

GRC Façade Inspection Checklist

Use this checklist as a printable or digital aid when inspecting and maintaining glass reinforced concrete (GRC/GFRC) cladding systems. Adapt frequencies to your asset-management plan.

1. Pre-task planning

- ☐ Method statement prepared and approved
- ☐ Task briefing completed with all operatives
- ☐ Lifting plan and access strategy defined
- ☐ Required permits obtained from asset/station operator
- ☐ Hoarding / barriers planned where works occur near the public

2. Access and safety

- ☐ Appropriate access equipment selected (MEWP, scaffold tower, lifting robot, mini crane)
- ☐ Access equipment inspected and within certification dates
- ☐ Working-at-height training verified for all operatives
- ☐ Fall-protection and safety tethers available where required
- ☐ Escalators or sensitive assets protected before tower erection

3. Routine visual inspection of GRC panels

- ☐ All visible panels checked for looseness or insecurity
- ☐ Panels checked for misalignment or displacement
- ☐ Surface staining, grease or oil contamination identified
- ☐ Dust build-up and general soiling recorded
- ☐ Graffiti or impact damage noted
- ☐ Interfaces with adjacent architectural elements inspected

4. Substructure, fixings and anchors

- ☐ Steel substructure inspected for deformation or damage
- ☐ Brackets, rails and stud sections checked for corrosion
- ☐ Mechanical fixings (bolts, screws, connectors) checked for looseness
- ☐ Safety tethers and locking mechanisms inspected
- ☐ Concrete anchors visually inspected where accessible
- ☐ Anchor pull-out tests carried out where specified

5. Hidden components: insulation and smoke barriers

- ☐ Acoustic insulation condition checked where panels are removed
- ☐ Horizontal smoke barriers inspected and intact
- ☐ Vertical smoke barriers inspected and intact
- ☐ Any damaged or missing barriers scheduled for repair/replacement

6. Cleaning operations

- ☐ Cleaning method selected (hand-wipe, brush, pole system)
- ☐ Only approved cleaning agents used (e.g. lukewarm soapy water)
- ☐ Bleaches, abrasive cloths or harsh detergents explicitly excluded
- ☐ Passenger-interface panels cleaned at agreed frequency
- ☐ High-level panels cleaned according to site-specific needs
- ☐ Deep-clean schedule (every 2–5 years) reviewed and updated

7. Panel repair and replacement

- ☐ Minor chips and edge defects assessed for repair
- ☐ Repair mix / kit available and compatible with GRC system
- ☐ Perforations or holes patched using appropriate tools
- ☐ Sanding and finishing carried out to acceptable visual standard
- ☐ Panels scheduled for removal/replacement identified
- ☐ Removal and reinstallation procedures followed step-by-step

8. Escalator and complex geometries

- ☐ Special access arrangements planned for escalator shafts and tight spaces
- ☐ Panels in complex geometries inspected for movement and damage
- ☐ Any bespoke fixings or brackets checked and documented

9. Testing and QA

- ☐ Torque checks completed on critical screws and bolts
- ☐ Test results recorded against asset IDs or panel references
- ☐ Inspection and test plans (ITPs) updated where applicable

10. Documentation and reporting

- ☐ Inspection findings recorded in a written report
- ☐ Photos taken of defects, repairs and critical components
- ☐ Outstanding actions assigned with deadlines and responsibilities

- [] Maintenance history updated in asset-management system