

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **7 January 2021 10:27 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 Non Compliance
Boundary peg locations and address/lot number 3 pegs located. unable to locate peg at south west corner	Pass
Confirm siting siting comparative to plans	Pass
Building Location Certificate Provided required for FFL, see slab notice	Pass Non Compliance
Confirm any engineer's special requirements engineer has inspected site cut, hardfill. slab	Pass
Engineer's inspection/s engineer has inspected site cut, hardfill. slab	Pass
Building platform excavations covered by engineer PS4	Pass
Hardfill - type & compaction AP40 fill tested by engineer	Pass
Under-slab insulation provision	N/A
DPM protection crusher dust layer approx 10mm visible at exterior of formwork	Pass
Slab base level and height BLC to confirm FFL	Pass
Slab thickenings within raft slab	Pass
Pipework plumbing installed and lagged	Pass
Prompt builder re: HWC safe-trays	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

As-Built Truss Design	Required
(Struct.) Surveyor's Building Location Certificate	Required
(Struct.) Engineer's site notes/reports (Specify)	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

SITE INSPECTION RECORD

47352

WILTON JOUBERT
Consulting Engineers

TYPE OF INSPECTION		Site Cul inspection	
WJL JOB NO. & REV.		101272	
CIVIL	<input checked="" type="checkbox"/>	CONSENT No.	TBA
GEOTECH	<input checked="" type="checkbox"/>	DATE & TIME	7/1/20 8:30
STRUCTURAL	<input type="checkbox"/>	INSPECTOR	BC
ADDRESS		Lot 41 Gonsgate Creek Road	
H & S 'Take 5'	<input checked="" type="checkbox"/>	JSA No.	
		Initials	BC

Site excavated to 200-300mm below RL
 exposed material brown silts
 all organics removed, dry conditions
 damp subgrade
 Scala within bearing equal to 200kpa ultimate in 4 locations
 Subgrade ready to accept 150kpa layer OK to continue subject to consent

SITE CONTACT
 PASS ☒
 PENDING ☐
 FAIL ☐

COUNCIL INSPECTOR

WILTON JOUBERT
CHANGAREI T 09 945 4188

WILTON JOUBERT
AUCKLAND & OREWA T 09 527 0196

GEOTEK SOLUTIONS
MANUKAU T 09 261 0169

WILTON JOUBERT
CHRISTCHURCH & WANAKA T 021 824 063 T 03 443 6209

SITE INSPECTION RECORD

47276

WILTON JOUBERT
Consulting Engineers

TYPE OF INSPECTION		Hardball inspection	
WJL JOB NO. & REV.		101272	
CIVIL	<input checked="" type="checkbox"/>	CONSENT No.	TBA
GEOTECH	<input checked="" type="checkbox"/>	DATE & TIME	24/11/20 8:29
STRUCTURAL	<input type="checkbox"/>	INSPECTOR	BC
ADDRESS		Lot 41 Gonsgate Creek Road	
H & S 'Take 5'	<input checked="" type="checkbox"/>	JSA No.	
		Initials	BC

OK to continue subject to consent

SITE CONTACT
 PASS ☒
 PENDING ☐
 FAIL ☐

COUNCIL INSPECTOR

WILTON JOUBERT
WHANGAREI T 09 945 4188

WILTON JOUBERT
AUCKLAND & OREWA T 09 527 0196

GEOTEK SOLUTIONS
MANUKAU T 09 261 0169

WILTON JOUBERT
CHRISTCHURCH & WANAKA T 021 824 063 T 03 443 6209

Taken at 9:32 AM on Thursday 7/01/2021 Status: Pass

SITE INSPECTION RECORD

49978

WILTON JOUBERT
Consulting Engineers

TYPE OF INSPECTION		Rivall inspection	
WJL JOB NO. & REV.		101272	
CIVIL	<input type="checkbox"/>	CONSENT No.	BC201170
GEOTECH	<input type="checkbox"/>	DATE & TIME	17/12/20 3:04
STRUCTURAL	<input checked="" type="checkbox"/>	INSPECTOR	BC
ADDRESS		Lot 41, 11 Creek Road	
H & S 'Take 5'	<input checked="" type="checkbox"/>	JSA No.	
		Initials	BC

All complete per plan with following exception
 1/ Remove poly above pipes
 2/ crank steel under pipes
 3/ create cover DPM pipes in this location
 Photos to be emailed

SITE CONTACT
 PASS ☒
 PENDING ☐
 FAIL ☐

COUNCIL INSPECTOR

WILTON JOUBERT
AUCKLAND & OREWA T 09 527 0196

GEOTEK SOLUTIONS
MANUKAU T 09 261 0169

WILTON JOUBERT
CHRISTCHURCH & WANAKA T 021 824 063 T 03 443 6209

SITE INSPECTION RECORD

49978

WILTON JOUBERT
Consulting Engineers

TYPE OF INSPECTION		Rivall inspection	
WJL JOB NO. & REV.		101272	
CIVIL	<input type="checkbox"/>	CONSENT No.	BC201170
GEOTECH	<input type="checkbox"/>	DATE & TIME	17/12/20 3:04
STRUCTURAL	<input checked="" type="checkbox"/>	INSPECTOR	BC
ADDRESS		Lot 41, 11 Creek Road	
H & S 'Take 5'	<input checked="" type="checkbox"/>	JSA No.	
		Initials	BC

All complete per plan with following exception
 1/ Remove poly above pipes
 2/ crank steel under pipes
 3/ create cover DPM pipes in this location
 Photos to be emailed

SITE CONTACT
 PASS ☒
 PENDING ☐
 FAIL ☐

COUNCIL INSPECTOR

WILTON JOUBERT
AUCKLAND & OREWA T 09 527 0196

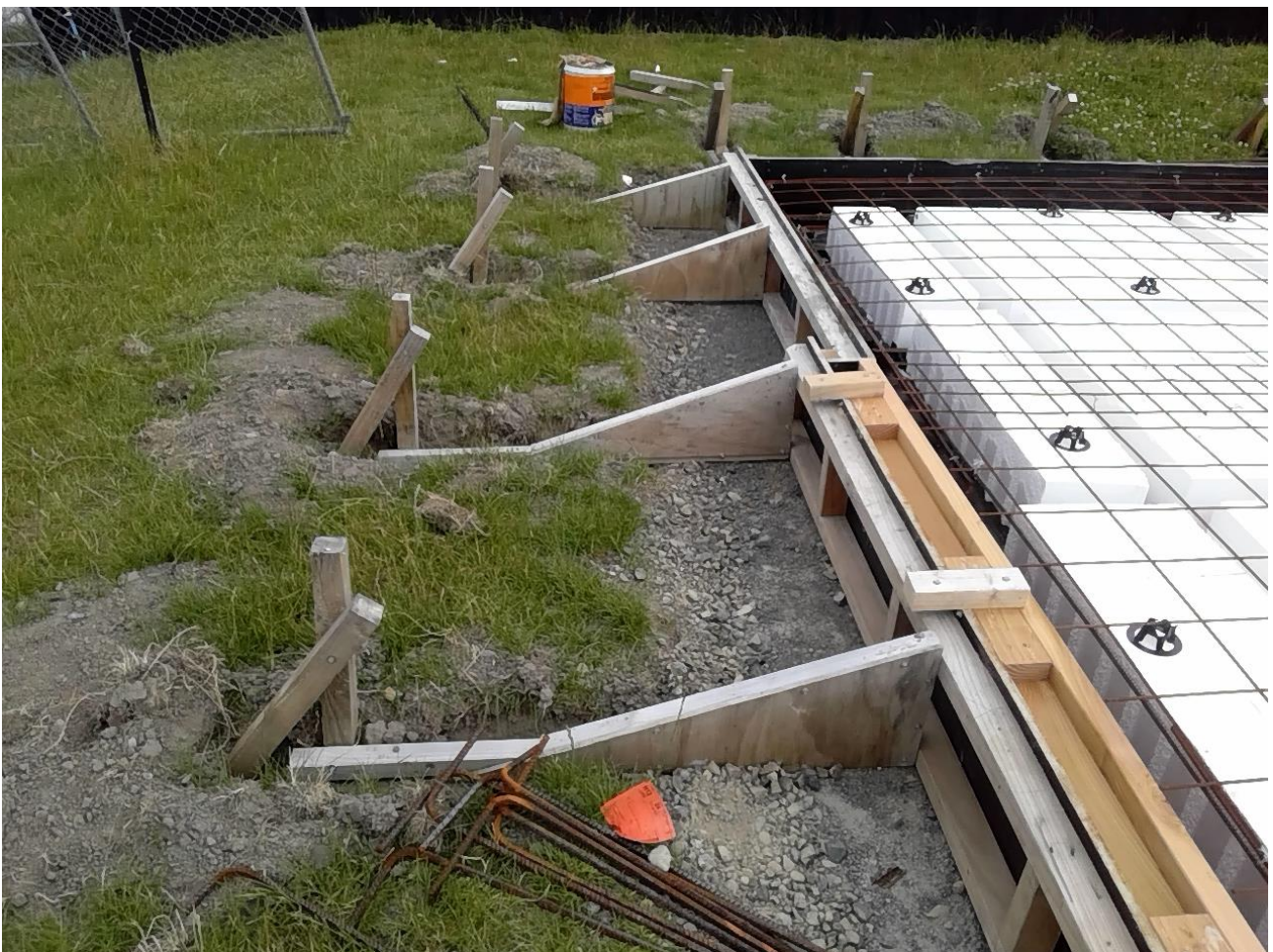
GEOTEK SOLUTIONS
MANUKAU T 09 261 0169

WILTON JOUBERT
CHRISTCHURCH & WANAKA T 021 824 063 T 03 443 6209

Taken at 9:32 AM on Thursday 7/01/2021 Status: Pass



Taken at 9:32 AM on Thursday 7/01/2021 Status: Pass



Taken at 9:33 AM on Thursday 7/01/2021 Status: Pass



Taken at 9:33 AM on Thursday 7/01/2021 Status: Pass



Taken at 9:34 AM on Thursday 7/01/2021 Status: Pass



Taken at 9:34 AM on Thursday 7/01/2021

Status: Pass



Taken at 9:35 AM on Thursday 7/01/2021

Status: Pass

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
 Inspection Outcome: **Fail**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **7 January 2021 10:31 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	Fail
Boundary peg locations and address/lot number 3 pegs located	Pass
Confirm siting siting comparative to plans	Pass
Building Location Certificate Provided BLC required for FFL	Fail
Finished floor level FFL to be confirmed by surveyor	Fail
DPM DPM lapped and taped	Pass
Polystyrene pods set-out 220mm pods with spacers	Pass
Foundation width and depth 300mm edge beams	Pass
Reinforcing type, size, laps and spacing 3x H12 bars to footing	Pass
Reinforcing cover cover achieved	Pass
Wastes and foundation penetrations wastes installed with falls and lagged	Pass
Mesh reinforcing SE62 mesh	Pass
Slab thickenings and recesses internal beams provided	Pass
Free-joints slab to be cut as details	Pass
Supplementary reinforcing corner bars fitted	Pass

Check slab thickness 85mm slab achieved	Pass
Slab rebates in place for veneer. garage to be completed	Pass
Under slab insulation	N/A
HWC relief drain copper drain	Pass
Hot Water Cylinder Safe-tray Drain 40mm waste	Pass
Advise actual truss as-built's approval required	Pass
Electrical earth bar to mesh installed allowance made	Pass
Engineers inspection completed engineer has inspected and passed	Pass
OK to Pour	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

As-Built Truss Design	Required
(Struct.) Surveyor's Building Location Certificate	Required
(Struct.) Engineer's site notes/reports (Specify)	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Required



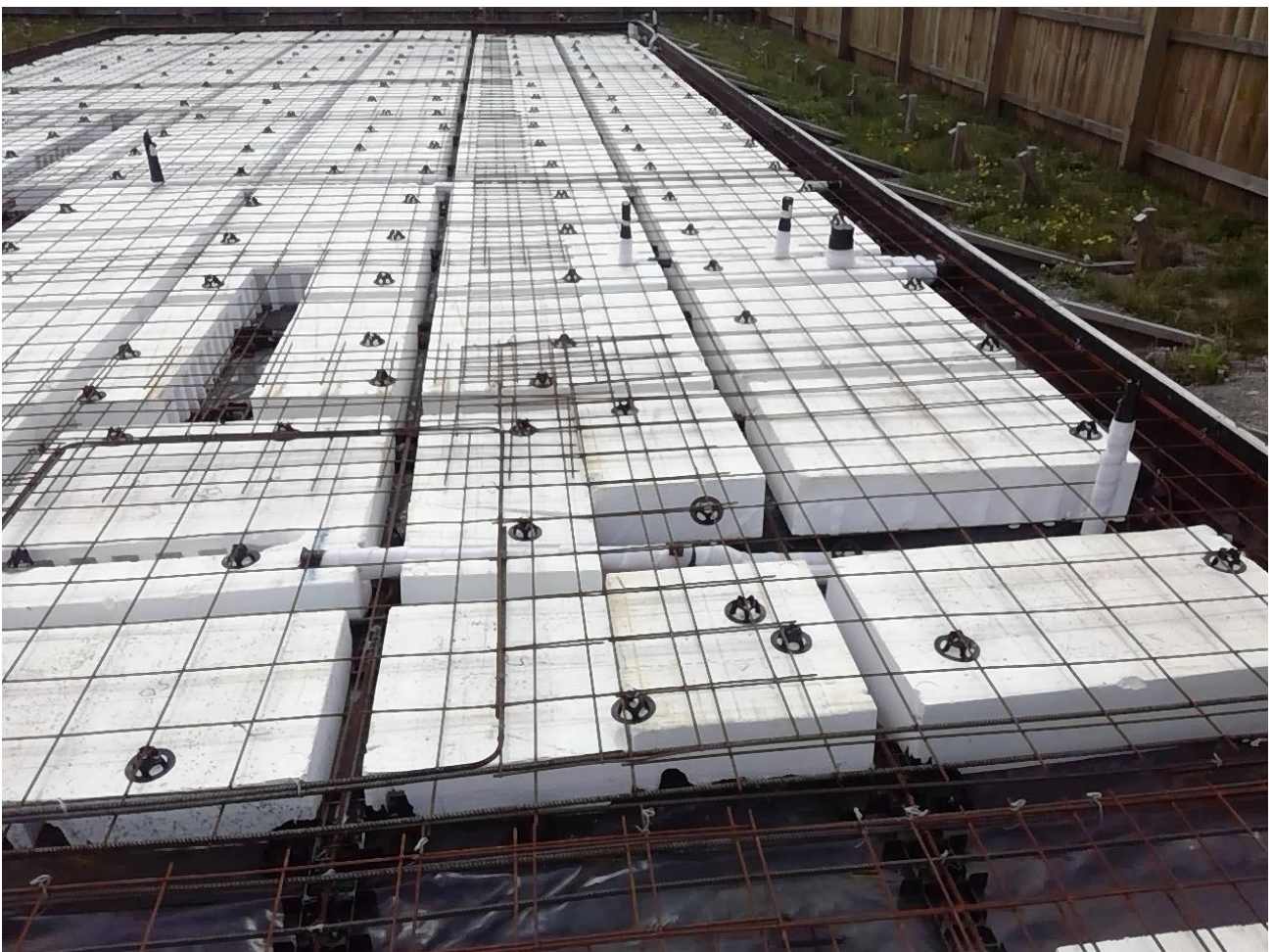
Taken at 10:30 AM on Thursday 7/01/2021 Status: Pass



Taken at 10:30 AM on Thursday 7/01/2021 Status: Pass



Taken at 10:30 AM on Thursday 7/01/2021 Status: Pass



Taken at 10:31 AM on Thursday 7/01/2021 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **7 January 2021**

Passed Items

General Items

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

Inspection Items

Boundary peg locations and address/lot number	3 pegs located. unable to locate peg at south west corner
Confirm siting	siting comparative to plans
Confirm any engineer's special requirements	engineer has inspected site cut, hardfill. slab
Engineer's inspection/s	engineer has inspected site cut, hardfill. slab
Building platform excavations	covered by engineer PS4
Hardfill - type & compaction	AP40 fill tested by engineer
DPM protection	crusher dust layer approx 10mm visible at exterior of formwork
Slab base level and height	BLC to confirm FFL
Slab thickenings	within raft slab
Pipework	plumbing installed and lagged

Deferred Items

Inspection Items

Building Location Certificate Provided	required for FFL, see slab notice
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Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Fail**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **7 January 2021**

Passed Items

General Items

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

Inspection Items

Boundary peg locations and address/lot number	3 pegs located
Confirm siting	siting comparative to plans
DPM	DPM lapped and taped
Polystyrene pods set-out	220mm pods with spacers
Foundation width and depth	300mm edge beams
Reinforcing type, size, laps and spacing	3x H12 bars to footing
Reinforcing cover	cover achieved
Wastes and foundation penetrations	wastes installed with falls and lagged
Mesh reinforcing	SE62 mesh
Slab thickenings and recesses	internal beams provided
Free-joints	slab to be cut as details
Supplementary reinforcing	corner bars fitted
Check slab thickness	85mm slab achieved
Slab rebates	in place for veneer.
	garage to be completed
HWC relief drain	copper drain
Hot Water Cylinder Safe-tray Drain	40mm waste
Advise actual truss as-built's approval required	
Electrical earth bar to mesh installed	allowance made
Engineers inspection completed	engineer has inspected and passed

Failed Items

Inspection Items

Building Location Certificate Provided	BLC required for FFL
Finished floor level	FFL to be confirmed by surveyor

Documentation

(Struct.) Engineer's site notes/reports (Specify)
(Struct.) Engineer's ground bearing notes/report
As-Built Truss Design
(Struct.) Surveyor's Building Location Certificate
(Struct.) PS4 - Foundations (Engineer's supervision)

Status

Received
Received
Required
Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
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Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall**
Inspection Date: **22 January 2021 10:18 a.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Building Location Certificate Provided	Pass
-Surveyor's Building Location Certificate now WDC recieved and verified prior to drainage inspection, dated: 22/01/2021.	

Documentation

As-Built Truss Design	Received
(Serv.) As-built Drainage Plan	Accepted

Licensed Building Practitioners

Foundations 1	Required
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SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
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Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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: **Andrew Kendall**
Inspection Date: **22 January 2021 10:20 a.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Building Location Certificate Provided	Pass
-Surveyor's Building Location Certificate now WDC recieved and verified prior to drainage inspection.	
Finished floor level	Pass
-Correct finished floor level off datum now verified by Surveyor's Building Location Certificate.	

Documentation

As-Built Truss Design	Received
(Serv.) As-built Drainage Plan	Accepted

Licensed Building Practitioners

Foundations 1	Required
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SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
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 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Drains**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Andrew Kendall**
 Inspection Date: **22 January 2021 10:43 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 Non Compliance
Drain-layers details and registration number -Drainlayer: Feary Drainage Ltd (Reg: 24971).	Pass
Storm-water, &/or sewer pipework in position and exposed -Storm-water, sewer pipework laid in position and exposed with correct inspection point locations.	Pass
Gradient -Adequate 1:60 gradient achieved.	Pass
Pipework support & bedding -Pipe work supported in bedding chip.	Pass
Sumps and soak holes -7.652m2 soakage pit yet to position as per sheet number: 13.	Pass Non Compliance
Water test -Water test to sewer lateral on and holding at time of inspection.	Pass
Primer used -Primer used on glued joints.	Pass
Septic tank system and location	N/A
As-laid plan -Drainage as-laid plan accurately drawn with all measurements clearly identified provided.	Pass
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

As-Built Truss Design	Received
(Serv.) As-built Drainage Plan	Accepted

Licensed Building Practitioners

Foundations 1	Required
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Taken at 10:45 AM on Friday 22/01/2021



Taken at 10:45 AM on Friday 22/01/2021



Taken at 10:45 AM on Friday 22/01/2021



Taken at 10:46 AM on Friday 22/01/2021



Taken at 10:46 AM on Friday 22/01/2021



Taken at 10:46 AM on Friday 22/01/2021



Taken at 10:46 AM on Friday 22/01/2021



Taken at 10:47 AM on Friday 22/01/2021



Taken at 10:47 AM on Friday 22/01/2021



Taken at 10:47 AM on Friday 22/01/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **22 January 2021**

Passed Items

Inspection Items

Building Location Certificate Provided

-Surveyor's Building Location Certificate now WDC recieved and verified prior to drainage inspection, dated: 22/01/2021.

