

SITE INSPECTION AUDIT REPORT

Consent No: **BC200253**
 Applicant: **Tara Homes Limited**
 Site Address: **24 Awatere Street PEGASUS**
 Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Evan Connor**
 Inspection Date: **14 May 2020 12:09 p.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site. Site visitors' register signed.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number Site identified from file plan,	Pass
Confirm siting Siting 1400 mm from south boundary and 5.5 from front of property	Pass
Building Location Certificate Provided BLC required to confirm FFL	Pass Non Compliance
Confirm any engineer's special requirements Engineer to review site cut. Notes to be provided.	Pass Non Compliance
Engineer's inspection/s	N/A
Building platform excavations As engineers notes	Pass Non Compliance
Hardfill - type & compaction AP 40 compacted	Pass
Under-slab insulation provision	N/A
DPM protection Sand blinding in place	Pass
Slab base level and height BLC to confirm FFL	Pass Non Compliance
Slab thickenings	N/A
Pipework To do	Pass Non Compliance
Prompt builder re: HWC safe-trays	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(Struct.) Surveyor's Building Location Certificate Required

(Struct.) Engineer's ground bearing notes/report

Required

Licensed Building Practitioners

Foundations 1

Required



Taken at 12:02 PM on Thursday 14/05/2020



Taken at 12:02 PM on Thursday 14/05/2020



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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **14 May 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Boundary peg locations and address/lot number
Confirm siting

Site identified from file plan,

Siting 1400 mm from south boundary and 5.5 from front of property

Hardfill - type & compaction
DPM protection

AP 40 compacted

Sand blinding in place

Deferred Items

Inspection Items

Building Location Certificate Provided
Confirm any engineer's special requirements
Building platform excavations
Slab base level and height
Pipework

BLC required to confirm FFL

Engineer to review site cut. Notes to be provided.

As engineers notes

BLC to confirm FFL

To do

Documentation

(Struct.) Surveyor's Building Location Certificate
(Struct.) Engineer's ground bearing notes/report

Status

Required

Required

Licensed Building Practitioners

Foundations 1

Status

Required

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **26 May 2020 12:00 p.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Building Location Certificate Provided BLC required to confirm FFL	Pass
26/5/2020: Now approved	
Confirm any engineer's special requirements Engineer to review site cut. Notes to be provided.	Pass
*See documentation required	
Building platform excavations As engineers notes *See documentation required	Pass
Slab base level and height BLC to confirm FFL	Pass
26/5/2020: BLC approved.	
Pipework To do	Pass
26/5/2020: Inspected see foundation/slab notice	

Documentation	
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report Engineer to review site cut	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

SITE INSPECTION AUDIT REPORT

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 Applicant: **Tara Homes Limited**
 Site Address: **24 Awatere Street PEGASUS**
 Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
 Inspection Outcome: **Pass**
 Inspected By: **John Thornton**
 Inspection Date: **26 May 2020 11:56 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Boundary peg locations and address/lot number	Pass
Confirm siting Sited at previous inspection	Pass
Building Location Certificate Provided BLC provided to WDC and approved	Pass
Finished floor level BLC for FFL approved by WDC processor	Pass
DPM DPM below pods	Pass
Polystyrene pods set-out Layout as sheet S100	Pass
Foundation width and depth 300x300 Edge beam formed	Pass
Reinforcing type, size, laps and spacing 2/HD12 with 1/HD16, Extra reinforcing where perimeter width increased to 450mm wide, F2 as plans- Engineer to inspect	Pass
Reinforcing cover Appears to be ok - Engineer to inspect	Pass
Wastes and foundation penetrations In place and sleeved within slab, most have adequate grade except the laundry and kitchen wastes as noted below.	Pass
Mesh reinforcing 500E Mesh lapped, tied and supported	Pass
Slab thickenings and recesses Rib & thickening layout as sheet S100 - Engineer to inspect	Pass
Free-joints	N/A
Supplementary reinforcing In place - Engineer to approve orientation slightly different to plans.	Pass

Check slab thickness	Pass
85mm apr - Engineer to inspect	
Slab rebates	Pass
In place for brickwork and garage door	
Under slab insulation	N/A
HWC relief drain	Pass
20mm copper drain in place	
Hot Water Cylinder Safe-tray Drain	Pass
40mm safe tray drain in place	
Advise actual truss as-built's approval required	Pass
*See documentation required	
Electrical earth bar to mesh installed	Pass
Provision for earthing made	
Engineers inspection completed	Pass
*Engineers site inspection notes and PS4 to be provided	
OK to Pour	Pass
*Ok when the Engineer approves and the kitchen + laundry wastes are relaid at the correct grade.	
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
*The 40mm laundry waste is 2.3m long to the edge of the polystyrene pods with apr 40mm fall. Sheet A.06 of the plans shows the grade to be 1:20. Table 4 in G13/AS1 permits the laundry to be laid at 1:30 grade. Relay the pipe at the correct grade over its full length (apr 77mm fall)	
*The kitchen waste has been increased from the 40mm shown on the plans to a 50mm waste. The length up to the 1st bend is 3.6m with 40mm of fall, then there is a .4m section with 30mm apr. fall. 1:40 grade required over full length of pipe as table 4 G13/AS1 (3.6m requires 90mm fall)	
Discussed with registered plumber Tristan by phone who confirms he will rectify the grades prior to placement of the concrete.	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

Documentation

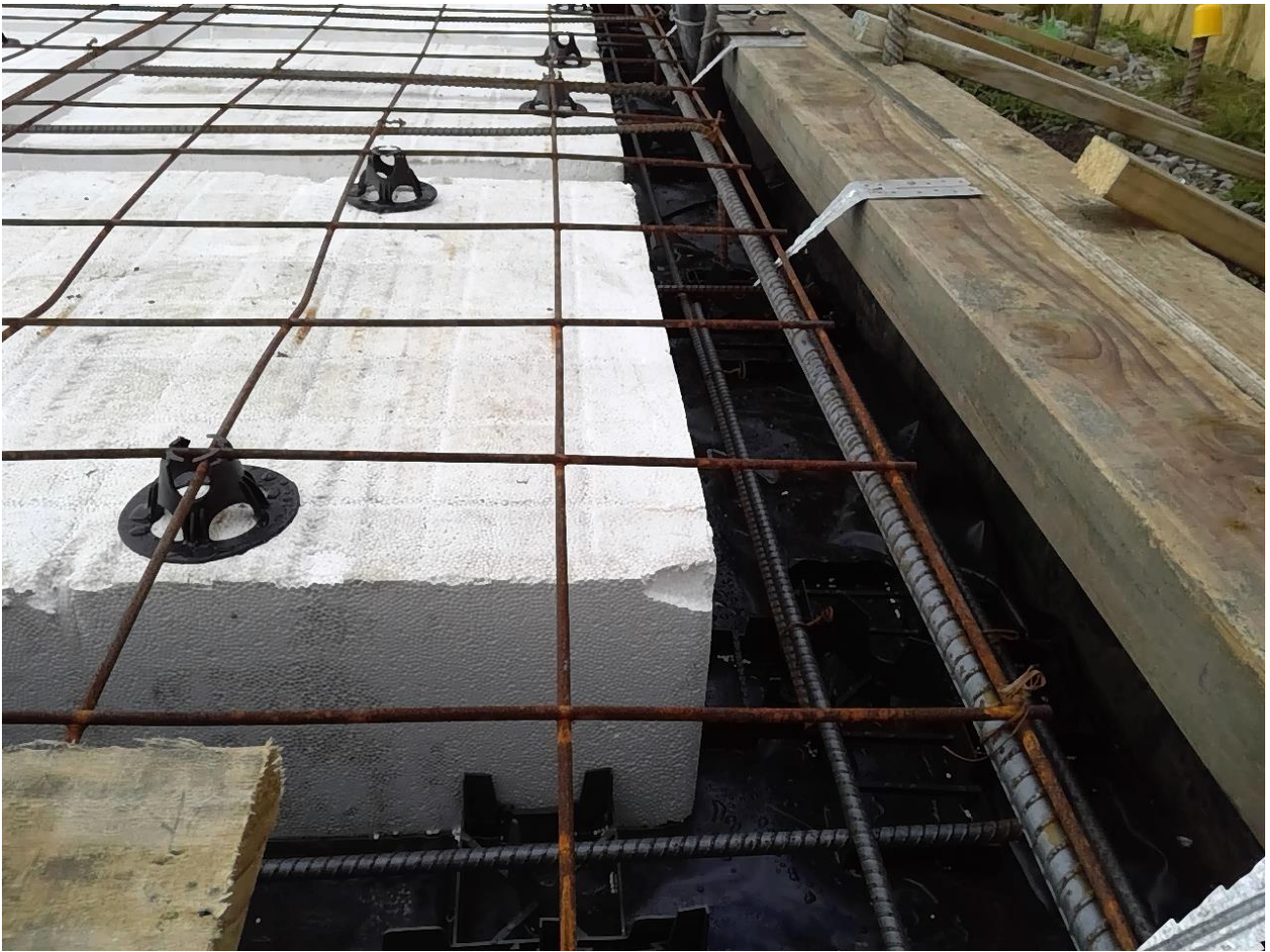
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required
Engineer to review site cut	
(Struct.) PS4 - Foundations (Engineer's supervision)	Required



