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Inspect movement joint covers & expansion joint sealing

Inspect movement joint covers and expansion joint sealing in façades with an interactive checklist—commentable and easy to export as PDF/Excel—for compliant, traceable façade QA.

Project:

Date:

Filled by:

Documentation & Planning

1	Verify latest approved façade drawings, movement calculations, and joint details; confirm stated movement capacity (e.g., $\pm 25\%$) and joint width ranges match on-site conditions; attach marked-up drawings and calculation extracts as evidence.
2	Confirm manufacturer data sheets for joint covers, backer rods, primers, and sealants are current; record product names, batch numbers, and datasheet revision dates; upload photos of labels and approvals.
3	Check weather window: forecast dry conditions within application and cure ranges (5–35 °C, RH < 80% or per data sheet); capture timestamped forecast screenshots and site thermometer/hygrometer readings.
4	Confirm access, edge protection, permits, and method statement/RA: inspect scaffolds or platforms, fall-arrest gear, and tool tethering; record inspection tags and supervisor sign-off before starting.

Materials & Components

5	Inspect movement joint cover assemblies (plates/frames/bellows) for damage, correct size, and finish; verify corrosion resistance and compatibility with façade materials; photograph all components and note lot numbers.
6	Verify sealant type (silicone/PU/hybrid) per specification; check shelf life and unopened condition; record batch numbers and manufacturer approvals; attach certificates and technical data.
7	Confirm backer rod diameter is 25–33% larger than measured joint width; choose closed- or open-cell as specified; document sizes on delivery notes and take label photos.
8	Check cleaners and primers are correct and in date; verify compatibility among substrates, primers, and sealants; record small mock-up approvals per approved project specifications and authority requirements.

Joint Geometry & Substrates

9	Measure joint width at three points every 3 m; record min/max/average; verify alignment with design width and expected movement; tolerance typically ± 3 mm unless otherwise specified; upload measurement photos.
10	Prepare substrates: remove laitance, dust, and oils by brushing, vacuuming, and solvent wipe per data sheet; edges sound and crack-free; photo before/after cleaning; acceptance: visually clean, sound, dry surface.
11	Check joint depth allows backer rod and sealant profile; target 2:1 width:depth or per manufacturer, minimum 10 mm sealant depth; apply bond-breaker tape where needed to avoid three-sided adhesion; record measurements.
12	Test substrate moisture: concrete/masonry $< 5\%$ by mass or per data sheet; use moisture meter; document readings and meter calibration/serial number; if over limits, delay application and recheck.

Installation of Movement Joint Covers

13	Dry-fit cover sections to verify alignment, centring over joint, and required clearances; maintain consistent 5–10 mm reveals; shim as needed; photo evidence of fit-up before fixing.
14	Fix covers with specified stainless steel fasteners; torque to 4–6 N·m or per manufacturer; spacing ≤ 300 mm and staggered where required; record torque readings and fastener counts.
15	Ensure hidden seals/flashing behind flanges are continuous: apply compatible butyl/EPDM tapes or gaskets; overlap ≥ 50 mm at joints; photograph continuity before closure.
16	Form perimeter beads where covers meet cladding: tool smooth concave finish; consistent width with ± 2 mm tolerance; no voids, pinholes, or smears on finishes; upload close-up photos.

Expansion Joint Sealant Application

17	Install backer rod using a depth gauge or roller; maintain uniform depth and avoid tears or compression damage; depth tolerance ± 2 mm; photograph depth checks at intervals.
18	Prime joint sides per data sheet; respect minimum/maximum overcoat times; verify dryness with touch test; record start/finish times and primer batch numbers; photo primer coverage.
19	Gun sealant in a continuous pass, filling from back to front to avoid entrapped air; maintain wet edge; acceptance: full contact with both sides, no voids; upload in-progress photos.
20	Tool within open time to a concave profile; confirm width/depth achieved and adhesion to both sides only; perform a small probe/cut check at a discreet location; document results.

Quality Control & Handover	
21	Protect fresh sealant from rain, dust, and movement during cure; record ambient conditions and cure time achieved before inspection; acceptance: surface skin intact, no imprint under light finger pressure.
22	Perform localized movement check (if safe): manually deflect cover or adjacent panel ± 10 mm to observe sealant cohesion/adhesion; no cracking or debonding; record video evidence.
23	Conduct controlled water-spray test: 200 kPa at 1 m for 10 min along joint segment; acceptance: no visible leaks internally; capture photos/videos; stop if unsafe or not permitted.
24	Verify any required fire or acoustic barriers within the joint are continuous and labeled; attach approvals per approved project specifications and authority requirements; finalize punch list and obtain digital sign-offs.

Comments:

Filled by:

Signature:

Introduction	How to use this checklist
Inspect movement joint covers and expansion joint sealing in façades to prevent water ingress, air leakage, and premature joint failure. This focused checklist supports façade engineers, site supervisors, and QA/QC teams by detailing how to verify joint cover plates, backer rod and bond-breaker setup, and silicone or hybrid sealant application. It concentrates on external building envelope joints only, excluding floor, roof, and interior joints. By confirming joint geometry, substrate condition, primer use, and correct sealant profiles, you reduce callbacks, staining, and movement-induced tearing. Acceptance cues include width and depth tolerances, movement capability, adhesion, and continuity behind trims and flanges. Field-friendly methods cover weather windows, torque on fixings, moisture limits, and water-spray checks without referencing specific code clauses—always follow approved project specifications and authority requirements. Use this interactive, commentable checklist to tick items, attach photos, note decisions, and export as PDF/Excel with a QR-secured record.	1. Preparation: assemble drawings, manufacturer data sheets, calibrated tools (tape, moisture meter, torque wrench, depth gauge), primers, sealants, backer rods, PPE, and safe access. Confirm weather window and team roles. 2. Create a checklist session: select project, elevation, and joint IDs. Invite team members and set required evidence fields (photos, measurements, approvals) for each item. 3. Start interactive mode: tick items as you inspect, add comments for deviations, and attach photos, labels, and readings directly from the field device. 4. Track holds and remediation: flag nonconformities, assign actions with due dates, and re-check closed items with new evidence before removing holds. 5. Export and share: generate a commentable report and export as PDF/Excel. The system embeds a QR code for verification and easy access on site. 6. Sign-off and archive: capture digital signatures from contractor, consultant, and client; lock the record; archive with drawings and photos for warranty and future maintenance.