

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
 Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
 Site Address: **73 Kippenberger Avenue RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Foundation Pre-Pour**
 Inspection Outcome: **Pass**
 Inspected By: **Andrew Kendall**
 Inspection Date: **24 April 2017 4:11 p.m.**
 Duration: **45 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 on site.	
Standard safety footwear required and worn on site.	
Site visitors' register signed.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Boundary peg locations and address/lot number	Pass
-Lot 40 site address confirmed.	
Confirm siting	Pass
-Building sited in consistent with sheet: 02.	
Building Location Certificate Provided	N/A
Check Finished floor level off datum	Pass
-Correct floor level achieved from surrounding ground levels.	
Site Scraping	Pass
-Stripped vegetation and soft dirt from building platform achieved.	
Excavated foundations	Pass
-Excavated foundations are plumb and level at base with all loose material removed.	
Bearing achieved	Pass
-Engineer required to inspect and passed ground bearing.	
Special geotechnical or engineer's requirements	Pass
-Engineers site report & PS4 required for Code Compliance Certificate.	
Foundation width and depth	Pass
-300mm foundation width achieved.	
-Foundations approximately 500 - 600mm depth below surrounding ground levels.	
Reinforcing	Pass
-2/D16 horizontal bars, with D10 links/floor starters within 600mm centres, as per Engineering drawings.	
Reinforcing support and required cover	Pass
-Reinforcing adequately supported to achieve required cover.	
Waste sleeves	Pass
-Waste sleeves in place to achieve correct pipe gradients.	
Sub-floor ventilation	N/A
OK to Pour	Pass

-Okay to proceed with concrete placement, subject to the Engineers approval of ground bearing.

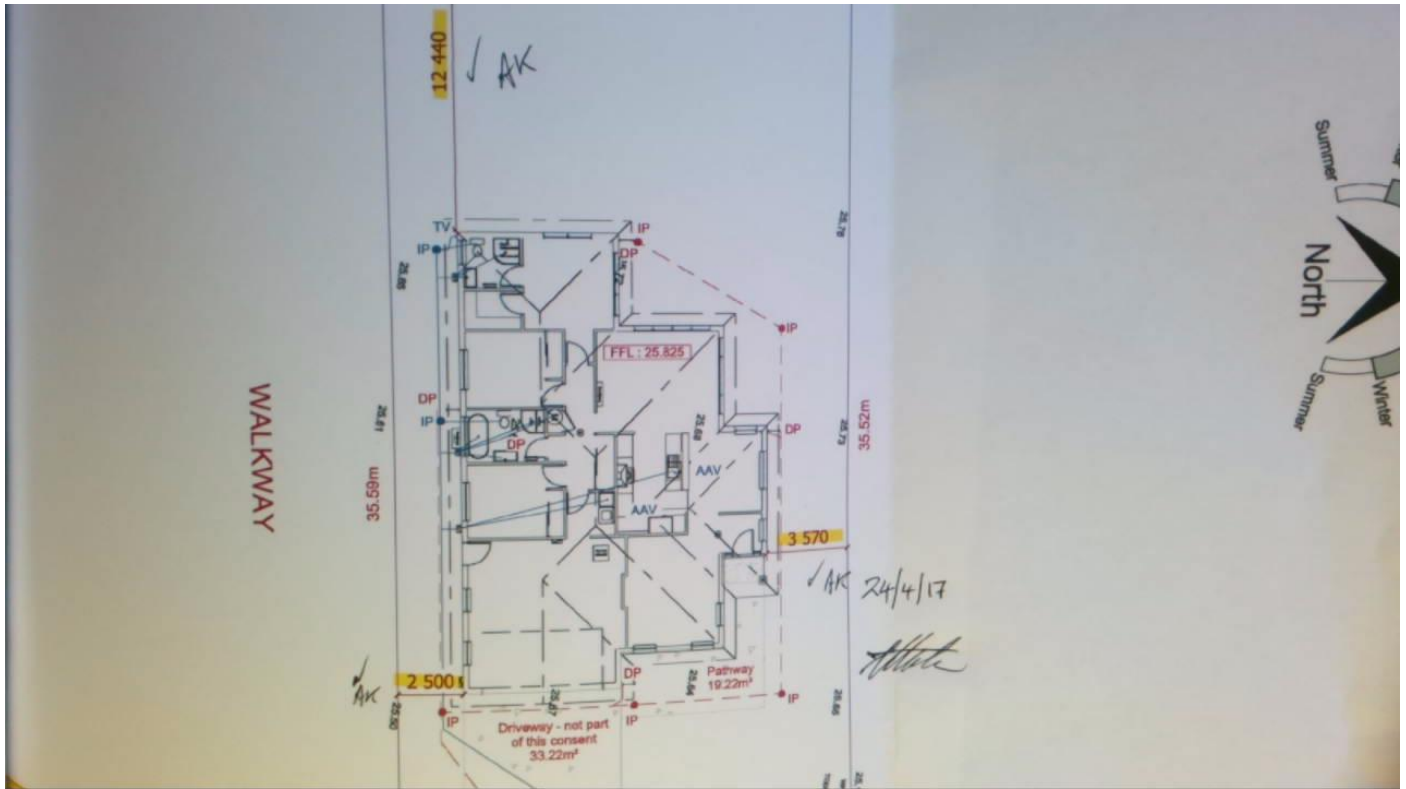
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
-500 x 500mm post footing in place, with 3/D16 U bars each way, Engineers to approve minor variation from DH12 bars as indicated on approved Blueprint Consulting Engineers drawing.	
Additional PASSED with Site Instructions (Directives to Complete)	Pass
-500 x 500mm post footing in place, with 3/D16 U bars each way, Engineers to approve minor variation from DH12 bars as indicated on approved Blueprint Consulting Engineers drawing.	
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

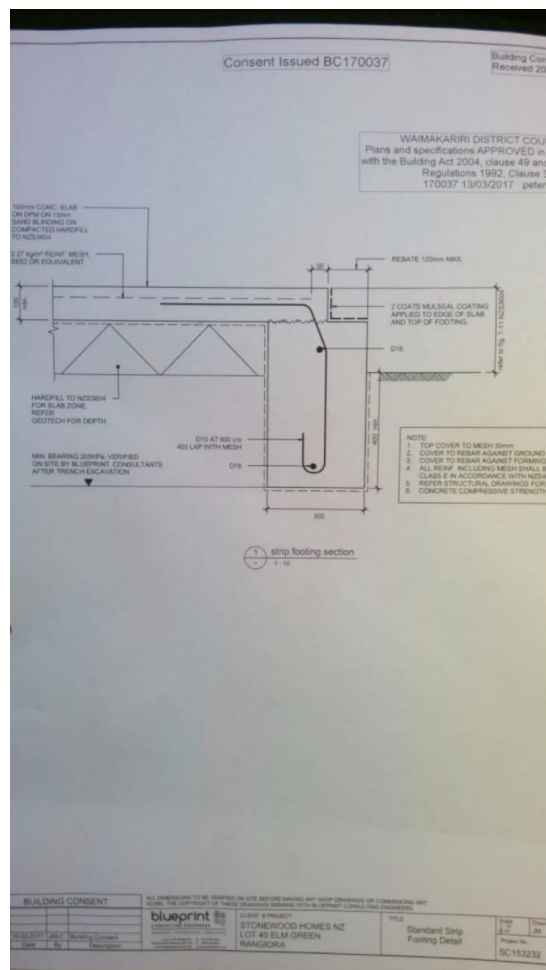
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required

