections. • Fuel supply, isolation valves and protection from damage. • Flue/chimney installation, clearances and termination. • Hearth and required protection to floors and walls. • Ventilation and combustion air requirements. • Fire safety provisions and smoke alarms. • General workmanship and weatherproofing around penetrations. The inspector will also check for any obvious installation defects or non-compliance that may affect the safe operation of the fireplace or compromise existing building.
Final – Specified Systems – Compliance Schedule	This inspection is to confirm the building's specified systems and fire safety features are being maintained and operating in accordance with the Building Warrant of Fitness and compliance schedule. This includes: • Required specified systems are present, operational and match compliance schedule. • Fire alarms, emergency lighting and exit signs are functioning. • Means of escape and fire safety features have been maintained. • Inspection, maintenance and reporting procedures (IMPs) are being followed. • Current inspection and maintenance records are available.

	• Annual B-WOF documentation and supporting certificates are in place. • Any identified defects or outstanding maintenance issues have been addressed.
Foundation – Block work	Before blocks are filled an inspector will check that the foundation blockwork has been constructed in accordance with the approved plans and engineering details. This includes: • Block type, size, layout and construction. • Foundation dimensions, levels and setbacks. • Reinforcement size, placement, laps and anchorage. • Bond beams, lintels and control joints where required. • Connections to the footing and building structure. • Damp-proofing and required waterproofing. • Drainage, subsoil drainage and backfill requirements. • Workmanship, block alignment and condition.
Foundation – Combined concrete footings & slab	This inspection will be carried out before pouring concrete to confirm if the combined foundation footing and concrete slab have been constructed in accordance with the approved plans, engineering details. This includes: • Foundation dimensions, levels, ground preparation and bearing. • Reinforcement size, spacing, laps, cover and placement. • Slab thickness, reinforcing and insulation where required. • Service penetrations and plumbing provisions. • DPC, ground moisture barriers and perimeter detailing. • Finished floor levels and location on site • Hold-downs, anchor bolts and connections where required. • General workmanship and preparation prior to concrete placement.

Foundation – Retaining poles	Retaining Wall Inspection Before backfilling or pouring concrete, an inspection will be carried out to confirm the retaining wall has been constructed in accordance with the approved plans, engineering details . This includes: • Wall location, height, alignment and construction. • Foundations, footings and reinforcement. • Posts, piles, blocks or other structural components. • Drainage behind the wall, including drainage aggregate and outlets. • Waterproofing and protection where required. • Backfilling and compaction. • Discharge of collected water to an approved location. • Proximity to buildings, boundaries and other structures. • General workmanship and any signs of movement or structural concerns.
Foundation – Concrete footings	This inspection is to be carried out before pouring concrete and footings have been prepared and constructed in accordance with the approved plans, engineering details. This includes: • Footing dimensions, depth, width and location. • Ground conditions and bearing capacity. • Reinforcement size, spacing, laps, cover and placement. • Starter bars, hold-downs and connections where required. • Formwork and excavation condition. • Service penetrations and required clearances. • Groundwater, loose material or unsuitable ground within excavations. • Levels and alignment of the foundation. • General workmanship and compliance with the approved design.

Foundation – Piles	This inspection is to be carried out before pouring concrete to check that foundation piles have been installed in accordance with the approved plans, engineering details. This includes: • Pile type, size, location, spacing and depth. • Pile embedment and bearing into suitable ground. • Pile alignment and plumbness. • Building location/dimensions and placement on • Required anchor or brace piles. • Ground conditions and any required site/engineer verification. • Cut-off levels and connection to the building structure. • General workmanship and compliance with the approved design.
Foundation – Slab	This inspection is to be carried out before pouring concrete to check the concrete slab has been constructed in accordance with the approved plans, engineering details. This includes: • Ground preparation, compaction and levels. • Reinforcement size, spacing, laps, cover and placement. • Slab thickness and thickened areas. • DPC, vapour barrier and insulation where required. • Under-slab services and penetrations. • Control and construction joints where required. • Plumbing and drainage provisions. • Anchor bolts, hold-downs and other structural connections. • General workmanship and compliance with the approved design.
Half Height masonry	This inspection is to be carried out once bricks/blocks are approximately half height to confirm. • Masonry unit type and condition. • Mortar type, joints and workmanship. • Ties, connections and support bars to the building structure.

	• Control joints and movement joints where required. • Flashings, damp-proofing and drainage provisions. • Cavity construction and weep holes where applicable. • Flashings around openings and cladding junctions • General stability, alignment and workmanship. • Wrap penetrations sealed
Interior Tanking	Interior Tanking Inspection This inspection will check the shower waterproofing system has been installed in accordance with the approved plans and manufacturer's Specifications. This includes: • Waterproofing system and substrate preparation. • Correct tanking coverage to shower walls and floor. • Junctions, corners and changes of plane. • Sealing around penetrations, pipes and fixtures. • Shower waste and floor-to-waste detailing. • Waterproofing upstands and thresholds where required. • Compatibility of products and installation sequence. • Correct falls to the shower waste and shelves. • General workmanship and any visible gaps, damage or defects.
Pre-slab plumbing	• This inspection is to be carried out before waste pipes are covered to confirm plumbing and drainage installed beneath the slab is in accordance with consented documents and. • Pipe sizes, locations, gradients and connections. • Waste ventilation. • Joints and connections. • Sleeves and penetrations through the slab or foundations.