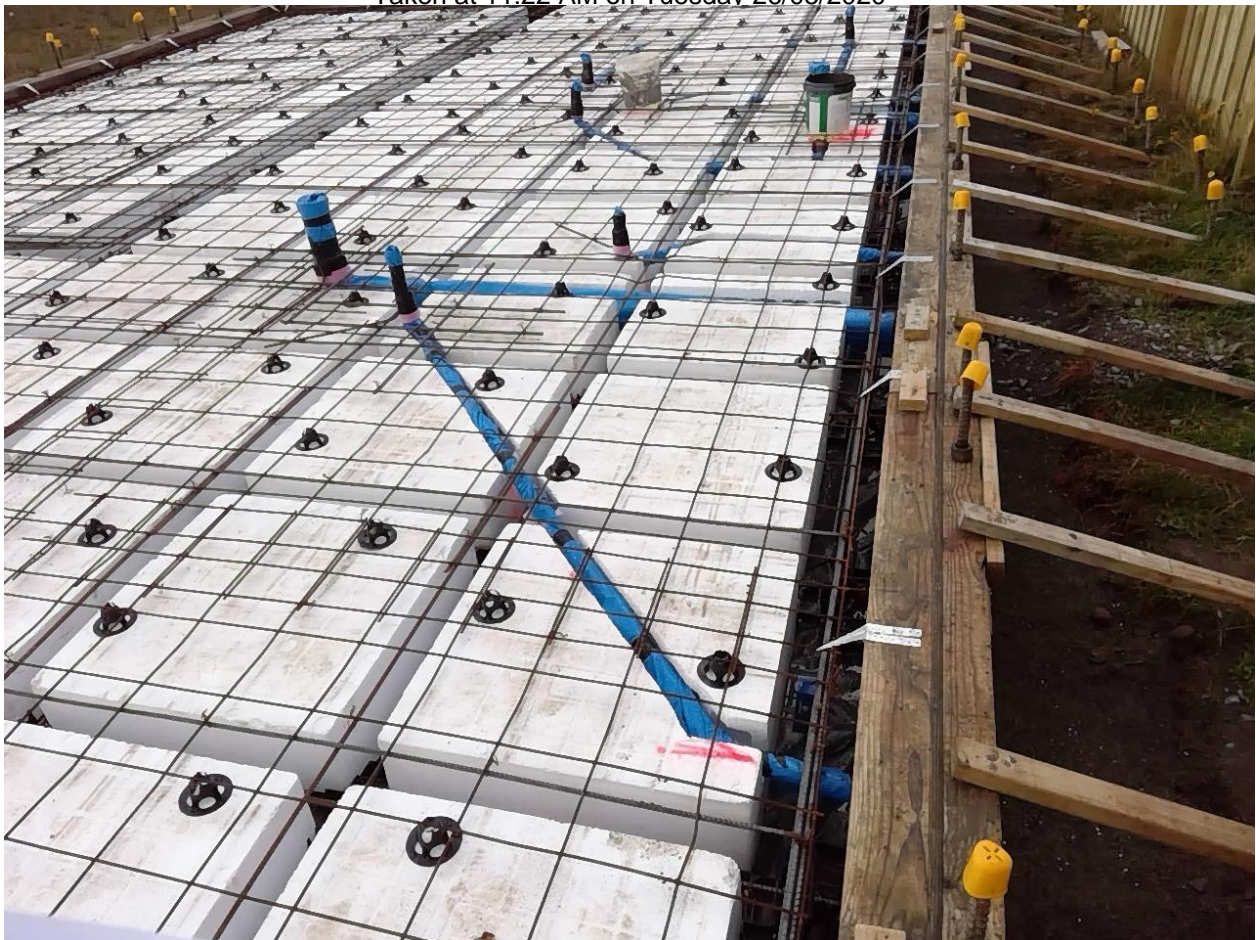
Taken at 11:22 AM on Tuesday 26/05/2020



Taken at 11:22 AM on Tuesday 26/05/2020



Taken at 11:22 AM on Tuesday 26/05/2020



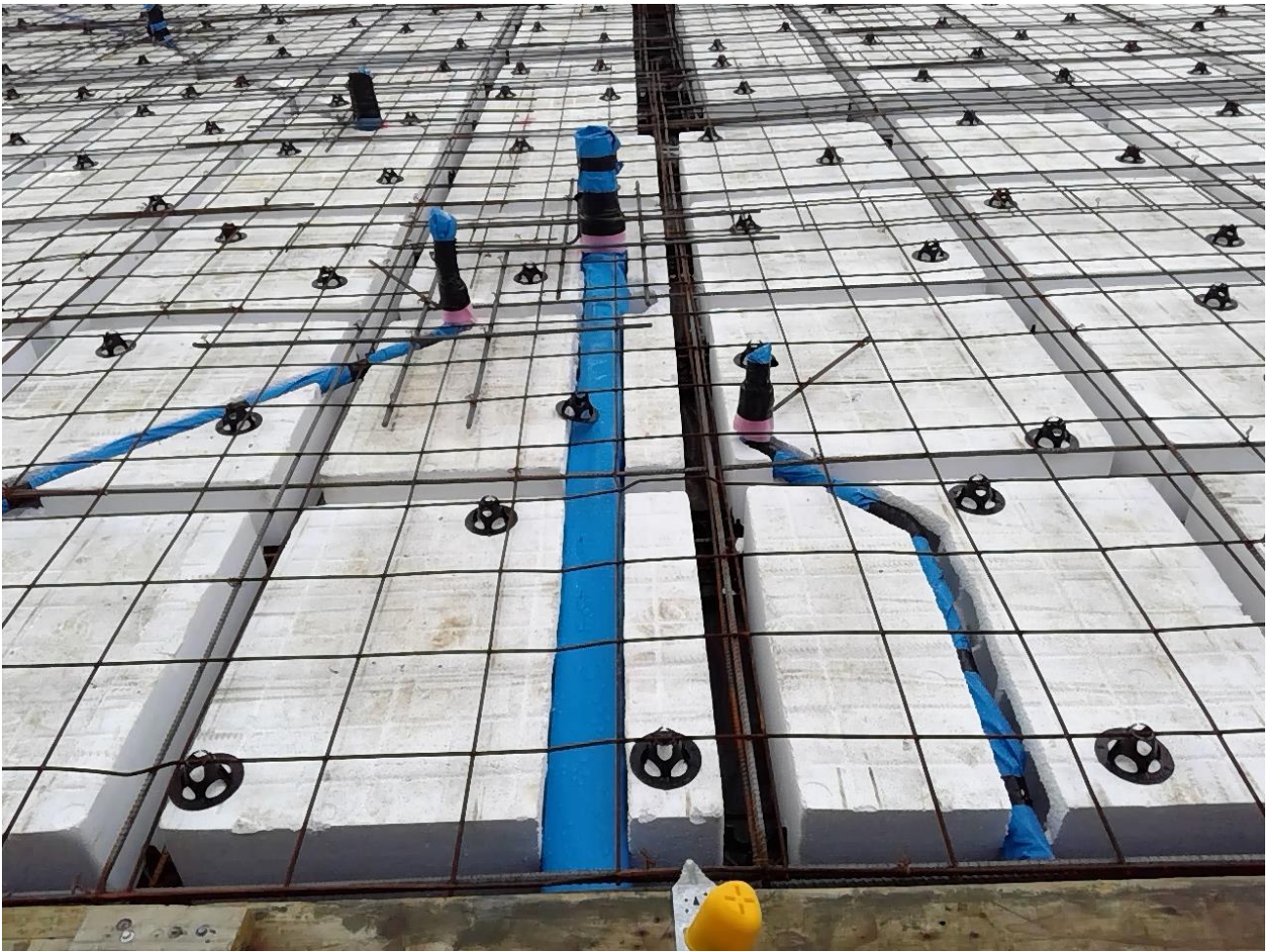
laundry waste 2.3m with 40mm fall?
Taken at 11:25 AM on Tuesday 26/05/2020