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **22 January 2021**

Passed Items

Inspection Items

Building Location Certificate Provided

-Surveyor's Building Location Certificate now WDC recieved and verified prior to drainage inspection.

Finished floor level

-Correct finished floor level off datum now verified by Surveyor's Building Location Certificate.

Inspection Type: **Drains**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **22 January 2021**

Passed Items

General Items

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

Inspection Items

Drain-layers details and registration number
Storm-water, &/or sewer pipework in position and exposed
Gradient**-Drainlayer: Feary Drainage Ltd (Reg: 24971).****-Storm-water, sewer pipework laid in position and exposed with correct inspection point locations.****-Adequate 1:60 gradient achieved.**

Pipework support & bedding

Water test

Primer used

As-laid plan

-Pipe work supported in bedding chip.

-Water test to sewer lateral on and holding at time of inspection.

-Primer used on glued joints.

-Drainage as-laid plan accurately drawn with all measurements clearly identified provided.

Deferred Items

Inspection Items

Sumps and soak holes

-7.652m2 soakage pit yet to position as per sheet number: 13.

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT

(Serv.) As-built Drainage Plan

As-Built Truss Design

(Struct.) Engineer's site notes/reports (Specify)

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

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

Status

Accepted

Accepted

Received

Received

Received

Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Andrew Kendall**
 Inspection Date: **9 February 2021 9:30 a.m.**
 Duration: **60 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
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	Pass Non Compliance
As-Built truss design approved -Actual as-built truss design approved on-site.	Pass
Control cuts to slab	N/A
Framing -90x50mm, J-Frame, LVL-8, wall framing.	Pass
DPC -DPC in place beneath bottom timber wall plates.	Pass
Plate hold down fixings -Perimeter bottom plate hold-down anchors in position.	Pass
Frame connections -Frame connections completed.	Pass
Truss and rafter connections -Truss and rafter connections installed as detailed	Pass
Purlins -Purlins screw fixed as per NZS 3604: 2011.	Pass
Outriggers at gables -Z nails to outriggers on gable ends completed.	Pass
Roof bracing	N/A
Stud to top plate -MiTek NZ Stud-Lok Fixed identification labelling in place to necessary wall framing.	Pass
Lintel hold downs and fixings	Pass

-Lintel hold downs and fixings completed.

Lintels Pass

-Lintel sizes checked.

Post/beam connections N/A

Structural steel & beams N/A

Valley boards Pass

-H3.2 treated valley boards supported in position.

Brace panel hold downs Pass Non Compliance

-Bracing element Q1/BL1 hold-down anchors yet to position as indicated on sheet number: 07.

Dragon Ties N/A

External sheet bracing Pass

-H3 treated plywood brace sheets and fixings completed and hold downs in place.

Bottom chord restraints Pass

-Truss bottom-chord restraints in position within 1.8m centers.

Fire wall hold-downs and solid blocking N/A

Engineer's inspection completed N/A

Cricket Flashings Required N/A

ADDITIONAL ITEMS (as applicable) Pass

Additional PASSED Items Pass

-Rubber membrane internal gutter constructed from H3 treated plywood substrate fixed with stainless steel nails and supported within 400mm centers as detailed on sheet number: 06 (accepted 1 degree minimum fall as on-site variation).

Additional PASSED with Site Instructions (Directives to Complete) N/A

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

(Struct.) PS4 - Blockwork (Engineer's supervision) Clear

(Clad.) PS3 - Roofing Membrane Installation Required

Licensed Building Practitioners

Carpentry 1 Required

Roofing 1 Required

Roofing 2 Required



Taken at 9:36 AM on Tuesday 9/02/2021



Taken at 9:36 AM on Tuesday 9/02/2021



Taken at 9:36 AM on Tuesday 9/02/2021



Taken at 9:36 AM on Tuesday 9/02/2021



Taken at 9:36 AM on Tuesday 9/02/2021



Taken at 9:37 AM on Tuesday 9/02/2021



Taken at 9:37 AM on Tuesday 9/02/2021



Taken at 9:38 AM on Tuesday 9/02/2021



Taken at 9:38 AM on Tuesday 9/02/2021



Taken at 9:38 AM on Tuesday 9/02/2021



Taken at 9:39 AM on Tuesday 9/02/2021



Taken at 9:39 AM on Tuesday 9/02/2021



Taken at 9:42 AM on Tuesday 9/02/2021



Taken at 9:42 AM on Tuesday 9/02/2021



Taken at 9:42 AM on Tuesday 9/02/2021



Taken at 9:43 AM on Tuesday 9/02/2021



Taken at 9:43 AM on Tuesday 9/02/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
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Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **9 February 2021**

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 | -Actual as-built truss design approved on-site. |
| Framing | -90x50mm, J-Frame, LVL-8, wall framing. |
| DPC | -DPC in place beneath bottom timber wall plates. |
| Plate hold down fixings | -Perimeter bottom plate hold-down anchors in position. |
| Frame connections | -Frame connections completed. |
| Truss and rafter connections | -Truss and rafter connections installed as detailed |
| Purlins | -Purlins screw fixed as per NZS 3604: 2011. |
| Outriggers at gables | -Z nails to outriggers on gable ends completed. |
| Stud to top plate | -MiTek NZ Stud-Lok Fixed identification labelling in place to necessary wall framing. |
| Lintel hold downs and fixings | -Lintel hold downs and fixings completed. |
| Lintels | -Lintel sizes checked. |
| Valley boards | -H3.2 treated valley boards supported in position. |
| External sheet bracing | -H3 treated plwood brace sheets and fixings completed and hold downs in place. |
| Bottom chord restraints | -Truss bottom-chord restraints in position within 1.8m centers. |

ADDITIONAL ITEMS (as applicable)

- | | |
|-------------------------|---|
| Additional PASSED Items | -Rubber membrane internal gutter constructed from |
|-------------------------|---|

H3 treated plywood substrate fixed with stainless steel nails and supported within 400mm centers as detailed on sheet number: 06 (accepted 1 degree minimum fall as on-site variation).

Deferred Items

Inspection Items

Brace panel hold downs

-Bracing element Q1/BL1 hold-down anchors yet to position as indicated on sheet number: 07.

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT
(Serv.) As-built Drainage Plan
As-Built Truss Design
(Struct.) Engineer's site notes/reports (Specify)
(Struct.) Engineer's ground bearing notes/report
(Struct.) PS4 - Foundations (Engineer's supervision)
(Clad.) PS3 - Roofing Membrane Installation

Status

Accepted
Accepted
Received
Received
Received
Required
Required

Licensed Building Practitioners

Carpentry 1
Foundations 1
Roofing 1
Roofing 2

Status

Required
Required
Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA
LOT 41 DP 542543**

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: **19 February 2021 3:15 p.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Brace panel hold downs	Pass
-Bracing element Q1/BL1 hold-down anchors yet to position as indicated on sheet number: 07.	
Done 19/2/2021	

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **19 February 2021 3:18 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
Building wrap type On site change from Tekton to Watertight Plus. Owner builder on site and confirms change.	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 overlapping bottom plate and trimmed above rebate to prevent wicking	Pass
Slab edge protection Molseal in place	Pass
Sill tape Thermocraft flashing tape installed with corner soakers	Pass
Thermal break	N/A
Penetrations Sealed	Pass
Wrap support Banding in place	Pass
Fire walls	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 3:19 PM on Friday 19/02/2021



Taken at 3:19 PM on Friday 19/02/2021



Taken at 3:20 PM on Friday 19/02/2021



Taken at 3:20 PM on Friday 19/02/2021



Taken at 3:20 PM on Friday 19/02/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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: **19 February 2021**

Passed Items

Inspection Items

Brace panel hold downs

**-Bracing element Q1/BL1 hold-down anchors yet to position as indicated on sheet number: 07.
Done 19/2/2021**

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **19 February 2021**

Passed Items

General Items

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

Inspection Items

Building wrap type

**On site change from Tekton to Watertight Plus.
Owner builder on site and confirms change.**

Wrap fastening and laps

Wrap securely fastened with adequate lap

Wrap at openings

Wrap returned to inside face of framing at openings

Wrap bottom edge

Wrap overlapping bottom plate and trimmed above rebate to prevent wicking

Slab edge protection

Molseal in place

Sill tape

Thermocraft flashing tape installed with corner soakers

Penetrations

Sealed

Wrap support

Banding in place

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT
(Serv.) As-built Drainage Plan

Status

Accepted

Accepted

As-Built Truss Design	Received
(Struct.) Engineer's site notes/reports (Specify)	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required

Licensed Building Practitioners

Status

Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required
Roofing 2	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Thornton**
Inspection Date: **3 March 2021 2:48 p.m.**
Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Cavity batten type, spacing and fixings H3.1 Castellated abttens at 600mm centres	Pass
Cavity closers 20mm uPVC Closers	Pass
Flashings Dynaflash at COC junction Headflashings in place External corner will now be Boxed as Linea Oblique details - owner Dean Cameron has access to details on smartphone on site -details on consent are for Stria cladding with Linea Oblique shown on consented elevations. *Complete metal angle flashings to 4 sides of metal meterbox *Penetrations to be taped tgo wrap at side of garage	Pass Non Compliance
Door & Window support Support bars in place	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 3:05 PM on Wednesday 3/03/2021



Taken at 3:05 PM on Wednesday 3/03/2021



Taken at 3:05 PM on Wednesday 3/03/2021



Taken at 3:05 PM on Wednesday 3/03/2021



Taken at 3:05 PM on Wednesday 3/03/2021



Taken at 3:06 PM on Wednesday 3/03/2021



Taken at 3:06 PM on Wednesday 3/03/2021



Taken at 3:06 PM on Wednesday 3/03/2021



Taken at 3:06 PM on Wednesday 3/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **3 March 2021**

Passed Items

General Items

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

Inspection Items

Cavity batten type, spacing and fixings
Cavity closers
Door & Window support

H3.1 Castellated abttens at 600mm centres
20mm uPVC Closers
Support bars in place

Deferred Items

Inspection Items

Flashings

Dynaflash at COC junction
Headflashings in place
External corner will now be Boxed as Linea Oblique details - owner Dean Cameron has access to details on smartphone on site -details on consent are for Stria cladding with Linea Oblique shown on consented elevations.

***Complete metal angle flashings to 4 sides of metal meterbox**
***Penetrations to be taped tgo wrap at side of garage**

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT
(Serv.) As-built Drainage Plan
As-Built Truss Design
(Struct.) Engineer's site notes/reports (Specify)
(Struct.) Engineer's ground bearing notes/report
(Struct.) PS4 - Foundations (Engineer's supervision)
(Clad.) PS3 - Roofing Membrane Installation

Status

Accepted
Accepted
Received
Received
Required
Required

Licensed Building Practitioners

Carpentry 1

Foundations 1

Roofing 1

Roofing 2

Status

Required

Required

Required

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **5 March 2021 1:26 p.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Flashings	Pass
Dynaflash at COC junction	
Headflashings in place	
External corner will now be Boxed as Linea Oblique details - owner Dean Cameron has access to details on smartphone on site -details on consent are for Stria cladding with Linea Oblique shown on consented elevations.	
*Complete metal angle flashings to 4 sides of metal meterbox. Flashings in place to meter box. 5/3/2021	
*Penetrations to be taped tgo wrap at side of garage Penetrations taped.	

Licensed Building Practitioners

Cladding Installer 1	Required
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SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Mid Height Cladding**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **5 March 2021 1:36 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
Back flashings Baack flashings in place to change of cladding	Pass
Head flashings Head flashings in place tape sealed to wrap. Stop ends formed.	Pass
Sill tray flashings	N/A
Door & Window support WANZ bars in place	Pass
Cladding type and system as per consented Linea Oblique vertical. Cut ends primed	Pass
Cladding Fixings Flat head nail galv to centre of sheets	Pass
Penetrations Penetrations sealed	Pass
ADDITIONAL ITEMS (as applicable)	N/A

Licensed Building Practitioners

Cladding Installer 1 Required



Taken at 1:27 PM on Friday 5/03/2021



Taken at 1:27 PM on Friday 5/03/2021



Taken at 1:28 PM on Friday 5/03/2021



Taken at 1:28 PM on Friday 5/03/2021



Taken at 1:28 PM on Friday 5/03/2021



Taken at 1:28 PM on Friday 5/03/2021



Taken at 1:28 PM on Friday 5/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **5 March 2021**

Passed Items

Inspection Items

Flashings

Dynaflash at COC junction
Headflashings in place
External corner will now be Boxed as Linea Oblique details - owner Dean Cameron has access to details on smartphone on site -details on consent are for Stria cladding with Linea Oblique shown on consented elevations.

***Complete metal angle flashings to 4 sides of metal meterbox. Flashings in place to meter box. 5/3/2021**
***Penetrations to be taped tgo wrap at side of garage Penetrations taped.**

Inspection Type: **Mid Height Cladding**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **5 March 2021**

Passed Items

General Items

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

Inspection Items

Back flashings
Head flashings

Door & Window support
Cladding type and system as per consented

Cladding Fixings
Penetrations

Baack flashings in place to change of cladding
Head flashings in place tape sealed to wrap. Stop ends formed.
WANZ bars in place
Linea Oblique vertical.
Cut ends primed
Flat head nail galv to centre of sheets
Penetrations sealed

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT
(Serv.) As-built Drainage Plan
As-Built Truss Design
(Struct.) Engineer's site notes/reports (Specify)
(Struct.) Engineer's ground bearing notes/report
(Struct.) PS4 - Foundations (Engineer's supervision)
(Clad.) PS3 - Roofing Membrane Installation

Status

Accepted
Accepted
Received
Received
Received
Required
Required

Licensed Building Practitioners

Carpentry 1
Foundations 1
Cladding Installer 1
Roofing 1
Roofing 2

Status

Required
Required
Required
Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **AAC Panel Part Installed**
 Inspection Outcome: **Pass**
 Inspected By: **Evan Connor**
 Inspection Date: **9 March 2021 7:55 a.m.**
 Duration: **30 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
Cladding system CladX	Pass
Type of batten, spacing and layout Stick on Polystyrene battens	Pass
Cavity closers Cavity closers in place	Pass
Door & Window support WANZ bars in place. * Full length windows WANZ bars to complete	Pass
Penetrations Penetrations sealed	Pass
Panel fixings Bugle head screws in place. Countersunk 10mm qprox	Pass
Cut Sheet reinforcing primed Anti corrosion paint in place to exposed steel	Pass
Control joints Control joint in place to east elevations	Pass
Flashings PVC flashings in place with corner soakers	Pass
ADDITIONAL ITEMS (as applicable)	N/A

Licensed Building Practitioners

Cladding Installer 2 Required



Taken at 7:47 AM on Tuesday 9/03/2021



Taken at 7:47 AM on Tuesday 9/03/2021



Taken at 7:48 AM on Tuesday 9/03/2021



Taken at 7:48 AM on Tuesday 9/03/2021



Taken at 7:49 AM on Tuesday 9/03/2021



Taken at 7:49 AM on Tuesday 9/03/2021



Taken at 7:49 AM on Tuesday 9/03/2021



Taken at 7:49 AM on Tuesday 9/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **AAC Panel Part Installed**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **9 March 2021**

Passed Items

General Items

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

Inspection Items

Cladding system	CladX
Type of batten, spacing and layout	Stick on Polystyrene battens
Cavity closers	Cavity closers in place
Door & Window support	WANZ bars in place.
	* Full length windows WANZ bars to complete
Penetrations	Penetrations sealed
Panel fixings	Bugle head screws in place. Countersunk 10mm qprox
Cut Sheet reinforcing primed	Anti corrosion paint in place to exposed steel
Control joints	Control joint in place to east elevations
Flashings	PVC flashings in place with corner soakers

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT
(Serv.) As-built Drainage Plan
As-Built Truss Design
(Struct.) Engineer's site notes/reports (Specify)
(Struct.) Engineer's ground bearing notes/report
(Struct.) PS4 - Foundations (Engineer's supervision)
(Clad.) PS3 - Roofing Membrane Installation

Status

Accepted
Accepted
Received
Received
Received
Required
Required

Licensed Building Practitioners

Carpentry 1
Foundations 1

Status

Required
Required

Cladding Installer 1	Required
Cladding Installer 2	Required
Roofing 1	Required
Roofing 2	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe**
Inspection Date: **10 March 2021 8:51 a.m.**
Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Panels and fixings completed panels completed.	Pass
Control joints in place to eastern and southern elevations	Pass
Proprietary flashing systems PVC jamb and sill flashings in place	Pass
Base of cladding flashings Base of cladding flashing's in place, vermin proofed	Pass
Clearances to cladding at apron flashings	N/A
Penetrations	Pass
Reinforcing protection Reinforcing to cut panels primed	Pass
Rebate treatment	N/A
Accredited applicator - PS3 to be provided	Pass
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(Clad.) PS3 - Roof Cladding Installation Required



Taken at 8:49 AM on Wednesday 10/03/2021



Taken at 8:49 AM on Wednesday 10/03/2021



Taken at 8:49 AM on Wednesday 10/03/2021



Taken at 8:49 AM on Wednesday 10/03/2021



Taken at 8:49 AM on Wednesday 10/03/2021



Taken at 8:50 AM on Wednesday 10/03/2021



Taken at 8:50 AM on Wednesday 10/03/2021



Taken at 8:50 AM on Wednesday 10/03/2021



Taken at 8:51 AM on Wednesday 10/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe - 021 310 389**
Inspection Date: **10 March 2021**

Passed Items

General Items

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

Inspection Items

Panels and fixings completed	panels completed.
Control joints	in place to eastern and southern elevations
Proprietary flashing systems	PVC jamb and sill flashings in place
Base of cladding flashings	Base of cladding flashing's in place, vermin proofed
Penetrations	
Reinforcing protection	Reinforcing to cut panels primed
Accredited applicator - PS3 to be provided	

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate 14/01/2021 Verified and Approved FFL BT	Accepted
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Received
(Struct.) Engineer's site notes/reports (Specify)	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required
Cladding Installer 1	Required
Cladding Installer 2	Required
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Preline & Plumbing**
 Inspection Outcome: **Pass**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **12 March 2021 4:09 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.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Exterior claddings completed ply beneath wrap at block area yet to start	Pass
Temporary weather proofing in place to garage door and chimney cap	N/A
Wall and ceiling insulation insulation to dwelling area as sheet 2	Pass
Air seals & backing rods	Pass
Window identification stickers and safety glass labels safety glass to bathrooms	Pass
Packers sealed over	Pass
Plumbing pipework 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 1 to shift in kitchen	Pass
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Moisture content readings tested approx 15 places	Pass
Ceiling battens rondo 600c on clips	Pass

Diaphragm Ceilings	N/A
Bottom-chord restraint	Pass
passed at structure inspection	
Stud strengtheners	Pass
Top plate strengtheners	N/A
Dwangs in place above shower trays	N/A
Metal angles to internal corners of tiled shower wall	Pass
x2 showers	
Commercial Preline Additional Items	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
to complete nogs to shower areas for fixings at recess area	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A
<hr/>	
Documentation	
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required



Taken at 3:03 PM on Friday 12/03/2021 Status: Pass



Taken at 3:03 PM on Friday 12/03/2021 Status: Pass



Taken at 3:03 PM on Friday 12/03/2021 Status: Pass



Taken at 3:03 PM on Friday 12/03/2021 Status: Pass



Taken at 3:03 PM on Friday 12/03/2021 Status: Pass



Taken at 3:04 PM on Friday 12/03/2021 Status: Pass



Taken at 3:04 PM on Friday 12/03/2021 Status: Pass



Taken at 3:05 PM on Friday 12/03/2021 Status: Pass



Taken at 3:05 PM on Friday 12/03/2021 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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: **12 March 2021**

