

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
 Applicant: **Joyce Jordan Andrew**
 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **John Durand**
 Inspection Date: **20 January 2021 11:29 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy lot 14	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 4 x pegs sighted, lot identified	Pass
Confirm siting Siting consistent with plan.	Pass
Building Location Certificate Provided To be provided for slab inspection or inspection will fail as discussed.	Pass Non Compliance
Confirm any engineer's special requirements	N/A
Engineer's inspection/s	N/A
Building platform excavations Building platform excavated	Pass
Hardfill - type & compaction AP40 Hardfill in place. Heel test okay	Pass
Under-slab insulation provision	N/A
DPM protection Sand blinding layer in place	Pass
Slab base level and height Slab base level	Pass
Slab thickenings Slab thickenings in progress.	Pass
Pipework In progress	Pass
Prompt builder re: HWC safe-trays	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 11:28 AM on Wednesday 20/01/2021



Taken at 11:28 AM on Wednesday 20/01/2021



Taken at 11:28 AM on Wednesday 20/01/2021



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Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **20 January 2021**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy	lot 14
Approved Building Consent on site	

Inspection Items

Boundary peg locations and address/lot number	4 x pegs sighted, lot identified
Confirm siting	Siting consistent with plan.
Building platform excavations	Building platform excavated
Hardfill - type & compaction	AP40 Hardfill in place. Heel test okay
DPM protection	Sand blinding layer in place
Slab base level and height	Slab base level
Slab thickenings	Slab thickenings in progress.
Pipework	In progress

Deferred Items

Inspection Items

Building Location Certificate Provided	To be provided for slab inspection or inspection will fail as discussed.
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Consent No: **BC201209**
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 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Robert Bailey**
 Inspection Date: **22 January 2021 1:48 p.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 Non Compliance
Boundary peg locations and address/lot number 4 Goldie Drive	Pass
Confirm siting Confirm siting of building works as per consent	Pass
Building Location Certificate Provided BLC sited on builders phone, to be sent to wdc building unit	Pass Non Compliance
Finished floor level	Pass
DPM DPM correctly lapped and taped	Pass
Polystyrene pods set-out	N/A
Foundation width and depth Footing 400 to 600 mm deep , 400 mm wide	Pass
Reinforcing type, size, laps and spacing Two D 16 reinforcing bars and D 10 starters at 600 mm c	Pass
Reinforcing cover Cover provided	Pass
Wastes and foundation penetrations Wastes installed with correct gradient and lagging	Pass
Mesh reinforcing SE 62 500 E mesh lapped and tied, lifted on mesh chairs	Pass
Slab thickenings and recesses Slab thickening as consented plans, reinforcing in place	Pass
Free-joints Free join boxed, D 10 bars in place, denso to lenght of bars on one side	Pass
Supplementary reinforcing Supplementary reinforcing in place to internal corners	Pass
Check slab thickness 100 mm slab	Pass

Slab rebates	Pass
Garage door rebates boxed	
Under slab insulation	N/A
HWC relief drain	N/A
Hot Water Cylinder Safe-tray Drain	N/A
Advise actual truss as-built's approval required	Pass
Electrical earth bar to mesh installed	Pass
Engineers inspection completed	N/A
OK to Pour	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 1:29 PM on Friday 22/01/2021



Taken at 1:30 PM on Friday 22/01/2021



Taken at 1:30 PM on Friday 22/01/2021



Taken at 1:30 PM on Friday 22/01/2021



Taken at 1:30 PM on Friday 22/01/2021



Taken at 1:31 PM on Friday 22/01/2021

SITE INSPECTION NOTICE

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Robert Bailey - 027 453 8139**
Inspection Date: **22 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	4 Goldie Drive
Confirm siting	Confirm siting of building works as per consent
Finished floor level	
DPM	DPM correctly lapped and taped
Foundation width and depth	Footing 400 to 600 mm deep , 400 mm wide
Reinforcing type, size, laps and spacing	Two D 16 reinforcing bars and D 10 starters at 600 mm c
Reinforcing cover	Cover provided
Wastes and foundation penetrations	Wastes installed with correct gradient and lagging
Mesh reinforcing	SE 62 500 E mesh lapped and tied, lifted on mesh chairs
Slab thickenings and recesses	Slab thickening as consented plans, reinforcing in place
Free-joints	Free joint boxed, D 10 bars in place, dense to length of bars on one side
Supplementary reinforcing	Supplementary reinforcing in place to internal corners
Check slab thickness	100 mm slab
Slab rebates	Garage door rebates boxed
Advise actual truss as-built's approval required	
Electrical earth bar to mesh installed	
OK to Pour	