Licensed Building Practitioners

Foundations 1	Required
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Taken at 3:55 PM on Monday 24/04/2017



Taken at 3:56 PM on Monday 24/04/2017



Taken at 3:58 PM on Monday 24/04/2017



Taken at 4:00 PM on Monday 24/04/2017



Taken at 4:00 PM on Monday 24/04/2017



Taken at 4:00 PM on Monday 24/04/2017



Taken at 4:00 PM on Monday 24/04/2017



Taken at 4:01 PM on Monday 24/04/2017



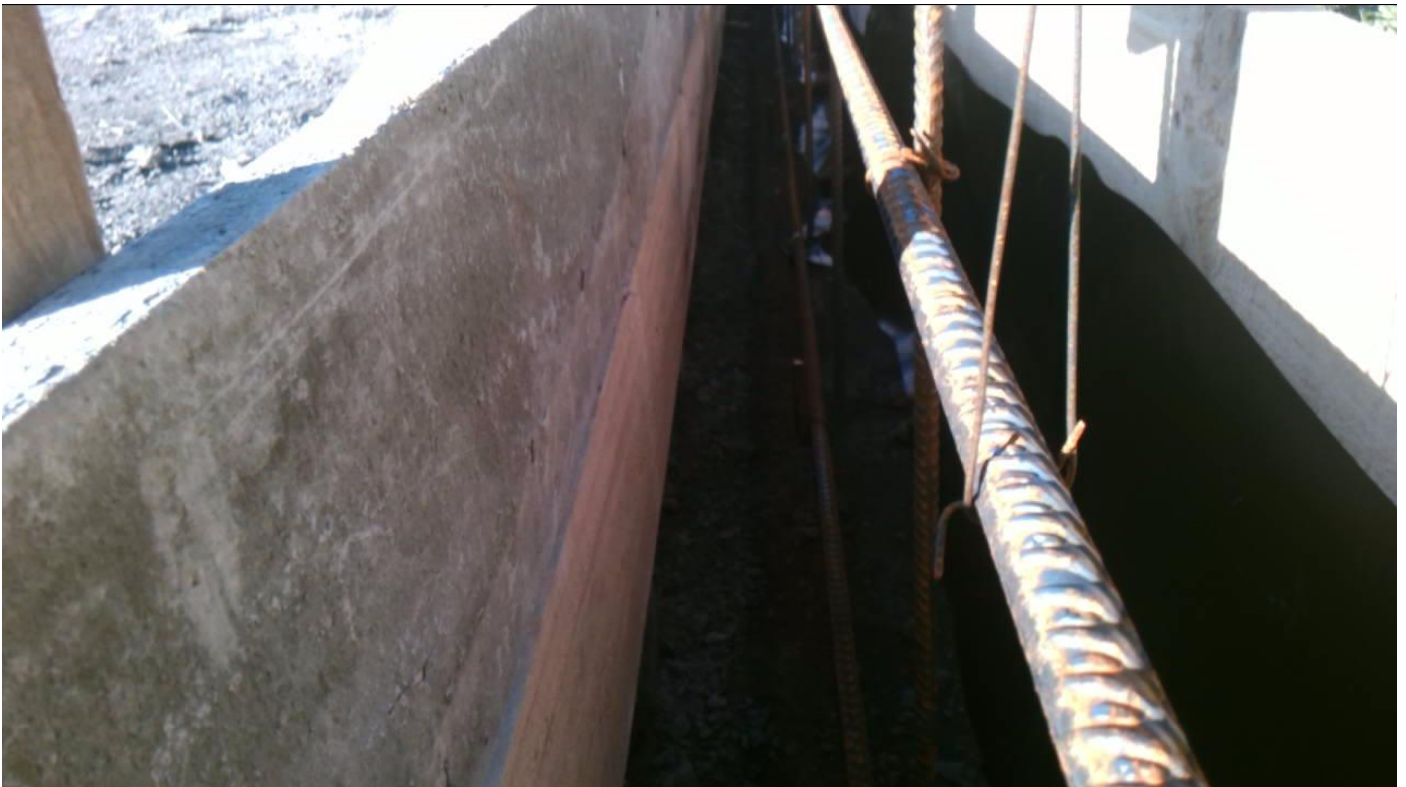
Taken at 4:01 PM on Monday 24/04/2017



Taken at 4:01 PM on Monday 24/04/2017



Taken at 4:02 PM on Monday 24/04/2017



Taken at 4:02 PM on Monday 24/04/2017



Taken at 4:03 PM on Monday 24/04/2017



Taken at 4:03 PM on Monday 24/04/2017



Taken at 4:03 PM on Monday 24/04/2017



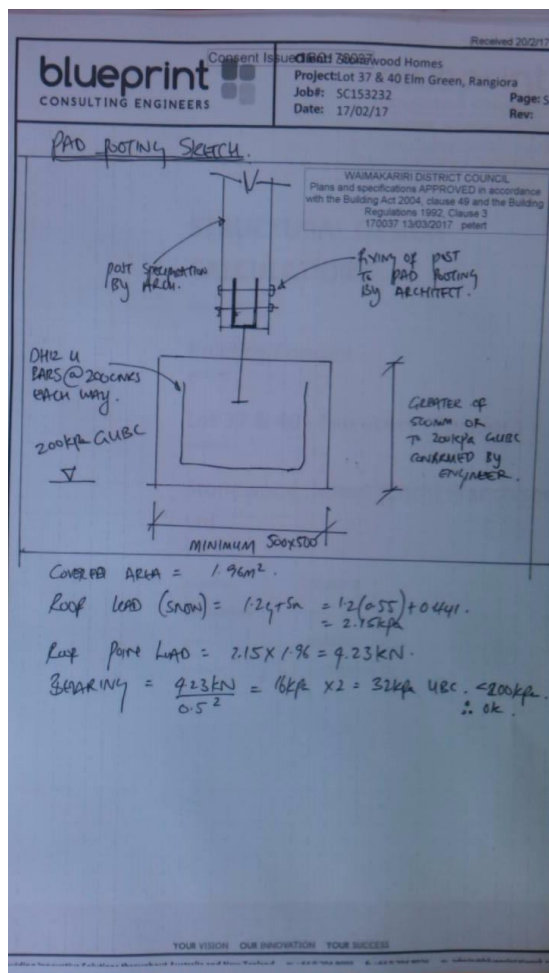
Taken at 4:04 PM on Monday 24/04/2017



Taken at 4:05 PM on Monday 24/04/2017



Taken at 4:05 PM on Monday 24/04/2017



Taken at 4:06 PM on Monday 24/04/2017



Taken at 4:06 PM on Monday 24/04/2017



Taken at 4:07 PM on Monday 24/04/2017



Taken at 4:07 PM on Monday 24/04/2017

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **73 Kippenberger Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Foundation Pre-Pour**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **24 April 2017**