Passed Items

General Items

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

Inspection Items

Exterior claddings completed	ply beneath wrap at block area yet to start
Wall and ceiling insulation	insulation to dwelling area as sheet 2
Air seals & backing rods	
Window identification stickers and safety glass labels	safety glass to bathrooms
Packers sealed over	
Plumbing pipework	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	1 to shift in kitchen
Moisture content readings	tested approx 15 places
Ceiling battens	rondo 600c on clips
Bottom-chord restraint	passed at structure inspection
Stud strengtheners	
Metal angles to internal corners of tiled shower wall	x2 showers
ADDITIONAL ITEMS (as applicable)	
Additional PASSED with Site Instructions (Directives to Complete)	to complete nogs to shower areas for fixings at recess area

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT

Status

Accepted

(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Received
(Struct.) Engineer's site notes/reports (Specify)	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners

	Status
Carpentry 1	Required
Foundations 1	Required
Cladding Installer 1	Required
Cladding Installer 2	Required
Roofing 1	Required
Roofing 2	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Mid-Height Veneer**
 Inspection Outcome: **Pass**
 Inspected By: **John Thornton**
 Inspection Date: **17 March 2021 10:46 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
Cavity size 40mm cavity	Pass
Cavity clean and clear of mortar Clean at time of inspection	Pass
Brickwork overhang <20mm	Pass
Brick ties Galv ties at 400mm H centers and every course except those with snake wire installed as confirmed by LBP bricklayer on site at time of inspection	Pass
Weep holes Weep holes within 800m centres	Pass
Slip joints	N/A
Brick panel widths As plans	Pass
Lintel bars, shelf angles & flashings	N/A
Door & Window support	N/A
All panels as close as practical to half height 7 Courses	Pass
Flashings	N/A
Penetrations	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) *Engineers inspection to be completed site inspection notes to be provided	Pass
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

(Struct.) Engineer's site notes/reports (Specify)

Required

Stack bond block laying

Licensed Building Practitioners

Bricklaying & Blocklaying 1

Required



Taken at 10:42 AM on Wednesday 17/03/2021



Taken at 10:42 AM on Wednesday 17/03/2021



Taken at 10:42 AM on Wednesday 17/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **17 March 2021**

Passed Items

General Items

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

Inspection Items

Cavity size	40mm cavity
Cavity clean and clear of mortar	Clean at time of inspection
Brickwork overhang	<20mm
Brick ties	Galv ties at 400mm H centers and every course except those with snake wire installed as confirmed by LBP bricklayer on site at time of inspection
Weep holes	Weep holes within 800mm centres
Brick panel widths	As plans
All panels as close as practical to half height	7 Courses

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	*Engineers inspection to be completed site inspection notes to be provided
---	---

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate 14/01/2021 Verified and Approved FFL BT	Accepted
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) Engineer's site notes/reports (Specify) Stack bond block laying	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners

Carpentry 1
Foundations 1
Bricklaying & Blocklaying 1
Cladding Installer 1
Cladding Installer 2
Roofing 1
Roofing 2

Status

Required
Required
Required
Required
Required
Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

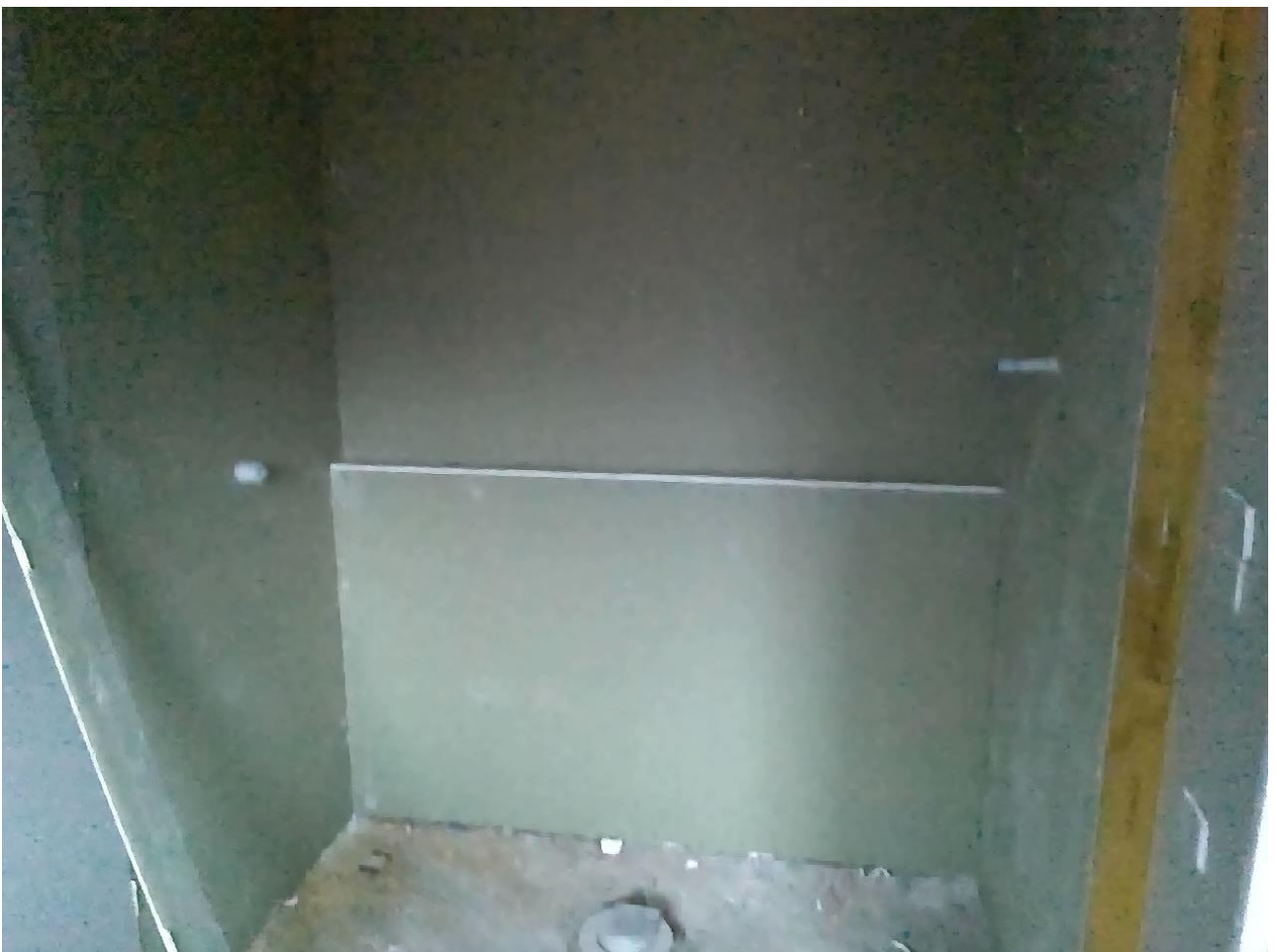
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Robert Bailey**
Inspection Date: **22 March 2021 8:06 a.m.**
Duration: **30 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
Wall linings 10 mm standard winstones giboard	Pass
Bracing BL1 and GS1 screw fixed as winstones site guide book	Pass
Wet area water resistant linings Aqualine to both bathrooms	Pass
Metal angle in place to internal corners of tiled shower	Pass
Tiled area fixings Tiled walls screw fixed at 100 mm c	Pass
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings In garage	Pass
Ceiling linings and battens 13 mm standard winstones giboard	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 8:01 AM on Monday 22/03/2021



Taken at 8:01 AM on Monday 22/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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: **22 March 2021**

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	BL1 and GS1 screw fixed as winstones site guide book
Wet area water resistant linings	Aqualine to both bathrooms
Metal angle in place to internal corners of tiled shower	
Tiled area fixings	Tiled walls screw fixed at 100 mm c
Manhole access openings	In garage
Ceiling linings and battens	13 mm standard winstones giboard

Documentation

(Struct.) Surveyor's Building Location Certificate
14/01/2021 Verified and Approved FFL BT

(Serv.) As-built Drainage Plan

As-Built Truss Design

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

(Struct.) Engineer's site notes/reports (Specify)
Stack bond block laying

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

(Clad.) PS3 - Roofing Membrane Installation

(Clad.) PS3 - Roof Cladding Installation

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

Status

Accepted

Accepted

Received

Received

Required

Required

Required

Required

Required

Licensed Building Practitioners

Carpentry 1

Foundations 1

Status

Required

Required

Bricklaying & Blocklaying 1	Required
Cladding Installer 1	Required
Cladding Installer 2	Required
Roofing 1	Required
Roofing 2	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe**
Inspection Date: **9 April 2021 1:22 p.m.**
Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Tanking membrane product Mapei Defense to both shower enclosures	Pass
Coatings applied x2 coats applied	Pass
Bandaging to internal/external corners Bandaging in place to internal and external corners	Pass
Slope to recess and floor slope to centre waste	Pass
Penetrations sealed around	Pass
Applicator accredited	Pass
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
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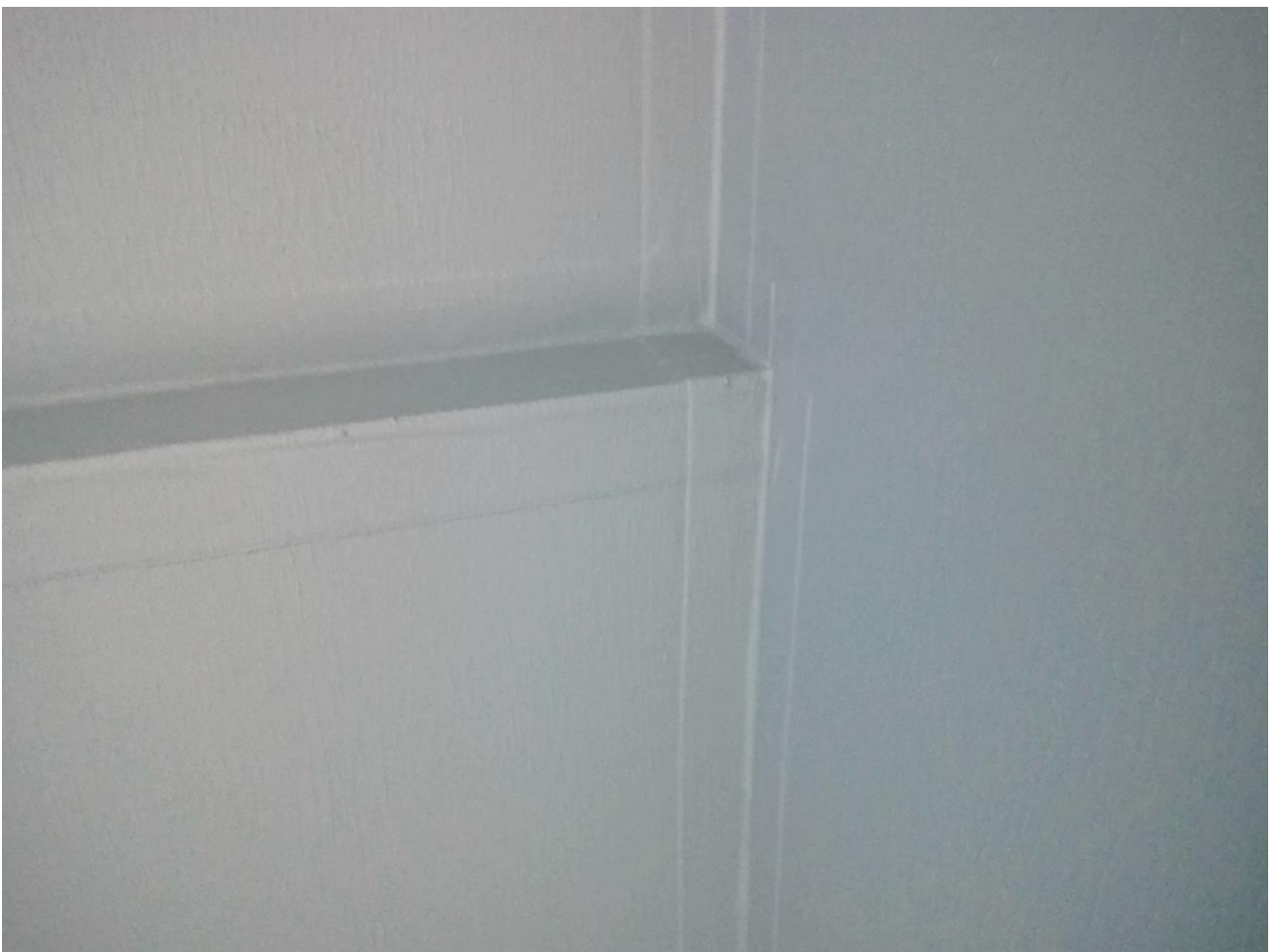
Taken at 1:21 PM on Friday 9/04/2021



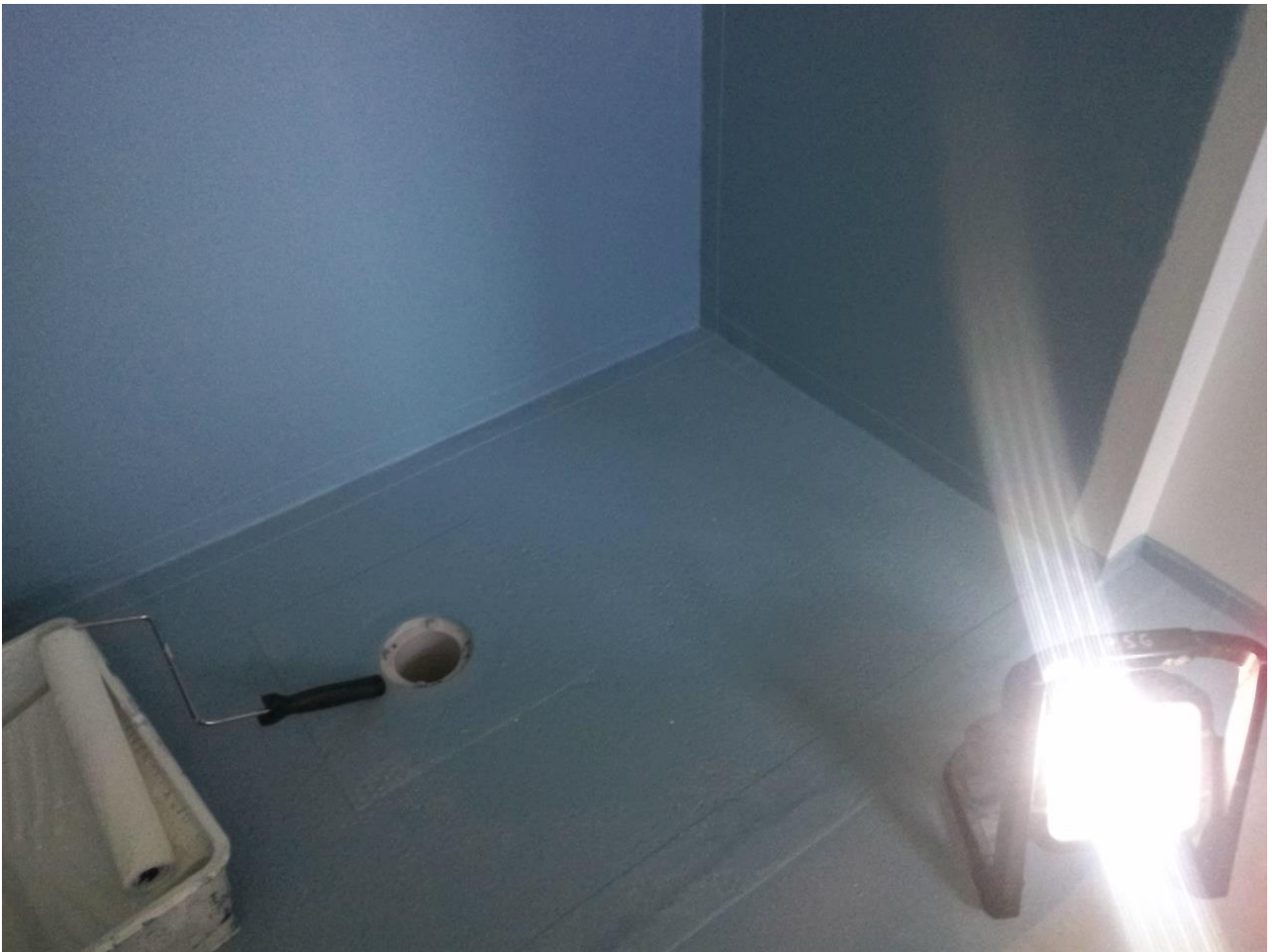
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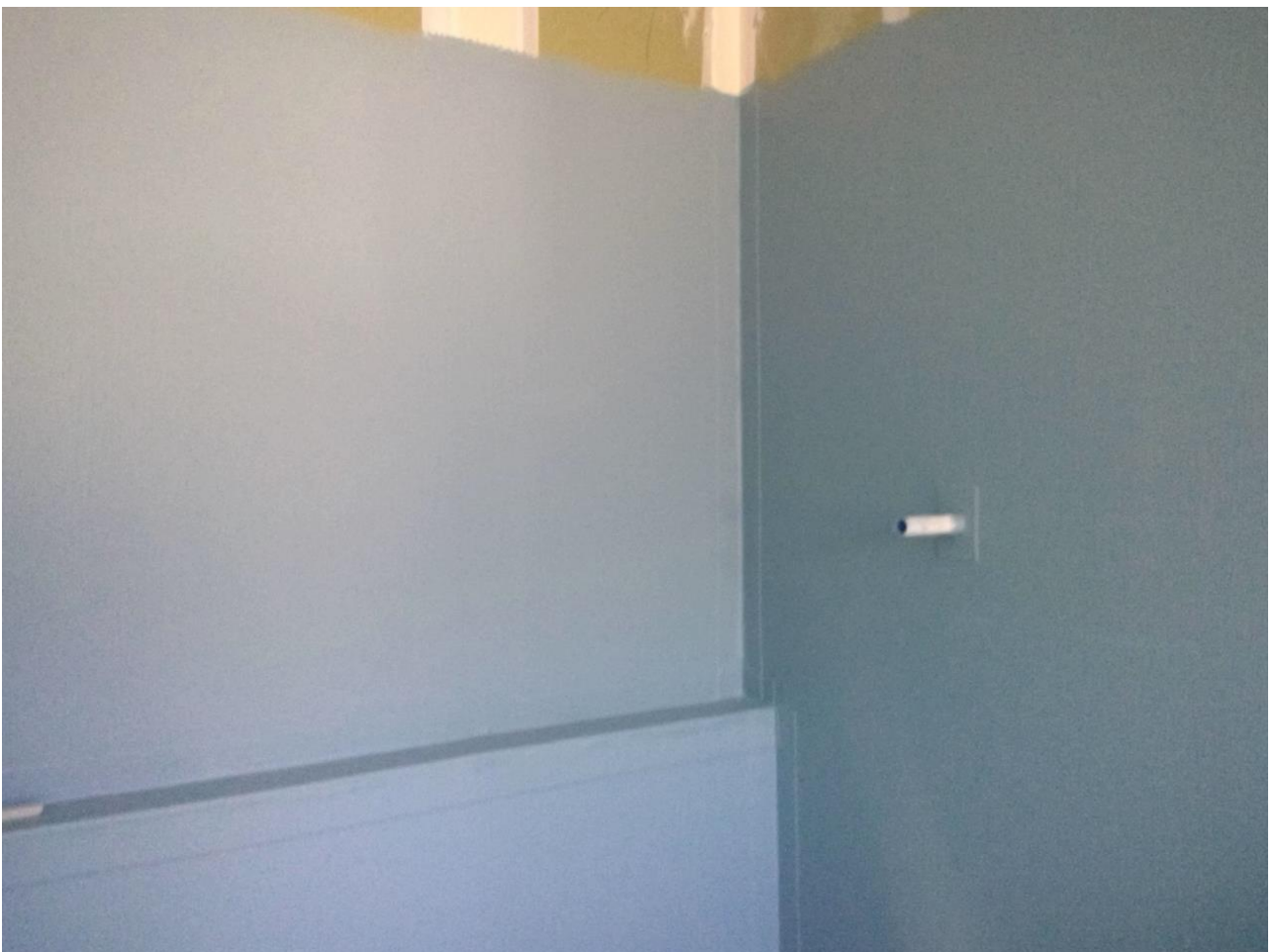
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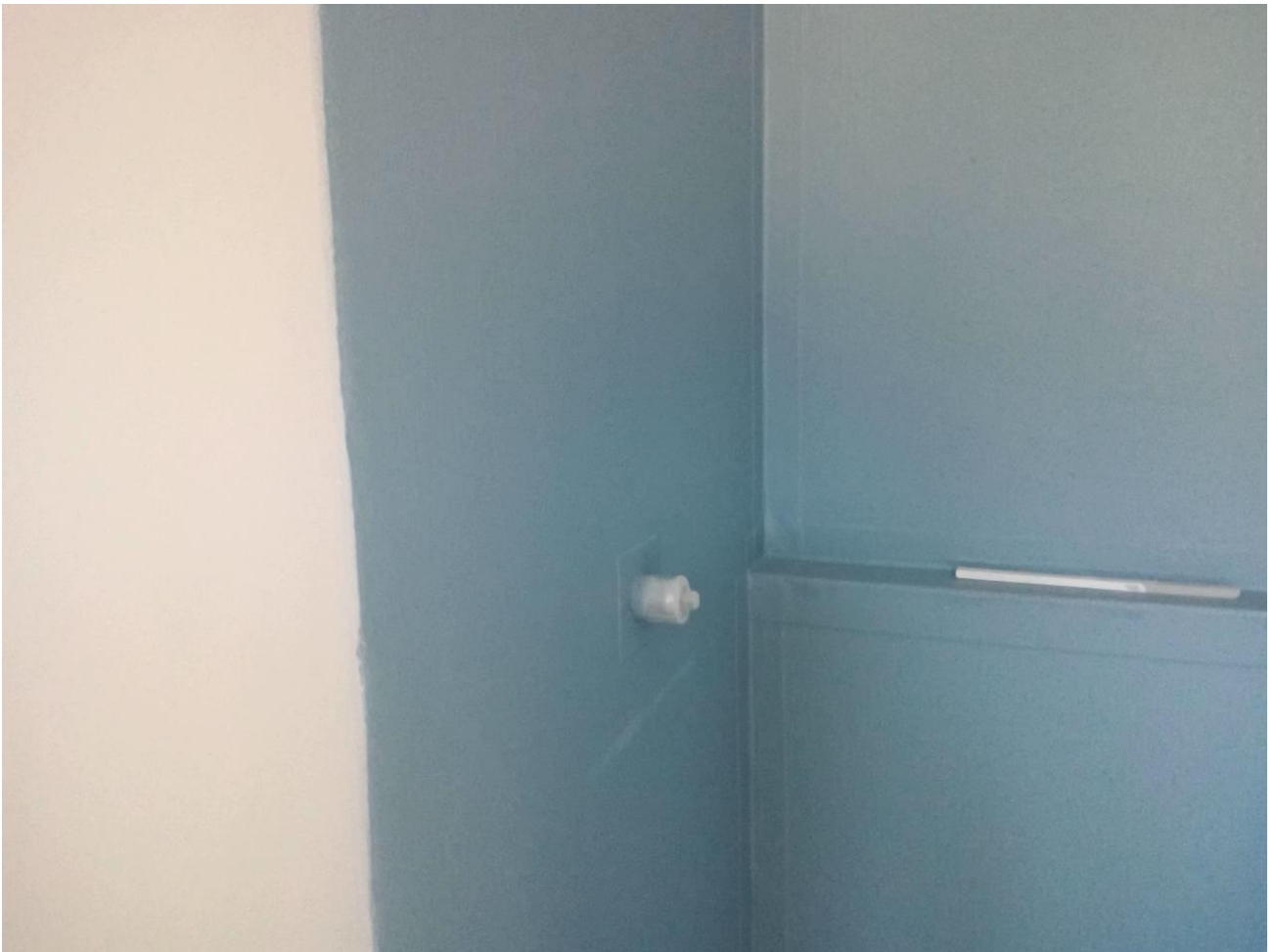
Taken at 1:21 PM on Friday 9/04/2021