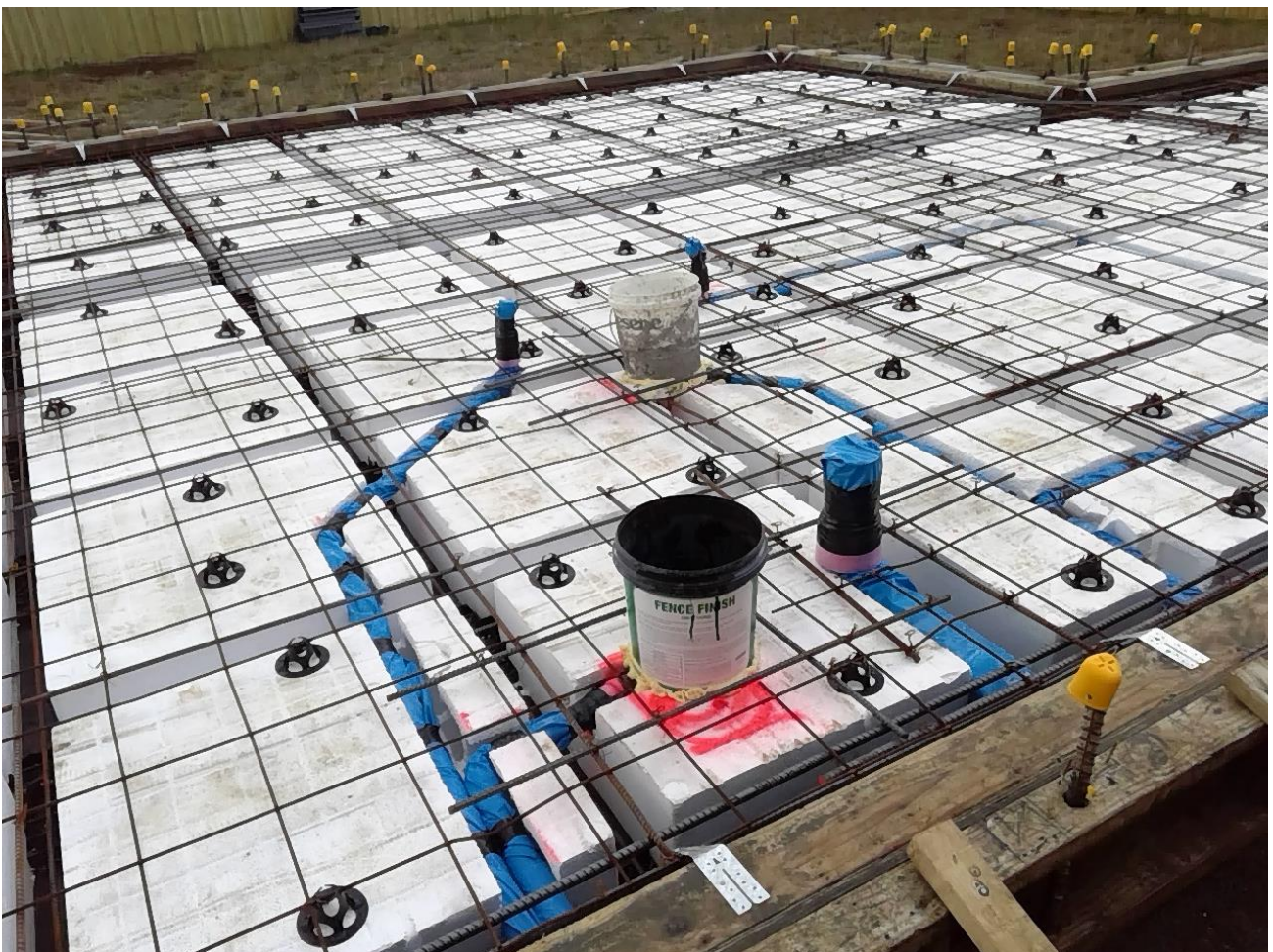
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Taken at 11:26 AM on Tuesday 26/05/2020