Passed Items

General Items

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

Inspection Items

Boundary peg locations and address/lot number	-Lot 40 site address confirmed.
Confirm siting	-Building sited in consistent with sheet: 02.
Check Finished floor level off datum	-Correct floor level achieved from surrounding ground levels.
Site Scraping	-Stripped vegetation and soft dirt from building platform achieved.
Excavated foundations	-Excavated foundations are plumb and level at base with all loose material removed.
Bearing achieved	-Engineer required to inspect and passed ground bearing.
Special geotechnical or engineer's requirements	-Engineers site report & PS4 required for Code Compliance Certificate.
Foundation width and depth	-300mm foundation width achieved. -Foundations approximately 500 - 600mm depth below surrounding ground levels.
Reinforcing	-2/D16 horizontal bars, with D10 links/floor starters within 600mm centres, as per Engineering drawings.
Reinforcing support and required cover	-Reinforcing adequately supported to achieve required cover.
Waste sleeves	-Waste sleeves in place to achieve correct pipe gradients.
OK to Pour	-Okay to proceed with concrete placement, subject to the Engineers approval of ground bearing.

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	-500 x 500mm post footing in place, with 3/D16 U bars each way, Engineers to approve minor variation from DH12 bars as indicated on approved Blueprint Consulting Engineers drawing.
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Documentation

As-Built Truss Design
(Struct.) Engineer's ground bearing notes/report

Status

Required
Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
 Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
 Site Address: **73 Kippenberger Avenue RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **John Thornton**
 Inspection Date: **2 May 2017 10:24 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number	N/A
Confirm siting	N/A
Building Location Certificate Provided	N/A
Confirm any engineer's special requirements	N/A
Building platform excavations	Pass
Site excavated as viewed on inspectors photos taken at time of foundation inspection.	
Hardfill - type & compaction	Pass
AP40 Heel test ok	
Under-slab insulation provision	N/A
DPM protection	Pass
Blinding layer in place	
Slab base level and height	Pass Non Compliance
Remove all sharp stones prior to placement of DPM were wastes backfilled and relevel hardfill.	
Slab thickness of 100mm to be acheived and to be checked throughout at slab inspection.	
Slab thickenings	Pass
None required as Buildable layout	
Pipework	Pass Non Compliance
Wastes In place.	
*Ensure copper relief drain(yet to place) is below slab and grade acheived	
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 10:17 AM on Tuesday 2/05/2017



Taken at 10:20 AM on Tuesday 2/05/2017



Taken at 10:21 AM on Tuesday 2/05/2017

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **73 Kippenberger Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **2 May 2017**

Passed Items

General Items

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

Inspection Items

Building platform excavations

Hardfill - type & compaction
DPM protection
Slab thickenings

Site excavated as viewed on inspectors photos taken at time of foundation inspection.

AP40 Heel test ok

Blinding layer in place

None required as Buildable layout

Deferred Items

Inspection Items

Slab base level and height

Remove all sharp stones prior to placement of DPM were wastes backfilled and releveled hardfill. Slab thickness of 100mm to be achieved and to be checked throughout at slab inspection.

Pipework

Wastes In place.

***Ensure copper relief drain(yet to place) is below slab and grade achieved**

Documentation

As-Built Truss Design
(Struct.) Engineer's ground bearing notes/report

Status

Required
Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **73 Kippenberger Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R01**

Inspection Type: **Pre-Pour Slab**

Inspection Outcome: **Pass**

Inspected By: **Lee Bithray**

Inspection Date: **3 May 2017 12:49 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Building Location Certificate Provided	N/A
DPM lapping	Pass
Black poly	
Mesh reinforcing	Pass
Ductile mesh lapped tied and lifted	
Slab ties	Pass
Slab thickenings	N/A
Slab thickness and level	Pass
100mm	
Free-joints	N/A
Slab rebates	Pass
at garage door	
Under slab insulation	N/A
Waste pipes	Pass
lagged ad taped	
HWC relief drain	Pass
20 mm Copper	
Electrical earth bar to mesh installed	Pass
Fitted	
Engineers inspection completed	N/A
Advise actual truss as-built's approval required	Pass
OK to Pour	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 12:43 PM on Wednesday 3/05/2017



Taken at 12:43 PM on Wednesday 3/05/2017

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **73 Kippenberger Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Pre-Pour Slab**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **3 May 2017**

Passed Items

General Items

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

Inspection Items

DPM lapping	Black poly
Mesh reinforcing	Ductile mesh lapped tied and lifted
Slab ties	
Slab thickness and level	100mm
Slab rebates	at garage door
Waste pipes	lagged ad taped
HWC relief drain	20 mm Copper
Electrical earth bar to mesh installed	Fitted
Advise actual truss as-built's approval required	
OK to Pour	

Documentation

	Status
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required

Licensed Building Practitioners

	Status
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **73 Kippenberger Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **9 May 2017 8:29 a.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Slab base level and height	Pass
Remove all sharp stones prior to placement of DPM were wastes backfilled and relevel hardfill.	
Slab thickness of 100mm to be acheived and to be checked throughout at slab inspection.	
Considered passed by inspector at pre pour inspection 9.5-17	
Pipework	Pass
Wastes In place.	
*Ensure copper relief drain(yet to place) is below slab and grade acheived	
Considered passed by inspector at pre pour inspection 9.5-17	

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
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Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **9 May 2017 8:39 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 on site. 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 Duncan walker Rego 22288	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 Sewer and Stormwater1:100	Pass
Pipework support & bedding Pipework supported, laid in bedding chip	Pass
Sumps and soak holes B.u.s.in place Concrete to base.	Pass
Water test Water test to sewer on and holding	Pass
Primer used Primer used on glued joints	Pass
Septic tank system and location	N/A
As-laid plan As laid plan drawn by inspector.	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Unsafe, access to site sign in
Taken at 8:33 AM on Tuesday 9/05/2017

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **73 Kippenberger Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **9 May 2017**

Passed Items

Inspection Items

Slab base level and height

Remove all sharp stones prior to placement of DPM were wastes backfilled and relevel hardfill. Slab thickness of 100mm to be acheived and to be checked throughout at slab inspection. Considered passed by inspector at pre pour inspection 9.5-17

Pipework

Wastes In place.

***Ensure copper relief drain(yet to place) is below slab and grade acheived
Considered passed by inspector at pre pour inspection 9.5-17**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **9 May 2017**

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
Pipework support & bedding
Sumps and soak holes
Water test
Primer used

**Duncan walker Rego 22288
Storm-water, sewer pipework laid in position and exposed with correct inspection point locations
Sewer and Stormwater1:100
Pipework supported, laid in bedding chip
B.u.s.in place Concrete to base.
Water test to sewer on and holding
Primer used on glued joints**

As-laid plan

As laid plan drawn by inspector.