Deferred Items

Inspection Items

Building Location Certificate Provided	BLC sited on builders phone, to be sent to wdc building unit
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Documentation

Status

(Struct.) Surveyor's Building Location Certificate

Accepted

21/1/2021 - Verified and approved FFL & SITING: BM

SITE INSPECTION AUDIT REPORT

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Applicant: **Joyce Jordan Andrew**
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Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **27 January 2021 9:08 a.m.**
Duration: **45 minutes**

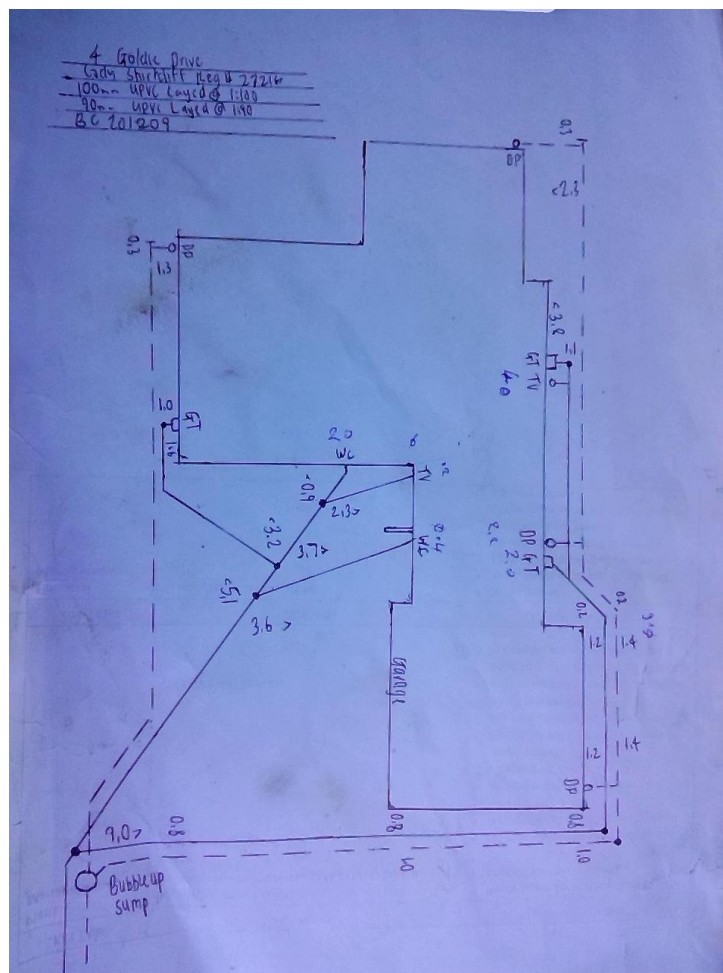
Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Drain-layers details and registration number Cody Shirtcliff Rego 27216	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 1:100 Stormwater 1: 90	Pass
Pipework support & bedding Pipework supported, laid in bedding chip	Pass
Sumps and soak holes B.U.S.in place	Pass
Water test Water test 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 accurately drawn with all measurements clearly identified and checked	Pass
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(Serv.) As-built Drainage Plan Accepted

Licensed Building Practitioners

Foundations 1 Required



Taken at 9:08 AM on Wednesday 27/01/2021



Taken at 9:09 AM on Wednesday 27/01/2021



Taken at 9:09 AM on Wednesday 27/01/2021



Taken at 9:09 AM on Wednesday 27/01/2021



Taken at 9:11 AM on Wednesday 27/01/2021



Taken at 9:12 AM on Wednesday 27/01/2021



Taken at 9:12 AM on Wednesday 27/01/2021

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Consent No: **BC201209**
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Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **27 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	Cody Shirtcliff Rego 27216
Storm-water, &/or sewer pipework in position and exposed	Storm-water, sewer pipework laid in position and exposed with correct inspection point locations
Gradient	Sewer 1:100 Stormwater 1: 90
Pipework support & bedding	Pipework supported, laid in bedding chip
Sumps and soak holes	B.U.S.in place
Water test	Water test on and holding
Primer used	Primer used on glued joints
As-laid plan	As-laid plan accurately drawn with all measurements clearly identified and checked

