



## INSPECTION REPORT

Name: **Total Design & Build Limited**

Consent No: **BC130618**

Address: **4 Walnut Drive, Motueka**

Inspected by: Bevan Barker

On **21/07/2014** at **12:47 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

**29 FINAL INSPECTION: INTERIOR/EXTERIOR/CERTS CCC NEW RESIDENTIAL DWELLING WHEN CONSTRUCTION HAS BEEN COMPLETED & CCC APPLICATION RECEIVED WITH REQUIRED FINAL DOCUMENTATION**

**Notes Summary:** Please supply revision for layout and window changes and driveway drainage, Seal tile trim to walls at the top, Ground level to correct at rear, PS4 additions, amended plans for change to LVL's requested previously. ROW for blocklaying. Smoke detector to correct

**Next Inspection: CCC reinspection required**

### Failed Inspection Points

#### **Layout as per plans**

Please revise plans to show layout and window changes. Ensuite, Garage Door changes, Hall cupboard, Laundry changes

#### **Windows as per plans**

Laundry window and cupboard change

#### **Waterproof seal to shower and basin**

Please seal above tiles to prevent condensation entering behind tiles. Also please correct leak in the main bathroom shower

#### **Ground levels - 225mm Natural Ground**

Please clear ground levels at rear of the house. 175mm from the bottom of the W/board to open ground is required for compliance.

#### **Driveway completed as per plan and sumps installed**

Please revise the plans to show the drive way falling to a sump. Drainage channel as consented not installed, However falls adequate to the sump

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#### PSCR Received - Structural/retaining walls

The provided PS1 dated 28/05/10 the address as Fearon Street and covers both clauses B1 and B2. The provided PS4 only relates to Clause B1. Also, the SHS sections appear to have rust developing at the base, there does not appear to be indication of the required 3 coats of flint-cote up to 200mm above the concrete. Please confirm. Also please have the engineer include the stack bond masonry and foundation reinforcing on the PS4

#### Amended plans received if required

Amended plan and details where requested for the change to LVLs over the lounge area. Requested 21/10/13. Nothing on record

#### Record of Work from Brick & Block LBP & No verified

Please supply



post, rust starting

No indication of Flint-cote at base of



Please correct ground levels