Documentation

As-Built Truss Design

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

Status

Required

Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
 Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
 Site Address: **14 McPhail Avenue RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Lee Bithray**
 Inspection Date: **26 May 2017 11:08 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 on site.	
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	Pass Non Compliance
As-Built truss design approved	Pass
Control cuts to slab	Pass
Framing	Pass
90 x 45 Sg8	
DPC	Pass
Under bottom plates	
Plate hold down fixings	Pass
Frame connections	Pass
Truss and rafter connections	Pass
as truss plans	
Purlins	N/A
metal tile roof. Battens by roofer	
Outriggers at gables	Pass
z nailed	
Roof bracing	Pass
Strap braces fitted	
Stud to top plate	Pass
type B as plans including internal walls	
Lintel hold downs and fixings	Pass
as truss plans	

Lintels	Pass
Post/beam connections Strapped	Pass
Structural steel & beams	N/A
Valley boards cut in at trusses	Pass
Brace panel hold downs including handibracs	Pass
Bracing plywood nailed off	Pass
Bottom chord restraints to fit	Pass Non Compliance
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

SITE INSPECTION NOTICE

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Site Address: **14 McPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **26 May 2017**

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	90 x 45 Sg8
DPC	Under bottom plates
Plate hold down fixings	
Frame connections	
Truss and rafter connections	as truss plans
Outriggers at gables	z nailed
Roof bracing	Strap braces fitted
Stud to top plate	type B as plans including internal walls
Lintel hold downs and fixings	as truss plans
Lintels	
Post/beam connections	Strapped
Valley boards	cut in at trusses
Brace panel hold downs	including handibracs
Bracing plywood	nailed off

Deferred Items

Inspection Items

Bottom chord restraints **to fit**

Documentation

As-Built Truss Design
(Struct.) Engineer's ground bearing notes/report

Status

Required
Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

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Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**

Inspection Outcome: **Pass**

Inspected By: **Evan Connor**

Inspection Date: **12 June 2017 11:56 a.m.**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass

Bottom chord restraints

Pass

Rhondo at 600 centres

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
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 Site Address: **14 McPhail Avenue RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Building Wrap & Sill Tape**
 Inspection Outcome: **Pass**
 Inspected By: **Evan Connor**
 Inspection Date: **12 June 2017 12:03 p.m.**
 Duration: **45 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 on site.	
Standard safety footwear required and worn on site.	
Site visitors' register signed.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Building wrap type	Pass
Watertight plus wall underlay.	
Wrap fastening and laps	Pass
Wrap securely fastened with adequate lap	
Wrap at openings	Pass
Wrap returned to inside face of framing at openings	
Wrap bottom edge	Pass
Wrap overlapping bottom plate and trimmed above rebate to prevent wicking	
Slab edge protection	Pass
Slab edge protection completed	
Sill tape	Pass
Thermocraft flashing tape corner soakers to internal corners. Tape continuous along bottom trimmers.	
Thermal break	N/A
Penetrations	N/A
Wrap support	Pass
Wrap supported with blue banding to prevent insulation entering cavity	
Fire walls	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 12:01 PM on Monday 12/06/2017



Taken at 12:02 PM on Monday 12/06/2017



Taken at 12:03 PM on Monday 12/06/2017

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **14 McPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **12 June 2017**

Passed Items

Inspection Items

Bottom chord restraints **Rhondo at 600 centres**

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **12 June 2017**

Passed Items

General Items

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

Inspection Items

Building wrap type	Watergate plus wall underlay.
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	Slab edge protection completed
Sill tape	Thermocraft flashing tape corner soakers to internal corners. Tape continuous along bottom trimmers.
Wrap support	Wrap supported with blue banding to prevent insulation entering cavity

Documentation

As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required

Licensed Building Practitioners

Foundations 1	Required
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SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
 Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
 Site Address: **14 MacPhail Avenue RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Mid-Height Veneer**
 Inspection Outcome: **Pass**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **26 June 2017 10:12 a.m.**
 Duration: **45 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 on site.	
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
Cavity 40mm minimum achieved and no more than 70mm.	
70 series brick veneer	
Cavity clean and clear of mortar	Pass
Cavity reasonably clean and clear of mortar	
Brickwork overhang	Pass
Brick work overhanging foundation no more than 20mm.	
Brick ties	Pass
Brick ties in place with correct spacing and fixings.	
galv ties within 400c vertically as sheet 11	
Weep holes	Pass
Weep holes in place correctly spaced at bottom	
Slip joints	N/A
Brick panel widths	Pass
Brick panel widths no less than 230mm	
Lintel bars, shelf angles & flashings	N/A
Door & Window support	Pass
WANZ support bars in place- full length, level with fixings stainless steel or galvanized with correct spacings	
All panels as close as practical to half height	Pass
All panels as close as practical to half height	
Flashings	Pass
-DPC to windows as sheet 12.	
-sill tape to garage reveals	
Penetrations	Pass
Penetrations through wrap sealed	
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 9:48 AM on Monday 26/06/2017 Status: Pass



Taken at 9:48 AM on Monday 26/06/2017 Status: Pass



Taken at 9:48 AM on Monday 26/06/2017 Status: Pass



Taken at 9:49 AM on Monday 26/06/2017 Status: Pass



Taken at 10:10 AM on Monday 26/06/2017 Status: Pass



Taken at 10:11 AM on Monday 26/06/2017 Status: Pass



Taken at 10:11 AM on Monday 26/06/2017 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **14 McPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **26 June 2017**

Passed Items

General Items

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

Inspection Items

Cavity size	Cavity 40mm minimum achieved and no more than 70mm. 70 series brick veneer
Cavity clean and clear of mortar	Cavity reasonably clean and clear of mortar
Brickwork overhang	Brick work overhanging foundation no more than 20mm.
Brick ties	Brick ties in place with correct spacing and fixings. galv ties within 400c vertically as sheet 11
Weep holes	Weep holes in place correctly spaced at bottom
Brick panel widths	Brick panel widths no less than 230mm
Door & Window support	WANZ support bars in place- full length, level with fixings stainless steel or galvanized with correct spacings
All panels as close as practical to half height	All panels as close as practical to half height
Flashings	-DPC to windows as sheet 12. -sill tape to garage reveals
Penetrations	Penetrations through wrap sealed

Documentation

As-Built Truss Design
(Struct.) Engineer's ground bearing notes/report

Status

Required
Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **14 MacPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **5 July 2017 2:03 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cavity batten type, spacing and fixings	Pass
20x45 H3.1 cavity battens	
Cavity closers	Pass
Cavity closer in place	
Flashings	Pass
Back flashing at change of cladding	
Door & Window support	N/A
ADDITIONAL ITEMS (as applicable)	N/A