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate 21/1/2021 - Verified and approved FFL & SITING: BM	Accepted
(Serv.) As-built Drainage Plan	Accepted

Licensed Building Practitioners

Licensed Building Practitioners	Status
Foundations 1	Required

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Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

Inspection Type: **Compacted Hardfill Pre-DPM**

Inspection Outcome: **Pass**

Inspected By: **Mark McLaughlin**

Inspection Date: **3 February 2021 12:01 p.m.**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass

Building Location Certificate Provided

Pass

**To be provided for slab inspection or inspection will fail as discussed.
-verified by WDC 21/1/21**

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Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**

Inspection Outcome: **Pass**

Inspected By: **Mark McLaughlin**

Inspection Date: **3 February 2021 12:01 p.m.**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass

Building Location Certificate Provided

Pass

**BLC sited on builders phone, to be sent to wdc building unit
-was approved 21/1/21**

SITE INSPECTION AUDIT REPORT

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 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **3 February 2021 1:24 p.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	Pass
Control cuts to slab	Pass
Framing timber framing LVL H1.2 studs 400c for blocks, 600c other areas.	Pass
DPC under bottom plates	Pass
Plate hold down fixings galv bolts	Pass
Frame connections	Pass
Truss and rafter connections truss fixings in place	Pass
Purlins 70x45 screw fixed	Pass
Outriggers at gables	N/A
Roof bracing to complete to lower roof areas as plans	Pass Non Compliance
Stud to top plate to complete internal areas	Pass Non Compliance
Lintel hold downs and fixings to complete internal areas	Pass Non Compliance

Lintels	Pass
covered by truss design	
Post/beam connections	Pass
Structural steel & beams	N/A
Valley boards	N/A
Brace panel hold downs	Pass Non Compliance
to complete ground floor BL hold-downs.	
*first floor timber framing and hold-downs yet to position.	
Dragon Ties	N/A
External sheet bracing	N/A
Bottom chord restraints	Pass
to be completed	
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 Non Compliance
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	Pass Non Compliance
-to book in first floor inspection, complete joist hangers and joists.	
-to complete joists hanger to 190 rafter purlins to attic trusses at top chords	
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



Taken at 12:06 PM on Wednesday 3/02/2021 Status: Pass



Taken at 12:06 PM on Wednesday 3/02/2021 Status: Pass



Taken at 12:06 PM on Wednesday 3/02/2021 Status: Pass



Taken at 12:06 PM on Wednesday 3/02/2021 Status: Pass



Taken at 12:07 PM on Wednesday 3/02/2021



Taken at 12:07 PM on Wednesday 3/02/2021

Status: Pass



Taken at 12:07 PM on Wednesday 3/02/2021 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD
RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **3 February 2021**

Passed Items

Inspection Items

Building Location Certificate Provided

**To be provided for slab inspection or inspection will
fail as discussed.
-verified by WDC 21/1/21**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **3 February 2021**

Passed Items

Inspection Items

Building Location Certificate Provided

**BLC sited on builders phone, to be sent to wdc
building unit
-was approved 21/1/21**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **3 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

BC201209

KEEP ON SITE FOR RECHECK

Page 1 of 2

As-Built truss design approved

Control cuts to slab

Framing

timber framing LVL H1.2
studs 400c for blocks, 600c other areas.

DPC

under bottom plates

Plate hold down fixings

galv bolts

Frame connections

Truss and rafter connections

truss fixings in place

Purlins

70x45 screw fixed

Lintels

covered by truss design

Post/beam connections

Bottom chord restraints

to be completed

Deferred Items

Inspection Items

Roof bracing

to complete to lower roof areas as plans

Stud to top plate

to complete internal areas

Lintel hold downs and fixings

to complete internal areas

Brace panel hold downs

to complete ground floor BL hold-downs.
*first floor timber framing and hold-downs yet to position.

