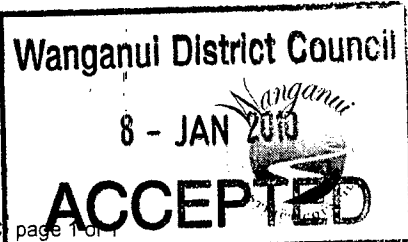


2 CAVERSHAM RD

UNITS 17-18



Wanganui District Council
BCA QM System

Building Consent File – Front Cover

BCA T-33C page 1 of 1
v6 12/11/08

Building Consent File Content/Checklist

DBH Building Category

1

Consent number: 10/0015

(Type 1, 2 or 3)

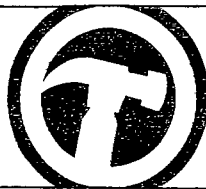
	Description	Added to file	Comment & Reference
1.	Consent Application	8-1-10	
2.	Pre-Vet Checksheet	8-1-10	
3.	Plans & Specifications	8-1-10	
4.	Bracing Calculations	8-1-10	
5.	PIM : C/T : Consent Notes	8-1-10	(CT)
6.	Regional Authority Consent (Dams)		
7.	Fire Design		
8.	DRU – NZFS		
9.	Consultant Reports		
10.	Producer Statements PS1, PS2, PS4	8-1-10	(PS1)
11.	Engineering Calculations		
12.	Peer Review	2/2/10 3/2/10	Approved.
13.	Relocate: Condition Reports		
14.	Truss Layouts	8-1-10	
15.	FIR		
16.	Correspondence		
17.	Copy of Invoice(s)	8-1-10	(DEP)
18.	Compliance Assessment Checksheets	19/1/10	
19.	Photos		
20.	Notice to Fix / Enforcement Action		
21.	DBH Notification (Warnings etc)		
22.	Amendments/Alterations to Existing		
23.	Historic Places Trust Approval letter		
24.	Request for Further Information letter(s)		
25.			
26.			
27.	Building Consent (signed copy) Including Conditions		
28.			
29.			
30.	Inspection Checksheets		
31.	Supporting As-Built documentation		
32.	Energy Work Certificates - Electrical		
33.	Energy Work Certificates - Gas		
34.	Vehicle Crossing Producer Statement		
35.			
36.			
37.			
38.	Application for C.C.C.		
39.	C.C.C. Assessment Checklist		
40.	Code Compliance Certificate		

LARGE PLANS HELD IN: (PLAN TUBE or FILE BOX?)

LARGE PLANS LOCATED IN: G18 FILE ROOM or BASEMENT

2x RESIDENTIAL UNITS WITH ATTACHED GARAGES. (280m²)

Building Consent Application
Section 32 or 45, Building Act 2004



Wanganui District Council
Wanganui
District Council
RECEIVED

1. Application type

- Project Information Memorandum and/or
- Building Consent or
- Alteration to Existing Building Consent
(Please tick appropriate box)

Building Consent/PIM No.
10/0015

Note: Shaded areas for office use only

2. The building

- 2a. Site Address: 2 CAVERSHAM RD.
Units 17 & 18, Caversham Park
Caversham Rd Wanganui
- 2b. Current lawfully established use: Residence
- 2c. Legal Description: Lot 1 DP ~~391698~~ 390572
- 2d. Council Property No.: 60630
- 2e. Number of levels: 1
- 2f. Level/Unit number:
- 2g. Floor area: Existing m² New 280 m² Total 280 m²
- 2h. Year building first constructed (If applicable/or approx. year):

3. The owner

- 3a. Name: Leader Investments Ltd
- Postal Address: PO 455
Wanganui
- Contact Numbers: Phone 348 9034 Mobile Fax
- Email:

4. Evidence of ownership

- 4a. Evidence of ownership attached:
 - Certificate of Title (copy)
 - Sale and purchase agreement
 - Lease agreement
 - Other document showing full name of legal owner(s), such as a rate instalment notice

5. Applicant's details (if not the owner)

- 5a. Name of Agent: McGowan & Harrison Ltd.
- Postal Address: 20 St Georges Gate
Wanganui
- Contact Numbers: Phone 349 6155 Mobile Fax 06 345 8890
- Email: paul@mcgowan.net.nz
- Relationship to owner: Designer
- Details of authorisation:
 - Evidence attached
 - Other - please specify

6. Applicant's declaration

Paul Harrison 2012/109
Signature of Owner/Agent Date

Paul Harrison
Name (print clearly)

Consent fees to be paid by
(Please tick appropriate box)

Owner

Builder

Plumber

Designer

Agent

The information provided will be included in a Public Register of Consents which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising

7. The project

7a. Description of the building work

New Units

7b. Will the building work result in a change of use of the building?

Yes

No

7c. If yes, please provide details of the new use

7d. Intended life of the building

Indefinite but not less than 50 years

Less than 50 years - please specify

years

7e. Have any PIM and/or Building Consents been issued previously for this project?

Yes

No

Provide details below

Date of consent	Consent number

Cat: 1

7f. Estimated value of the building work

\$ 625,000 including gst

8. Project Information Memorandum

The following matters are involved in the project (please tick the appropriate project)

Subdivision

Alterations to land contours

New or altered connections to public utilities

New or altered locations and/or external dimensions of buildings

New or altered access for vehicles

Building work over, or adjacent to, any road or public place

Disposal of stormwater and wastewater

Building work over existing drains or sewers, or in close proximity to wells or water mains

Other matters known to the applicant that may require authorisations from the council - please specify

9. Supporting documentation

The following plans and specifications are attached to this application:

Two sets of plans drawn to a recognised metric scale; include two sets of specifications and other documentation

Project Information Memorandum

Producer Statements

Truss Layout Plan

Certificate attached to Project Information Memorandum

Details/Calculations

Fire Design Analysis

Development Contribution Notice

Please turn over

9. Supporting documentation - continued

Copies of other Authorisations - please specify

Other - please specify

10. Building practitioners involved in this project (continue on another sheet of paper if needed)

Designer

Name / Registration no. McGowan + Harrison Ltd

Contact details Address 20 St Georges Gate Wanganui

Phone / Email 3496155 muat@mcgowan.net.nz

Builder

Name / Registration no. G J Gardiner Homes

Contact details Address Guyton St Wanganui

Phone / Email 345 3563

Craftsman Plumber

Name / Registration no. hbc

Contact details Address

Phone / Email

Registered Drainlayer

Name / Registration no. hbc

Contact details Address

Phone / Email

Electrician

Name / Registration no. hbc

Contact details Address

Phone / Email

Engineer

Name / Registration no. J

Contact details Address

Phone / Email

Specialist Services (fire alarm, HVAC, lift etc)

Name / Registration no.

Contact details Address

Phone / Email

Other

Name / Registration no.

Contact details Address

Phone / Email

11. Waiver or modification required

Waiver or modification
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Alternative Solution
(Please circle and detail below)

B1	B2	C1	C2	C3	C4	D1	D2
E1	E2	E3	F1	F2	F3	F4	F5
F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13
G14	G15	H1					

Additional information

12. Compliance with New Zealand Building Code

NZBC Clause

Tick relevant building code clauses

- B1 Structure
- B2 Durability
- C1-C2-C3-C4 Fire
- D1 Access routes
- D2 Mechanical installations for access
- E1 Surface water
- E2 External moisture
- E3 Internal moisture
- F1 Hazardous agents on site
- F2 Hazardous building materials
- F3 Hazardous substances & processes
- F4 Safety from falling
- F5 Construction & demolition hazards
- F6 Lighting for emergency
- F7 Warning systems
- F8 Signs
- G1 Personal hygiene
- G2 Laundering
- G3 Food preparation & prevention of contamination
- G4 Ventilation
- G5 Interior environment
- G6 Airborne & impact sound
- G7 Natural light
- G8 Artificial light
- G9 Electricity
- G10 Pipes services
- G11 Gas as an energy source
- G12 Water supplies
- G13 Foul water
- G14 Industrial liquid waste
- G15 Solid waste
- H1 Energy efficiency

Means of compliance

Please circle or add means of compliance

Proposed inspections

Please circle as appropriate - see key below

B1/AS2	NZS 4229	NZS 3604	NZS 4204	1	2	3
B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
C1/AS1	C4/AS1	C2/AS1	C3/AS1	1	2	3
D1/AS1		NZS 4121		1	2	3
D2/AS1		NZS 4322	EN/81	1	2	3
E1/AS1		AS/NZS 3500		1	2	3
E2/AS1		Specific Design		1	2	3
E3/AS1				1	2	3
F1/AS1				1	2	3
F2/AS1		NZS 4233		1	2	3
F3/AS1				1	2	3
F4/AS1		Fencing of Swimming Pools Act		1	2	3
F5/AS1				1	2	3
F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
F8/AS1				1	2	3
G1/AS1				1	2	3
G2/AS1				1	2	3
G3/AS1				1	2	3
G4/AS1				1	2	3
G5/AS1				1	2	3
G6/AS1				1	2	3
G7/AS1				1	2	3
G8/AS1		NZS 6703		1	2	3
G9/AS1				1	2	3
G10/AS1		NZS 5261		1	2	3
G11/AS1				1	2	3
G12/AS1	C4/AS1	AS/NZS 3500.2	AS/NZS 3500.5	1	2	3
G13/AS1		AS/NZS 3500.2	BS 5572	1	2	3
G14/AS1				1	2	3
G15/AS1				1	2	3
H1/AS1	NZS 4212	NZS 4218	NZS 4243	1	2	3
		ALF design manual				

Key to proposed inspections:

1. Council Building Control Officer
2. Approved Consultant e.g. Engineer
3. Other - Please specify below

Important

The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information. Refer to guidance notes on separate sheet for typical scenarios.