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
 Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
 Site Address: **14 MacPhail Avenue RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Preline & Plumbing**
 Inspection Outcome: **Pass**
 Inspected By: **Evan Connor**
 Inspection Date: **5 July 2017 1:54 p.m.**
 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Exterior claddings completed	Pass
Exterior claddings completed including all roof flashings and penetrations. Weather tightness achieved	
Temporary weather proofing in place to garage door and chimney cap	Pass
Temporary weather proofing in place to garage door	
Wall and ceiling insulation	Pass
R2.4 to walls.	
R3.6 to ceiling,	
Air seals & backing rods	Pass
Air seals completed to all openings	
Window identification stickers and safety glass labels	Pass
Vantage zone H	
Packers sealed over	Pass
Packers sealed over	
Plumbing pipework	Pass
Plumbing pipe work complete, clipped and lagged outside the thermal envelope	
Pressure test statement requested for final (Site Instruction)	N/A
see documentation,	
Correct pipe work size, runs and distance to Hot Water Cylinder	Pass
Correct pipe work size, runs and distance to Hot Water Cylinder	
Solar pipework	N/A
Gas pipework	N/A
Wastes and vents	Pass
Wastes and vents in place	
Soil stack venting	N/A
Bottom-plate hold downs	Pass
Hold downs to bottom plates including brace panel elements complete	
Flush boxes in bracing panels	Pass

Flush boxes are 90mm minimum away from brace panel sheet perimeters	
Moisture content readings	Pass
Moisture content 18 percent	
Ceiling battens	Pass
Rhondo at 600 centres	
Diaphragm Ceilings	N/A
Bottom-chord restraint	Pass
direct fixed Rhondo	
Stud strengtheners	N/A
Top plate strengtheners	N/A
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Dwangs in place above shower trays	Pass
Dwangs in place above shower trays	
Metal angles to internal corners of tiled shower wall	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 1:42 PM on Wednesday 5/07/2017

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **14 MacPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **5 July 2017**

Passed Items

General Items

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

Inspection Items

Cavity batten type, spacing and fixings	20x45 H3.1 cavity battens
Cavity closers	Cavity closer in place
Flashings	Back flashing at change of cladding

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **5 July 2017**

Passed Items

General Items

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

Inspection Items

Exterior claddings completed	Exterior claddings completed including all roof flashings and penetrations. Weather tightness achieved
Temporary weather proofing in place to garage door and chimney cap	Temporary weather proofing in place to garage door
Wall and ceiling insulation	R2.4 to walls. R3.6 to ceiling,
Air seals & backing rods	Air seals completed to all openings
Window identification stickers and safety glass labels	Vantage zone H
Packers sealed over	Packers sealed over
Plumbing pipework	Plumbing pipe work complete, clipped and lagged outside the thermal envelope

Correct pipe work size, runs and distance to Hot Water Cylinder
Wastes and vents
Bottom-plate hold downs

Flush boxes in bracing panels

Moisture content readings
Ceiling battens
Bottom-chord restraint
Dwangs in place above shower trays

Correct pipe work size, runs and distance to Hot Water Cylinder
Wastes and vents in place
Hold downs to bottom plates including brace panel elements complete
Flush boxes are 90mm minimum away from brace panel sheet perimeters
Moisture content 18 percent
Rhondo at 600 centres
direct fixed Rhondo
Dwangs in place above shower trays

Documentation

As-Built Truss Design
(Struct.) Engineer's ground bearing notes/report

Status

Required
Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **14 MacPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **13 July 2017 8:33 a.m.**
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 on site.	
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
10mm Gib standard board to living rooms. Aqua line to bathrooms Brace line and Fyre line where required.	
Bracing	Pass
Bracing completed as plan	
Wet area water resistant linings	Pass
Wet area resistant linings to walls and ceilings of bathoom and ensuite as required.	
Tiled area fixings	N/A
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings	N/A
Ceiling linings and battens	Pass
13mm standard gib board to ceilings	
ADDITIONAL ITEMS (as applicable)	N/A

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **Stonewood Homes (Christchurch) Franchisee Limited**
Site Address: **14 MacPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **13 July 2017**

Passed Items

General Items

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

Inspection Items

Wall linings	10mm Gib standard board to living rooms. Aqua line to bathrooms Brace line and Fyre line where required.
Bracing	Bracing completed as plan
Wet area water resistant linings	Wet area resistant linings to walls and ceilings of bathroom and ensuite as required.
Ceiling linings and battens	13mm standard gib board to ceilings

Documentation

	Status
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required

Licensed Building Practitioners

	Status
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170037**
 Applicant: **SHC Limited t/a Stonewood Homes Christchurch**
 Site Address: **14 MacPhail Avenue RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Final**
 Inspection Outcome: **Pass**
 Inspected By: **Andrew Kendall**
 Inspection Date: **6 September 2017 10:15 a.m.**
 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 on site.	
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.	
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.	
Soffit/windows/doors sealed	Pass
-Soffit/windows/doors sealed.	
Drain ventilation	Pass
-Drain ventilation installed and flashed.	
Cladding/soffits	Pass
-Cladding/soffits painted.	
Ventilation/weep holes	Pass
-Ventilation/weep holes in place to brick veneer.	
Drainage venting to sewer and WC fixture	Pass
-Drainage venting to sewer and WC fixtures 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	Pass
-Water isolation valve located within garage perimeter wall.	
Hot water cylinder relief drain	Pass
-Hot water cylinder relief drain terminating in safe location.	
Hot water cylinder valving	Pass
-Hot water cylinder valving correct.	
Hot water cylinder temperature	Pass
-Hot water temperature within 55 degrees.	
HWC seismic restraints	Pass
-HWC seismic restraints in place top/middle/bottom.	
Safe tray in place	Pass
-Safe tray in place.	
Smoke alarms	Pass
-Smoke alarms in place.	
Window identification stickers and safety glass labels	Pass
-Window wind zones: High.	
Shower leak test	Pass
-Shower leak tests completed.	
Gas hob shield	N/A
Ventilation provided to all wet areas	Pass
-Wet area ventilation provided.	
Fixtures sealed to walls	Pass
-Fixtures sealed to walls.	
Plumbing fixtures	Pass
-Plumbing fixtures installed and sealed.	
Insulation	Pass
-Insulation in place correctly installed around ducting and clear of roofing underlay.	
Mechanical vents	Pass
-Mechanical vents ducting connected and venting to exterior.	
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
Additional PASSED Items	N/A
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
<hr/>	
Documentation	
Application form for CCC (Form 6)	Required
As-Built Truss Design	Accepted
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
PS4 (Specify) (Engineer's supervision)	Required
<hr/>	
Licensed Building Practitioners	
Carpentry 1	Required
Bricklaying & Blocklaying 1	Required