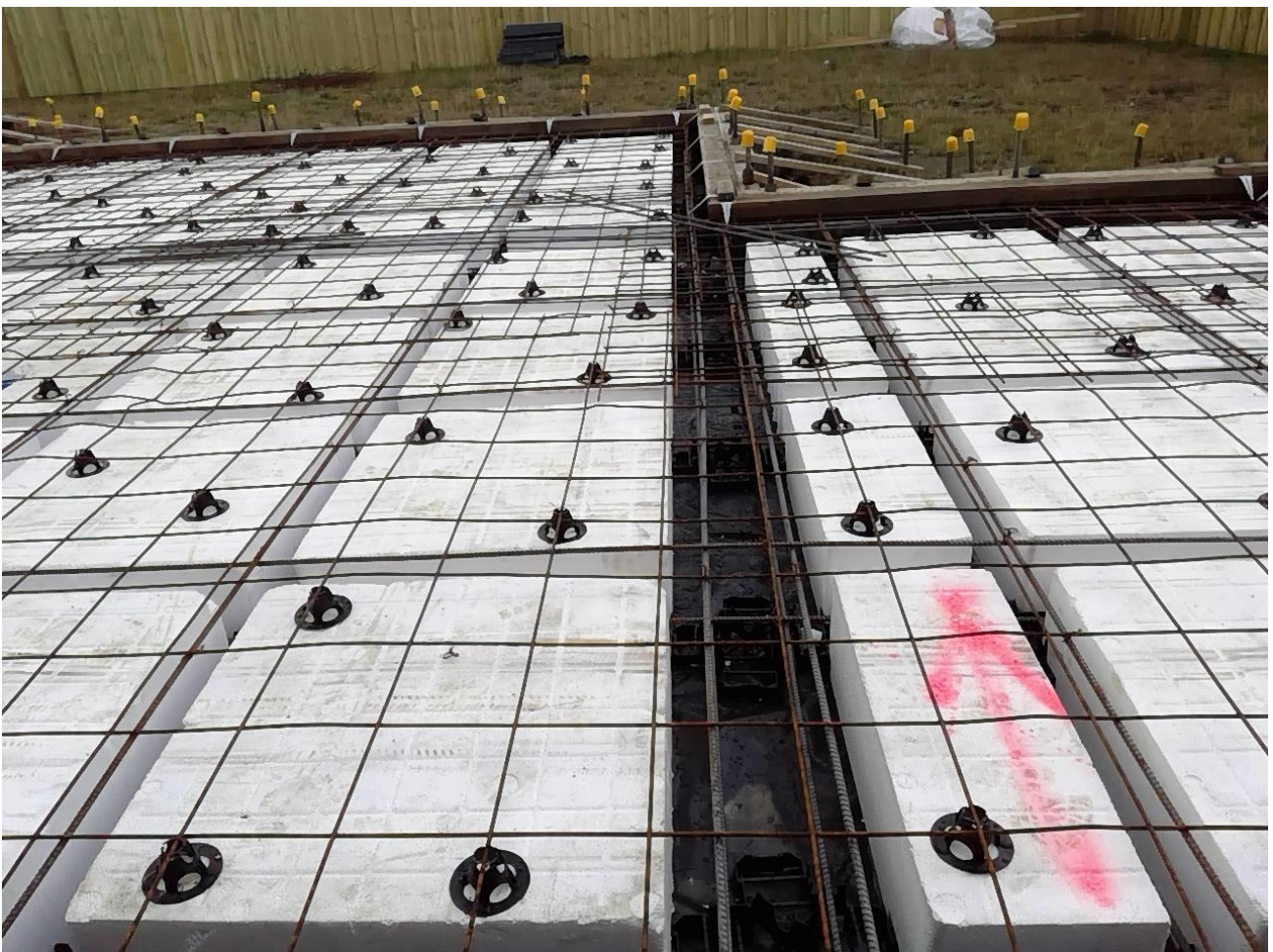
Taken at 11:26 AM on Tuesday 26/05/2020



Taken at 11:27 AM on Tuesday 26/05/2020



Taken at 11:27 AM on Tuesday 26/05/2020



Taken at 11:28 AM on Tuesday 26/05/2020



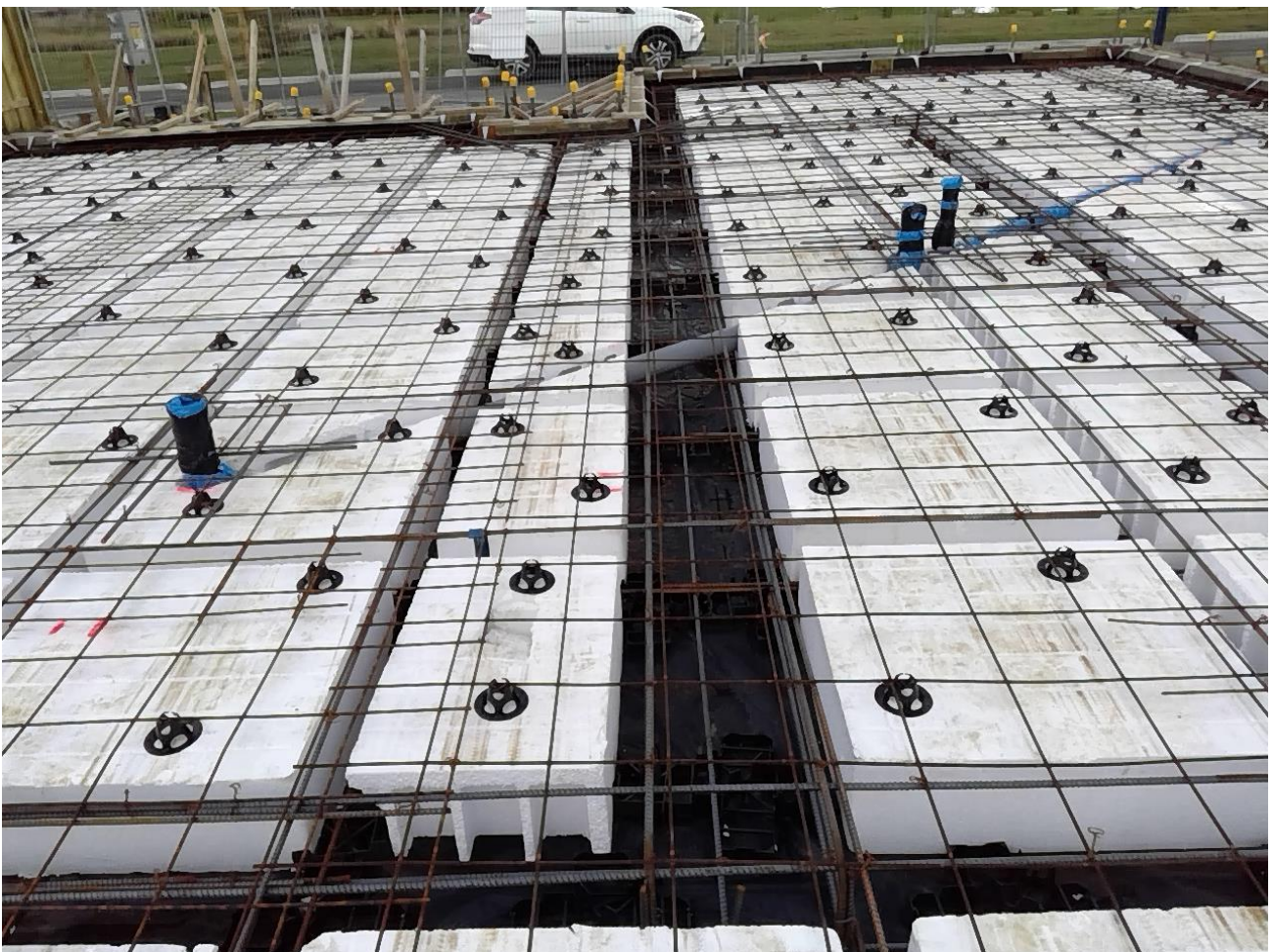
Taken at 11:28 AM on Tuesday 26/05/2020



Taken at 11:28 AM on Tuesday 26/05/2020



Taken at 11:30 AM on Tuesday 26/05/2020



Taken at 11:31 AM on Tuesday 26/05/2020

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **26 May 2020**

Passed Items

Inspection Items

Building Location Certificate Provided	BLC required to confirm FFL
	26/5/2020: Now approved
Confirm any engineer's special requirements	Engineer to review site cut. Notes to be provided.
	*See documentation required
Building platform excavations	As engineers notes
	*See documentation required
Slab base level and height	BLC to confirm FFL
	26/5/2020: BLC approved.
Pipework	To do
	26/5/2020: Inspected see foundation/slab notice

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **26 May 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Boundary peg locations and address/lot number	
Confirm siting	Sited at previous inspection
Building Location Certificate Provided	BLC provided to WDC and approved
Finished floor level	BLC for FFL approved by WDC processor
DPM	DPM below pods

Polystyrene pods set-out	Layout as sheet S100
Foundation width and depth	300x300 Edge beam formed
Reinforcing type, size, laps and spacing	2/HD12 with 1/HD16, Extra reinforcing where perimeter width increased to 450mm wide, F2 as plans- Engineer to inspect
Reinforcing cover	Appears to be ok - Engineer to inspect
Wastes and foundation penetrations	In place and sleeved within slab, most have adequate grade except the laundry and kitchen wastes as noted below.
Mesh reinforcing	500E Mesh lapped, tied and supported
Slab thickenings and recesses	Rib & thickening layout as sheet S100 - Engineer to inspect
Supplementary reinforcing	In place - Engineer to approve orientation slightly different to plans.
Check slab thickness	85mm apr - Engineer to inspect
Slab rebates	In place for brickwork and garage door
HWC relief drain	20mm copper drain in place
Hot Water Cylinder Safe-tray Drain	40mm safe tray drain in place
Advise actual truss as-built's approval required	*See documentation required
Electrical earth bar to mesh installed	Provision for earthing made
Engineers inspection completed	*Engineers site inspection notes and PS4 to be provided
OK to Pour	*Ok when the Engineer approves and the kitchen + laundry wastes are relaid at the correct grade.
ADDITIONAL ITEMS (as applicable)	
Additional PASSED with Site Instructions (Directives to Complete)	*The 40mm laundry waste is 2.3m long to the edge of the polystyrene pods with apr 40mm fall. Sheet A.06 of the plans shows the grade to be 1:20. Table 4 in G13/AS1 permits the laundry to be laid at 1:30 grade. Relay the pipe at the correct grade over its full length (apr 77mm fall)
	*The kitchen waste has been increased from the 40mm shown on the plans to a 50mm waste. The length up to the 1st bend is 3.6m with 40mm of fall, then there is a .4m section with 30mm apr. fall. 1:40 grade required over full length of pipe as table 4 G13/AS1 (3.6m requires 90mm fall)
	Discussed with registered plumber Tristan by phone who confirms he will rectify the grades prior to placement of the concrete.

Documentation

(Struct.) Surveyor's Building Location Certificate
21/5/2020 - Verified and approved FFL: BM
 As-Built Truss Design
 (Struct.) Engineer's ground bearing notes/report
Engineer to review site cut
 (Struct.) PS4 - Foundations (Engineer's supervision)

Status

Accepted
 Required
 Required
 Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

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Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **3 June 2020 11:00 a.m.**
Duration: **15 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Drain-layers details and registration number Matt joli 14336	Pass
Storm-water, &/or sewer pipework in position and exposed	Pass
Gradient All laid at 1-60 fall	Pass
Pipework support & bedding Laid in sand	Pass
Sumps and soak holes Stormwater to soakpit	Pass
Water test On	Pass
Primer used	N/A
Septic tank system and location Existing e-one	Pass
As-laid plan Supplied by drainlayer	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 10:56 AM on Wednesday 3/06/2020



Taken at 10:56 AM on Wednesday 3/06/2020

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Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **3 June 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Drain-layers details and registration number	Matt joli 14336
Storm-water, &/or sewer pipework in position and exposed	
Gradient	All laid at 1-60 fall
Pipework support & bedding	Laid in sand
Sumps and soak holes	Stormwater to soakpit
Water test	On
Septic tank system and location	Existing e-one
As-laid plan	Supplied by drainlayer

Documentation

	Status
(Struct.) Surveyor's Building Location Certificate 21/5/2020 - Verified and approved FFL: BM	Accepted
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report Engineer to review site cut	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Licensed Building Practitioners

	Status
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

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 Applicant: **Tara Homes Limited**
 Site Address: **24 Awatere Street PEGASUS**
 Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **Lee Bithray**
 Inspection Date: **24 June 2020 12:57 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn over where required.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
As-Built Truss/Frame Design	Pass
Current PS1 provided	Pass
Design Statement Correct	Pass
Roof Layout	Pass
Fixings	Pass
Reminder - Complete Documentation tab	N/A
Inspection Items	Fail
As-Built truss design approved	Pass
Control cuts to slab	Pass
Framing	Pass
90x45 sg8	
DPC	Pass
In place	
Plate hold down fixings	Pass
Frame connections	Pass
Truss and rafter connections	Pass
As truss plans	
Purlins	Pass
Screw fixed	
Outriggers at gables	Pass
Z nailed	
Roof bracing	Pass
Strap bracing fitted	
Stud to top plate	Pass
Type B including internal walls.	
Lintel hold downs and fixings	Pass
As truss plans	

Lintels	Pass
Post/beam connections	N/A
Structural steel & beams	N/A
Valley boards	Pass
H3 boards supported	
Brace panel hold downs	Pass
Including handi bracs	
Dragon Ties	N/A
External sheet bracing	Fail
Chilean structural ply used at EP brace	
EP bracing require ecoply.	
Amendment to be provided and approved or change ply to ecoply	
Bottom chord restraints	Pass Non Compliance
To fit	
Fire wall hold-downs and solid blocking	N/A
Engineer's inspection completed	N/A
Cricket Flashings Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

As-Built Truss Design	Accepted
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Taken at 12:37 PM on Wednesday 24/06/2020