Please turn over

12. Compliance schedule

Do not proceed further if

- this is an application for a PIM only (Project Information Memorandum)
- this application is for Residential work only (except for a cable car after 31 March 2008)

The following specified systems are new, existing, being altered, added to, or removed in the course of building work

There are no specified systems in the building

	New	Existing	Altered	Added	Removed
Cable Car (including to individual dwelling) (to be implemented 31 March 2008)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Building Act 2004 (implemented 31 March 2005) (listed below are the systems and features from the 'new' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Automatic or manual emergency warning systems for fire or other dangers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Emergency lighting systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Escape route pressurisation systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Riser mains for Fire Service's use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Any automatic back-flow preventers connected to a potable water supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Mechanical ventilation or air conditioning systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Building maintenance units providing access to exterior and interior walls of buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Laboratory fume cupboards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Audio loops or other assistive listening systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. Smoke control systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. Emergency power systems for, or signs relating to, a system or feature specified in any of the above	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. Means of escape with systems and features (1 to 6, 9 and 13)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please continue for Building Act 1991 (implemented 1 January 1993)

12. Compliance Schedule - continued

The following specified systems are existing, being altered, added to, or removed in the course of building work

Existing Altered Added Removed

Building Act 1991 (implemented 1 January 1993)
 (listed below are the systems and features from the 'old' Act)

1. Automatic systems for fire suppression (for example, sprinkler systems)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Automatic or manual emergency warning systems for fire or other dangers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Emergency warning systems for fire or other dangers (eg. manual or automatic fire alarm)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Emergency lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Escape route pressurisation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Riser mains	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Back-flow preventers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Lifts (including escalators, passengers, service, goods)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Mechanical ventilation and air conditioning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Other mechanical, electrical, hydraulic or electronic systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Building maintenance units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Signs (for items 1 to 11 above)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. Means of escape	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. Safety barriers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. Access and facilities for people with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
16. Hosereels and/or fire extinguishers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
17. Signs (for items 13 to 16 above)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Address where compliance schedule will be held:

The maximum number of occupants that the building is designed for:

--

Amendments to a compliance schedule also requires Form 005 - Application for Amendment for Compliance Schedule

Please turn over

OFFICE USE ONLY

BCA

Date application received

23-12-09

Receiving Officer

GH

Application Fee Receipt No.

334069

Date of application Fee Rec.

23-12-09

Infrastructure Bond No.

Comments:

Receipt # 334069
 Anne 8-2-10

Fees (incl. GST)

Building Consent Application (Prepaid) SC	\$ 970.00
Building Consent Issue	\$
PIM	\$
Building Levy (DBH)	\$
BRANZ Levy	\$
Stormwater Connection	\$
Vehicle Crossing	\$
Sewer Connection	\$
Water Connection	\$
Fordell Connection (Application charge)	\$ 25.75
Development Contribution Levy	X2 \$ 3850.20
NZFS Alternative Solution	\$
Waiver/Modification	\$
Resource Consent	\$
Relocation Bond	\$
Infrastructure Fee (non-refundable)	\$
Infrastructure Bond	\$
Certificate of Title	\$
Rural Rapid Number	\$
Photocopying/Plan Printing	\$
Other	\$
Total	\$

Unit	Checks				Inspections No.	Approved	
	Initials	Date	Initials	Date		Initials	Date
Administration	CM	8-1-10					
Planning						RP	11-1-10
Fire Design (Referred to NZFS)							
Building						AM	19/1/10
Drainage (Infrastructure)							
Water (Infrastructure)							
Fordell Water Scheme (Infrastructure)							
Structural							
Plumbing/Drainage							1/2/10
Roading							
Health							
Dangerous Goods							
Parks & Property / Mainstreet							

Approved for issue of PIM/Building Consent:

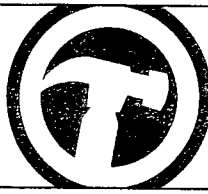
Approving Officer

[Signature]

Date

3 FEB 2010

Notes



I. Check sheet - Housing/housing alterations

Street address

Units 17 & 18 Caversham Rd Wanganui.

(Additional information will need to be supplied if a resource consent is required)

This is a preliminary vetting sheet only to establish if there is sufficient information of an acceptable quality before it is received for lodgement and processing. This is not a comprehensive list of requirements. This prelodgement form is designed to reduce processing time and save you on processing costs.

Plans are required to a suitable drafting standard.

Note: If you do not have the appropriate skills to prepare drawings, please engage a professional 2 copies of all documentation is required (3 if resource consent required).

Tick where applicable under Yes, No or Not applicable

Requirements	Owner supplied Date			Council check Date			Council recheck Date		
	Y	N	N/A	Y	N	N/A	Y	N	N/A
1. Building Consent Application form (1 copy) - fully filled in and signed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Copy of Certificate of Title (1 copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Site plan - to scale, fully dimensioned showing drainage, north point, street vehicle crossing, site coverage, distance to boundaries, levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Floor plan - to scale, fully dimensioned, rooms named, windows/doors, bracing, fixtures, smoke detector positions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevations - to scale. All sides to be shown, windows/door, heights, materials, daylight plane, ground contours (before and after)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Cross sections - through key building points, heights, materials, timber treatment/grades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Drainage long sections - crown of road, stormwater (septic tank design), depths, cover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Specific details - weathering, window/door details, flashings, parapet, deck, junctions, cavity, foundations etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Bracing schedule - walls and roof (subfloor when required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Roof truss layout/design certificate - fixings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Risk matrix calculation sheet - weathertightness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Specific engineering design - Engineer's calculations (+ PSI) - Level of construction monitoring to be carried out by engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Specification - comprehensive, references to Codes, Standards (specific to project)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Manufacturer's specification for woodburners, sewage pumps, specialised processes etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plans OK to accept for processing

Officer:

Date:

Notes:



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Historical Search Copy

Identifier 363368
Land Registration District Wellington
Date Issued 25 September 2007

Prior References

369815

Estate : Fee Simple
Area 1.9490 hectares more or less
Legal Description Lot 1 Deposited Plan 390572

Original Proprietors

Loader Investments Limited

Interests

6469449.2 Mortgage to ANZ National Bank Limited - 23.6.2005 at 9:00 am

7437647.1 Variation of Mortgage 6469449.2 - 27.6.2007 at 9:00 am

Subject to a right to convey electricity and gas in gross over part marked A DP 404681 to Powerco Limited created by Easement Instrument 7831384.1 - 29.5.2008 at 9:00 am

Subject to a right to convey gas in gross over part marked A DP 404681 to Wanganui Gas Limited created by Easement Instrument 7831384.2 - 29.5.2008 at 9:00 am

7922684.2 Application pursuant to Section 5(3) Unit Titles Act 1972 to deposit proposed and first Stage Unit Plan 391698 - 29.8.2008 at 9:00 am

Principal Unit	FDU	Accessory Unit	CT Issued
PU1		AU1 (1/6 share)	367908
PU2		AU1 (1/6 share)	367909
PU3		AU1 (1/6 share)	367910
PU4		AU1 (1/6 share)	367911
PU5		AU1 (1/6 share)	367912
PU6		AU1 (1/6 share)	367913
PU7			367914
PU8			367915
PU29			367936
PU30			367937
PU39			367946
PU40			367947