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring
Review at Next Inspection

-to book in first floor inspection, complete joist
hangers and joists.
-to complete joists hanger to 190 rafter purlins to attic
trusses at top chords

Documentation

Status

(Struct.) Surveyor's Building Location Certificate

Accepted

21/1/2021 - Verified and approved FFL & SITING: BM

(Serv.) As-built Drainage Plan

Accepted

Licensed Building Practitioners

Status

Foundations 1

Required

SITE INSPECTION AUDIT REPORT

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Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

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

Inspection Outcome: **Pass Non Compliance**

Inspected By: **Mark McLaughlin**

Inspection Date: **15 February 2021 8:56 a.m.**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass Non Compliance

Roof bracing

Pass Non Compliance

**to complete to lower roof areas as plans
-not completed, to provide solution to this**

Stud to top plate

Pass Non Compliance

**to complete internal areas
-still to do.**

Lintel hold downs and fixings

Pass Non Compliance

**to complete internal areas
-still to do.**

Brace panel hold downs

Pass Non Compliance

**to complete ground floor BL hold-downs.
-still to do.
*first floor timber framing and hold-downs yet to position.
-still to do**

ADDITIONAL ITEMS (as applicable)

Pass Non Compliance

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

Pass Non Compliance

**-to book in first floor inspection, complete joist hangers and joists.
*still to do.
-to complete joist hangers to 190 rafter purlins to attic trusses at top chords
*still to do.**



Taken at 8:55 AM on Monday 15/02/2021



Taken at 8:56 AM on Monday 15/02/2021



Taken at 8:56 AM on Monday 15/02/2021

SITE INSPECTION AUDIT REPORT

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 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Building Wrap & Sill Tape**
 Inspection Outcome: **Fail**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **15 February 2021 9:36 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
Building wrap type Dri-stud wall underlay installed complies with sheet A5.04 which shows "selected building wrap". minor variation from watertight shown page 396 build specs.	Pass
Wrap fastening and laps wrap stapled to timber frame	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 Slab edge protection completed bituminous emulsion applied	Pass
Sill tape Dri stud cool tape applied to openings with butterfly corners fitted	Pass
Thermal break	N/A
Penetrations LBP ensure taped when made	Pass
Wrap support Wrap supported with blue banding to prevent insulation entering cavity	Pass
Fire walls	N/A
ADDITIONAL ITEMS (as applicable)	Fail
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 -yet to complete wrap and sill tape to first floor areas.	Pass Non Compliance
Additional FAILED Items -pre roof items to be completed.	Fail



Taken at 8:57 AM on Monday 15/02/2021 Status: Pass



Taken at 8:57 AM on Monday 15/02/2021 Status: Pass



Taken at 8:57 AM on Monday 15/02/2021 Status: Pass



Taken at 8:57 AM on Monday 15/02/2021 Status: Pass



Taken at 8:57 AM on Monday 15/02/2021 Status: Pass



Taken at 8:58 AM on Monday 15/02/2021 Status: Pass



Taken at 8:58 AM on Monday 15/02/2021 Status: Pass



Taken at 8:58 AM on Monday 15/02/2021 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **15 February 2021**

Deferred Items

Inspection Items

Roof bracing	to complete to lower roof areas as plans -not completed, to provide solution to this
Stud to top plate	to complete internal areas -still to do.
Lintel hold downs and fixings	to complete internal areas -still to do.
Brace panel hold downs	to complete ground floor BL hold-downs. -still to do. *first floor timber framing and hold-downs yet to position. -still to do

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	-to book in first floor inspection, complete joist hangers and joists. *still to do. -to complete joist hangers to 190 rafter purlins to attic trusses at top chords *still to do.
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Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Fail**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **15 February 2021**

Passed Items

General Items

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

Inspection Items

Building wrap type	Dri-stud wall underlay installed complies with sheet A5.04 which shows "selected building wrap".
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Wrap fastening and laps
 Wrap at openings
 Wrap bottom edge

Slab edge protection

Sill tape

Penetrations

Wrap support

minor variation from watertight shown page 396 build specs.

wrap stapled to timber frame

Wrap returned to inside face of framing at openings

Wrap overlapping bottom plate and trimmed above rebate to prevent wicking

Slab edge protection completed bituminous emulsion applied

Dri stud cool tape applied to openings with butterfly corners fitted

LBP ensure taped when made

Wrap supported with blue banding to prevent insulation entering cavity

Deferred Items

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

-yet to complete wrap and sill tape to first floor areas.

Failed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

-pre roof items to be completed.