Taken at 12:37 PM on Wednesday 24/06/2020



Taken at 12:37 PM on Wednesday 24/06/2020



Taken at 12:37 PM on Wednesday 24/06/2020



Taken at 12:38 PM on Wednesday 24/06/2020



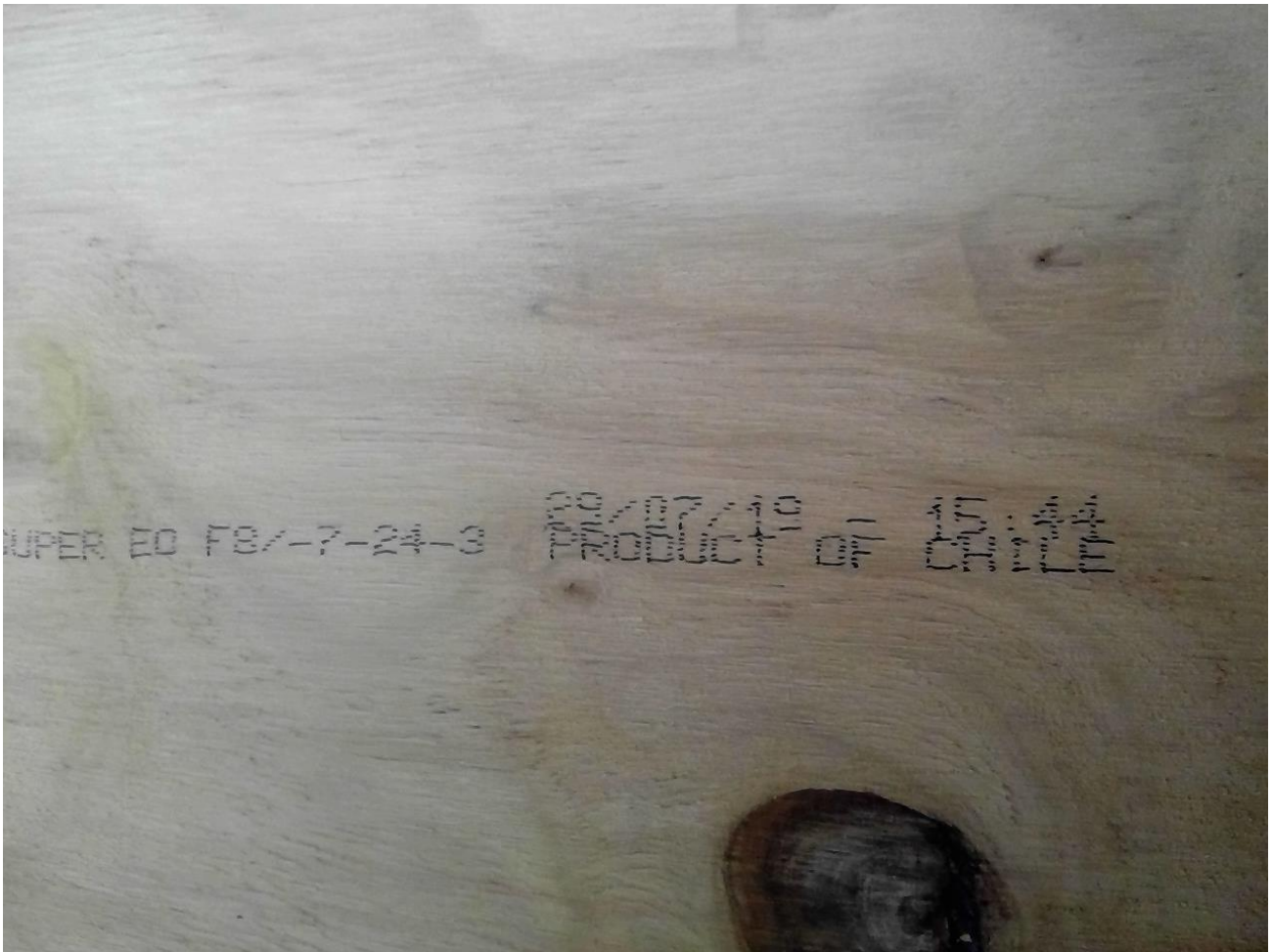
Taken at 12:38 PM on Wednesday 24/06/2020



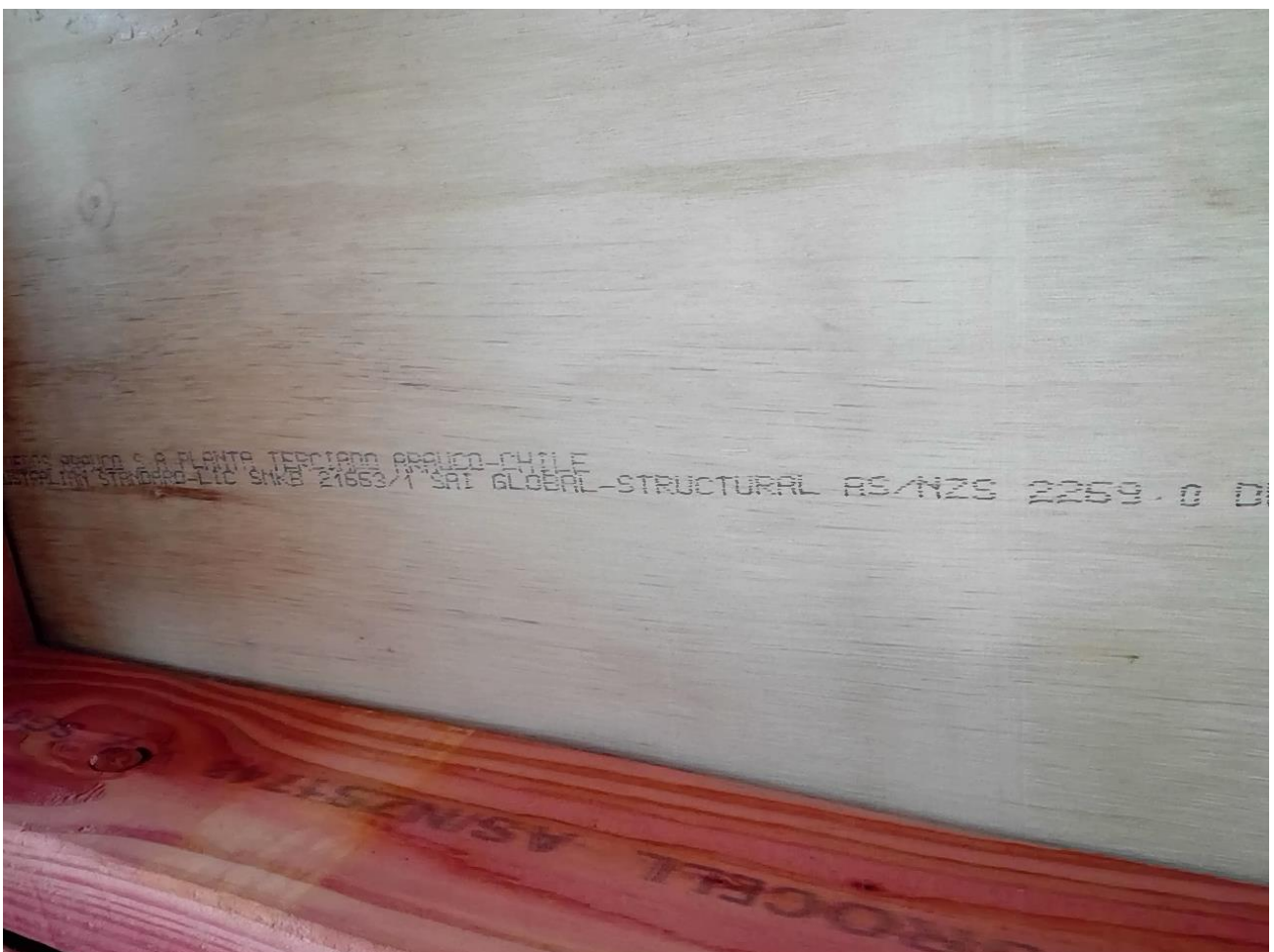
Taken at 12:38 PM on Wednesday 24/06/2020



Taken at 12:39 PM on Wednesday 24/06/2020



Taken at 12:39 PM on Wednesday 24/06/2020



Taken at 12:40 PM on Wednesday 24/06/2020



Taken at 12:40 PM on Wednesday 24/06/2020



Taken at 12:42 PM on Wednesday 24/06/2020



Taken at 12:42 PM on Wednesday 24/06/2020

SITE INSPECTION NOTICE

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Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Fail**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **24 June 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