Identifier

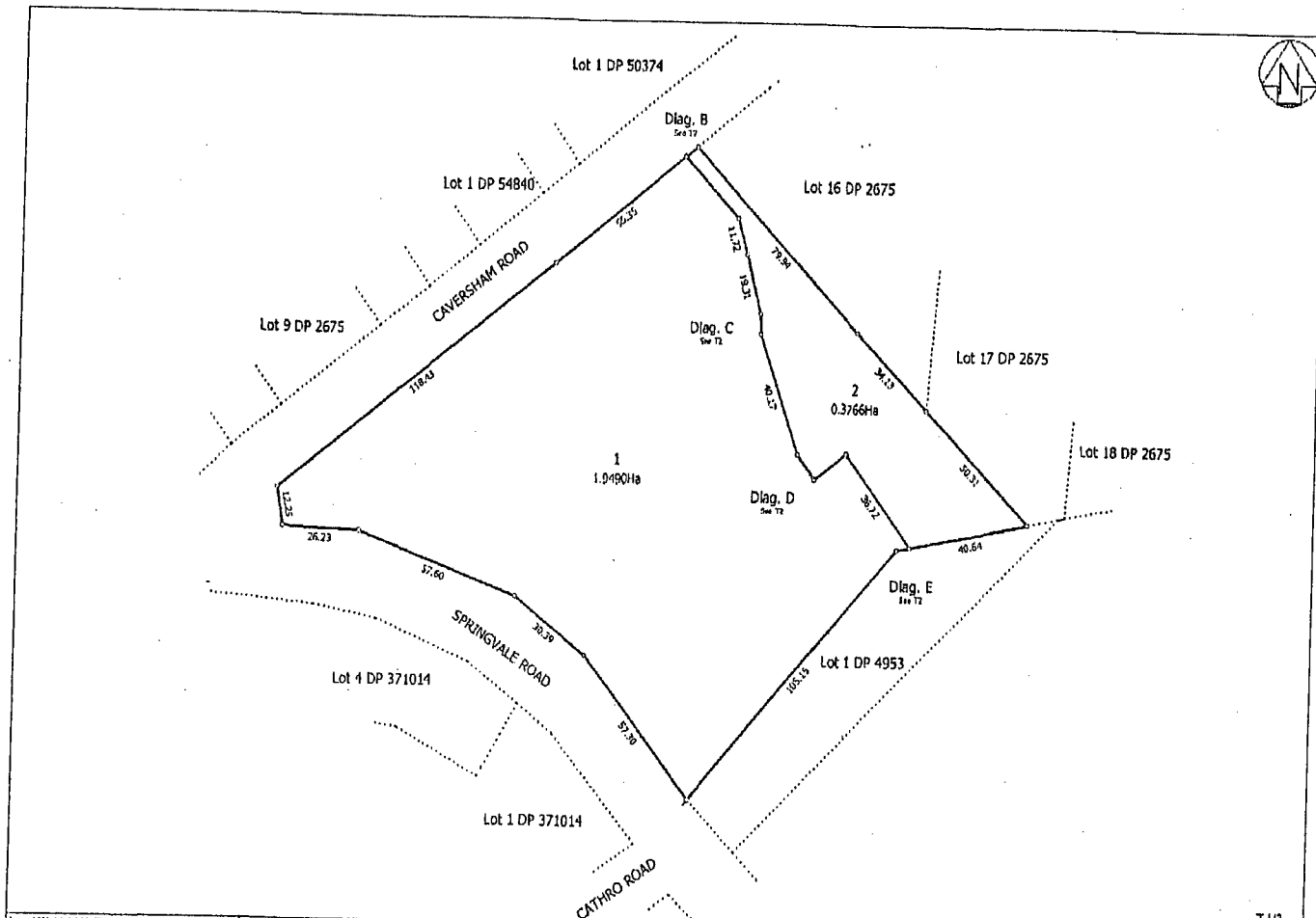
363368

FDU9, FDU10,
FDU11, FDU12,
FDU13, FDU14,
FDU15, FDU16,
FDU17, FDU18,
FDU19, FDU20,
FDU21, FDU22,
FDU23, FDU24,
FDU25, FDU26,
FDU27, FDU28,
FDU31, FDU32,
FDU33, FDU34,
FDU35, FDU36,
FDU37, FDU38,
FDU41 and FDU42

446813

Supplementary
Record Sheet

442763



Land District Wellington Digitally Generated Plan <small>Generated on 09/10/2007 09:13am Page 2 of 2</small>	Lots 1 and 2 being Subdivision of Lot 14 DP 2875, Pts. Lots 13 and 16 DP 2875 and Section 1 SO 384278.	Surveyor Iain Duncan Ferguson Firm: MWHNZ Ltd (Wellington)	Digital Title Plan DP 390572 Deposited on: 25/09/2007
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60630

Wanganui District Council

PO Box 637, Wanganui

Phone (06) 349-0001

Visit our Web Site www.wanganui.govt.nz

OFFICIAL RECEIPT

GST Reg No 51-668-324

23/12/2009

Receipt No: 334069

To Loader Investments Ltd

<u>Type</u>	<u>Reference</u>	<u>Amount</u>
GL Receipt	NOGPRECONSENT	\$970.00
	2 Caversham Rd - new units	
	Total:	\$970.00

Amounts Tendered:

Cheque	\$970.00
Total	\$970.00
Rounding	\$0.00
Change	\$0.00

Printed 23/12/2009 11:09:32 a.m.



INSPECTION TIME REPORT

Building Consent Number BCon10/0015

Total Estimated Inspection Time	865
Total Actual Inspection Time	0 ✓
Inspection Time Difference	865
At BC Issue Time to be charged.	
At Completion Positive amount = time to be credited Negative amount = time to be charged	

Signed for and on behalf of the Wanganui District Council

*Processing
time
335* ✓



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:		BCon10/0015
2 Caversham Rd WANGANUI			
Applicant	Description of Work		
Loader Investments Ltd PO Box 455 Wanganui 4540	Stage one of two: 2 x Residential Units with attached garages 280m2 (combined size) (cat:1) Unit 18 to be fully completed and unit 17 to be completed to lock up with all under slab plumbing & drainage complete and all bracing installed. Unit 17 to be completed under later consent.		
Builder	Plumber	Drainlayer	
G J Gardiner Ltd PO Box 695 Wanganui 4540	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application	

SUMMARY OF CONDITIONS

Building Consent Number BCon10/0015

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Conditions

Code	Condition
BC2bBLANK	[Informative note:A 1:3 slope ratio is required to be maintained from the base of the existing retaining wall and the bottom of the proposed floor slab footings.]

Your project's inspections are listed on the next page...



Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

Inspections Record For Building Consent Number BCon10/0015						
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>
CONCRETE SLAB INSPECTION	Prior to placing Concrete					
FRAMING INSPECTION	When all framing is complete.					
Cladding Cavity Inspection	Before covering up					
POLYSTYRENE PLASTER- SUBSTRATE INSPECTION	Before covering up					
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.					
POST LINE INSPECTION	To inspect fixings. Prior to covering up.					
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion					
PLUMBING SUBFLOOR INSPECTION	Before covering up					unit 17
PLUMBING SUBFLOOR INSPECTION	Before covering up					unit 18
PLUMBING PRELINE INSPECTION	Before covering up					unit 17



PLUMBING PRELINE INSPECTION	Before covering up					unit 18		
SANITARY DRAINS INSPECTION	Before backfilling drains					unit 17		
SANITARY DRAINS INSPECTION	Before backfilling drains					unit 18		
STORMWATER DISPOSAL INSPECTION	Before backfilling drains					unit 17		
STORMWATER DISPOSAL INSPECTION	Before backfilling drains					unit18		



BUILDING CONSENT NUMBER BCon10/0015

Section 51, Building Act 2004

Loader Investments Ltd
PO Box 455
Wanganui 4540

Project Information BCon10/0015
Memorandum No:
Issue Date: 3/02/2010

Project Location	Assessment Number/Legal Description
2 Caversham Rd WANGANUI	Lot 1 DP 390572 1.9490 ha
Type of Work	Description of Work
New Residential Dwellings - \$200001 & over	Stage one of two: 2 x Residential Units with attached garages 280m2 (combined size) (cat:1) Unit 18 to be fully completed and unit 17 to be completed to lock up with all under slab plumbing & drainage complete and all bracing installed. Unit 17 to be completed under later consent.
Intended Life	Estimated Value (\$)
50 Years	625000.00

This building consent is a consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This Building Consent is issued subject to the attached pages headed 'Conditions of Building Consent Number BCon10/0015'

Signed for and on behalf of the Wanganui District Council

D M Hall
Senior Building Control Officer

Date: 04 February, 2010



CONDITIONS OF BUILDING CONSENT NUMBER BCon10/0015

Section 51, Building Act 2004

This Building Consent is issued Subject to the following conditions:

- **[Informative note: A 1:3 slope ratio is required to be maintained from the base of the existing retaining wall and the bottom of the proposed floor slab footings.]**
- **[Informative note: The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.]**
- **[Informative note: Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.]**
- **[Informative note: Any inspection time required over and above that allowed may incur a further charge.]**
- **[Informative note: Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.]**
- **[Informative note: Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).]**



PROJECT INFORMATION MEMORANDUM NUMBER BCon10/0015

Section 34, Building Act 2004

**Loader Investments Ltd
PO Box 455
Wanganui 4540**

Issue Date: 3/02/2010

Project Location	Assessment Number/Legal Description
2 Caversham Rd WANGANUI	Lot 1 DP 390572 1.9490 ha
Category	Description of Work
New Residential Dwellings - \$200001 & over	Stage one of two: 2 x Residential Units with attached garages 280m ² (combined size) (cat:1) Unit 18 to be fully completed and unit 17 to be completed to lock up with all under slab plumbing & drainage complete and all bracing installed. Unit 17 to be completed under later consent.
Intended Life	Estimated Value (\$)
50 Years	625000.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon10/0015), which has been granted.

This Project Information Memorandum is subject to the following conditions:

- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Wanganui District Council

A handwritten signature in black ink, appearing to read 'D M Hall'.