Taken at 9:56 AM on Wednesday 6/09/2017



Taken at 9:57 AM on Wednesday 6/09/2017



Taken at 9:57 AM on Wednesday 6/09/2017



Taken at 9:58 AM on Wednesday 6/09/2017



Taken at 9:58 AM on Wednesday 6/09/2017



Taken at 9:58 AM on Wednesday 6/09/2017



Taken at 9:59 AM on Wednesday 6/09/2017



Taken at 9:59 AM on Wednesday 6/09/2017



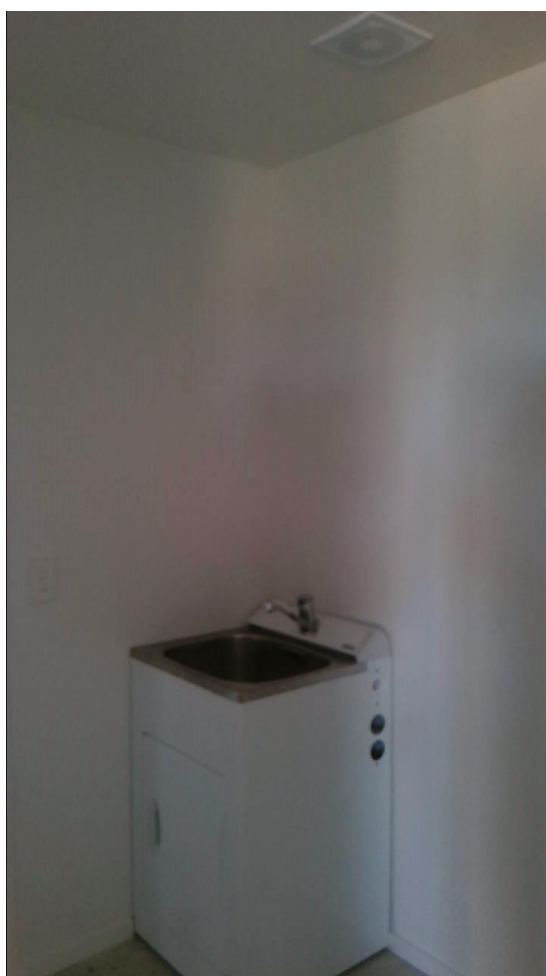
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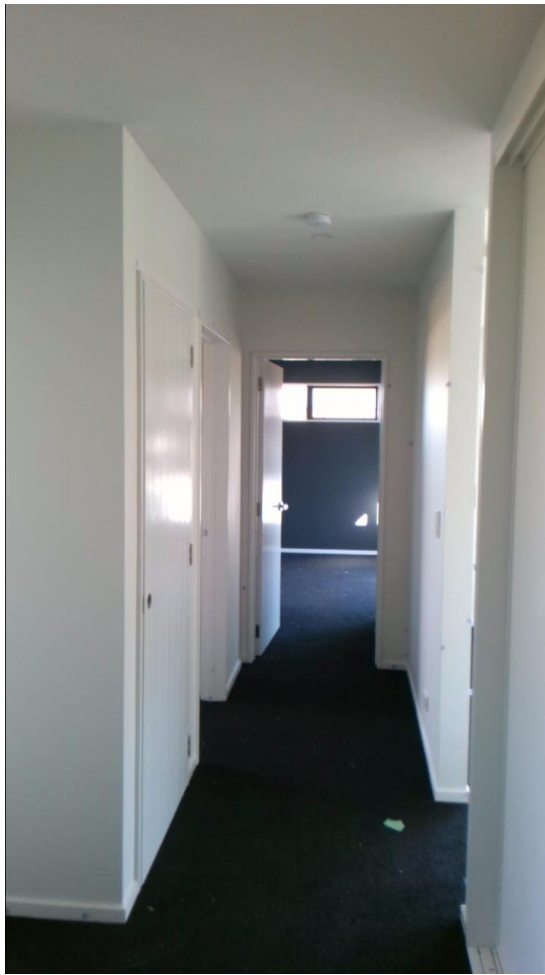
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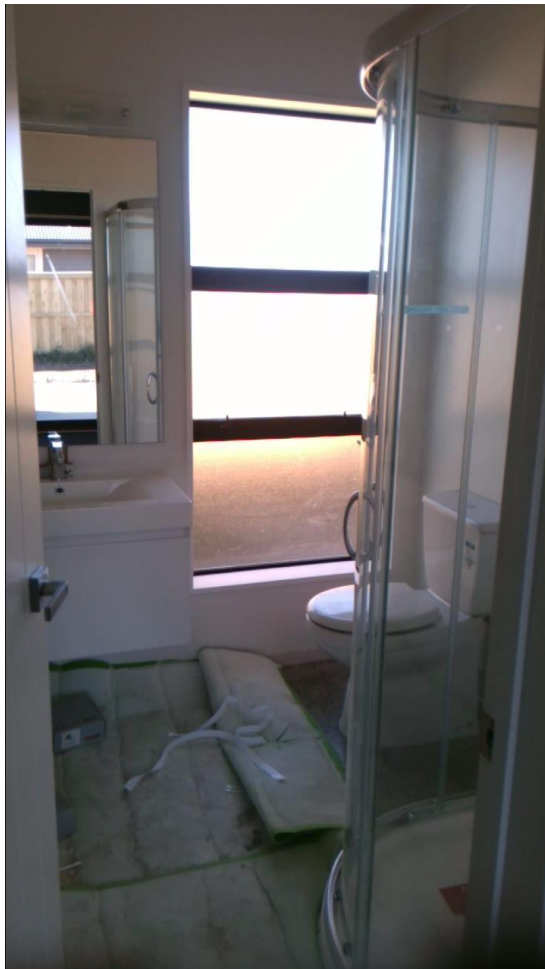
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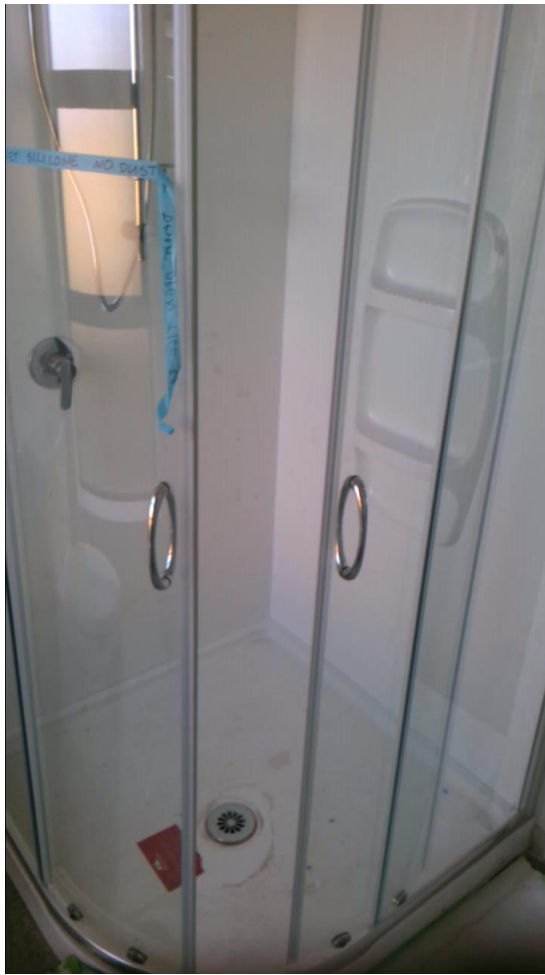
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Taken at 10:01 AM on Wednesday 6/09/2017