As-Built Truss/Frame Design

Current PS1 provided
Design Statement Correct
Roof Layout
Fixings

Inspection Items

As-Built truss design approved	
Control cuts to slab	
Framing	90x45 sg8
DPC	In place
Plate hold down fixings	
Frame connections	
Truss and rafter connections	As truss plans
Purlins	Screw fixed
Outriggers at gables	Z nailed
Roof bracing	Strap bracing fitted
Stud to top plate	Type B including internal walls.
Lintel hold downs and fixings	As truss plans
Lintels	
Valley boards	H3 boards supported
Brace panel hold downs	Including handi bracs

Deferred Items

Inspection Items

Bottom chord restraints	To fit
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Failed Items

Inspection Items

External sheet bracing

Chilean structural ply used at EP brace
EP bracing require ecoply.
Amendment to be provided and approved or change
ply to ecoply

Documentation

Status

As-Built Truss Design

Accepted

(Struct.) Surveyor's Building Location Certificate
21/5/2020 - Verified and approved FFL: BM

Accepted

(Struct.) Engineer's ground bearing notes/report
Engineer to review site cut

Required

(Struct.) PS4 - Foundations (Engineer's supervision)

Required

Licensed Building Practitioners

Status

Foundations 1

Required

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **13 July 2020 8:56 a.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
External sheet bracing	Pass
Chilean structural ply used at EP brace	
EP bracing require ecoply.	
Amendment to be provided and approved or change ply to ecoply	
Ammendment provided and approved.	
Bottom chord restraints	Pass
Rhondo at 600 crs direct fixed	

Licensed Building Practitioners

Carpentry 1	Required
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SITE INSPECTION AUDIT REPORT

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 Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Building Wrap & Sill Tape**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Evan Connor**
 Inspection Date: **13 July 2020 9:08 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site. Site visitors' register signed.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Building wrap type Masons wall underlay	Pass
Wrap fastening and laps Wrap securely fastened with adequate lap	Pass
Wrap at openings Wrap returned to inside face of framing at openings	Pass
Wrap bottom edge Wrap 25mm above foundation	Pass
Slab edge protection Molseal in place to outside edge of foundation	Pass
Sill tape On site change o Masons Hydro flashing tape to Protecto wrap Super stick flashing tape. Double layers on window sills, corner soakers installed. * Owner or owners agent to confirm the change of window flashing tape acceptable, in writing to WDC	Pass Non Compliance
Thermal break	N/A
Penetrations None at time of inspection	Pass
Wrap support Banding in place	Pass
Fire walls	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Licensed Building Practitioners

Carpentry 1 Required



Taken at 9:00 AM on Monday 13/07/2020



Taken at 9:01 AM on Monday 13/07/2020



Taken at 9:01 AM on Monday 13/07/2020

SITE INSPECTION NOTICE

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Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **13 July 2020**

Passed Items

Inspection Items

External sheet bracing

Chilean structural ply used at EP brace
EP bracing require ecoply.
Amendment to be provided and approved or change
ply to ecoply
Amendment provided and approved.
Rhondo at 600 crs direct fixed

Bottom chord restraints

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **13 July 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Building wrap type
Wrap fastening and laps
Wrap at openings
Wrap bottom edge
Slab edge protection
Penetrations
Wrap support

Masons wall underlay
Wrap securely fastened with adequate lap
Wrap returned to inside face of framing at openings
Wrap 25mm above foundation
Molseal in place to outside edge of foundation
None at time of inspection
Banding in place

Deferred Items

Inspection Items

Sill tape

On site change o Masons Hydro flashing tape to
Protecto wrap Super stick flashing tape.
Double layers on window sills, corner soakers

installed.

* Owner or owners agent to confirm the change of window flashing tape acceptable, in writing to WDC

Documentation

As-Built Truss Design

(Struct.) Surveyor's Building Location Certificate
21/5/2020 - Verified and approved FFL: BM

(Struct.) Engineer's ground bearing notes/report
Engineer to review site cut

(Struct.) PS4 - Foundations (Engineer's supervision)

Status

Accepted

Accepted

Required

Required

Licensed Building Practitioners

Carpentry 1

Foundations 1

Status

Required

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC200253**
Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **22 July 2020 12:46 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cavity batten type, spacing and fixings 20mm H3. Continuous at raking soffit Angled support blocks fitted	Pass
Cavity closers At base and head flashing	Pass
Flashings Head flashing and change of cladding flashings fitted	Pass
Door & Window support Wanz bar fitted	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 12:43 PM on Wednesday 22/07/2020



Taken at 12:44 PM on Wednesday 22/07/2020

SITE INSPECTION AUDIT REPORT

Consent No: **BC200253**
Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **22 July 2020 12:41 p.m.**
Duration: **15 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn over where required.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cavity size	Pass
40mm	
Cavity clean and clear of mortar	Pass
Brickwork overhang	Pass
Flush	
Brick ties	Pass
At every 3rd course	
Weep holes	Pass
Slip joints	N/A
Brick panel widths	Pass
Lintel bars, shelf angles & flashings	N/A
Door & Window support	Pass
Wanz bars fitted	
All panels as close as practical to half height	Pass
Flashings	Pass
To all openings	
Penetrations	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 12:37 PM on Wednesday 22/07/2020



Taken at 12:38 PM on Wednesday 22/07/2020



Taken at 12:39 PM on Wednesday 22/07/2020



Taken at 12:39 PM on Wednesday 22/07/2020



Taken at 12:39 PM on Wednesday 22/07/2020



Taken at 12:40 PM on Wednesday 22/07/2020

SITE INSPECTION NOTICE

Consent No: **BC200253**
Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **22 July 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Cavity batten type, spacing and fixings	20mm H3. Continuous at raking soffit Angled support blocks fitted
Cavity closers	At base and head flashing
Flashings	Head flashing and change of cladding flashings fitted
Door & Window support	Wanz bar fitted

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **22 July 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Cavity size	40mm
Cavity clean and clear of mortar	
Brickwork overhang	Flush
Brick ties	At every 3rd course
Weep holes	
Brick panel widths	
Door & Window support	Wanz bars fitted
All panels as close as practical to half height	

Flashings
Penetrations

To all openings

Documentation**Status**

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 21/5/2020 - Verified and approved FFL: BM	Accepted
(Struct.) Engineer's ground bearing notes/report Engineer to review site cut	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Licensed Building Practitioners**Status**

Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC200253**
 Applicant: **Tara Homes Limited**
 Site Address: **24 Awatere Street PEGASUS**
 Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Preline & Plumbing**
 Inspection Outcome: **Pass**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **29 July 2020 12:32 p.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Exterior claddings completed	Pass
Temporary weather proofing in place to garage door and chimney cap	N/A
Wall and ceiling insulation insulation completed as sheet A.02	Pass
Air seals & backing rods	Pass
Window identification stickers and safety glass labels First H	Pass
Packers sealed over	Pass
Plumbing pipework Dux PB pipework clipped	Pass
Pressure test statement requested for final (Site Instruction)	Pass
Correct pipe work size, runs and distance to Hot Water Cylinder	Pass
Solar pipework	N/A
Gas pipework	N/A
Wastes and vents PVC wastes	Pass
Soil stack venting	N/A
Bottom-plate hold downs passed at structure inspection	Pass
Flush boxes in bracing panels Flush boxes are 90mm minimum away from brace panel sheet perimeters	Pass
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Moisture content readings tested approx 20 places	Pass
Ceiling battens direct fix rondo 600c	Pass

Diaphragm Ceilings	N/A
Bottom-chord restraint direct fix rondo	Pass
Stud strengtheners	N/A
Top plate strengtheners	N/A
Dwangs in place above shower trays x2 showers	Pass
Metal angles to internal corners of tiled shower wall	N/A
Commercial Preline Additional Items	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation	
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass



Taken at 12:01 PM on Wednesday 29/07/2020 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC200253**
Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **29 July 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Exterior claddings completed	
Wall and ceiling insulation	insulation completed as sheet A.02
Air seals & backing rods	
Window identification stickers and safety glass labels	First H
Packers sealed over	
Plumbing pipework	Dux PB pipework clipped
Pressure test statement requested for final (Site Instruction)	
Correct pipe work size, runs and distance to Hot Water Cylinder	
Wastes and vents	PVC wastes
Bottom-plate hold downs	passed at structure inspection
Flush boxes in bracing panels	Flush boxes are 90mm minimum away from brace panel sheet perimeters
Moisture content readings	tested approx 20 places
Ceiling battens	direct fix rondo 600c
Bottom-chord restraint	direct fix rondo
Dwangs in place above shower trays	x2 showers

Documentation

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 21/5/2020 - Verified and approved FFL: BM	Accepted
(Struct.) Engineer's ground bearing notes/report Engineer to review site cut	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

(Serv.) PS3 Plumbing (Pipework Pressure Test
Certificate)

