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Inspect façade breather membrane installation & lap direction

Inspect façade breather membrane installation and lap direction with an interactive checklist that's commentable and can export as PDF/Excel, verifying laps.

Project:

Date:

Filled by:

Pre-Installation Conditions

1	Confirm substrate is smooth, clean, and dry; timber moisture content $\leq 18\%$ using a calibrated pin moisture meter. Photograph readings with location tag and note instrument serial number.
2	Check wind at working elevation ≤ 8 m/s with an anemometer; postpone membrane lapping above this threshold. Log time, elevation, and reading in the checklist.
3	Verify surface and air temperature $5-35$ °C using an IR thermometer; record values to ensure primers/tapes meet minimum application temperatures per approved project specifications.
4	Confirm drainage cavity is clear and continuous, ≥ 20 mm depth measured with a ruler/feeler gauge at 5 m intervals; photograph representative measurements.

Materials and Identification

5	Inspect membrane roll labels for product name, Sd value, fire classification, and lot numbers; capture close-up photos of each label before installation.
6	Verify tapes, primers, sealants, and collars are manufacturer-approved for the membrane; check expiry dates and record batch/lot numbers in the log.
7	Reject and quarantine any roll with edge damage, punctures, or water ingress; photograph defects and record quantities for replacement.
8	Confirm certificates (e.g., CE/UKCA) and fire performance match approved project specifications and authority requirements; upload current datasheets to the checklist.

Membrane Orientation and Lap Direction

9	Install with printed/weather face outward and arrows (if present) pointing upward; photograph first panel showing face and arrows at start of elevation.
10	Set first vertical run plumb using a spirit level; align bottom edge to base flashing within ± 3 mm. Photo evidence of level bubble and datum line.
11	Establish shingle sequencing bottom-to-top so each higher sheet overlaps the lower sheet; perform a quick hose/bottle spill test at one lap to confirm shedding direction and video record.
12	Ensure horizontal laps ≥ 100 mm (≥ 150 mm in high-exposure zones, or per approved project specifications); measure with a tape at every 3 m and photograph with scale.
13	Stagger vertical laps between adjacent runs; maintain vertical lap ≥ 150 mm and avoid placing laps over openings; capture photos at mid-height showing lap width.

Overlaps, Taping, and Fixings	
14	Prime dusty or porous substrates where tape will bond, following manufacturer dwell time; photograph primer application and note ambient temperature/humidity.
15	Apply seam tape centered on laps; roll with a hand roller applying firm pressure (approx. 20–30 N). Perform a simple peel check ≥ 1 N/mm; note result and photo.
16	Eliminate fishmouths and wrinkles by re-rolling or cutting and patching; install patches extending ≥ 50 mm beyond defect edges; photo before/after repairs.
17	Place staples/screws with washers within support zones only; spacing ≤ 300 mm field and ≤ 150 mm at edges and corners. Photograph typical spacing with a ruler.
18	Temporarily secure upper sheets to prevent wind flip and reverse laps; remove temporary fixings or replace under battens/rails; record locations corrected.

Penetrations and Terminations	
19	Turn membrane up at base and lap over starter/drip flashing; bond continuously with butyl/compatible tape; verify water sheds to exterior. Photo close-up of termination.
20	Form membrane upstands ≥ 150 mm above sills, parapets, and penetrations; confirm with tape measure in photos at each detail.
21	Seal services with prefabricated collars or double-tape method; ensure tight fit with no gaps or creases; photo 360° around penetration.
22	Reinforce internal/external corners with additional patches $\geq 200 \times 200$ mm; tape all edges continuously; photograph each corner after rolling.

Documentation and Sign-Off	
23	Record inspected area (m ²), elevation/gridlines, and drawing references; annotate location of photos on marked-up façade elevations and upload.
24	List product and tape batch/lot numbers used per elevation; capture delivery notes and attach to the checklist for traceability.
25	Note nonconformances and corrective actions taken; reference approved project specifications and authority requirements; obtain installer and supervisor digital signatures.
26	Complete final walkdown ensuring no reverse laps were introduced by later trades; export report as PDF/Excel with QR code for authentication and archive centrally.

Comments:

Filled by:

Signature:

Introduction	How to use this checklist
Inspect façade breather membrane installation and lap direction is a focused site assurance task that prevents reverse laps, trapped moisture, and premature façade failures. Also called breathable membrane, rainscreen membrane, or weather barrier, this layer must be oriented and lapped to shed water safely to the drainage plane. This checklist limits scope to vertical façade applications behind cladding systems and excludes roof underlays, vapour barriers, and cladding fix systems. It helps you verify substrate readiness, correct membrane face, shingle sequencing, lap widths, taped seams, fixings, and penetrations per approved project specifications and authority requirements. Using simple tools—tape measure, level, anemometer, moisture and IR thermometers—you will capture photos with scales, record batch numbers, and document acceptance criteria in real time. The outcome is a dry, continuous, and documented weather-resistive layer that supports warranties and smooths handover. Start in interactive mode: tick items, add comments, and export PDF/Excel with a QR-secured record.	1. Preparation: brief the crew, confirm access (scaffold/MEWP) is certified, and gather tools (tape measure, spirit level, anemometer, moisture meter, IR thermometer, hand roller, primer, tape, chalk line) and PPE. 2. Open the checklist on your device, select project, elevation, and gridlines, then start interactive mode to enable ticking, photo capture, and geotagging. 3. Work systematically left-to-right and bottom-to-top. For each item, enter readings, batch numbers, and attach photos with measuring scales visible; add comments for deviations. 4. Collaborate in real time: mention responsible parties, request clarifications, and track resolutions in comment threads without duplicating messages across apps. 5. Run pre-closeout review: filter incomplete items, assign actions, and recheck corrected details. Use the search to confirm all laps, tapes, and penetrations are documented. 6. Sign-Off: capture installer and supervisor digital signatures, then export the report as PDF/Excel. The export is authenticated via QR code for easy field verification. 7. Archive and distribute: file the signed report in the project CDE, share the QR link with stakeholders, and reference it in the façade handover package.