**D M Hall
Senior Building Control Officer**

Date: 04 February, 2010

Building Consent
Process check sheet – New Dwelling/Additions



New Dwelling/Additions

Approved = ✓	More information required = X	Not Applicable = N/A If a sub element is not relevant choose N/A
Address:	2 Cavarsham Rd	Units 17 & 18
Building Consent No:	10/0015	Date: 19/1/10
Consent Officers:	AM [signature]	
Description:	2 new dwellings	

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
	Site	Positioning	Siting	✓		
			Wind zone	✓		
			Durability zone – sea spray – 1/2/3/4	✓		
B1. Structure	Foundation	Engineers design on architectural plans	3604 & S.F.D.	✓		
		Load paths addressed / pads indicated		✓		
		Depth / width		✓		
		Reinforcement		✓		
	Slab on ground / concrete floor	Engineers design on architectural plans	3604	✓		
		Load paths addressed / pads indicated		✓		
		Hard fill		✓		
		Reinforcing – mesh cover, supplementary bars		✓		
		Control joints		✓		
	Timber subfloor	Subfloor bracing & layout provided		N/A		
		Fixing / Connection		✓		
		Height above ground level (550mm for particle board / 450mm crawl space)		✓		
		Ventilation		✓		
	Timber flooring	Member sizing and loading (size / spacing / span)		✓		
		End support / fixing / bearing		✓		
		Flooring material		✓		
		Lateral support, blocking		✓		
	Wall	Member sizing height / size / spacing		✓		
		Lintels – engineering design req		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer Review
		Beams – engineering design req		✓		
		Fixing / connection		✓		
		Wall bracing & calculation		✓		
	Roof	Roof framing	Truss & rafter	✓		
		Truss certificate & layout provided		✓		
		Member sizing (size / spacing)		✓		
		Fixing / connection – uplift resistance		✓		
		Roof bracing		✓		
		Ceiling framing – battens 450/600		✓		
	External structure	Post footing / connection detailed		✓		
		Post / beam connection		✓		
		Retaining wall		N/A		
		Swimming Pool		✓		
		Other		✓		
	Barriers	Timber barrier (B1/AS2)		✓		
		Other approved barrier design		✓		
	Chimney	Masonry / concrete chimney (B1/AS3) SED		✓		
B2. Durability	Concrete	Concrete strength & cover	20 MPa	✓		
	Timber treatment	Wall / fixings / compatibility / brace & fixings		✓		
		Roof / fixings / compatibility		✓		
		Subfloor / fixings / compatibility		N/A		
	Metal / Steel member	Material and coating system		✓		
	Cladding material	Wall		✓		
C. Fire Safety	Outbreak of fire	Solid fuel fire/ fireplace location shown		N/A		
		Proprietary fires - Manufacturer's specifications provided		✓		
		Open fire - construction material		✓		
		Firebox opening size		✓		
		Surround / hearth size		✓		
		Chimney size		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
	Means of escape from fire	Dead end travel distance (24m max)		✓		
	Spread of fire	Distance from boundary < 650 (1m)		✓		
		Fire rated construction		N/A		
	Stability during fire	Collapsing away from other property		✓		
D1. Access route		Slip resistance		✓		
		Landing		N/A		
		Handrail		✓		
		Tread & riser		✓		
		Stair dimension		✓		
		Clear height		✓		
		Lighting		✓		
D2. Mechanical installation for access	Lift / Escalator / moving walkway	Documentation for compliance with the code		✓		
E2. External moisture	Floor	Floor height above ground		✓		
		DPM under slab		✓		
		Waterproofing / tanking of retaining wall		N/A		
		Subsoil drainage		✓		
		Step / threshold with deck		✓		
	Wall	E2 Risk matrix assessed		✓		
		Wind Barrier / Rigid underlay / Building wrap		✓		
		Cladding system specified		✓		
		Cavity system		✓		
		Head, jamb & sill details		✓		
		External & Internal corners		✓		
		Junctions – dissimilar materials		✓		
		Clearance of wall cladding		✓		
	Roof	Roofing underlay		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
		Profiled metal roof		✓		
		Concrete or clay tiles		N/A		
		Flat roofs / roof decks / substrate		~		
		Flashings – Apron / Parapet / etc		✓		
	Deck / Balcony	Sill details at balcony threshold		N/A		
		Overflow relief		~		
		Top flashing / intersection with wall		~		
E3. Internal moisture	Internal wet area	Wall / floor impervious lining		✓		
		Shower – Proprietary <u>yes</u> / no		✓		
		Waterproofing method specified		N/A		
F1. Hazardous agent on site		Site investigation / report		~		
F2. Hazardous Building material		Glazing – Glass, safety glass – NZS <u>4223</u>		✓		
F3. Hazardous substances and processes		Others (Toxic gases / asbestos)		N/A		
F4. Safety from falling	Barrier	Height / opening / unclimbable		~		
		Base fixing and stability		~		
	Opening / window	760 mm from floor level		~		
		Restrictors required where fall hazard potential		~		
	Swimming pool	Fencing of Swimming Pool Act		~		
F5. Construction and demolition hazards		Required if more than 2 storey (refer to F5 / AS1)		~		
F7. Warning systems	Smoke alarm / fire alarm	Location & type		✓		
G4. Ventilation		Living space – opening 5% of floor area		✓		
		Mechanical ventilation		✓		
		Natural ventilation to existing space		N/A		
G7 Natural light		Natural lighting to existing space		~		
		Habitable space – 10% of floor area		✓		
		Outside visual awareness		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G8. Artificial light			Not applicable for residential (SH)	N/A	N/A	
G11. Gas as an energy source		Gas hobs (combustible surfaces 200mm clearance)				
G12. Water supply		Source		✓		
		Tempered water / tempering valve	gas infinity	✓		
	Sanitary plumbing	Schematic provided / layout provided in relation to floor joists		N/A		
		Pipe size / length / gradient		✓		
		Venting requirements		✓		
		Pipe under / within floor framing		✓		
H1. Energy efficiency		Timber frame (wall / roof / floor insulation)	Schedule method	✓		
		Solid construction (wall / roof / floor insulation)		N/A		
		Specific design		-		
		Protection of subfloor insulation (if req)		-		
		Glazing		✓		
E1. Surface water	Site drainage	Secondary flow path		✓		
		Floor level above crown road or lowest point	+ 225mm	✓		
		Drain pipe size and gradient		✓		
		Sump / chamber		N/A		
		Soakhole / approved outfall		✓		
		Stormwater design calculation		N/A		
	Roof water	Sufficient downpipe	4 x 80mm (90)	✓		
		Internal External gutter		✓		
		Overflow relief		N/A		
G1. Hygiene		Fixture layout		✓		
		Number of doors to kitchen, basin in wc (yes) no	2 doors	✓		
G2. Laundering		Sufficient laundry facility and space		✓		
G3. Food preparation and prevention of contamination		Sink and cooking facility		✓		

Approved Document ref	Elements	Sub Elements	Comments	Result	Recheck	Peer review
G12. Water supply		Water heating system, location	gas infinity	✓		
		Schematic provided (if applicable)		N/A		
G13. Foul water	Drainage	System specified		✓		
		Connection shown (layout provided)		✓		
		Drain size / material / gradient		✓		
		Main drain vent (tv)		✓		
		Gully trap / ORG shown		✓		
		Drain under building		✓		
		Discharge stack / relief valve				
G14. Industrial liquid waste	On-site liquid waste	Engineer / other suitable qualified professional design				
		Systems – Property size				
		Soil type, profile / loading rate				
		Tank size / effluent area				
		Clearance from waterway, ground water				
Misc		Specifications		✓		
		Structural calculations		✓		
		Foundation report		N/A		
		Producer statement design		✓		
		Producer statement design – review		N/A		
		Has PIM been issued		NO		
		Historic places check		N/A		
Engineering	Engineering comments			~		

Important note: This checklist is a guide for use by authorized WDC Officer only, for establishing compliance with the Building Code as part of the vetting and Building Consent application.

	Tick
Peer Review	
Application Suspended: I confirm that I have evaluated the proposed project against all items in the checklist	
Application Approved: I confirm that I have evaluated the proposed project against all items in the checklist. Based on the information provided by the applicant, the project complies with the Building Code.	✓



Plumbing Inspection

N° PLU 01580

Address			
Cave Sham Park unit 17 & 18			
Consent No	Date	Inspector	
10/0015	17/2/10	C.g.	
Subfloor Plumbing		Comment	
Plumbing method used	<input checked="" type="checkbox"/> NZS 3500 <input type="checkbox"/> NZBC G13		
Waste Pipe Locations	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Fall to Waste Pipes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	> 1:60	
Water Supply Pipes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	to Comp.	
Floor Waste Gully	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Stack Base Bends	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Underslab Heating	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Pipework Lagged Thru Slab	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Water test	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Plumbing Preline		Comment	
Pipe Type/Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Pipe Restraint	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Pipe Insulation	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
HWC Drain Discharge	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Waste Pipes Size/Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Fixtures per Waste	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Gradient - Wastes/Stacks	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Stack Size/Type	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
No Connection Zone on Stack	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Vent Pipe Size/Termination	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Pressure Test	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Comments			
<p>inspect slab pipe-out by combined plumbers (Phil Cornish) grade on waste pipes ok > 1:60. water test pipework. All ok.</p> <p>Phil to move builder peg on unit 17 & straighten last leg of drain</p>			