	• Pipework protection from damage and movement. • Separation from foundations and other services. • Testing of drainage pipework if required. • General workmanship and compliance with the approved design.
Pre-cladding wrap	This inspection will be carried out before windows and soffits are installed to confirm building wrap has been installed in accordance with the approved plans & manufacturer's specifications. This includes: • Correct building wrap product and installation. • Coverage to all required walls and roofing underlay. • Correct laps, overlaps and fixing. • Flashing tapes around windows, doors openings and penetrations. • Corners, junctions and wall-to-roof interfaces. • Roof flashings and fixing. • Wrap condition, including damage or unsealed areas. • General workmanship and weatherproofing.
Pre-line	This inspection will be carried out before linings are installed to confirm that the building structure and services are completed and ready to be enclosed, • Building is weathertight • bracing and structural connections. • Framing moisture • Insulation and required thermal envelope components. • Plumbing,

	• Fire-rated walls, penetrations and separation requirements where applicable. • Internal linings and wet-area preparation. • Window and door installation and weatherproofing. • Service penetrations through framing and fire separations. • Required fixings, blocking and support for fixtures and fittings. • General workmanship and compliance with the approved design.
Pre-plaster exterior	Inspection to be carried out before exterior plaster begins • All substrates in place and fixings completed. • Control joints in place as per manufacturers requirements. • Proprietary flashing systems completed to openings and cladding junctions. • Base-of-cladding flashings in place. • Clearances to cladding at apron flashings, window flashings, decks and ground. • Penetrations sealed. • Reinforcing to cut panels primed. • Rebate coated with bituminous emulsion if required (check installation specifications).
Pre-roof	This inspection will be carried out before roofing is installed The inspector will check that the roof structure and associated work has been completed in accordance with the approved plans, and other associated documentation such as frame and truss manufactures as built plan and engineers design if applicable. This includes: • Rafter, trusses, and structural members size location & fixing • Timber treatment and grade • Beam size and connections • Bracing, fixings, straps and connections (Walls and roof) • Roof pitch, falls. • Internal gutters, valleys and drainage provisions where applicable.

	• Soffit and eaves construction. • Roof-to-wall connections and required flashings. • General workmanship and structural integrity. • Design is sufficient for wind zone
Pre-stop	This inspection is to be carried out before any interior plastering is carried out to confirm the building linings have been installed as per consented documentation and manufactures specifications. This includes: • Linings used match consented documents. • Linings have been installed as per manufactures specifications. • Brace fixing patterns have been installed in sheet linings. • Openings in brace elements. • General workmanship and compliance with the approved building consent.
Pre-cladding – Mid-cladding	This inspection will check the cavity, and external cladding is being installed in accordance with the approved plans, manufacturer's instructions. This inspection should be carried out at beginning of cladding install or half-height, Confirming. • Correct cavity battens, spacing, fixings and ventilation. • Cavity closure, vermin protection and drainage paths. • Cladding type, layout, fixing and jointing. • Flashings, sill trays and other weatherproofing details. • Window and door junctions and penetrations. • Cavity openings and drainage/weep holes where required. • Cladding clearances from roofs, decks and finished ground levels. • External corners, internal corners and control joints. • Sealants and finishing details where required. • General workmanship, alignment and weather-tightness detailing. • Cladding system is being installed as per manufactures specifications

RAB (Rigid air barrier) fixing	This inspection is to confirm the building Rigid air barrier has been installed in accordance with the approved plans, manufacturer's specifications before windows and soffits are installed. This includes checking: • Correct building wrap product and installation. • Coverage to all required walls and roofing underlay. • Correct laps, overlaps and fixing. • Flashing tapes around windows, doors openings and penetrations. • Corners, junctions and wall-to-roof interfaces. • Roof flashings and fixing. • Wrap condition, including damage or unsealed areas. • General workmanship and weatherproofing.
Retaining Wall – drainage & tanking	This inspection will be carried out before backfilling behind a retaining wall • Filter cloth and drainage material • Drains behind wall • Tanking membrane • Protection of tanking membrane
Site Cut	This inspection will check that the site has been excavated and prepared in accordance with the approved plans, engineering details and relevant requirements. This includes: • Ground conditions and bearing material. • Excavation depth, dimensions and location. • Removal of unsuitable material and topsoil. • Stormwater and surface water management. • Proximity to boundaries, services and neighbouring structures.
Subfloor framing	This inspection will check that the subfloor framing has been constructed in accordance with the approved plans, engineering this includes: • Bearers, joists and floor framing sizes, spacing and spans. • Pile, bearer and joist connections and fixings.

	• Bracing and subfloor restraints. • Pile locations, levels and alignment. • Floor levels and overall framing layout. • Moisture protection and separation from ground. • Plumbing and service penetrations through framing. • Timber treatment and durability requirements. • General workmanship and structural integrity.
Swimming pools	Once a swimming pool has been completed this inspection will check the swimming pool and associated safety barriers have been constructed in accordance with the approved plans and building consent • Pool location and dimensions • Pool barrier/fencing height, strength and stability. • Gates and latching mechanisms. • Separation of the pool from the house and other areas. • Climbable objects and potential access points. • Doors and windows providing access to the pool area. • Decking, paving and surrounding ground levels. • Backflow prevention to protect water supply The inspector will also check that the pool barrier provides the required protection against unsupervised access by young children and that any required documentation has been provided.