Taken at 1:21 PM on Friday 9/04/2021



Taken at 1:21 PM on Friday 9/04/2021



Taken at 1:21 PM on Friday 9/04/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC201170 in the subject line.

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe - 021 310 389**
Inspection Date: **9 April 2021**

Passed Items

General Items

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

Inspection Items

Tanking membrane product	Mapei Defense to both shower enclosures
Coatings applied	x2 coats applied
Bandaging to internal/external corners	Bandaging in place to internal and external corners
Slope to recess and floor	slope to centre waste
Penetrations	sealed around
Applicator accredited	

Documentation

Status

(Struct.) Surveyor's Building Location Certificate 14/01/2021 Verified and Approved FFL BT	Accepted
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) Engineer's site notes/reports (Specify) Stack bond block laying	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners

Carpentry 1
Foundations 1
Bricklaying & Blocklaying 1
Cladding Installer 1
Cladding Installer 2
Roofing 1
Roofing 2

Status

Required
Required
Required
Required
Required
Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Free Standing Fire / Boiler - Completion**
 Inspection Outcome: **Pass**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **3 May 2021 8:26 AM**
 Duration: **60 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
Heating Unit Inspection Items	Pass
Heating unit make and model woodsman serene serial no 2534.	Pass
Hearth polished concrete hearth to entire floor	Pass
Seismic restraints 2 bolts to back of unit	Pass
Unit clearances rear clearance 90mm ceiling height 2.7m	Pass
Flue shield(s) 1.2m shield	Pass
Flue type, spacers and fixings 150mm flue riveted at joins	Pass
Ceiling or wall penetration 300mm square hole achieved	Pass
Number of flues and clearances to combustibles woodsman flue kit 300mm liner 25mm below ceiling level. 250mm vented liner fitted. 25mm clearances achieved in roof space	Pass
Flue secured to firebox x2 spots	Pass
Ceiling plate 400x400x25mm plate up to ceiling	Pass
Roof penetration roof flashing completed	Pass
Flue height and support height achieved and restrained	Pass

Wetback installation	N/A
Wetback header/top up tank	N/A
Smoke alarms x3 fitted	Pass
Installation check sheet provided photo taken	Pass
Room/heating unit ventilation	N/A
Boiler/Central Heating Inspection Items	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 8:32 AM on Monday 3/05/2021 Status: Pass



Taken at 8:33 AM on Monday 3/05/2021 Status: Pass



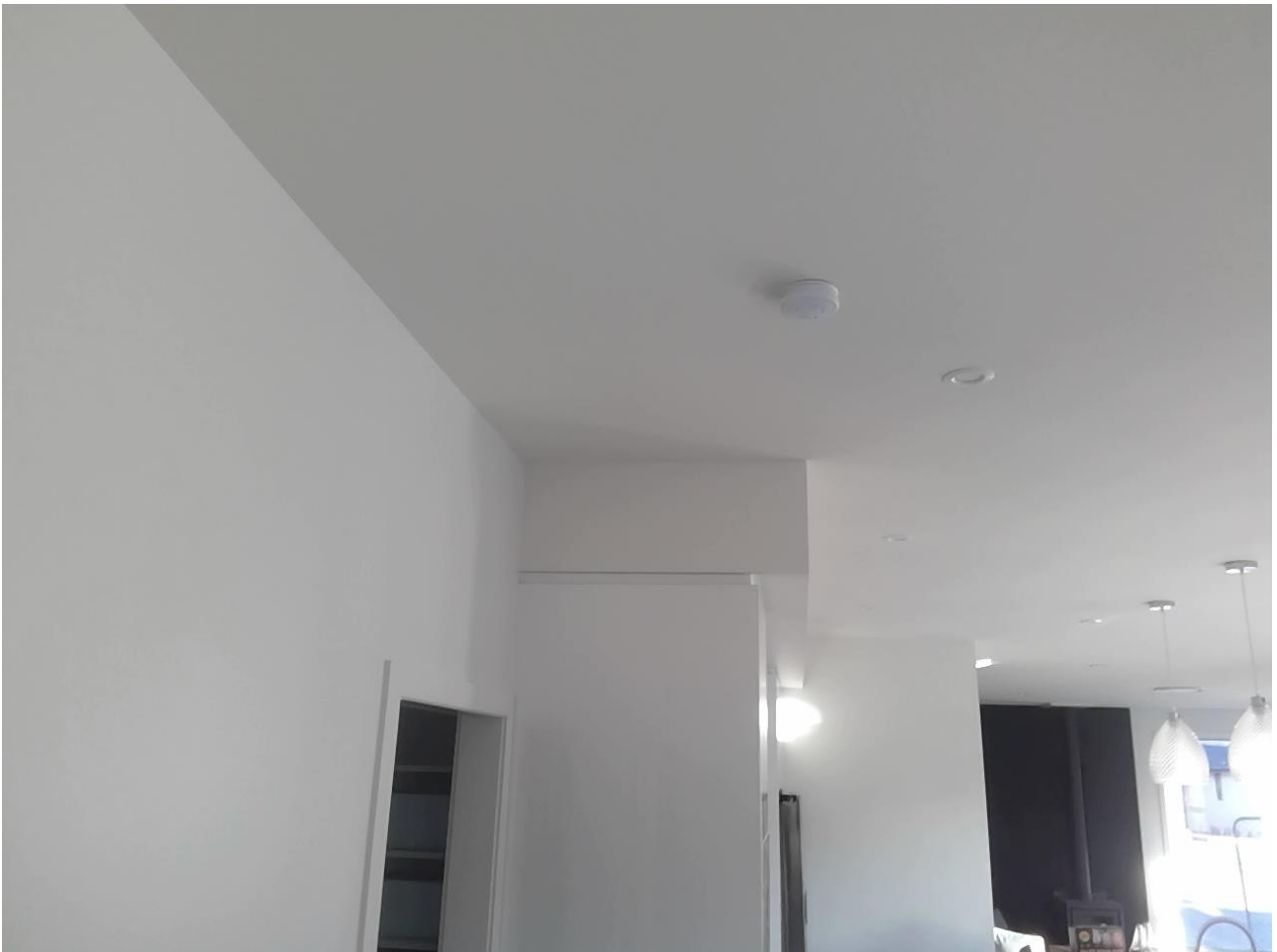
Taken at 8:35 AM on Monday 3/05/2021 Status: Pass



Taken at 8:35 AM on Monday 3/05/2021 Status: Pass



Taken at 8:35 AM on Monday 3/05/2021 Status: Pass



Taken at 8:35 AM on Monday 3/05/2021 Status: Pass



Taken at 8:36 AM on Monday 3/05/2021 Status: Pass

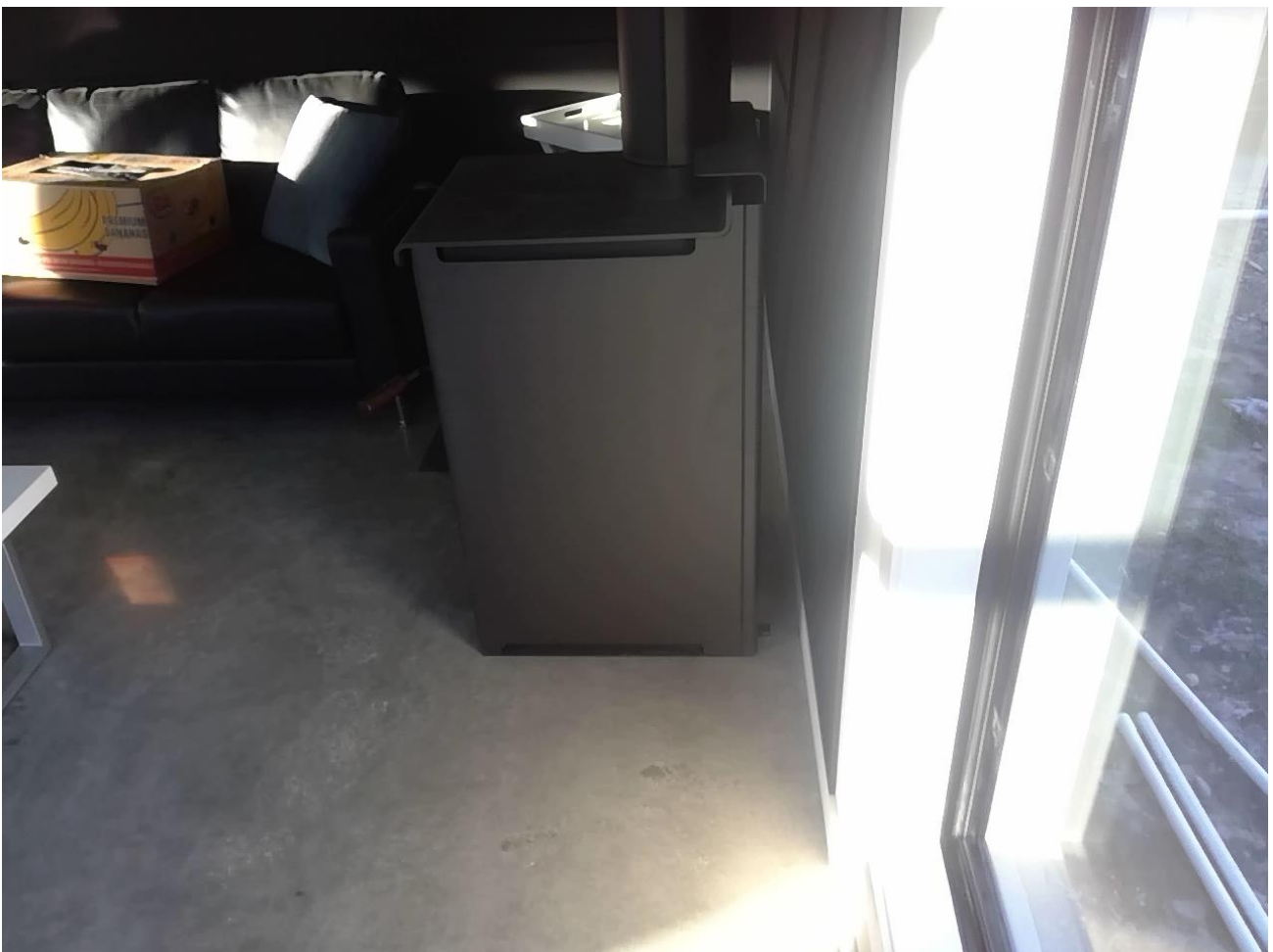


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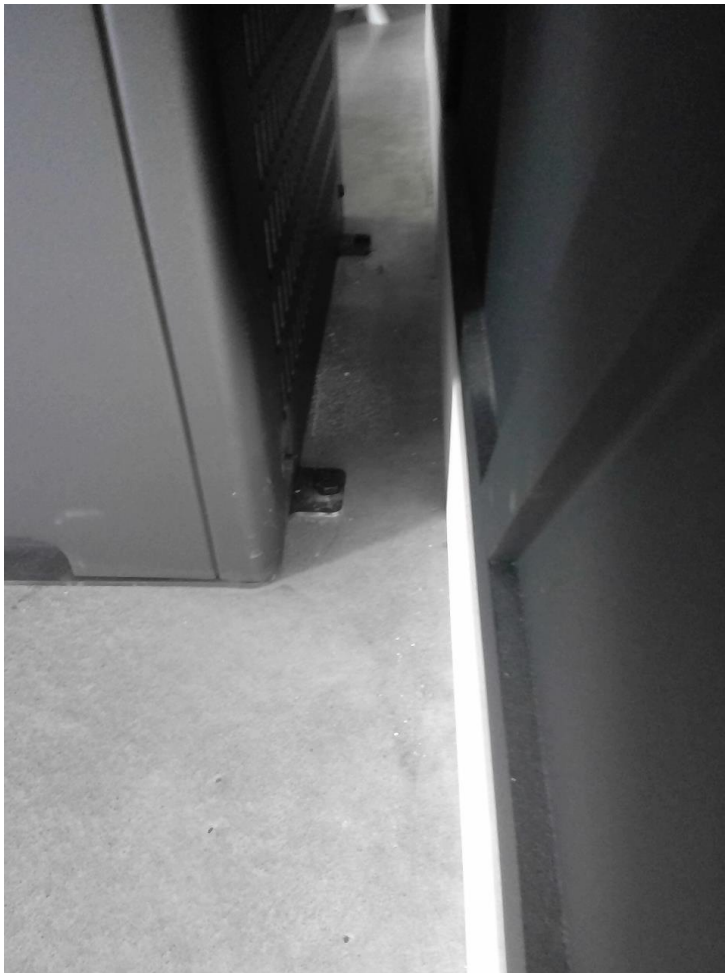
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Status: Pass