Documentation

(Struct.) Surveyor's Building Location Certificate

21/1/2021 - Verified and approved FFL & SITING: BM

(Serv.) As-built Drainage Plan

Status

Accepted

Accepted

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

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Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

Inspection Type: **First Floor Framing**

Inspection Outcome: **Pass**

Inspected By: **Lee Bithray**

Inspection Date: **16 February 2021 9:27 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn over where required.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
As-Built Truss/Frame Design	N/A
Inspection Items	Pass
Joists	Pass
240mm sg8	
Connections	Pass
Joist hangers screw fixed	
Boundary joists	N/A
Solid blocking	Pass
Fitted	
Structural steel & beams	N/A
Engineers inspection	N/A
Hold downs	Pass
Flooring	Pass
Ecoply flooring	
Joist layout	Pass
As consent	
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 9:15 AM on Tuesday 16/02/2021



Taken at 9:15 AM on Tuesday 16/02/2021



Taken at 9:18 AM on Tuesday 16/02/2021

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
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Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Lee Bithray**
Inspection Date: **16 February 2021 9:34 a.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass Non Compliance
Roof bracing	Pass
to complete to lower roof areas as plans	
-not completed, to provide solution to this	
16/2/21 deleted by designer for lower roof garage	
Fitted at first floor roof	
Stud to top plate	Pass
to complete internal areas	
-still to do.	
16/2/21 being completed at time of inspection.	
Lintel hold downs and fixings	Pass
to complete internal areas	
-still to do.	
16/2/21 being completed at time of inspection	
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	Pass
-to book in first floor inspection, complete joist hangers and joists.	
*still to do.	
-to complete joist hangers to 190 rafter purlins to attic trusses at top chords	
*still to do.	
16/2/21 completed	

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD
RANGIORA LOT 14**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

Inspection Type: **Building Wrap & Sill Tape**

Inspection Outcome: **Pass Non Compliance**

Inspected By: **Lee Bithray**

Inspection Date: **16 February 2021 9:36 a.m.**

Duration: **0 minutes**

Inspection Element

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

Status

Pass Non Compliance

Pass

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **First Floor Framing**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **16 February 2021**

Passed Items

General Items

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

Inspection Items

Joists	240mm sg8
Connections	Joist hangers screw fixed
Solid blocking	Fitted
Hold downs	
Flooring	Ecoply flooring
Joist layout	As consent

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **16 February 2021**

Passed Items

Inspection Items

Roof bracing	to complete to lower roof areas as plans -not completed, to provide solution to this 16/2/21 deleted by designer for lower roof garage Fitted at first floor roof
Stud to top plate	to complete internal areas -still to do. 16/2/21 being completed at time of inspection.
Lintel hold downs and fixings	to complete internal areas -still to do. 16/2/21 being completed at time of inspection

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	-to book in first floor inspection, complete joist hangers and joists.
--	--

*still to do.
-to complete joist hangers to 190 rafter purlins to attic
trusses at top chords
*still to do.
16/2/21 completed

Deferred Items

Inspection Items

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **16 February 2021**

Passed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

Deferred Items

ADDITIONAL ITEMS (as applicable)

Documentation

Status

(Struct.) Surveyor's Building Location Certificate
21/1/2021 - Verified and approved FFL & SITING: BM
(Serv.) As-built Drainage Plan

Accepted

Accepted

Licensed Building Practitioners

Status

Foundations 1

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

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

Inspection Outcome: **Pass**

Inspected By: **Mark McLaughlin**

Inspection Date: **17 February 2021 11:29 a.m.**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass

Brace panel hold downs

Pass

to complete ground floor BL hold-downs.

-still to do panels N1,D1

***first floor timber framing and hold-downs yet to position.**

-still to do.

see AAC part install

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

Inspection Type: **Building Wrap & Sill Tape**

Inspection Outcome: **Pass**

Inspected By: **Mark McLaughlin**

Inspection Date: **17 February 2021 11:31 a.m.**

Duration: **0 minutes**

Inspection Element

Status

ADDITIONAL ITEMS (as applicable)

Pass

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

Pass

-yet to complete wrap and sill tape to first floor areas.