Required

Licensed Building Practitioners

Status

Carpentry 1

Required

Foundations 1

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC200253**
Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Robert Bailey**
Inspection Date: **31 July 2020 8:33 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn over where required.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Wall linings	Pass
10 mm standard winstones giboard	
Bracing	Pass
GS1 and BL1 bracing screw fixed as winstones site guide book	
Wet area water resistant linings	Pass
Aqualine to both bathroom walls and ceilings	
Metal angle in place to internal corners of tiled shower	N/A
Tiled area fixings	N/A
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings	Pass
In garage	
Ceiling linings and battens	Pass
13 mm standard winstones site guide book	
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 8:27 AM on Friday 31/07/2020



Taken at 8:27 AM on Friday 31/07/2020

SITE INSPECTION NOTICE

Consent No: **BC200253**
Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Robert Bailey - 027 453 8139**
Inspection Date: **31 July 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Wall linings	10 mm standard winstones giboard
Bracing	GS1 and BL1 bracing screw fixed as winstones site guide book
Wet area water resistant linings	Aqualine to both bathroom walls and ceilings
Manhole access openings	In garage
Ceiling linings and battens	13 mm standard winstones site guide book

Documentation

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 21/5/2020 - Verified and approved FFL: BM	Accepted
(Struct.) Engineer's ground bearing notes/report Engineer to review site cut	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC200253**
 Applicant: **Tara Homes Limited**
 Site Address: **24 Awatere Street PEGASUS**
 Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Final**
 Inspection Outcome: **Pass**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **24 September 2020 12:07 p.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Finished ground level and clearances to cladding FGL to cladding achieved	Pass
Paved area levels/falls and storm water control concrete levels to cladding achieved	Pass
Gully traps heights achieved, wastes sealed	Pass
Storm water disposal downpipes fitted. no drive sump shown on plans	Pass
Soffit/windows/doors sealed windows sealed to soffits	Pass
Drain ventilation 80mm open vent	Pass
Cladding/soffits soffits painted	Pass
Ventilation/weep holes at brick veneer	Pass
Drainage venting to sewer and WC fixture	Pass
Snow straps	N/A
Vermin proofing completed at cladding junction	Pass
Garage door reveals and cladding junctions	Pass
Step down to door openings 190mm max step achieved	Pass
Stair treads and risers correct with anti-slip resistance	N/A
Hand rail dimension and height	N/A
Hand rail brackets	N/A

Balcony hand rail barrier and overflow drain	N/A
Water isolation valve location	Pass
Hot water cylinder relief drain copper drain	Pass
Hot water cylinder valving temp valve fitted	Pass
Hot water cylinder temperature 47 degree	Pass
HWC seismic restraints x3 straps	Pass
Safe tray in place	Pass
Smoke alarms x2 as plans	Pass
Window identification stickers, safety glass labels and opening restrictors First H safety glass to bathrooms	Pass
Shower leak test x2 acrylic showers	Pass
Gas hob shield	N/A
Ventilation provided to all wet areas vents fitted	Pass
Fixtures sealed to walls becnhes sealed to walls	Pass
Plumbing fixtures plumbing completed	Pass
Insulation	Pass
Mechanical vents	Pass
Vertical insulation in roof space	N/A
Gas Cylinders	N/A
Effluent Field Fencing/Protection	N/A
Sheds/Garages (Sheds/Garages only Final)	N/A
Solar Final (Solar Only final)	N/A
ADDITIONAL ITEMS (as applicable)	N/A
<hr/>	
Documentation	
Application form for CCC (Form 6)	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received
(Serv.) Electrical certificate	Received
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Received
(Serv.) As-built Drainage Plan	Received
<hr/>	
Licensed Building Practitioners	
Carpentry 1	Received
Foundations 1	Received
Bricklaying & Blocklaying 1	Received
Cladding Installer 1	Received
Roofing 1	Received



Taken at 11:38 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:38 AM on Thursday 24/09/2020 Status: Pass



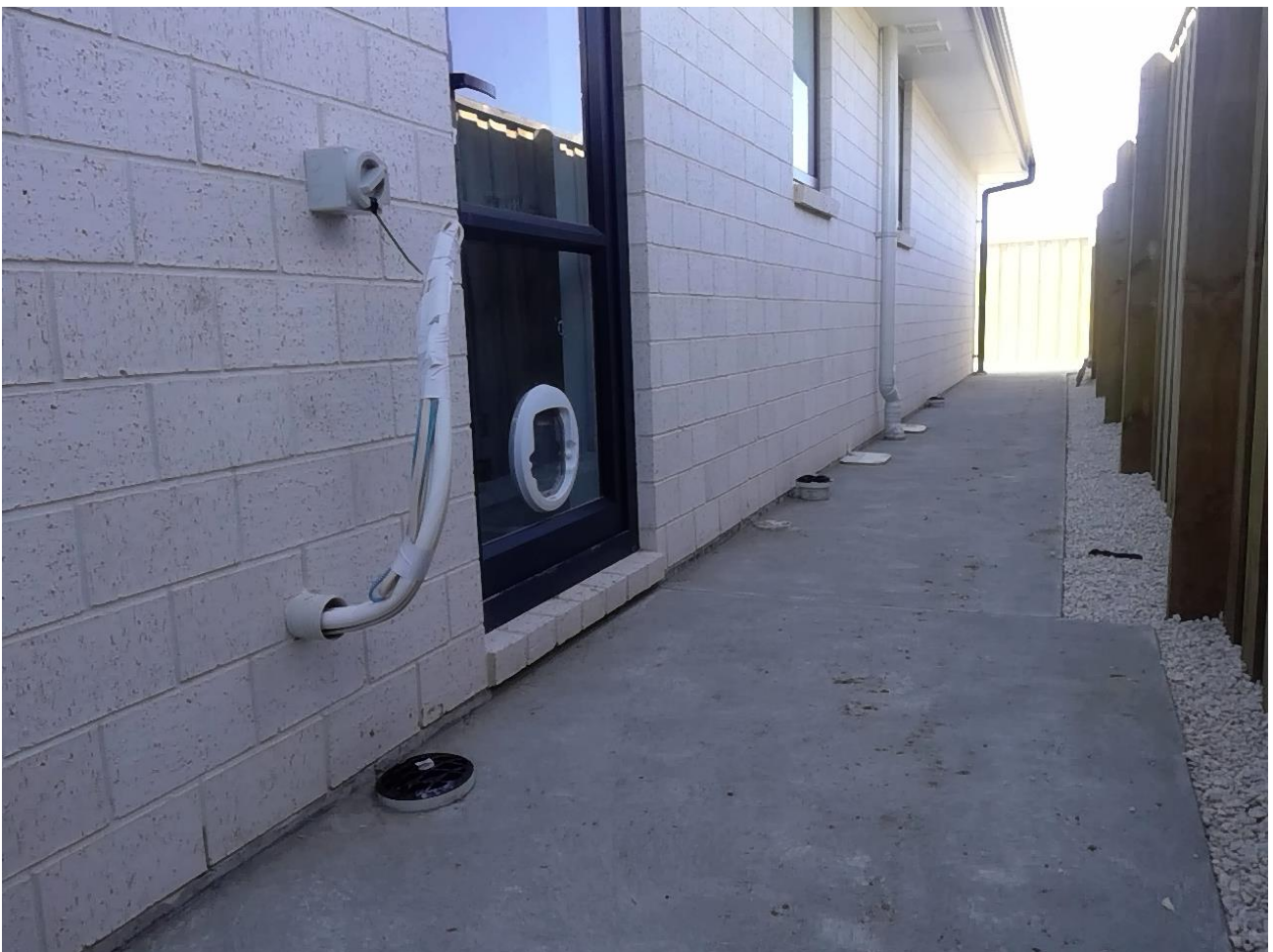
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Taken at 11:38 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:38 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:38 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:39 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:40 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:40 AM on Thursday 24/09/2020 Status: Pass