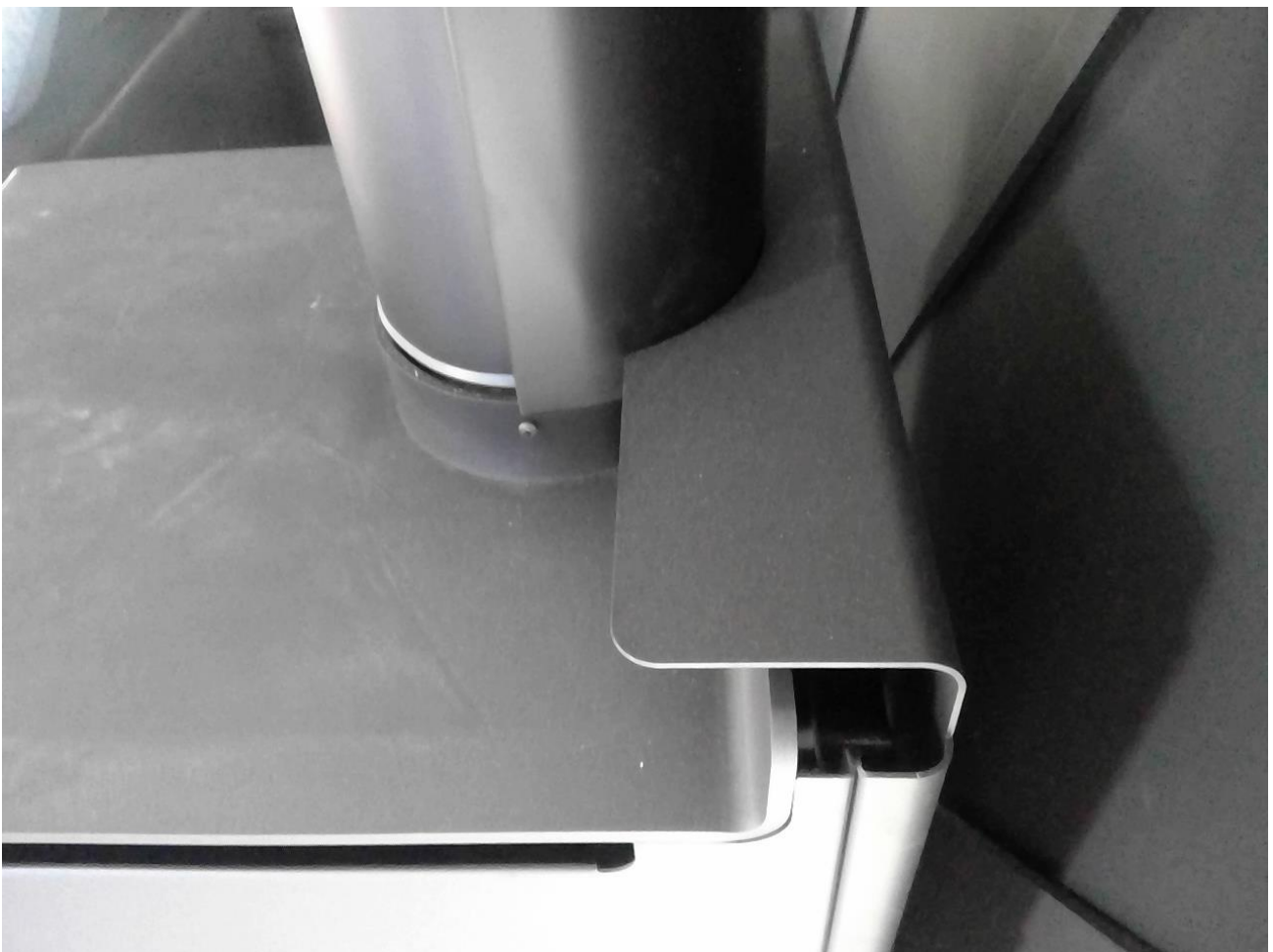


Taken at 8:37 AM on Monday 3/05/2021

Status: Pass



Taken at 8:37 AM on Monday 3/05/2021 Status: Pass



Taken at 8:37 AM on Monday 3/05/2021 Status: Pass



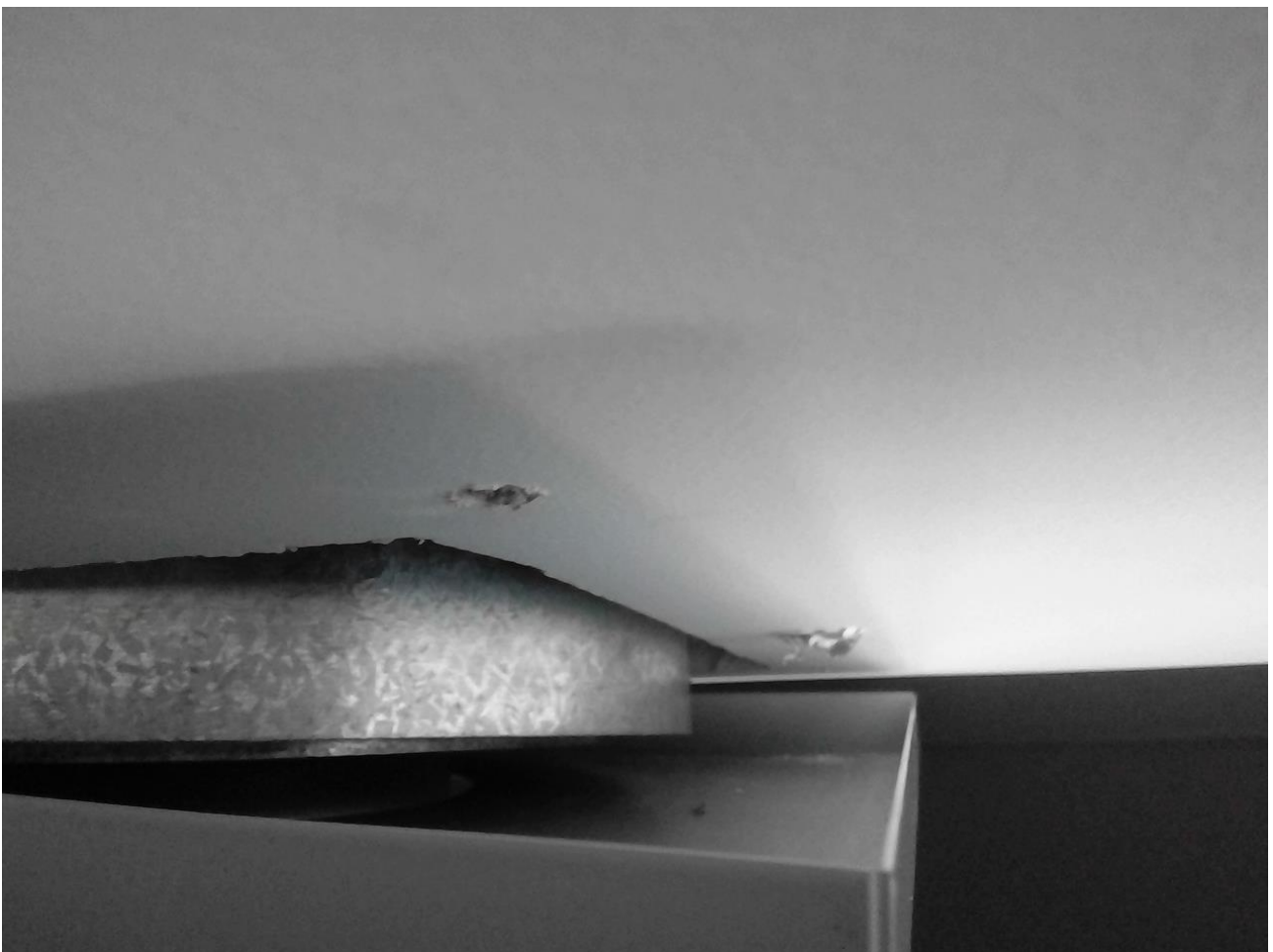
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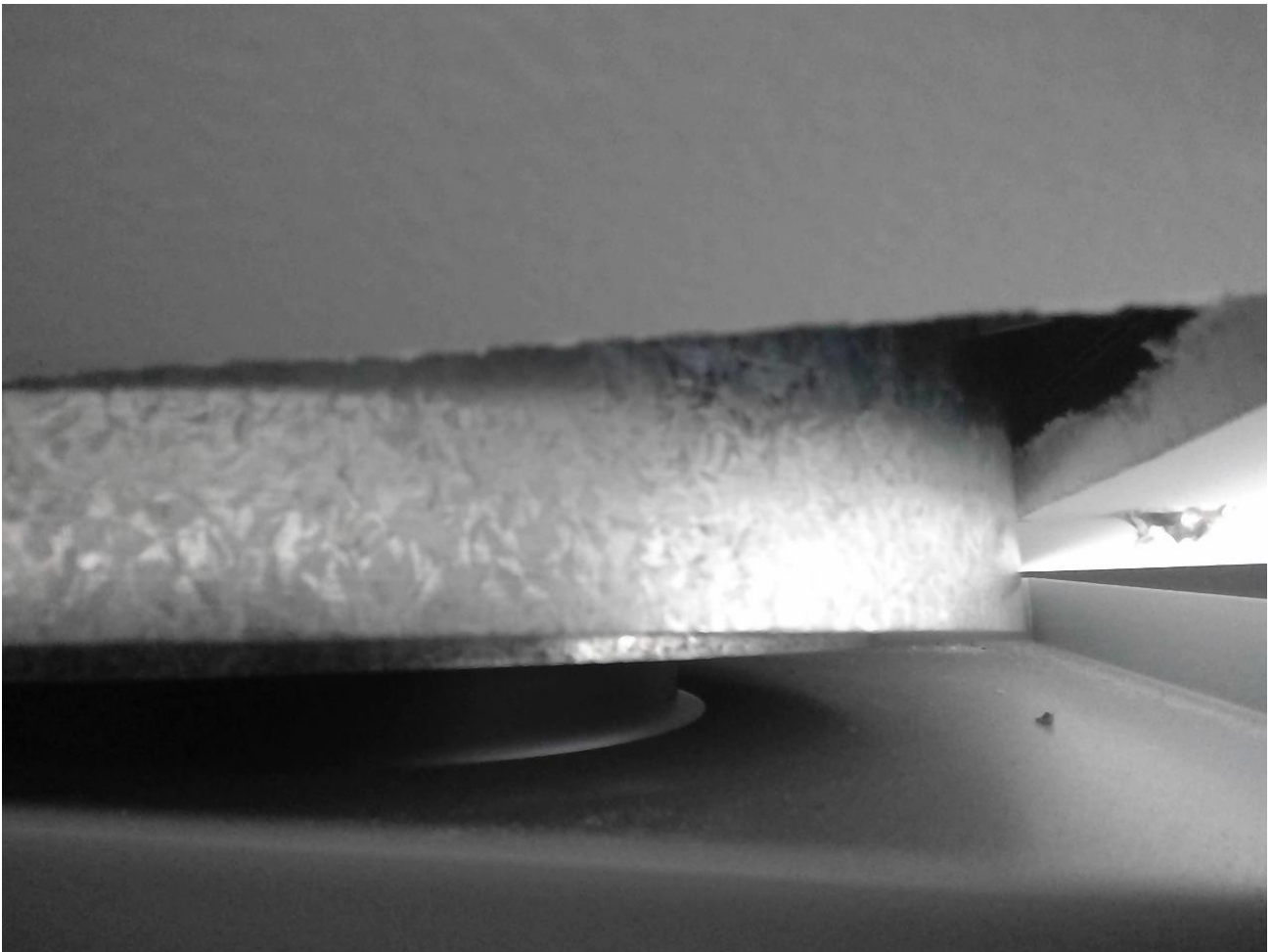
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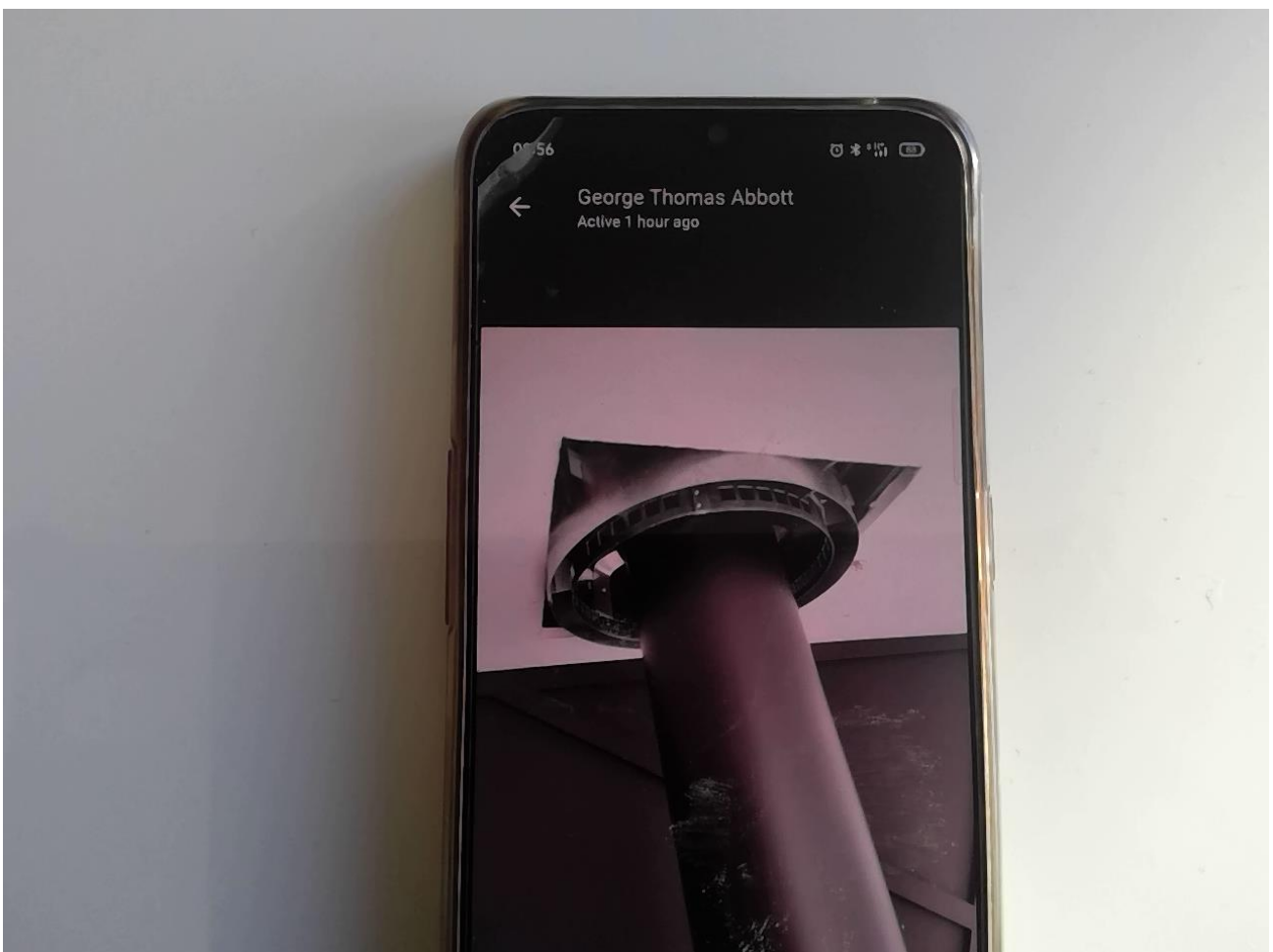
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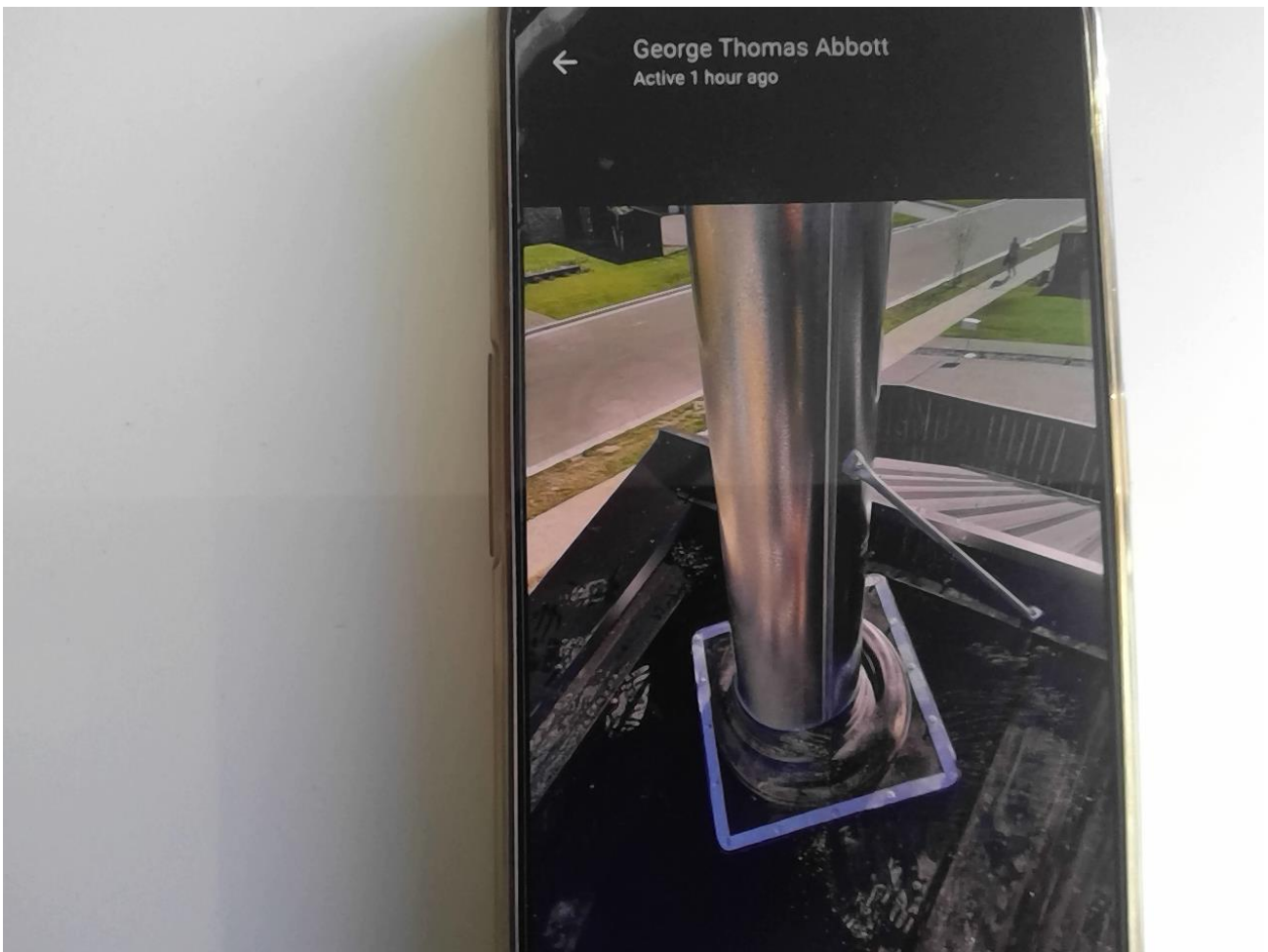
Taken at 8:55 AM on Monday 3/05/2021 Status: Pass



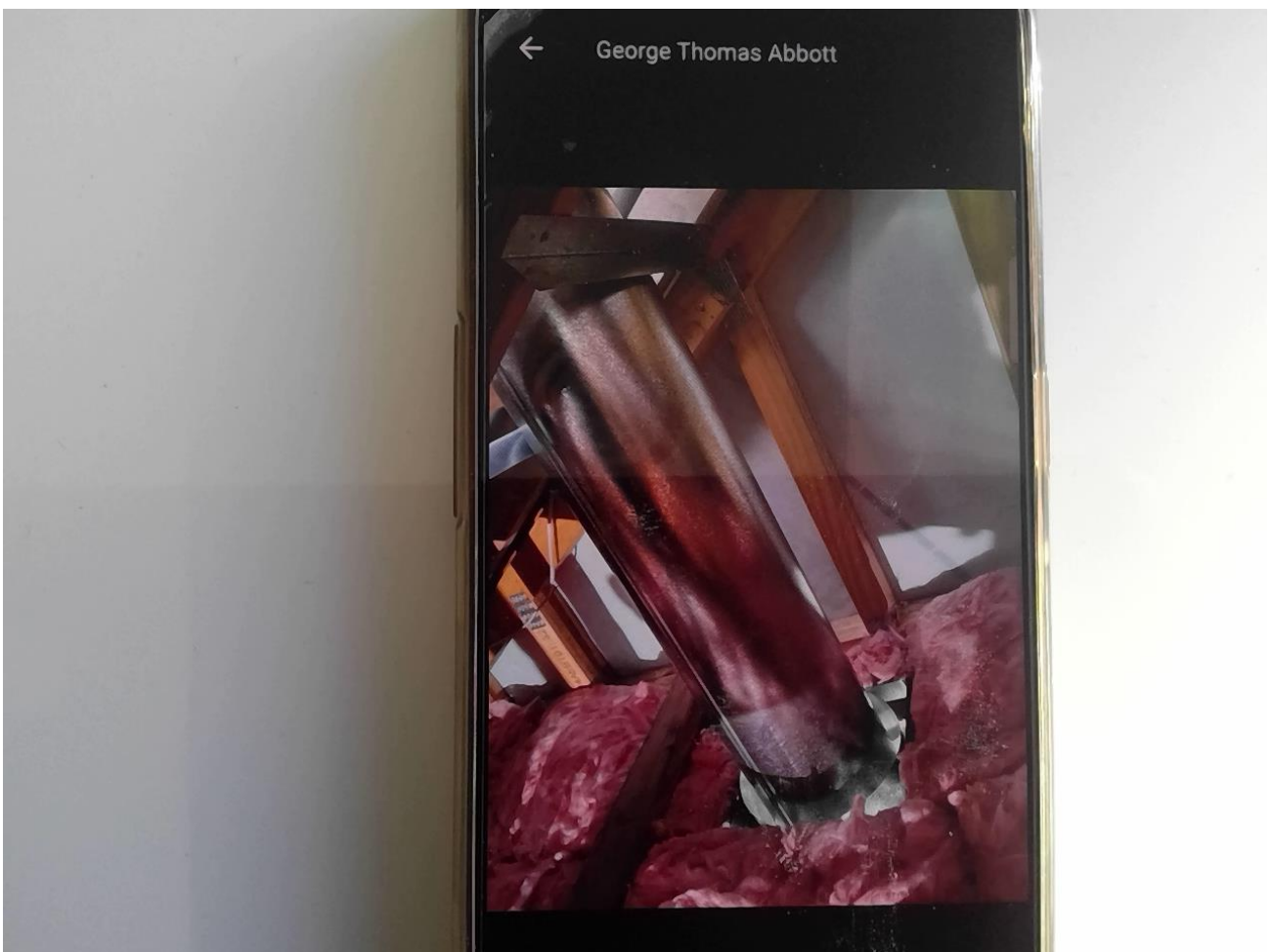
Taken at 8:56 AM on Monday 3/05/2021 Status: Pass