ENTERED

ENTERED



Concrete Slab/Footing & Pile Post Inspection N° SFP 02175

Address										
2 CAUGERSHAM RD. UNIT 17-18										
Consent No			Date		Inspector			Re Check		Compliance
10/0015.			22/2/10		PT.			NA		YES <input type="checkbox"/> NO <input type="checkbox"/> YES.
Concrete Slab/Footing				Comments						
Siting/Boundaries		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A								
Site wind zone		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	MCO.							
Contours		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A								
Soil Type		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	SAND.							
Ground Bearing		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	PIPM							
Ground Levels		<input type="checkbox"/> OK <input type="checkbox"/> N/A	TO LOWER FOR FINISH							
Footing Size		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A								
Footing Steel		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	2 D12.							
Slab Steel		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	147 MESH.							
Concrete Cover		<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A								
Pile/Post Treatment		<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A								
Waste Pipe Locations		<input type="checkbox"/> OK <input type="checkbox"/> N/A	} C.S. INSPY.							
Fall to Waste Pipes		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Water Supply Pipes		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Gulley Traps		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Stack Base Bends		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Underslab Heating		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Comments										
Pile/Post				Comments						
Siting/Boundaries		<input type="checkbox"/> OK <input type="checkbox"/> N/A	} [Large handwritten mark]							
Site wind zone		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Contours		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Soil Type		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Ground Bearing		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Ground Levels		<input type="checkbox"/> YES <input type="checkbox"/> NO								
Pile/Post Layout		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Footing Size		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Anchor/Braced Piles		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Pile/Post Treatment		<input type="checkbox"/> OK <input type="checkbox"/> N/A								
Comments										



Inspection Checksheet

N° 00906

Description: BLOCK WALL / SHALE TO FULL HEIGHT

Consent No: 10/0015 Date: 3/3/10 Inspector: [Signature]

Address: CAVERSHAM PARK
UNITS 17/18

Recheck: Yes No Complies: Yes No

Description	OK	N/A	Comments
D 12 Vertically			600 cm
D 12 Horizontally			400 cm
Control Joint			12mm bar wrapped in Densotex "V"

ENTERED

Comments:

OK to fill.



ENTERED

Nº FPL 2978

Framing & Pre-Line Inspection

Address			
2 CAVERSHAM RD. - Unit 17-18			
Consent No	Date	Inspector	
10/0015.	14/4/10	PT.	
Re Check		Compliance	
NO		YES.	
Framing		Comments	
Pre-line		Comments	
Wind zone/Corrosion zone	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	MED.	Framing <input type="checkbox"/> OK <input type="checkbox"/> N/A
DPC	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Wind/Corrosion zone <input type="checkbox"/> OK <input type="checkbox"/> N/A
Stud size, spacing & treatment	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Timber <input type="checkbox"/> OK <input type="checkbox"/> N/A
Framing Straight	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Moisture Content
Lintel/Beam size, treatment & Fixing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	STRAPS + PLATES	Wall Bracings <input type="checkbox"/> OK <input type="checkbox"/> N/A
Top plate fixings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	274	Is modified Bracing schedule Required? <input type="checkbox"/> YES <input type="checkbox"/> NO
Rafter size, treatment & spacing	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		Insulation <input type="checkbox"/> OK <input type="checkbox"/> N/A
Valley sizes/Internal gutter sizes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Ceilings <input type="checkbox"/> OK <input type="checkbox"/> N/A
Truss Layout	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Roof Framing <input type="checkbox"/> OK <input type="checkbox"/> N/A
Truss Fixing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		2nd Storey Floor Framing <input type="checkbox"/> OK <input type="checkbox"/> N/A
Truss Plan	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	ON SITE	External Window Joinery <input type="checkbox"/> OK <input type="checkbox"/> N/A
Roof Bracing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Fire Separations <input type="checkbox"/> OK <input type="checkbox"/> N/A
Purlin Fixings	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	tile roof.	Ventilation <input type="checkbox"/> OK <input type="checkbox"/> N/A
Floor joist size, treatment & spacing	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		Comments
Structural Steel	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Structural Brackets	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Services Accommodation	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Decks-beams, posts, joists & decking	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Subfloor Bracing - Types & Location	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Fixings (durability)	<input checked="" type="checkbox"/>	GALV.	
Comments			
PLATES TO INSTALL TO HIP TO RIDGE TRUSS			

Wanganui District Council



Cavity & Stucco Inspection

N° CSI 0463

Address

2. Coopers Rd. Unit 17 & 18

Consent No	Date	Inspector	Re Check	Compliance
10/0015	19/4/10	D.Hall.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Yes.
Cavity	Comments		Stucco	Comments
Framing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Backing	<input type="checkbox"/> OK <input type="checkbox"/> N/A
Building Wrap	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Netting Gauge	<input type="checkbox"/> OK <input type="checkbox"/> N/A
Treatment of Battens	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Netting Lap	<input type="checkbox"/> OK <input type="checkbox"/> N/A
Nailing (size & spacing)	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Netting Fixings	<input type="checkbox"/> OK <input type="checkbox"/> N/A
Cavity Closure	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Flashings	<input type="checkbox"/> OK <input type="checkbox"/> N/A
Window/Door Flashing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Secondary Reinforcing	<input type="checkbox"/> OK <input type="checkbox"/> N/A
Roof/Wall Flashing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Paper	<input type="checkbox"/> OK <input type="checkbox"/> N/A
Parapet Design	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		J Mould or Similar	<input type="checkbox"/> OK <input type="checkbox"/> N/A
			Control Joints	<input type="checkbox"/> OK <input type="checkbox"/> N/A

Comments

Large empty area for handwritten comments.

Wanganui District Council



EIFS Plaster Systems

N° EIF 0133

Address				
2 Caversham rd				
Consent No	Date	Inspector	Re Check	Compliance
10/0015	27-11-10	RL	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Yes
Cavity	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Starter Track (50mm below bottom plate)	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Decking/Roof Clearance	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Any Membranes installed up under starter track	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Gutter, Barge or Fascia stop ends away from walls	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Balustrade/Wall intersection (Saddle Flashings)	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Balustrade/Slope & any blocking required	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Blockouts for Exterior Fixing, Pergolas etc	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Window & Door Flashings (installed & M S Sealed)	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Fixing Centres. High Wind 200mm, Medium 300mm	<input type="checkbox"/> OK <input type="checkbox"/> N/A		next inspection	
Roof Intersections/Kickouts, Overflashings	<input type="checkbox"/> OK <input type="checkbox"/> N/A			
Control Joints, Horizontal & Vertical	<input type="checkbox"/> OK <input type="checkbox"/> N/A			
Subtrades Pipe Penetrations Flashed etc	<input type="checkbox"/> OK <input type="checkbox"/> N/A			
Meter Box	<input type="checkbox"/> OK <input type="checkbox"/> N/A			
Comments				
22-2-10 at slab SPP 02175 (to load)				



Plumbing Inspection

Nº PLU 01633

Address			
2. Coverham rd unit 18.			
Consent No	Date	Inspector	
10/0015	28/4/10	C-J	
Subfloor Plumbing		Comment	
Plumbing method used	<input type="checkbox"/> ANZS 3500 <input type="checkbox"/> NZBC G13		
Waste Pipe Locations	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Fall to Waste Pipes	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Water Supply Pipes	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Floor Waste Gully	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Stack Base Bends	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Underslab Heating	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Pipework Lagged Thru Slab	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Plumbing Preline		Comment	
Pipe Type/Location	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	Bulbs e	
Pipe Restraint	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Pipe Insulation	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
HWC Drain Discharge	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Waste Pipes Size/Location	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Fixtures per Waste	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Gradient - Wastes/Stacks	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Stack Size/Type	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
No Connection Zone on Stack	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		
Vent Pipe Size/Termination	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	to comp	
Pressure Test	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	1500 kpa	
	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Comments			
inspect preline plumbing work by combined plumbers Mike Healey. 1500 kpa p/last all ok. Asked Mike to replace one tee & retest & to re- pipes by infinity otherwise ok.			

ENTERED

Wanganui District Council



EIFS Plaster Systems

Nº EIF 0134

Address				
3 / Cameron Street Wanganui				
Consent No	Date	Inspector	Re Check	Compliance
10/0015	30-4-10 VM		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Y3
Cavity	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	previous		
Starter Track (50mm below bottom plate)	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Decking/Roof Clearance	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Any Membranes installed up under starter track	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Gutter, Barge or Fascia stop ends away from walls	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Balustrade/Wall intersection (Saddle Flashings)	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Balustrade/Slope & any blocking required	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Blockouts for Exterior Fixing, Pergolas etc	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Window & Door Flashings (installed & M S Sealed)	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	seal-d		
Fixing Centres. High Wind 200mm, Medium 300mm	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Roof Intersections/Kickouts, Overflashings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Control Joints, Horizontal & Vertical	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Subtrades Pipe Penetrations Flashed etc	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A			
Meter Box	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A			
Comments				
complete & ready to plaster.				



Drainage Inspection

N° DRA 01360

Address						
2 Caversham rd						
Consent No	Date	Inspector	Re Inspect	Compliance		
10/005	14/5/10	Cg.	yes	NO		
Foul Water Drainage		Comment	Septic Tank	Comment		
System Used	<input checked="" type="checkbox"/> ANZS 3500 <input type="checkbox"/> NZBC G13		Tank Size	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Drainage Material/Size	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	100 - PVC	Tank Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Gradient	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	See note	Tank Venting/Filter	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Bedding Material	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Effluent Disposal Field Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Drainage Depth/Cover	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Type of Effluent Field	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Inspection Fittings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Length of Disposal Field	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Gully Traps Seal/Height	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	to Comp.	Material in Disposal Field	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Vents	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Geo Tech Cloth	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Manholes Haunched	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Stormwater			
Pump Stations Alarmed/Vented	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Drainage Material Size	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	90 - PVC	
Retention Tanks	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Connected to Downpipes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		
Sumps	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Sumps/Manholes	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Roof & Wall Penetrations	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Discharging to Approved System	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	Direct to wa. i.	
Pressure Test	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	water test		<input type="checkbox"/> OK <input type="checkbox"/> N/A		

Comments

Unit 18

Stg. inspect 100mm PVC s/s drain laid by combined plumber - brendan. one section of drain grade to be increased otherwise all at 1:100 or greater. water test on - all ok. spoke to brendan about gt heights - 150 below shown.