***minor areas still to complete, satisfied on reasonable grounds will be completed**

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
 Applicant: **Joyce Jordan Andrew**
 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **AAC Panel Part Installed**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **17 February 2021 11:28 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
Cladding system 50mm AAC EZ panel specialised system	Pass
Type of batten, spacing and layout 55x20 vertical EPS battens. top batten at soffit. sloped batten at gas box applied	Pass
Cavity closers being fitted	Pass
Door & Window support wanz bars screw fixed	Pass
Penetrations tape being applied	Pass
Panel fixings panels being glued and screw fixed	Pass
Cut Sheet reinforcing primed cuts being primed	Pass
Control joints being provided	Pass
Flashings -PVC change of cladding flashings. -PVC window flashings as sheet A5.01 -sill tape to gas box	Pass
ADDITIONAL ITEMS (as applicable)	Pass Non Compliance
Additional PASSED Items on site variation, change cladding to column to AAC instead of block, change cladding at block junctions to AAC instead of plywood	Pass
Additional PASSED with Site Instructions (Directives to Complete) -to complete last PVC flashings to front door. -to complete cavity battens and flashings to first floor areas	Pass

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection
to complete ground floor BL hold-downs.
-still to do panels N1,D1
***first floor timber framing and hold-downs yet to position.**
-still to do.

Pass Non Compliance

Additional FAILED Items

N/A

HARDCOPY (Refer Hardcopy inspection Sheet)

N/A



Taken at 10:39 AM on Wednesday 17/02/2021 Status: Pass



Taken at 10:40 AM on Wednesday 17/02/2021 Status: Pass



Taken at 10:40 AM on Wednesday 17/02/2021 Status: Pass



Taken at 10:40 AM on Wednesday 17/02/2021 Status: Pass



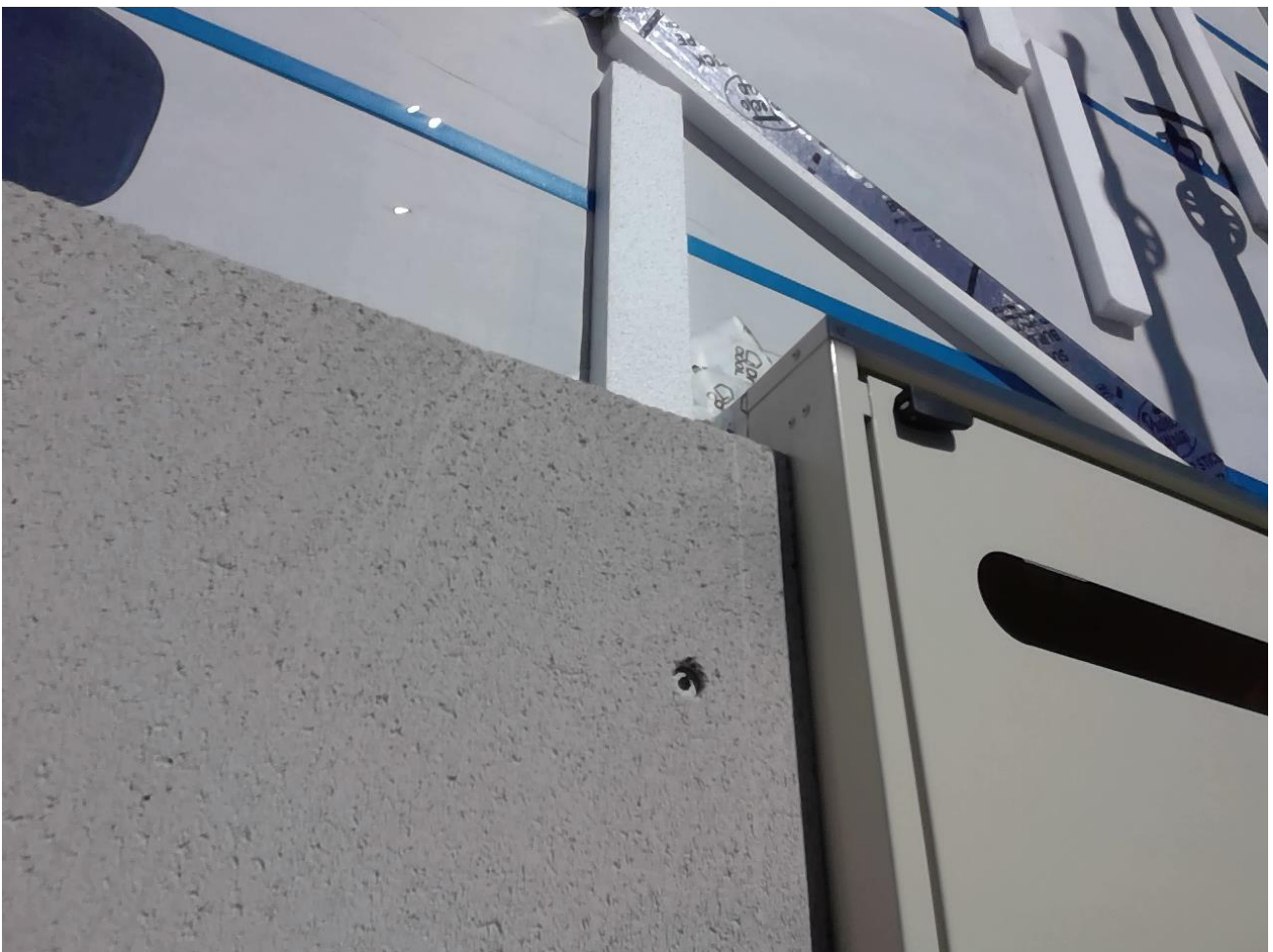
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Taken at 10:40 AM on Wednesday 17/02/2021