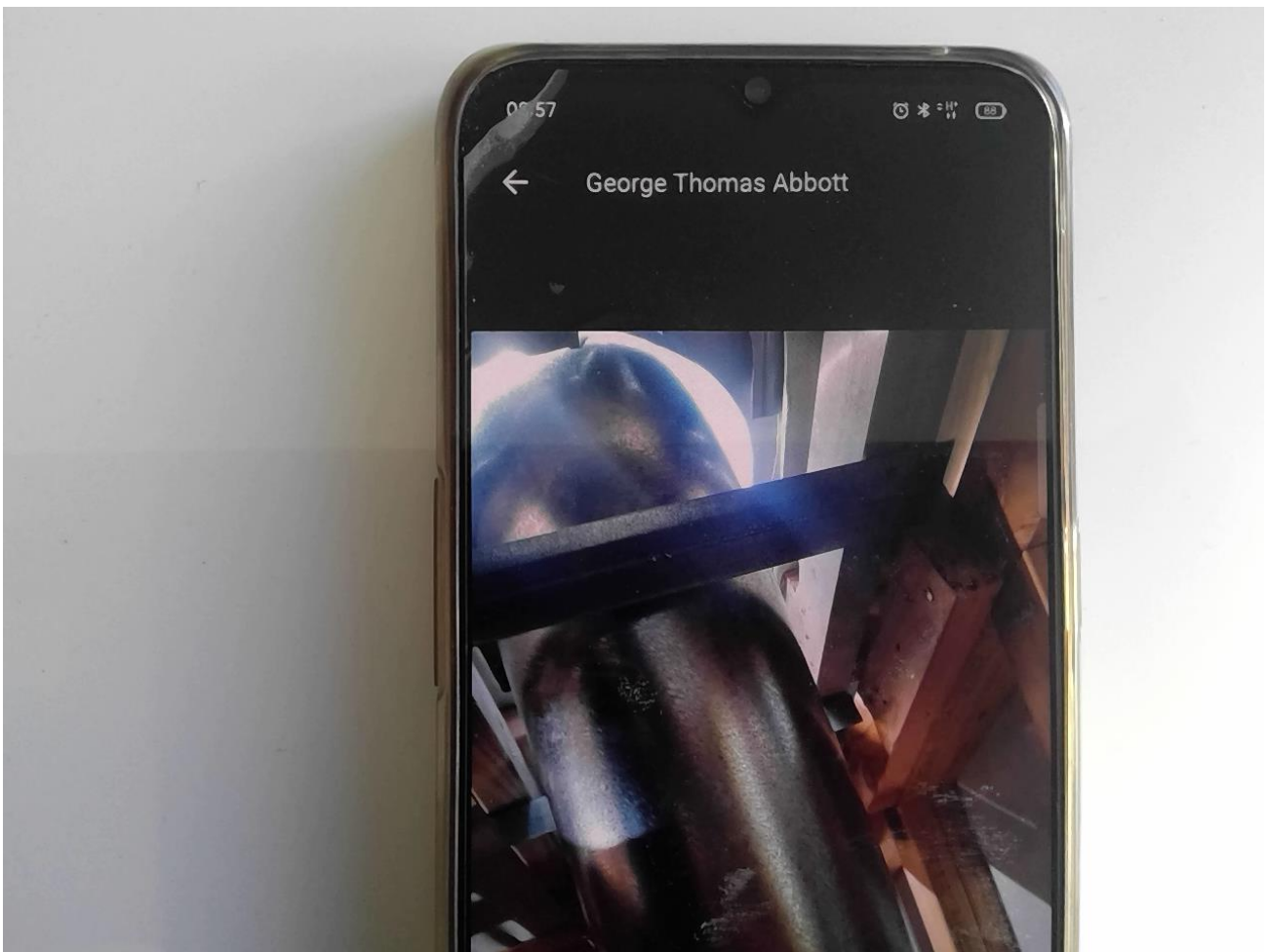
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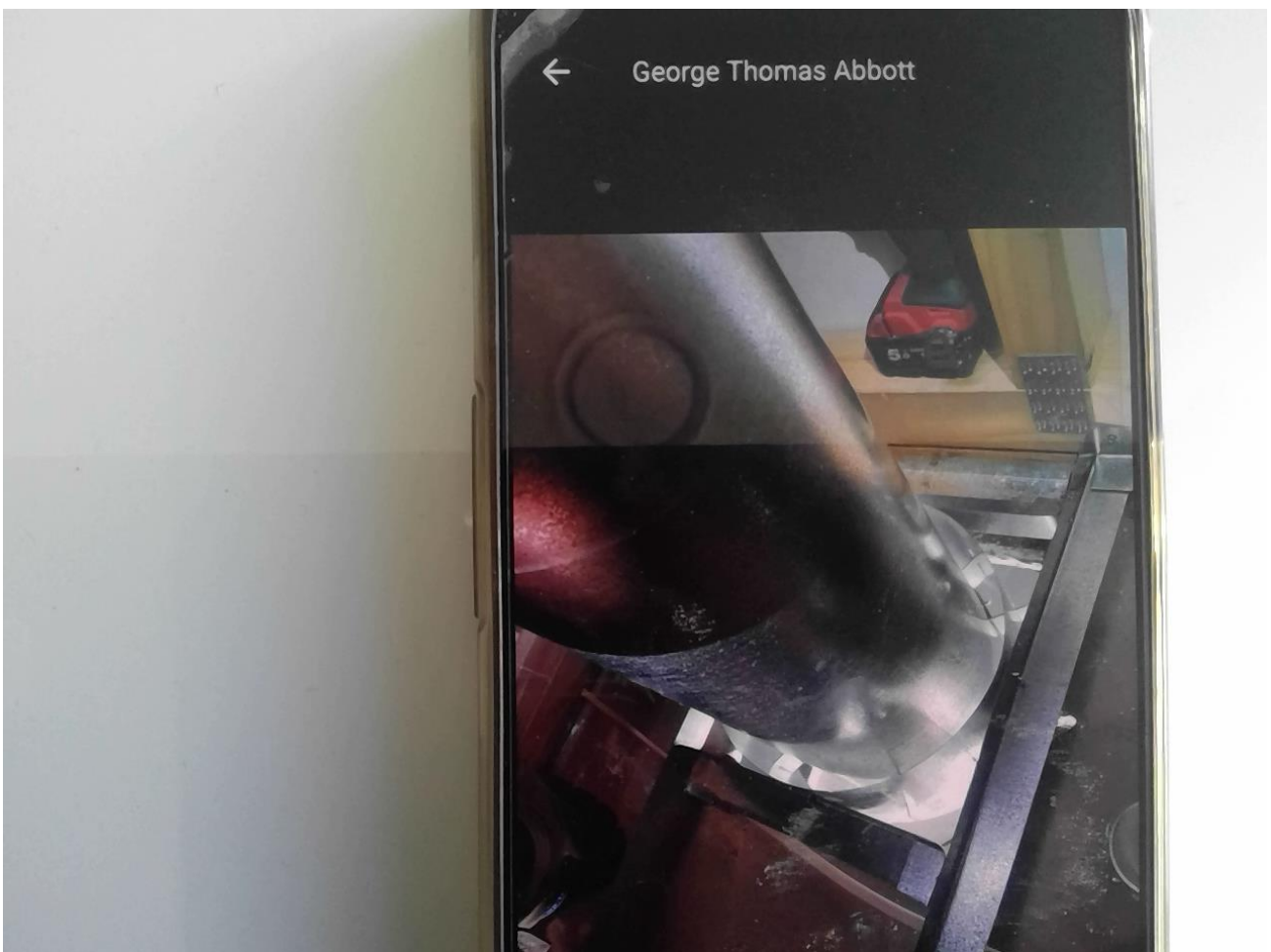
Taken at 8:57 AM on Monday 3/05/2021 Status: Pass



Taken at 8:57 AM on Monday 3/05/2021 Status: Pass



Taken at 8:57 AM on Monday 3/05/2021 Status: Pass



Taken at 8:57 AM on Monday 3/05/2021 Status: Pass



WAIMAKARIRI
DISTRICT COUNCIL

Private Bag 1006, Rangiora 7440
Ph 03 311 8900, 03 327 6834 Fax 03 313 4432
www.waimakariri.govt.nz

PRODUCER STATEMENT INSTALLATION OF SOLID/
LIQUID FUEL HEATING APPLIANCE
For Installer to Complete

BC No: 201170

Issued by (installer):

Abbott Gas & Heating Ltd

At (address):

11 Crete Rd

For (owner):

Dean Cameron

Rangiora

In respect of the installation of the solid or liquid fuel heating appliance prior to first use.

HEATING APPLIANCE INSTALLATION

☒ Free standing

☐ Inbuilt

☐ Wet back

Make of SFB

Model of SFB

Woodburn

Secura #2524

Make of Flue

Woodburn

Tick as Appropriate:

1. Is the SFB and Flue as per the building consent
2. Chimney Cleaned
3. Fireplace surround/chimney face junction sealed with a heat resistant material
4. The flue pipe is constructed of austenitic stainless steel
5. Seismic Restraint fitted
6. Flue sections are secured together with Stainless Steel Rivets
7. The Flue is secured to the heating unit
8. The chimney void has been vented at the top
9. Flue and appliance clearances have been achieved in terms of the Manufacturers Instructions and AS/NZS 2918:2001
10. Flue joints sealed in accordance with Manufacturers Instructions
11. Flue Safety Valve connected and working correctly
12. If you have answered 'no' to any items please comment:

Y N NA

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PLEASE TURN OVER FOR SIGNATURES

Taken at 9:04 AM on Monday 3/05/2021

Status: Pass

INSTALLER

I, George Abbott (print/type name) certify that the above specified installation has been carried out as described and in accordance with the manufacturers Installation Instructions and the current building code requirements.

Company Name: Abbott Gas & Heating Ltd

Phone: 021 2444 944

Address: 55c Halswell Rd, Hornby

Fax:

City: CHCH

Email: admin@abbotgh.co.nz

Installers Signature: George Abbott

H&A Registration No: 3039

Date: 29/04/21

WETBACK INSTALLATION

If a wetback heater is fitted, name the Certifying plumber who carried out the supervised work:

Name:

Registration No:

Signature:

Company Name:

Date:

Taken at 9:04 AM on Monday 3/05/2021

Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC201170 in the subject line.

Inspection Type: **Free Standing Fire / Boiler - Completion**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **3 May 2021**

Passed Items

General Items

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

Heating Unit Inspection Items

Heating unit make and model	woodsman serene serial no 2534.
Hearth	polished concrete hearth to entire floor
Seismic restraints	2 bolts to back of unit
Unit clearances	rear clearance 90mm ceiling height 2.7m
Flue shield(s)	1.2m shield
Flue type, spacers and fixings	150mm flue riveted at joins
Ceiling or wall penetration	300mm square hole achieved
Number of flues and clearances to combustibles	woodsman flue kit 300mm liner 25mm below ceiling level. 250mm vented liner fitted. 25mm clearances achieved in roof space
Flue secured to firebox	x2 spots
Ceiling plate	400x400x25mm plate up to ceiling
Roof penetration	roof flashing completed
Flue height and support	height achieved and restrained
Smoke alarms	x3 fitted
Installation check sheet provided	photo taken

Documentation

(Struct.) Surveyor's Building Location Certificate

Status

Accepted

14/01/2021 Verified and Approved FFL BT

(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Received
(Struct.) Engineer's ground bearing notes/report	Received
(Struct.) Engineer's site notes/reports (Specify)	Required
Stack bond block laying	
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners**Status**

Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required
Cladding Installer 1	Required
Cladding Installer 2	Required
Roofing 1	Required
Roofing 2	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA
LOT 41 DP 542543**

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

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall**
Inspection Date: **11 May 2021 12:56 PM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Sumps and soak holes	Pass
-Landscaping generally completed at time of final inspection, with soakage pit completed and covered (see required PS3).	

Documentation

Application form for CCC (Form 6)	Required
(Struct.) PS4 - Blockwork (Engineer's supervision)	Required
(Serv.) Electrical certificate	Required
(Serv.) Heating Unit Installation Checklists (PS3)	Required
PS3 (Specify)	Required
-Soakage pit construction PS3.	

SITE INSPECTION AUDIT REPORT

Consent No: **BC201170**
 Applicant: **Cameron Dean Ewen**
 Site Address: **11 Crete Road RANGIORA**
 Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**

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

Inspection Type: **Final**
 Inspection Outcome: **Pass**
 Inspected By: **Andrew Kendall**
 Inspection Date: **11 May 2021 1:47 PM**
 Duration: **60 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
Finished ground level and clearances to cladding	Pass
-Finished ground level and clearances to cladding correct at time of final inspection.	
Paved area levels/falls and storm water control	Pass
-Paved area levels/falls and storm water control completed.	
Gully traps	Pass
-Finished height of gully traps comply.	
Storm water disposal	Pass
-Storm water disposal completed, with strip drain and sump in place.	
Soffit/windows/doors sealed	Pass
-Soffit/windows/doors sealed.	
Drain ventilation	Pass
-80mm diameter foul water vent in position.	
Cladding/soffits	Pass
-Cladding/soffits painted, including block work sealed.	
Ventilation/weep holes	Pass
-Ventilation/weep holes in place to block veneer.	
Drainage venting to sewer and WC fixture	Pass
-Drainage venting to sewer in place.	
Snow straps	N/A
Vermin proofing	Pass
-Vermin proofing completed.	
Garage door reveals and cladding junctions	Pass
-Garage door reveals and cladding junctions completed and sealed.	
Step down to door openings	Pass
-190mm maximum step down to door openings achieved.	
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 -Water isolation valve located within garage perimeter wall framing.	Pass
Hot water cylinder relief drain -Hot water cylinder relief drain terminating in safe location.	Pass
Hot water cylinder valving -Hot water cylinder valving correct.	Pass
Hot water cylinder temperature -Hot water temperature within 55 degrees.	Pass
HWC seismic restraints -Hot water cylinder seismic restraints in place top/middle/bottom.	Pass
Safe tray in place -Hot water cylinder safe-tray installed and connected to drain.	Pass
Smoke alarms -Smoke alarms in position as required.	Pass
Window identification stickers, safety glass labels and opening restrictors -Window wind zones: High.	Pass
Shower leak test -Shower leak tests passed (see additional item).	Pass
Gas hob shield	N/A
Ventilation provided to all wet areas -Wet area ventilation achieved.	Pass
Fixtures sealed to walls -Fixtures sealed to walls.	Pass
Plumbing fixtures -Plumbing fixtures installed and sealed.	Pass
Insulation -Pink Batt ceiling insulation in place correctly installed around ducting and clear of roofing underlay.	Pass
Mechanical vents -Mechanical vent ducting connected and venting to exterior.	Pass
Vertical insulation in roof space	N/A
Gas Cylinders	N/A
Effluent Field Fencing/Protection	N/A
On-site maneuvering	N/A
Sheds/Garages (Sheds/Garages only Final)	N/A
Solar Final (Solar Only final)	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items -Note: Accepted minor on-site variation for deletion of both shower doors as requested on-site by owner at time of final inspection, with decision based on that there are 1.2m long glass screens secured to floor/wall/ceiling and that there is a rebate in the floor at this location, including bathroom floors and skirtings being fully tiled.	Pass
Additional PASSED with Site Instructions (Directives to Complete)	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

Documentation

Application form for CCC (Form 6)	Required
(Struct.) PS4 - Blockwork (Engineer's supervision)	Required
(Serv.) Electrical certificate	Required
(Serv.) Heating Unit Installation Checklists (PS3)	Required
PS3 (Specify)	Required

-Soakage pit construction PS3.