- as-built plan required
 - gt to complete.

Stg - 90 PVC laid to direct connection all ok

- Downpipes to complete.

ENTERED

Post Line Inspection

Address				
2 Cavendish Rd. Unit 18.				
Consent No	Date	Inspector	Re Check	Compliance
10/0015	2/6/10	DHBA	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A. 105
Final	Comment			
Brace Types/Location	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A		
Nailing	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A		
Element Lengths	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A		
Altered Bracing Design Received	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A		

~~BT, AT, & AT not done!~~

~~Bedrooms 2 & 3 not accessible to check.~~

Nothing done yet to Unit 7 ✓

~~Organise another inspection before job stopping.~~

M1 left off for plumber/electrician.



Residential Final Inspection

N° RES 1720

Address: 18 - 2 Covertan Rd

Consent No	Date	Inspector	Re Check	Compliance
10/0015	9/7/16	DT	Yes	N

Exterior	Comments
Subfloor Ventilation <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Ground Clearance <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Cladding <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Photograph <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Brick Work <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Joinery <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Meter Box <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	cover window
Roofing and Fixings <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Roof Flashings - Penetrations <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Hips <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Valleys <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Gables <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Apron Flashings <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Decks - Structure <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Balustrades <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Steps/Stairs <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Gulley Dishes <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Wastes to Gulleys <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Drain Vents <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Spouting-downpipes <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	VP's to be fixed
Septic Tank <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Water Storage Tank & Pump <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Surface Water Drainage <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Sumps <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Footpath/Crossing Damaged <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	

Interior	Comments
Service Area Sealing <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Shower Seals <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	enclose shw. RH side
Safety Glass <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Stair Design <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Handrails <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Barriers <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Lighting <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Cooking Facilities <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Food Storage <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Laundering & Tub fixings <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	Tub to be fixed
Natural Ventilation <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Mech Ventilation <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
HWC - Flues <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
- Valving <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	Irregularity
- Installation <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Hot Water Temp Control <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Header Tanks <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Trap Seals and AAVs <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
WCs <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Smoke Alarms <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	To be done
Solid Fuel Heater - Type <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
- Clearances <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	Go
- Installation <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
- Flue <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	

Roof Space	Comments
Vent Ducts <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Bracing <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Building Paper <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Insulation <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	tidy up
Clearances <input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	

Miscellaneous	Comments
Vehicle Crossing Prod Stmt. <input type="checkbox"/> OK <input type="checkbox"/> N/A	
Energy Certificate Electric <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Energy Certificate Gas <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	To be supplied
Spray Coat Prod Stmt. <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Other Form 6 <input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	

Comments: Pergola ribbon board needs tidying up & sealed



Residential Final Inspection

N° RES 1812

Address			Re Check			Compliance					
2 CAVERSHAM RD. unit 18			YES			NO					
Consent No	Date	Inspector	Interior			Comments					
10/6015	14/7/10	PKM	Service Area Sealing			LAND.					
Exterior			Comments			Interior			Comments		
Subfloor Ventilation	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	Shower Seals			BATHROOM SHOWER R/H.					
Ground Clearance	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Safety Glass								
Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Stair Design								
Photograph	<input type="checkbox"/>	<input checked="" type="checkbox"/> No @ RECHECK.	Handrails								
Brick Work	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	Barriers								
Joinery	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Lighting								
Meter Box	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A FITTED WHILE ONSITE.	Cooking Facilities								
Roofing and Fixings	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Food Storage								
Roof Flashings - Penetrations	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Laundrying & Tub fixings			TO SCREEN BACK.					
- Hips	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Natural Ventilation								
- Valleys	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Mech Ventilation								
- Gables	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	HWC - Flues			INFINITY					
- Apron Flashings	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	- Valving								
Decks - Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	- Installation								
Balustrades	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	Hot Water Temp Control			53°					
Steps/Stairs	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	Header Tanks								
Gulley Dishes	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A DUSTY	Trap Seals and AAVs								
Wastes to Gulleys	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	WCS								
Drain Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Smoke Alarms			x 2.					
Spouting-downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A ONLY TO unit 18	Solid Fuel Heater - Type								
Septic Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	- Clearances								
Water Storage Tank & Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	- Installation			GAS.					
Surface Water Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	- Flue								
Sumps	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A									
Footpath/Crossing Damaged	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A									
Roof Space			Comments			Miscellaneous			Comments		
Vent Ducts	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Vehicle Crossing Prod Stmt.			<input type="checkbox"/> <input checked="" type="checkbox"/> N/A					
Bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Energy Certificate Electric			<input checked="" type="checkbox"/> <input type="checkbox"/> N/A					
Building Paper	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Energy Certificate Gas			<input type="checkbox"/> <input type="checkbox"/> N/A					
Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Spray Coat Prod Stmt.			<input type="checkbox"/> <input type="checkbox"/> N/A					
Clearances	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	CCC Application Supplied			<input type="checkbox"/> <input type="checkbox"/> N/A					
	<input type="checkbox"/>	<input type="checkbox"/> N/A	Other			<input type="checkbox"/> <input type="checkbox"/> N/A					
Comments											
VENT CAPS TO FIT ON VENT PIPES @ ROOF. EXPANDING FOAM TO WINDOW @ KITCHEN TO REMOVE + SEAL BOTH ENDS. GARDEN TO LOWER @ FRONT. BEADS TO SEAL BETWEEN FASCIA + CLADDING @ CONSERVATORY GROUND LEVEL @ CONSERVATORY Building Paper TO REPLACE IN ROOF SPACE - FRAMED OUT FOR ROOF VENT (BUT NOT INSTALLED) KITCHEN BENCH SHORT AND NOT SEALED TO WALL @ SERVING											



Drainage Inspection

N° DRA 01437

Address						
2 Cavendish rd unit 17						
Consent No	Date	Inspector	Re Inspect	Compliance		
10/0015	15/9/10	Cg.	yes	NO		
Foul Water Drainage		Comment	Septic Tank		Comment	
System Used	<input checked="" type="checkbox"/> ANZS 3500 <input type="checkbox"/> NZBC G13		Tank Size	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Drainage Material/Size	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	100 Ø	Tank Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Gradient	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	> 1/60	Tank Venting/Filter	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Bedding Material	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Effluent Disposal Field Location	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Drainage Depth/Cover	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Type of Effluent Field	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Inspection Fittings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Length of Disposal Field	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Gully Traps Seal/Height	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	to Comp	Material in Disposal Field	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Vents	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A		Geo Tech Cloth	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
Manholes Haunched	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	see note				
Pump Stations Alarmed/Vented	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		Stormwater			
Retention Tanks	<input type="checkbox"/> OK <input type="checkbox"/> N/A		Drainage Material Size	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	90m PVC	
Sumps	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		Connected to Downpipes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	to Comp	
Roof & Wall Penetrations	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A		Sumps/Manholes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	"	
Pressure Test	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	valid test	Discharging to Approved System	<input type="checkbox"/> OK <input type="checkbox"/> N/A		
	<input type="checkbox"/> OK <input type="checkbox"/> N/A			<input type="checkbox"/> OK <input type="checkbox"/> N/A		