Taken at 10:01 AM on Wednesday 6/09/2017



Taken at 10:01 AM on Wednesday 6/09/2017



Taken at 10:02 AM on Wednesday 6/09/2017



Taken at 10:02 AM on Wednesday 6/09/2017



Taken at 10:03 AM on Wednesday 6/09/2017



Taken at 10:03 AM on Wednesday 6/09/2017



Taken at 10:03 AM on Wednesday 6/09/2017



Taken at 10:03 AM on Wednesday 6/09/2017



Taken at 10:03 AM on Wednesday 6/09/2017



Taken at 10:03 AM on Wednesday 6/09/2017



Taken at 10:04 AM on Wednesday 6/09/2017



Taken at 10:04 AM on Wednesday 6/09/2017



Taken at 10:04 AM on Wednesday 6/09/2017



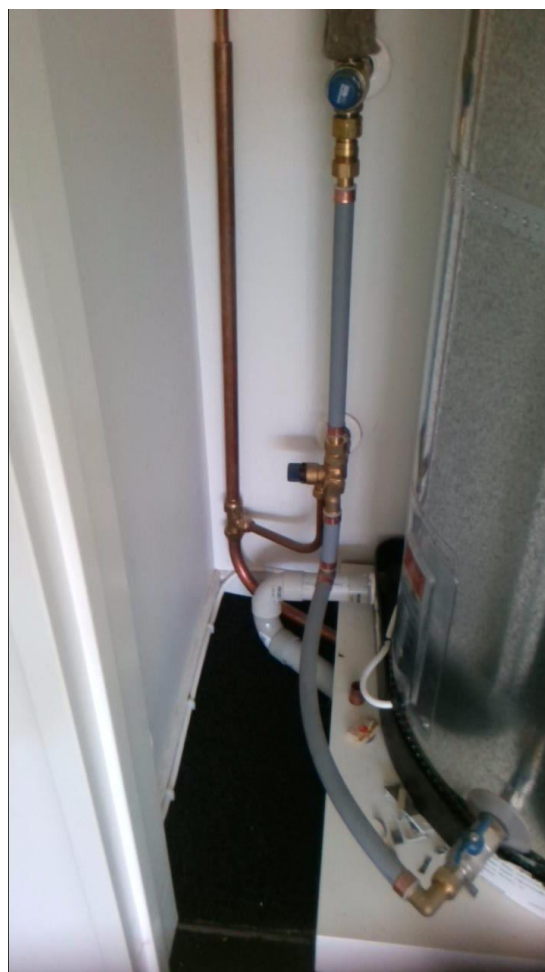
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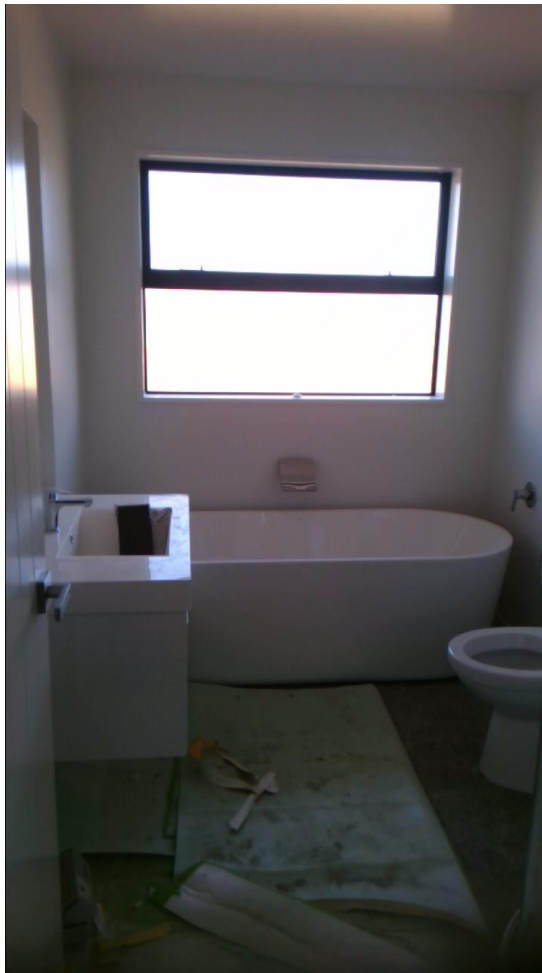
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Taken at 10:05 AM on Wednesday 6/09/2017



Taken at 10:05 AM on Wednesday 6/09/2017



Taken at 10:05 AM on Wednesday 6/09/2017



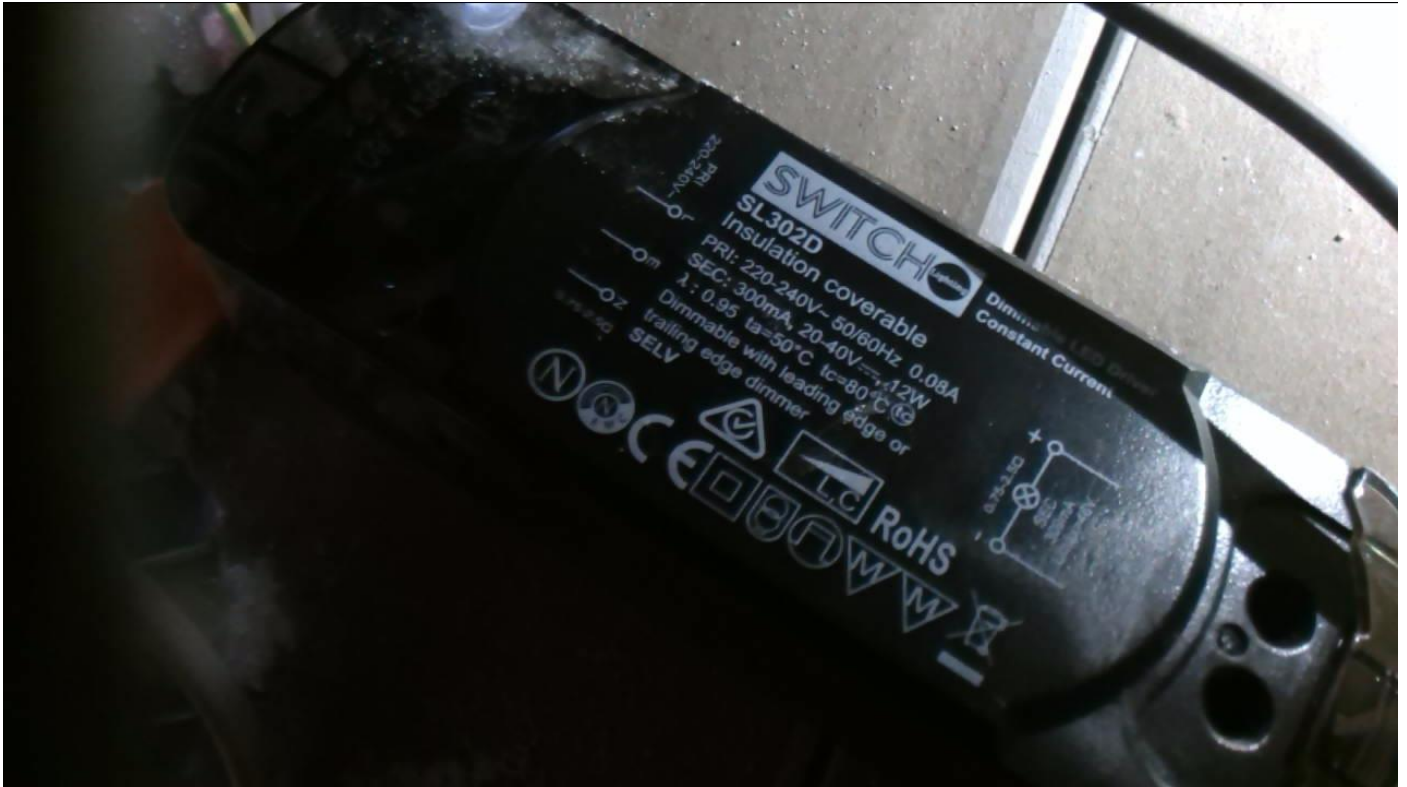
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Taken at 10:08 AM on Wednesday 6/09/2017