Taken at 1:03 PM on Tuesday 11/05/2021



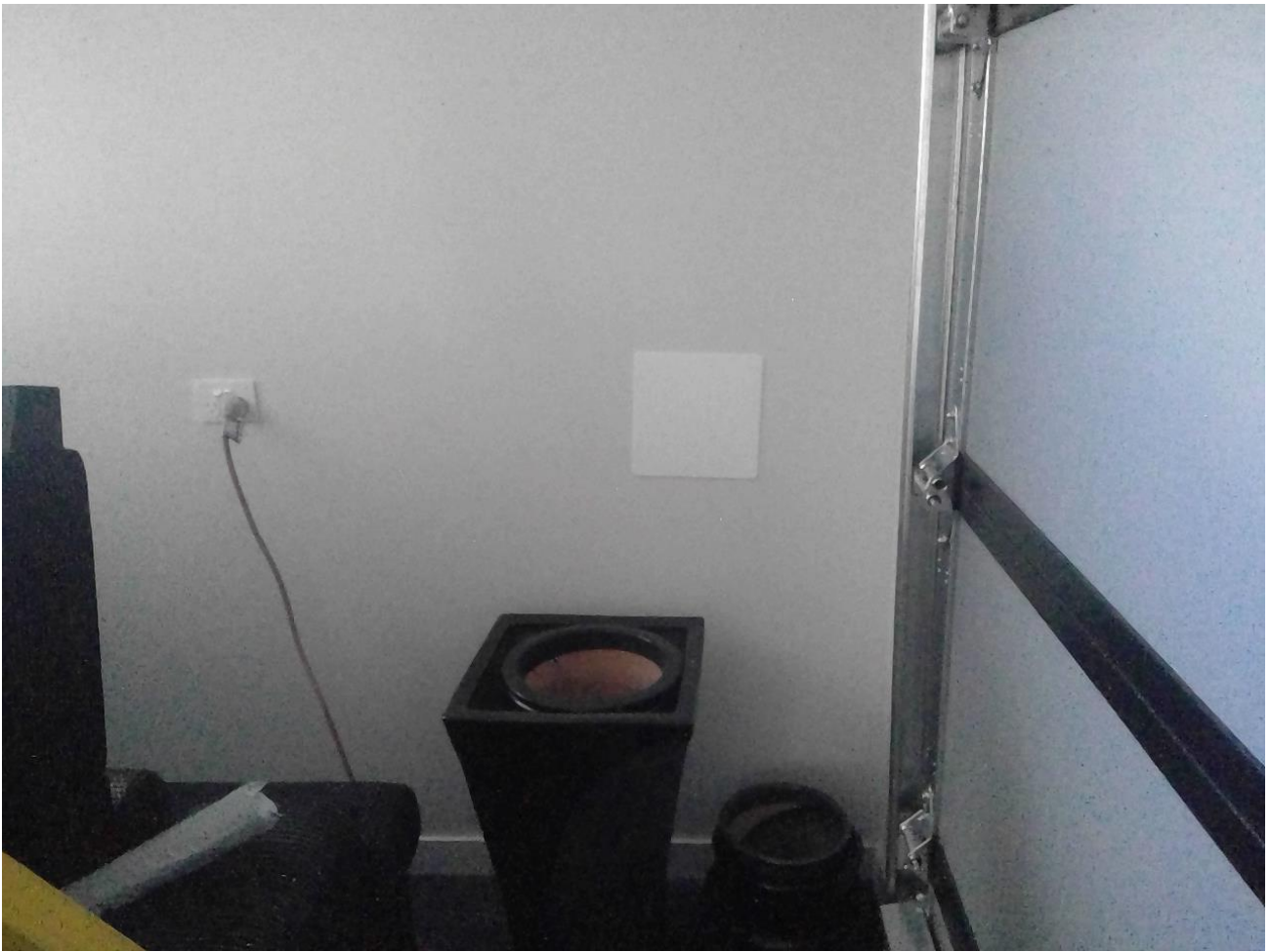
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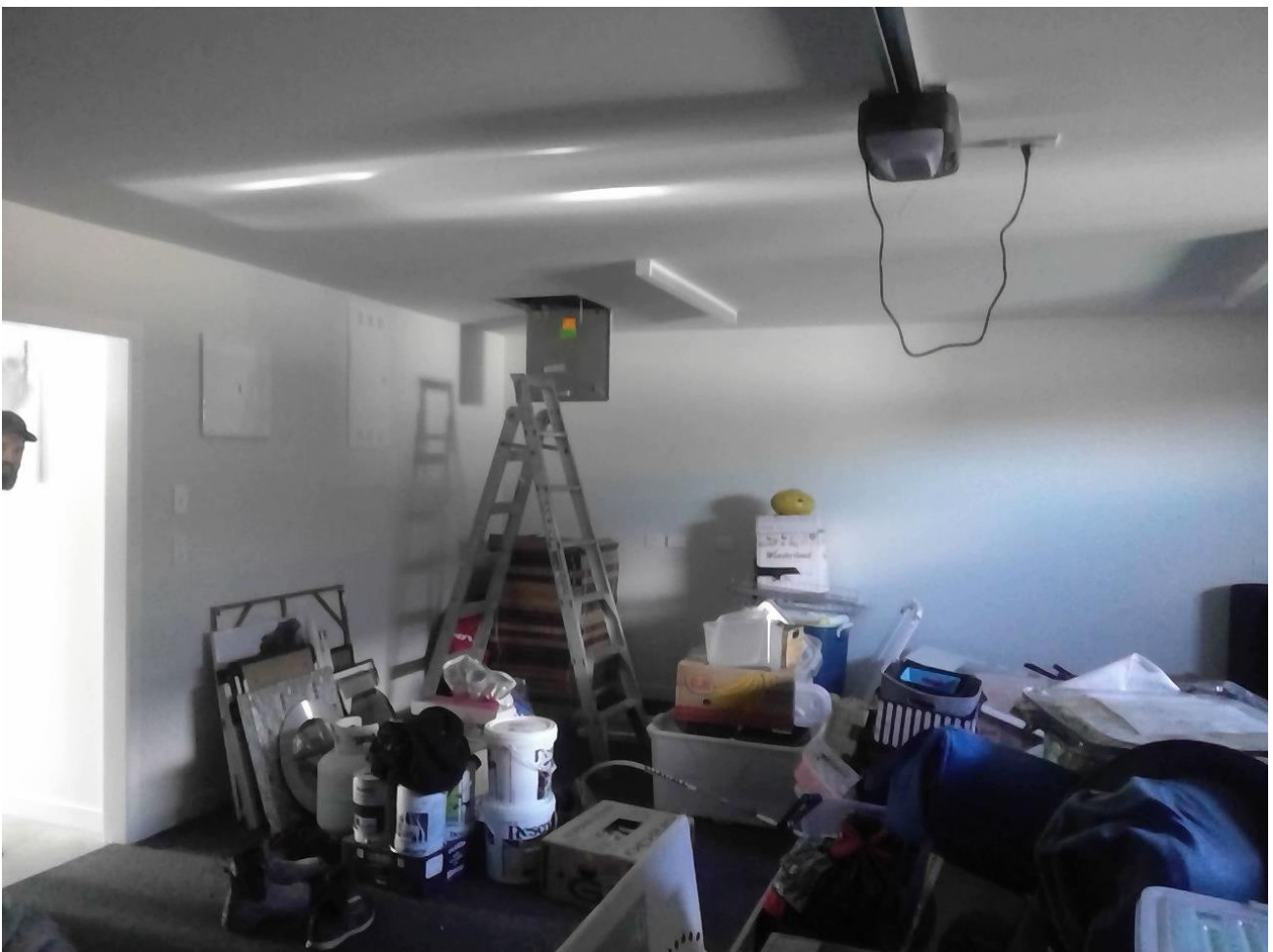
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Taken at 1:09 PM on Tuesday 11/05/2021



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Taken at 1:10 PM on Tuesday 11/05/2021



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Taken at 1:10 PM on Tuesday 11/05/2021