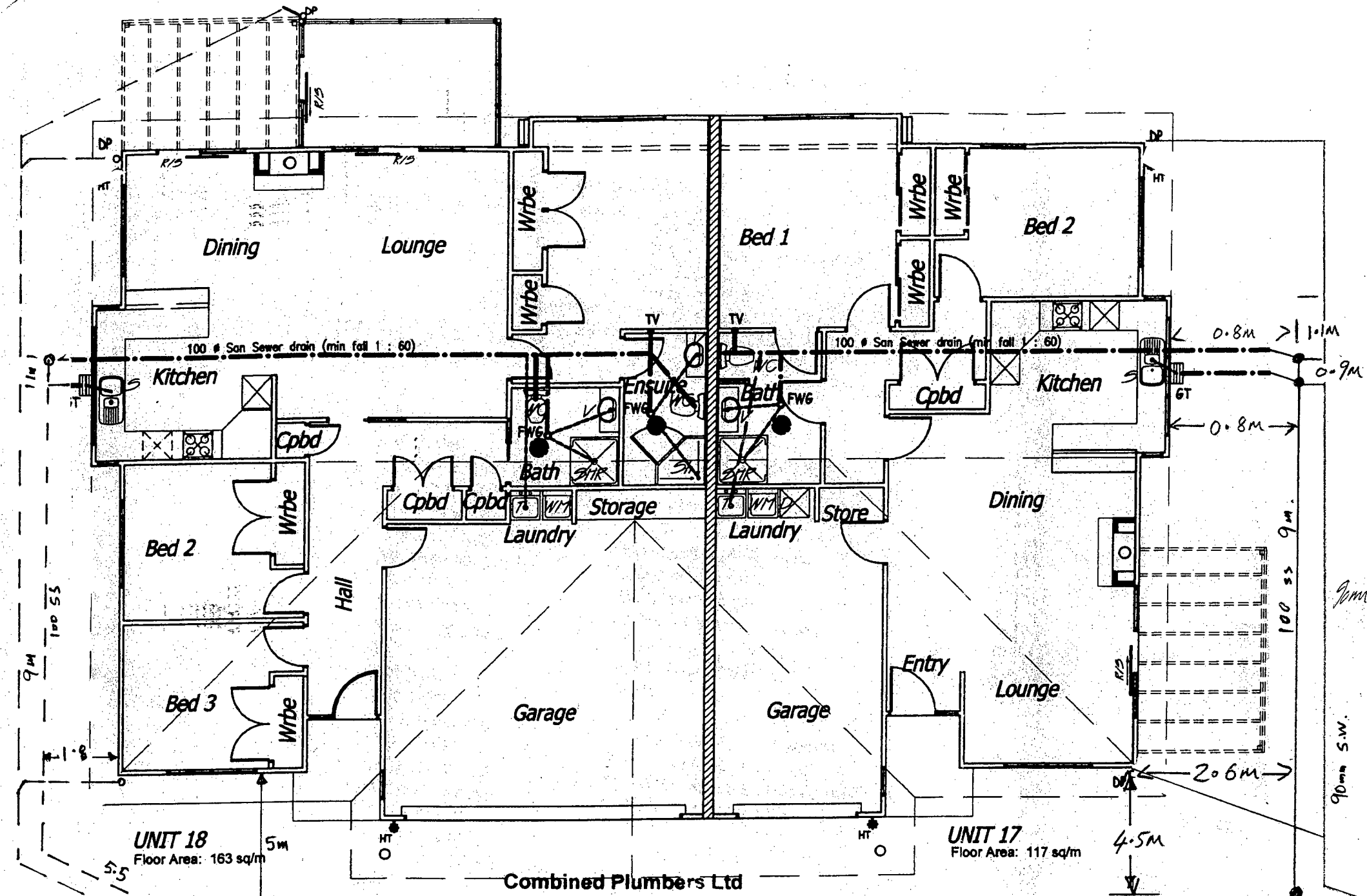
Comments

dfs inspect 100m Ø pvc sewer drain laid by Combined plumbers - Brendon Kerr. Drain had been run to boundary with leaders to continue drain to adjacent manhole as there were no connections provided. Drain - grade > 1/60, water test as - all ok - complete gt & provide as-built plan

SW/ 90m PVC from 2x DPs run to boundary - leaders to complete connection to m/h. - complete downpipes & provide as-built plan.

ENTERED

with 50 Ø waste to drain
 All wastes from Shr, bath & kitchen sink to be 50 Ø
 All vanity wastes to be 40 Ø
 All DPs to be 90 Ø
 All stormwater to be drained to onsite reticulation scheme - connections at all property boundaries



Combined Plumbers Ltd
 10 Kitchener St
 PO Box 7090, Wanganui
 Phone 343 9275 Fax 343 6372

AS BUILT
 10/0015
 Consent No.

100 Ø min San Sewer drain to rd -see MWH Drainage plan

100 Ø min San Sewer drain to road -see MWH Drainage plan
Man hole connection.

*Unit 17 - Ravensham Park
 Drainlayer Brandon Row # 24940
 Date 16/09/2016
 DP 80mm
 TV 80mm
 Inspector Chris Glend
 S/S Team
 S/S Team*

PLUMBING LEGEND:

- DP Down Pipe
- TV Terminal Vent
- GT Gulley Trap
- * HT Hose Tap



1. The building consent

Building consent no. 10/0015
Description of work New dwelling

2. Property owner details

Owner details Have not changed since the building consent was lodged Proceed to "Applicant details" Have changed since the building consent was lodged

Name

Contact person
(If owner is a corporation, partnership or trust)

Postal address

Contact numbers
Phone Mobile Fax

Email

Evidence of ownership attached
(Only required if ownership has changed) Certificate of Title (copy) Sale and purchase agreement
 Lease agreement Other document showing full name of legal owner(s), such as a rate instalment notice

3. Applicant details

I am the Property owner Lessee Provide details below Agent
Authorised by owner / lessee
Provide details below

Name GJ Gardner Homes Wanganui

Postal address P.O. Box 695
Wanganui

Contact numbers (06) 3453563 0212766360 (06) 3453564
Phone Mobile Fax

Email wanganui@gjgardner.co.nz

4. Attachments

The following documents are attached to this application:

- Certificates from the personnel who carried out the work
- Certificates that relate to the energy work
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent

5. Key building practitioners

Designer	Name / Registration no.	Harrison + McGowan	
	Contact details Address		
	Phone / Email		
Builder	Name / Registration no.	GJ Gardner Homes Wanganui	
	Contact details Address		
	Phone / Email		
Drainlayer	Name / Registration no.	Combined Plumbers	
	Contact details Address		
	Phone / Email		
Plumber	Name / Registration no.	Combined Plumbers	
	Contact details Address		
	Phone / Email		
Gasfitter	Name / Registration no.	Combined Plumbers	
	Contact details Address		
	Phone / Email		
Electrician	Name / Registration no.	Phillips Electrical	
	Contact details Address		
	Phone / Email		
Other	Name / Registration no.		
	Contact details Address		
	Phone / Email		

6. Application

Date building work completed

I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.

Name (print clearly)

OFFICE USE ONLY

Date received	<input type="text"/>	Application #	<input type="text"/>	Document #	<input type="text"/>	Project #	<input type="text"/>
Property ID	<input type="text"/>	Legal ID	<input type="text"/>	Receipt #	<input type="text"/>	Amount Paid	<input type="text" value="\$"/>



Residential Final Inspection

N° RES 1722

Address
 18 — 2 Caveman Rd.

Consent No
 18/0015.

Date
 20/7/10

Inspector
 DL

Re Check
 Yes.

Compliance
 N.

Exterior **Comments**

Subfloor Ventilation	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Ground Clearance	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Cladding	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Photograph	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Brick Work	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Joinery	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Meter Box	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Roofing and Fixings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Roof Flashings - Penetrations	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Hips	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Valleys	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Gables	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Apron Flashings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Decks - Structure	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Balustrades	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Steps/Stairs	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Gully Dishes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Wastes to Gulleys	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Drain Vents	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Spouting-downpipes	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	Conservatory DP dip.
Septic Tank	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Water Storage Tank & Pump	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Surface Water Drainage	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Sumps	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Footpath/Crossing Damaged	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	

Interior **Comments**

Service Area Sealing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Shower Seals	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	En suite
Safety Glass	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Stair Design	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Handrails	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Barriers	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Lighting	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Cooking Facilities	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Food Storage	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Laundering & Tub fixings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Natural Ventilation	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Mech Ventilation	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
HWC - Flues	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
- Valving	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	Tidy up
- Installation	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Hot Water Temp Control	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Header Tanks	<input type="checkbox"/> OK <input checked="" type="checkbox"/> N/A	
Trap Seals and AAVs	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
WCs	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Smoke Alarms	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Solid Fuel Heater - Type	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
- Clearances	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Installation	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
- Flue	<input type="checkbox"/> OK <input type="checkbox"/> N/A	

Roof Space **Comments**

Vent Ducts	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Bracing	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Building Paper	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	
Insulation	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	Tidy up
Clearances	<input checked="" type="checkbox"/> OK <input type="checkbox"/> N/A	

Miscellaneous **Comments**

Vehicle Crossing Prod Stmt.	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Energy Certificate Electric	<input type="checkbox"/> OK <input type="checkbox"/> N/A	P.T.
Energy Certificate Gas	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Spray Coat Prod Stmt.	<input type="checkbox"/> OK <input type="checkbox"/> N/A	
Other	<input type="checkbox"/> OK <input type="checkbox"/> N/A	

Comments

En-suite shower. R.H. side still
 Baths tidy up.
 Conservatory Down pipe.

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. **3204312**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **GJ Gardner**

Phone: **063453563**

Address of installation **No 18 Caversham park Wanganui**

Postal address of customer (if not as above) **282 Victoria Ave**

WORK DETAILS

40 No. of lighting outlets

1 No. of ranges + HOB

31 No. of socket outlets

— No. of water heaters

Please tick (✓) as appropriate where work includes:
 Mains Main earthing system
 Switchboard Electric lines

Was any installation work carried out by the homeowner?
 Yes No

Description **Wired up submains and all subcircuits according to electrical plans.**

It is recommended that test results be recorded here:

Visual Examination
Earth Continuity **0.05**
Bonding
Polarity
Insulation Resistance **< 200** Mohm
Other _____

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name **Justin Booth**

Registration no. **248777**

Company **Phillips Electrical**

Signature **JTB**

Date **10/7/10**

Contact Ph No. **0274430995**

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains Switchboard Earthing system Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Registration no.