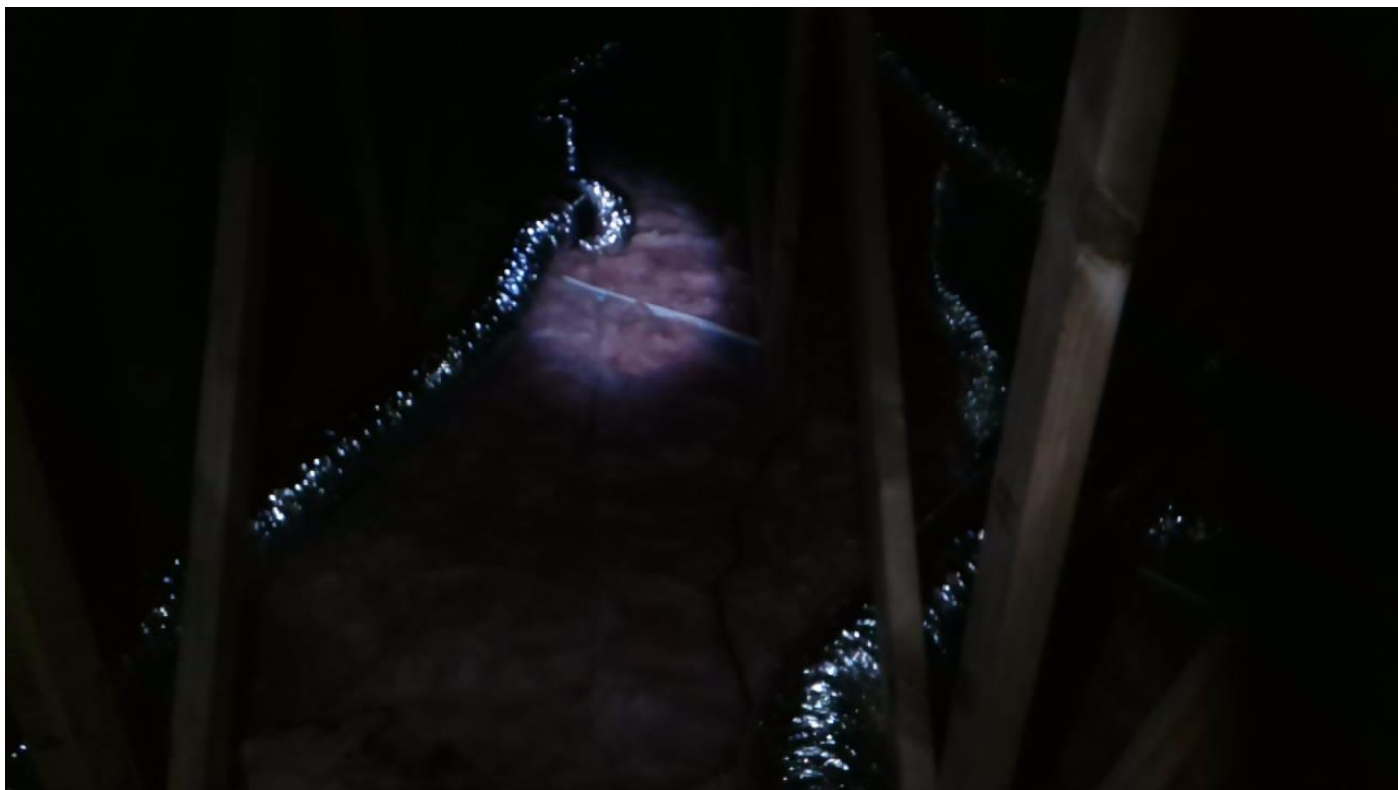
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Taken at 10:21 AM on Wednesday 6/09/2017



Taken at 10:21 AM on Wednesday 6/09/2017



Taken at 10:22 AM on Wednesday 6/09/2017

SITE INSPECTION NOTICE

Consent No: **BC170037**
Applicant: **SHC Limited t/a Stonewood Homes Christchurch**
Site Address: **14 MacPhail Avenue RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE KIPPENBERGER AVENUE RANGIORA PROPOSED LOT 40 DP 155398 RC155398**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **6 September 2017**

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. |
| 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. |
| Soffit/windows/doors sealed | -Soffit/windows/doors sealed. |
| Drain ventilation | -Drain ventilation installed and flashed. |
| Cladding/soffits | -Cladding/soffits painted. |
| Ventilation/weep holes | -Ventilation/weep holes in place to brick veneer. |
| Drainage venting to sewer and WC fixture | -Drainage venting to sewer and WC fixtures 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. |
| 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 | -HWC seismic restraints in place top/middle/bottom. |
| Safe tray in place | -Safe tray in place. |
| Smoke alarms | -Smoke alarms in place. |
| Window identification stickers and safety glass labels | -Window wind zones: High. |

Shower leak test	-Shower leak tests completed.
Ventilation provided to all wet areas	-Wet area ventilation provided.
Fixtures sealed to walls	-Fixtures sealed to walls.
Plumbing fixtures	-Plumbing fixtures installed and sealed.
Insulation	-Insulation in place correctly installed around ducting and clear of roofing underlay.
Mechanical vents	-Mechanical vents ducting connected and venting to exterior.

Documentation

As-Built Truss Design	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
PS4 (Specify) (Engineer's supervision)	Required

Status

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required
Roofing 1	Required

Status