Taken at 1:11 PM on Tuesday 11/05/2021



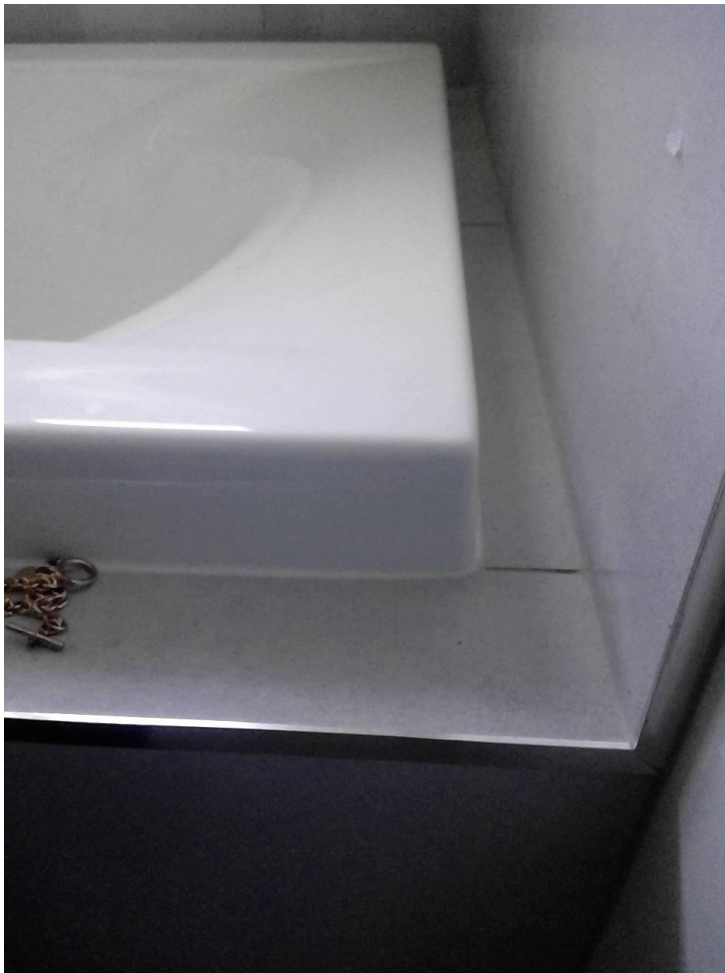
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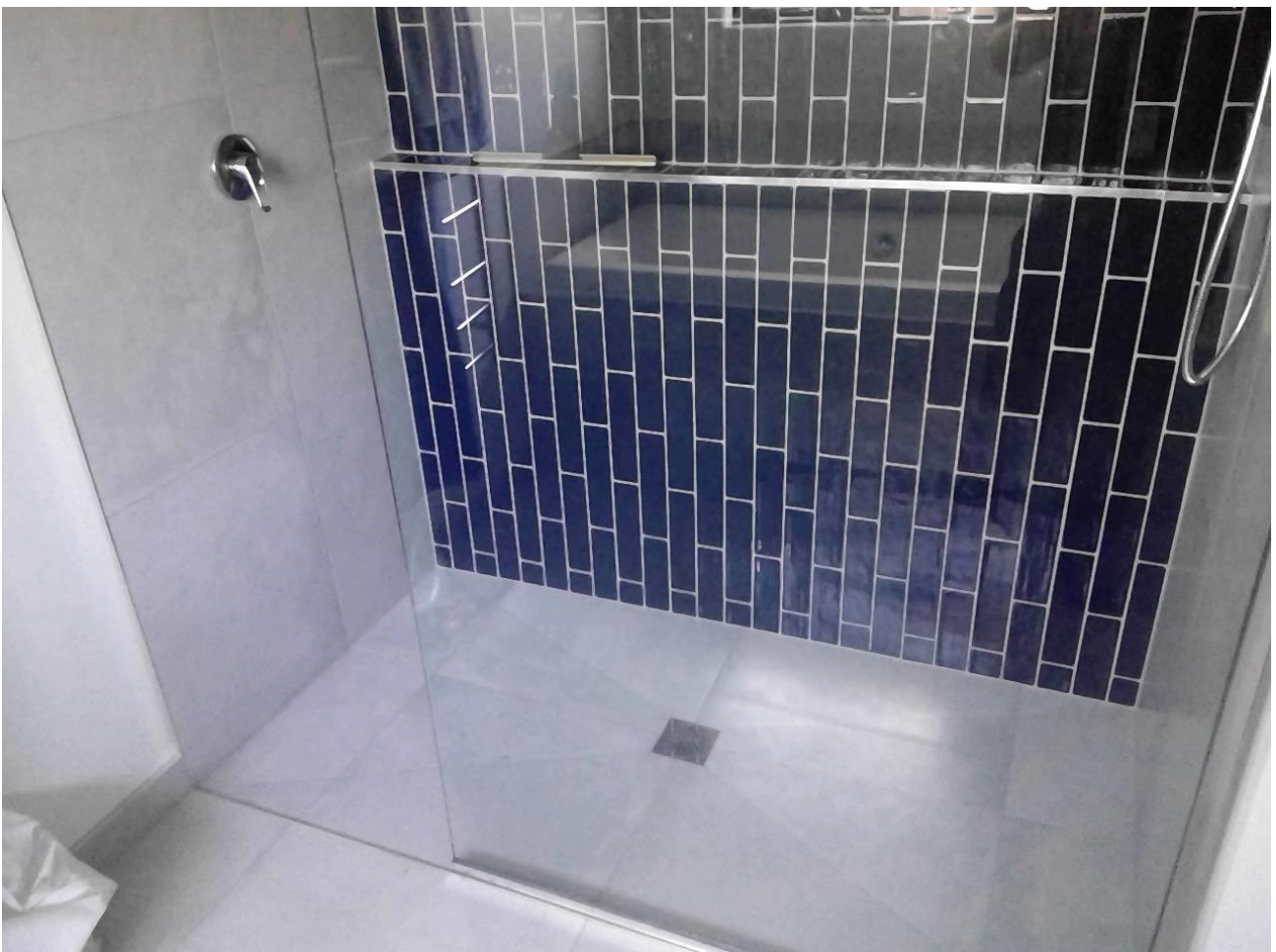
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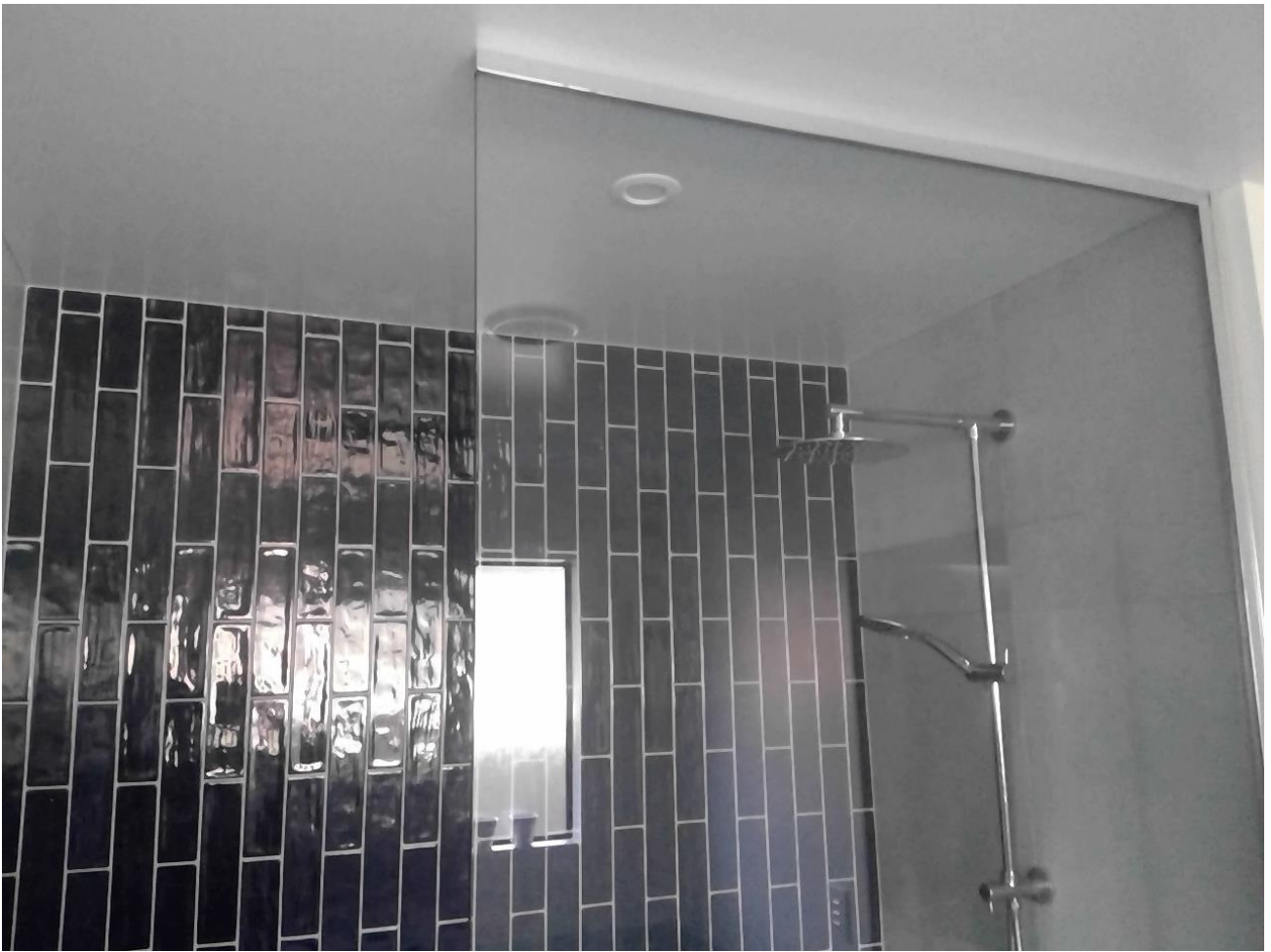
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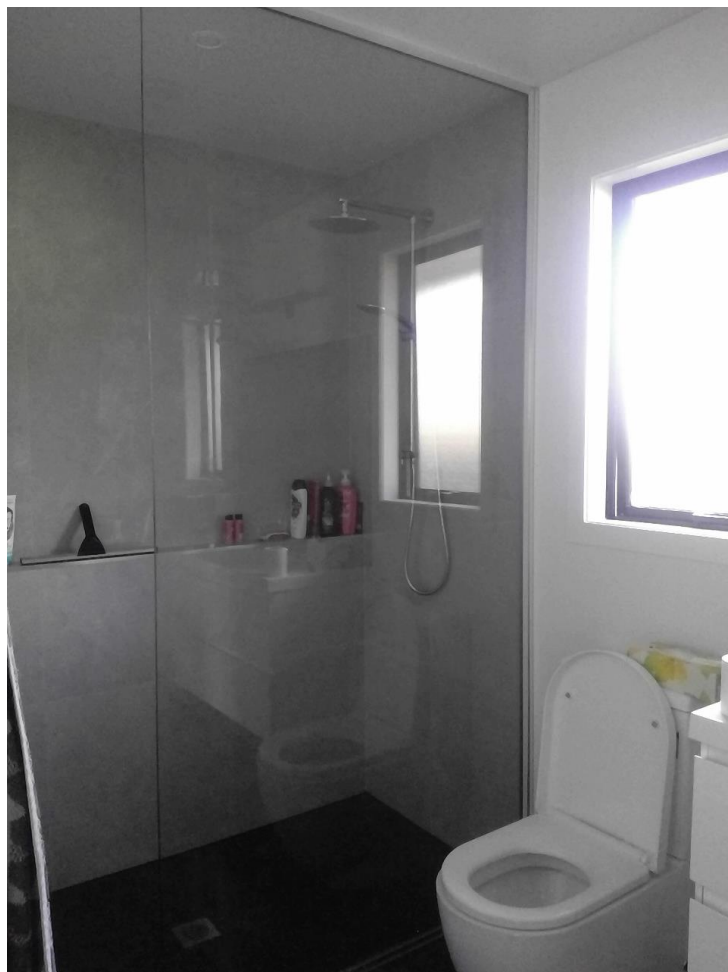
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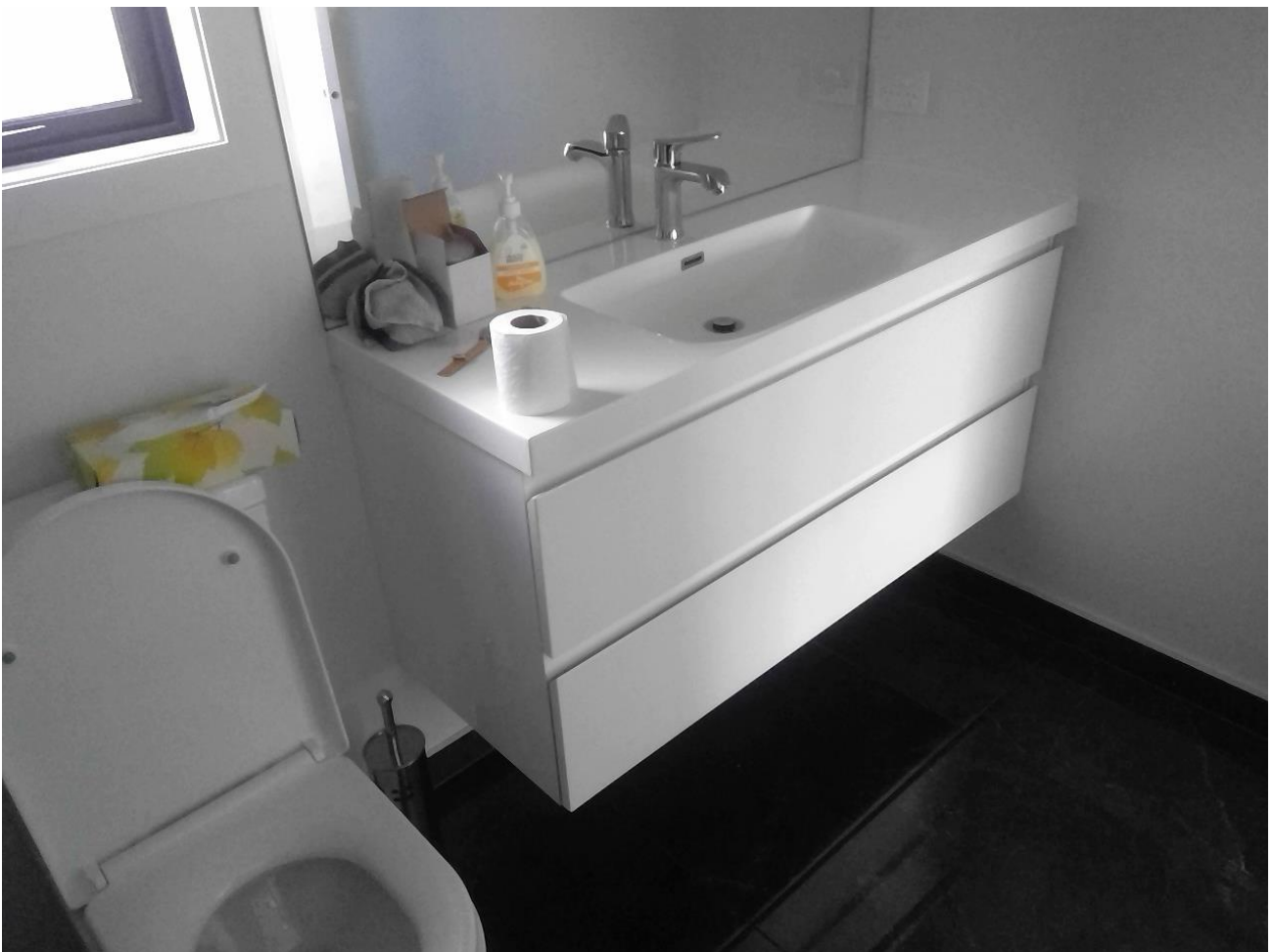
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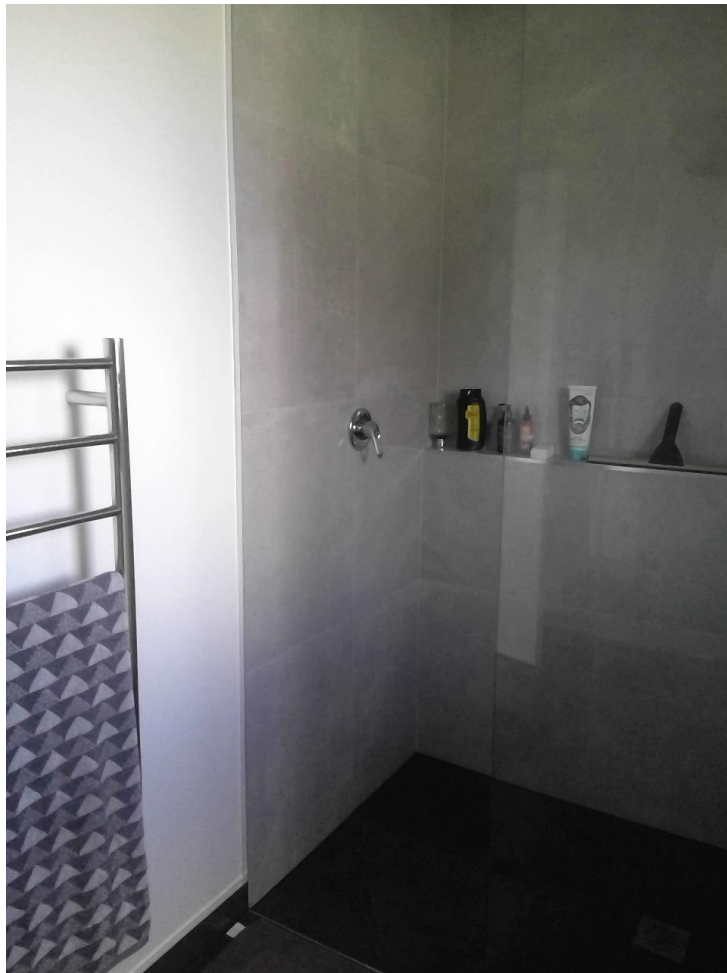
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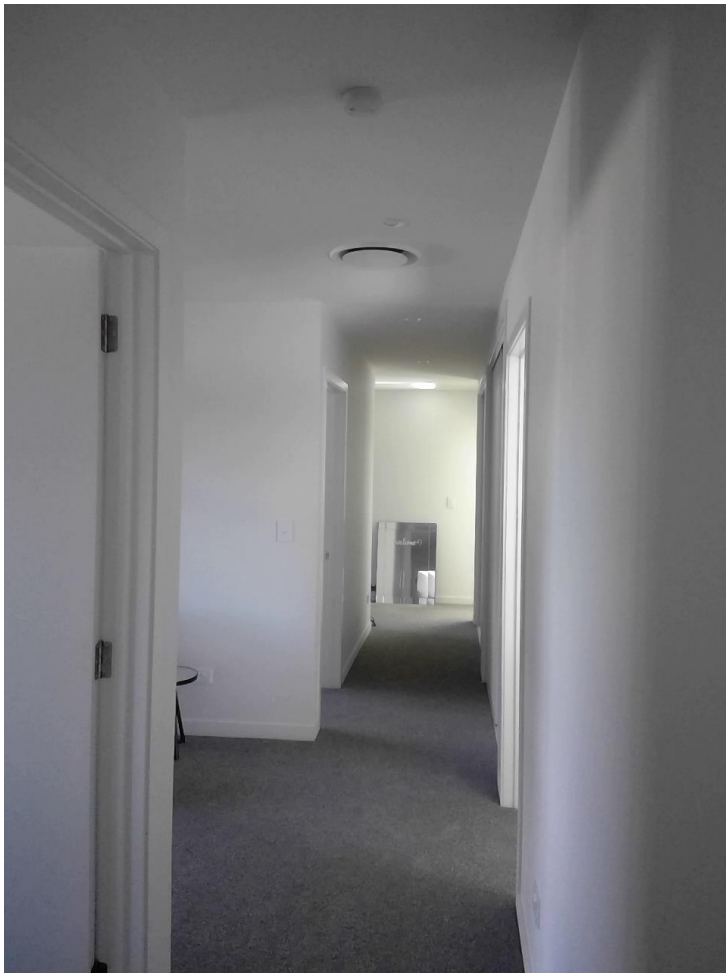
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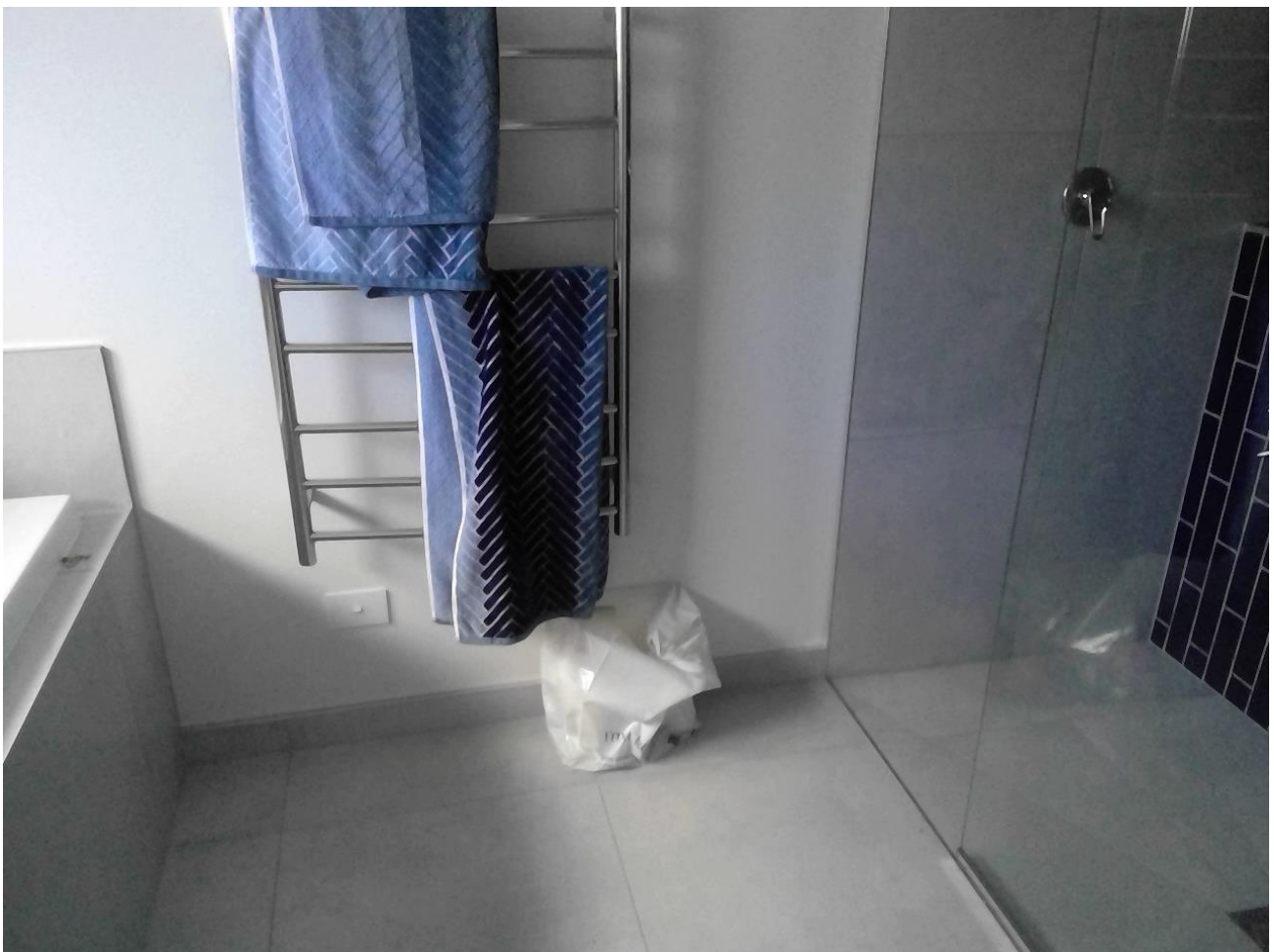
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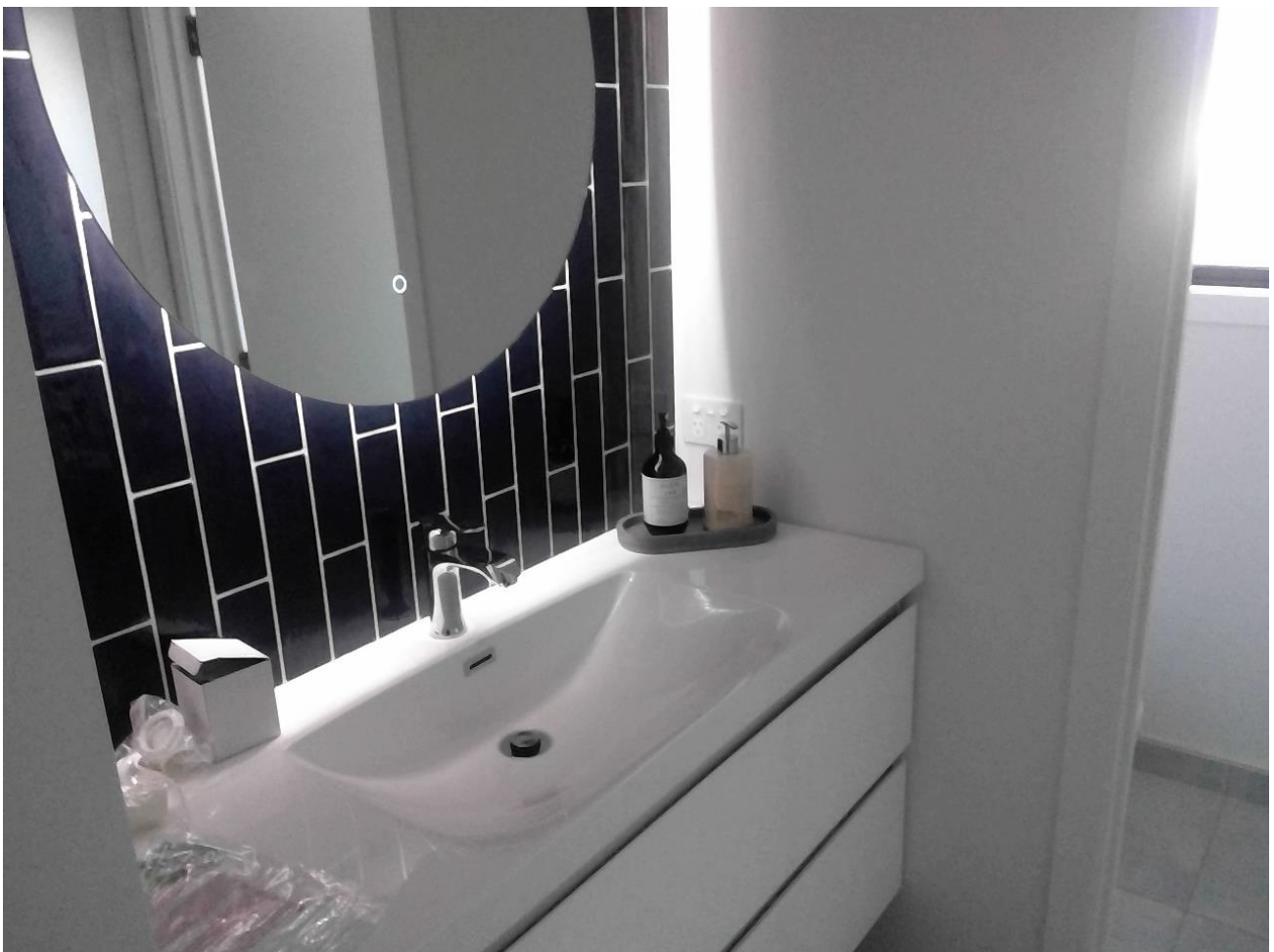
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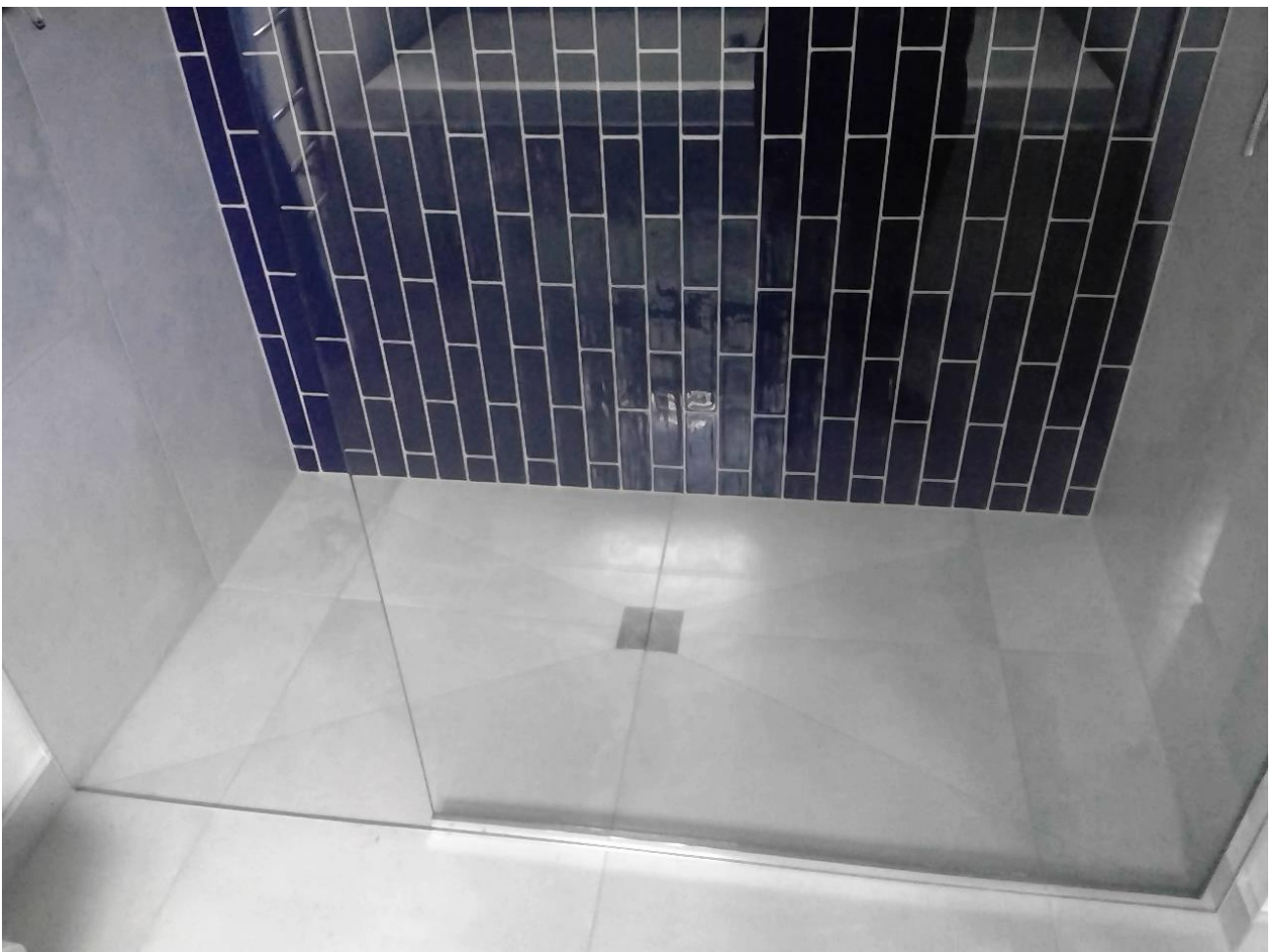
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Taken at 1:24 PM on Tuesday 11/05/2021



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Taken at 1:30 PM on Tuesday 11/05/2021



Taken at 1:31 PM on Tuesday 11/05/2021



Taken at 1:31 PM on Tuesday 11/05/2021

SITE INSPECTION NOTICE

Consent No: **BC201170**
Applicant: **Cameron Dean Ewen**
Site Address: **11 Crete Road RANGIORA**
Work Type: **DWELLING WITH LOG BURNER AND ATTACHED GARAGE 11 CRETE ROAD RANGIORA LOT 41 DP 542543**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC201170 in the subject line.

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **11 May 2021**

Passed Items

Inspection Items

Sumps and soak holes

-Landscaping generally completed at time of final inspection, with soakage pit completed and covered (see required PS3).

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **11 May 2021**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy

Approved Building Consent on site

Inspection Items

Finished ground level and clearances to cladding

-Finished ground level and clearances to cladding correct at time of final inspection.

Paved area levels/falls and storm water control

-Paved area levels/falls and storm water control completed.

Gully traps

-Finished height of gully traps comply.

Storm water disposal

-Storm water disposal completed, with strip drain and sump in place.

Soffit/windows/doors sealed

-Soffit/windows/doors sealed.

Drain ventilation

-80mm diameter foul water vent in position.

Cladding/soffits

-Cladding/soffits painted, including block work sealed.

Ventilation/weep holes

-Ventilation/weep holes in place to block veneer.

Drainage venting to sewer and WC fixture	-Drainage venting to sewer in place.
Vermin proofing	-Vermin proofing completed.
Garage door reveals and cladding junctions	-Garage door reveals and cladding junctions completed and sealed.
Step down to door openings	-190mm maximum step down to door openings achieved.
Water isolation valve location	-Water isolation valve located within garage perimeter wall framing.
Hot water cylinder relief drain	-Hot water cylinder relief drain terminating in safe location.
Hot water cylinder valving	-Hot water cylinder valving correct.
Hot water cylinder temperature	-Hot water temperature within 55 degrees.
HWC seismic restraints	-Hot water cylinder seismic restraints in place top/middle/bottom.
Safe tray in place	-Hot water cylinder safe-tray installed and connected to drain.
Smoke alarms	-Smoke alarms in position as required.
Window identification stickers, safety glass labels and opening restrictors	-Window wind zones: High.
Shower leak test	-Shower leak tests passed (see additional item).
Ventilation provided to all wet areas	-Wet area ventilation achieved.
Fixtures sealed to walls	-Fixtures sealed to walls.
Plumbing fixtures	-Plumbing fixtures installed and sealed.
Insulation	-Pink Batt ceiling insulation in place correctly installed around ducting and clear of roofing underlay.
Mechanical vents	-Mechanical vent ducting connected and venting to exterior.
ADDITIONAL ITEMS (as applicable)	
Additional PASSED Items	-Note: Accepted minor on-site variation for deletion of both shower doors as requested on-site by owner at time of final inspection, with decision based on that there are 1.2m long glass screens secured to floor/wall/ceiling and that there is a rebate in the floor at this location, including bathroom floors and skirtings being fully tiled.

Documentation

(Struct.) Surveyor's Building Location Certificate 14/01/2021 Verified and Approved FFL BT	Accepted
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Received
(Struct.) Engineer's ground bearing notes/report	Received
Application form for CCC (Form 6)	Required
(Struct.) Engineer's site notes/reports (Specify) Stack bond block laying	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Struct.) PS4 - Blockwork (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

(Serv.) Heating Unit Installation Checklists (PS3)	Required
PS3 (Specify)	Required
-Soakage pit construction PS3.	

Licensed Building Practitioners**Status**

Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required
Cladding Installer 1	Required
Cladding Installer 2	Required
Roofing 1	Required
Roofing 2	Required