Signature

Date

Daytime Contact Ph No.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington, Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. **3142200**

No. of attachments



This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **GJ Gardner** Phone: **06 3453563**

Address of installation **18/2 CAVERSHAM RD WANGANUI**

Postal address of customer (if not as above) **282 Victoria Ave Wanganui**

WORK DETAILS

No. of lighting outlets No. of ranges
 No. of socket outlets No. of water heaters
 Was any installation work carried out by the homeowner? Yes No

Please tick (✓) as appropriate where work includes:

Mains Main earthing system
 Switchboard Electric lines

Description **Installed new meter board for new dwelling which includes a socket outlet for builders and a new main earthing system.**

It is recommended that test results be recorded here:

Visual Examination
 Earth Continuity
 Bonding
 Polarity
 Insulation Resistance **> 200** Mohm
 Other **RCD =**

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name **Justin Booth**
 Registration no. **248777**
 Company **Phillips Eled**
 Signature **[Signature]**
 Date **25/2/10**
 Contact Ph No. **0274430993**

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name
 Registration no.
 Company
 Signature
 Date
 Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains Switchboard Earthing system Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name **D.C. Gilbertson** Registration no. **I 2180**
 Signature **[Signature]** Date **14-5-10**
 Daytime Contact Ph No. **(06) 3489266**

- Plumbers,
- Gasfitters and
- Drainlayers Board

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
 (Pursuant to the Building Act 1991)

Certificate No **529604**

9th Floor, 70 The Terrace
 PO Box 10655
WELLINGTON
 Tel 04 494 2970
 Fax 04 494 2975
 website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

Please complete in block letters

(Box No's not acceptable) (Number) Unit 18, 2 Canterbury Rd. (Street name)

 _____ (Suburb) Springvale
Wanganui (Town/City)
Consumer: Mrs. J Langridge (Title) (Initials) (Family/Business name)

Category Domestic Commercial Industrial Temporary Other
Type (Regulation 24(1)) New Addition, Extension, Replacement Alteration Repair following accident
Gas Type NG LPG TLP Bio
Name of Gas Supplier Energy Direct

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Type	Location	Appliance		Flue		Ventilation	
			Make/model	Input rate	Type	Location	Type	Location
1	1/B Heater	lounge	Real Fire RF800 S/N 12146	40 mj/hr.	Twin skin	Through roof	Complies	
1	Water Heater	East Wall	Rinnai XR24 Model REU V2426 W6ZK	188 mj/hr.	Forced flue	outside	Complies	

Pipework Installed YES NO
 (attach pipework diagram)

Test Results		Other Testing
<u>10</u> min	Duration	Combustion
<u>7</u> kPa	Test pressure	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>0</u> kPa	Loss / gain	Ventilation
<u>2</u> kPa	Working pressure	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Test Date 15/7/10

I certify that :-
 All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
 The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
 Gasfitting work to which this certificate applies
 does does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name G SLOTT
Address 10 KITCHENS ST WANGANUI
Registration No 03875
Signature [Signature]
Date 15/7/10

Registered Gasfitter/s Supervised by certifier
Name [Signature]
Registration No _____
Name Michael Pratt
Registration No 15514

Certificate owner _____
Registration No _____
On behalf of _____
Address _____
 (If other than certifying gasfitter)

WARRANTY

Warranty Number: CW 2175
Date Issued: 17 June 2010
Issued to: Skelsey Plasterers
Project Name: Langridge
Project Address: Unit 18 Caversham Park, Caversham Road,
Wanganui
Product or System used: PolyClad Barricade, Limeseal, Flexiform
Original Coating Colour(s): Half Sisal LRV: 64%
Completion Date: 8 June 2010
Approved Applicator: Skelsey Plasterers
Total Area: 99.2m²

- 1 Sika (NZ) Limited ("Sika") hereby warrants that the PolyClad[®] Barricade System with Architextures Coatings System Limeseal, Flexiform ("the Product") supplied for use on the above project will conform with the technical data detailed on the attached Sika PolyClad[®] Barricade System and Sika Architextures[®] Primers/Sealers, Basecoats, datasheets (together "the Datasheets") for the following periods:
PolyClad[®] Barricade System: 15 years from the date of application
Architextures Coatings System [Limeseal, Flexiform]: 10 years from the date of application
- 2 This Warranty is provided on the basis that the Product is stored, transported, used, installed, applied and maintained in strict accordance with the instructions contained in the Datasheets, and any other written instructions that may be provided by Sika, and that the Product is used within its stated shelf life. Failure to comply with such instructions or failure to use the Product prior to the expiry date of the Product will invalidate this Warranty.
- 3 In the event that it is proved to the complete satisfaction of Sika that the Product does not conform with the technical data detailed on the Datasheets, Sika will, on request made in writing to the Head Office of Sika, at the sole and absolute discretion of Sika either:
 - (a) supply free of charge such quantities of the Product that is proved not to so conform to replace that originally supplied; or
 - (b) pay an amount equal to the replacement value of the Product that is proved not to so conform multiplied by the unexpired warranty period divided by the warranty period, such adjustment to be calculated on the date of payment. Any amount calculated by Sika will be deemed correct in the absence of manifest error.

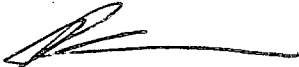


- 4 Sika shall not be liable for any other claims for loss, damage, costs or expenses of any kind arising out of or attributable to any breach by Sika of the Warranty or negligence or otherwise howsoever and whether direct or consequential in connection with the use of the Product.
- 5 Sika shall only be liable under this Warranty if notice has been given in writing within seven (7) days (time being of the essence) of any failure or defect of the Product becoming apparent or known. The Claimant shall ensure that Sika is afforded the opportunity to inspect the area affected as soon as practicable after such notification.
- 6 Save for this Warranty, Sika makes no representation and gives no assurance, condition or warranty of any kind (including any assurance, condition or warranty implied by law to the extent that the assurance, condition or warranty can be lawfully excluded) in relation to the Product and accepts no liability for any assurance, condition, warranty, representation, statement or term not expressly set out in this Warranty. Where the Product is being acquired for business purposes, the provisions of the Consumer Guarantees Act 1993 are specifically excluded.
- 7 This Warranty will apply only once Sika has received payment for the Product in full and on time in accordance with Sika's terms and conditions of sale.
- 8 This Warranty is only applicable to product quality and specifically excludes any defects or failures to the extent that they are attributable to workmanship, including product application, preparation or installation of surfaces or substrates by the Claimant or any other party.
- 9 This Warranty does not cover the effects of movement (either opening or closing) in any horizontal or vertical joint or joints, beyond the defined capability of the Sika jointing product(s) or system(s), nor any visual effects of such movement, such as bulging or cracking.
- 10 This Warranty does not cover any cracking that may occur at junctions between dissimilar substrate materials and/or different cladding systems.
- 11 This Warranty does not cover any damage caused by or attributable to the use of a coating that has a light reflectance value (LRV) of less than forty (40).
- 12 This Warranty excludes damage caused by fair wear and tear, including fading.
- 13 This Warranty will be invalidated in the event that any remedial work is undertaken in relation to the Product without the prior written approval of Sika.
- 14 This Warranty shall extend to any replacement quantities of the Product provided but only for the balance of the original Warranty period.



- 15 If any alleged failure or deterioration in the Product is proven to not be the responsibility of Sika, then all costs associated with the investigation of such failure or deterioration shall be borne by the Claimant.

Yours faithfully
Sika (NZ) Limited



P D Withell
General Manager

Data Sheets for the products covered by this warranty:

Sika Architectures® Primers/Sealers	Dated 10/06 reprinted 09/09
Sika Architectures® Basecoats	Dated 10/06 reprinted 09/09
Sika PolyClad® Barricade System	Dated 08/07
Sika Architectures® Maintenance of Coatings	Dated 10/06 reprinted 04/08





CODE COMPLIANCE CERTIFICATE NUMBER BCon10/0015

Section 95(3), Building Act 2004

Loader Investments Ltd
 PO Box 455
 Wanganui 4540

Building Consent No: BCon10/0015

Issue Date: 20/07/2010

The building:

Street address of building:	Legal description of land where building is located:
2 Caversham Rd WANGANUI	Lot 1 DP 390572 1.9490 ha
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use: [include number of occupants per level and per use if more than 1]
0	Single Detached Residential
Year first constructed:	

The owner:

Name of Owner:	
Loader Investments Ltd	
Mailing address:	Street Address/registered Office:
PO Box 455 Wanganui 4540	PO Box 455 Wanganui 4540

Phone numbers:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

First point of contact for communications with the building consent authority:

Contact Person:	
Loader Investments Ltd	
Mailing address:	Street Address/registered Office:
PO Box 455, Wanganui 4540	PO Box 455, Wanganui 4540

Phone number:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

Building consent number:	Issued by:
BCon10/0015	Mr William Leslie
Type of Work	
Single Detached Residential	
Description of Work	
Stage one of two: 2 x Residential Units with attached garages 280m2 (combined size) (cat:1) units 17 and 18. Unit 18 to be fully completed and unit 17 to be completed to lock up with all under slab plumbing & drainage complete and all bracing installed. Unit 17 to be completed under later consent.	
Intended Life	Estimated Value
50 years	\$625000.00

Code compliance:

The building consent authority named below is satisfied, on reasonable grounds, that-

(a) the building work complies with the building consent; and

***Attachments**

*Compliance schedule

IMPORTANT! Choose and display one relevant option that follows:

The specified systems in this building are capable of performing to the performance standards set out in the Building Consent.

(or)

There are no specified systems in this building.

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:



A J Jamieson
Team Leader Building Services

Date: 20 July, 2010