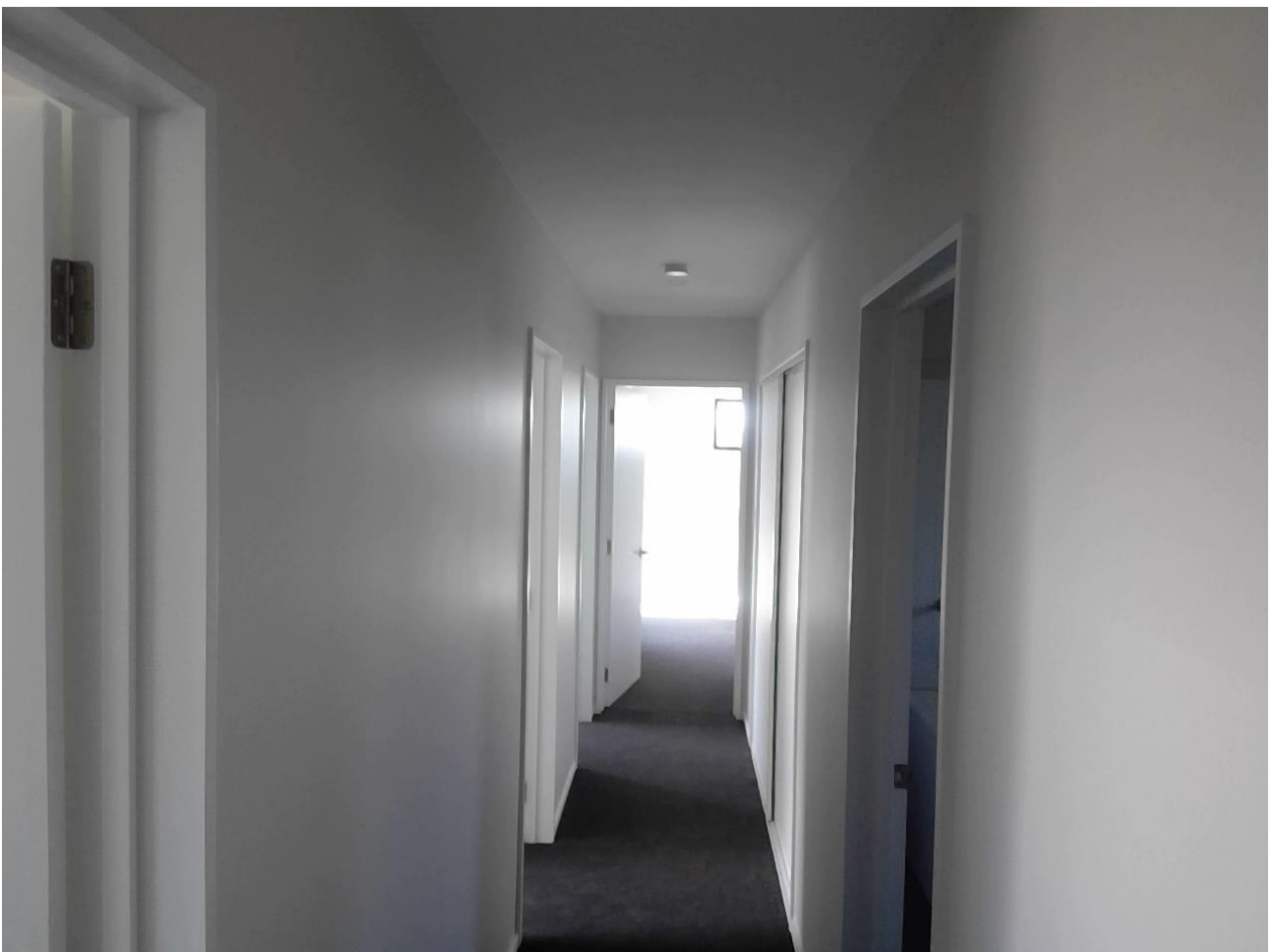
Taken at 11:46 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:46 AM on Thursday 24/09/2020 Status: Pass



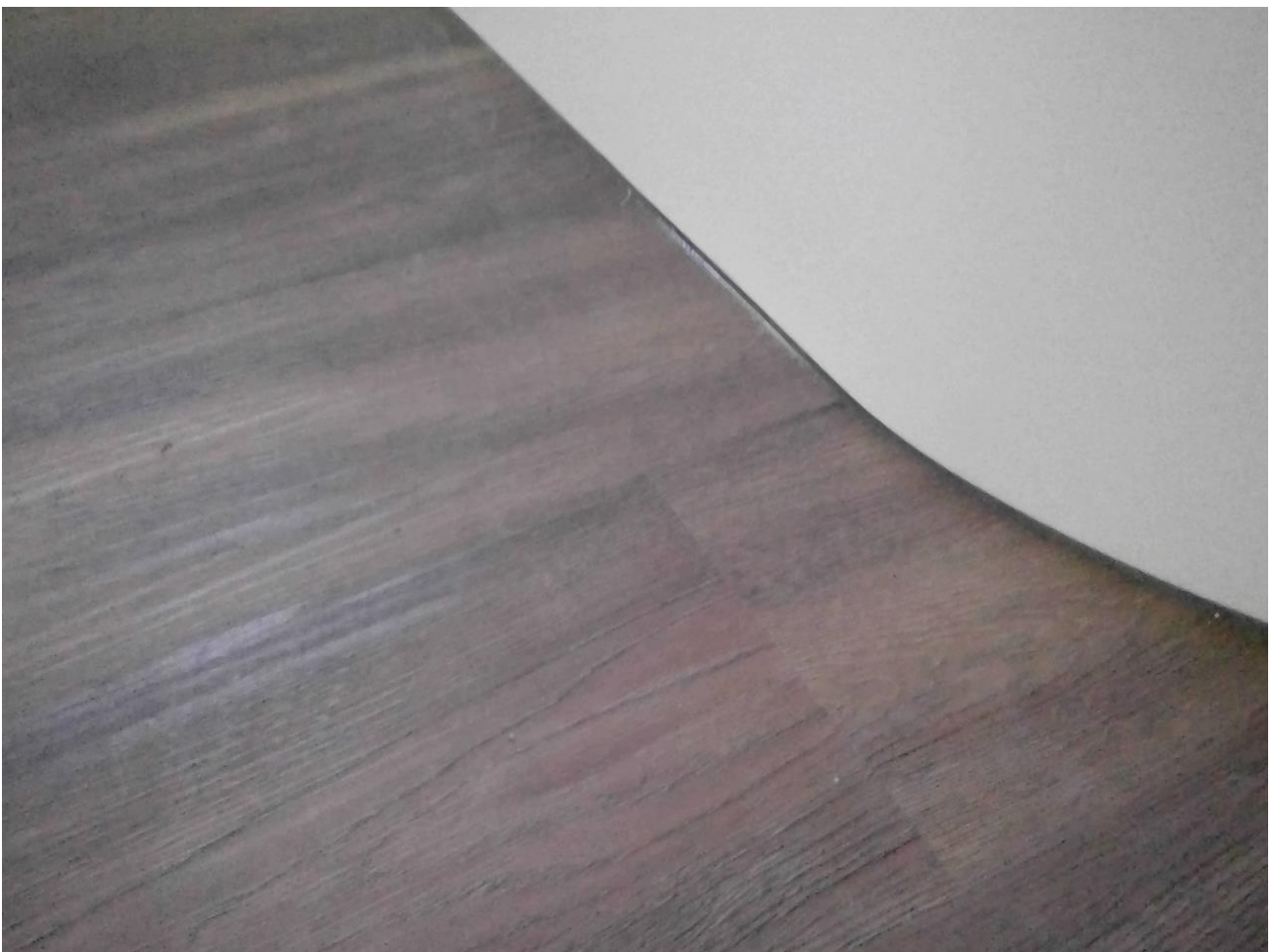
Taken at 11:46 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:46 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:46 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:46 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:46 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:47 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:47 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:47 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:57 AM on Thursday 24/09/2020 Status: Pass



Taken at 11:58 AM on Thursday 24/09/2020 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC200253**
Applicant: **Tara Homes Limited**
Site Address: **24 Awatere Street PEGASUS**
Work Type: **DWELLING WITH ATTACHED GARAGE 24 AWATERE STREET PEGASUS LOT 1460 DP 479470**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **24 September 2020**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Finished ground level and clearances to cladding	FGL to cladding achieved
Paved area levels/falls and storm water control	concrete levels to cladding achieved
Gully traps	heights achieved, wastes sealed
Storm water disposal	downpipes fitted.
	no drive sump shown on plans
Soffit/windows/doors sealed	windows sealed to soffits
Drain ventilation	80mm open vent
Cladding/soffits	soffits painted
Ventilation/weep holes	at brick veneer
Drainage venting to sewer and WC fixture	
Vermin proofing	completed at cladding junction
Garage door reveals and cladding junctions	
Step down to door openings	190mm max step achieved
Water isolation valve location	
Hot water cylinder relief drain	copper drain
Hot water cylinder valving	temp valve fitted
Hot water cylinder temperature	47 degree
HWC seismic restraints	x3 straps
Safe tray in place	
Smoke alarms	x2 as plans
Window identification stickers, safety glass labels and opening restrictors	First H safety glass to bathrooms
Shower leak test	x2 acrylic showers
Ventilation provided to all wet areas	vents fitted

Fixtures sealed to walls
Plumbing fixtures
Insulation
Mechanical vents

becnhes sealed to walls
plumbing completed

Documentation**Status**

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 21/5/2020 - Verified and approved FFL: BM	Accepted
Application form for CCC (Form 6)	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received
(Serv.) Electrical certificate	Received
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Received
(Serv.) As-built Drainage Plan	Received
(Struct.) Engineer's ground bearing notes/report Engineer to review site cut	Required

Licensed Building Practitioners**Status**

Carpentry 1	Received
Foundations 1	Received
Bricklaying & Blocklaying 1	Received
Cladding Installer 1	Received
Roofing 1	Received