Taken at 10:41 AM on Wednesday 17/02/2021 Status: Pass



Taken at 10:41 AM on Wednesday 17/02/2021 Status: Pass



Taken at 10:42 AM on Wednesday 17/02/2021 Status: Pass



Taken at 10:42 AM on Wednesday 17/02/2021 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **17 February 2021**

Passed Items

Inspection Items

Brace panel hold downs

to complete ground floor BL hold-downs.
-still to do panels N1,D1
*first floor timber framing and hold-downs yet to position.
-still to do.
see AAC part install

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **17 February 2021**

Passed Items

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

-yet to complete wrap and sill tape to first floor areas.
*minor areas still to complete, satisfied on reasonable grounds will be completed

Inspection Type: **AAC Panel Part Installed**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **17 February 2021**

Passed Items

General Items

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

Inspection Items

Cladding system
Type of batten, spacing and layout

50mm AAC EZ panel specialised system
55x20 vertical EPS battens.
top batten at soffit.

Cavity closers
 Door & Window support
 Penetrations
 Panel fixings
 Cut Sheet reinforcing primed
 Control joints
 Flashings

sloped batten at gas box applied
 being fitted
 wanz bars screw fixed
 tape being applied
 panels being glued and screw fixed
 cuts being primed
 being provided
 -PVC change of cladding flashings.
 -PVC window flashings as sheet A5.01
 -sill tape to gas box

ADDITIONAL ITEMS (as applicable)

Additional PASSED Items

on site variation, change cladding to column to AAC
 instead of block, change cladding at block junctions
 to AAC instead of plywood

Additional PASSED with Site Instructions (Directives
 to Complete)

-to complete last PVC flashings to front door.
 -to complete cavity battens and flashings to first floor
 areas

Deferred Items

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring
 Review at Next Inspection

to complete ground floor BL hold-downs.
 -still to do panels N1,D1
 *first floor timber framing and hold-downs yet to
 position.
 -still to do.

Documentation

Status

(Struct.) Surveyor's Building Location Certificate 21/1/2021 - Verified and approved FFL & SITING: BM	Accepted
(Serv.) As-built Drainage Plan	Accepted

Licensed Building Practitioners

Status

Foundations 1	Required
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SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
 Applicant: **Joyce Jordan Andrew**
 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Mid-Height Veneer**
 Inspection Outcome: **Pass**
 Inspected By: **Evan Connor**
 Inspection Date: **19 February 2021 10:54 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
Inspection Items	Pass
Cavity size Cavity 40mm minimum achieved and no more than 70mm	Pass
Cavity clean and clear of mortar Cavity clean and clear of mortar	Pass
Brickwork overhang	Pass
Brick ties Galv ties 400 crs vertical and horizontal	Pass
Weep holes Weep holes in place	Pass
Slip joints	N/A
Brick panel widths End return on garage wall under size. Alternative solution provided confirmed by owner builder on site. Track mesh between each course and ties every course.	Pass
Lintel bars, shelf angles & flashings 125 x 125 x 6 galv bars viewed coach screws in place at 450 crs Seated 100mm under 2m 100mm seating under 2m Flashing tape in place from wrap to shelf angles	Pass
Door & Window support WANZ bars in place fixed as required	Pass
All panels as close as practical to half height All panels as close as practical to half height	Pass
Flashings 100mm DPC in place up sides. 200mm DPC along the bottom 15 degree kick out achieved.	Pass
Penetrations Penetrations sealed	Pass
ADDITIONAL ITEMS (as applicable)	Pass

Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
Complete tape tro wrap over galv bars for cedar flutes	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

Licensed Building Practitioners

Carpentry 1	Required
Bricklaying & Blocklaying 1	Required



Taken at 10:35 AM on Friday 19/02/2021



Taken at 10:35 AM on Friday 19/02/2021



Taken at 10:36 AM on Friday 19/02/2021



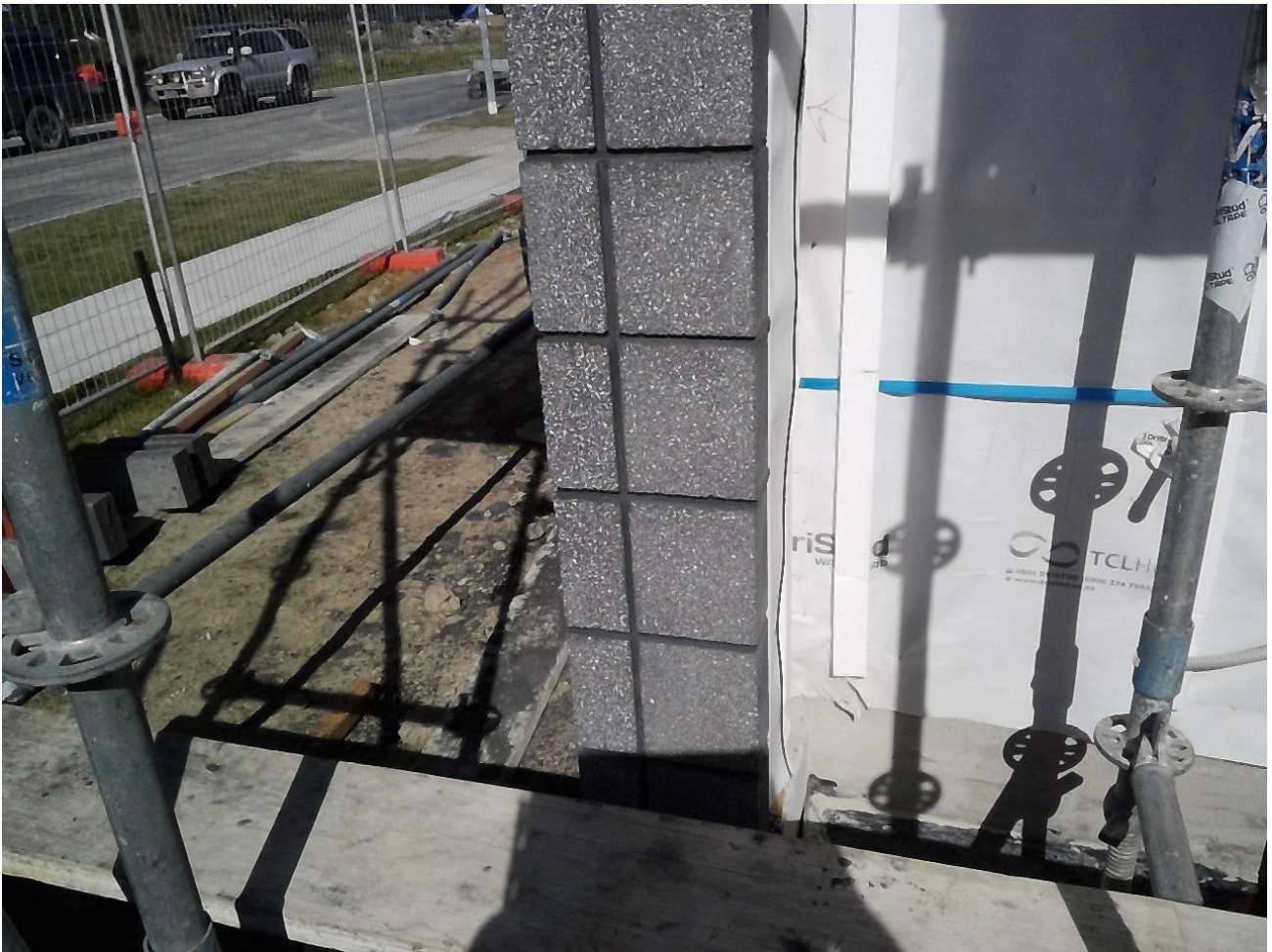
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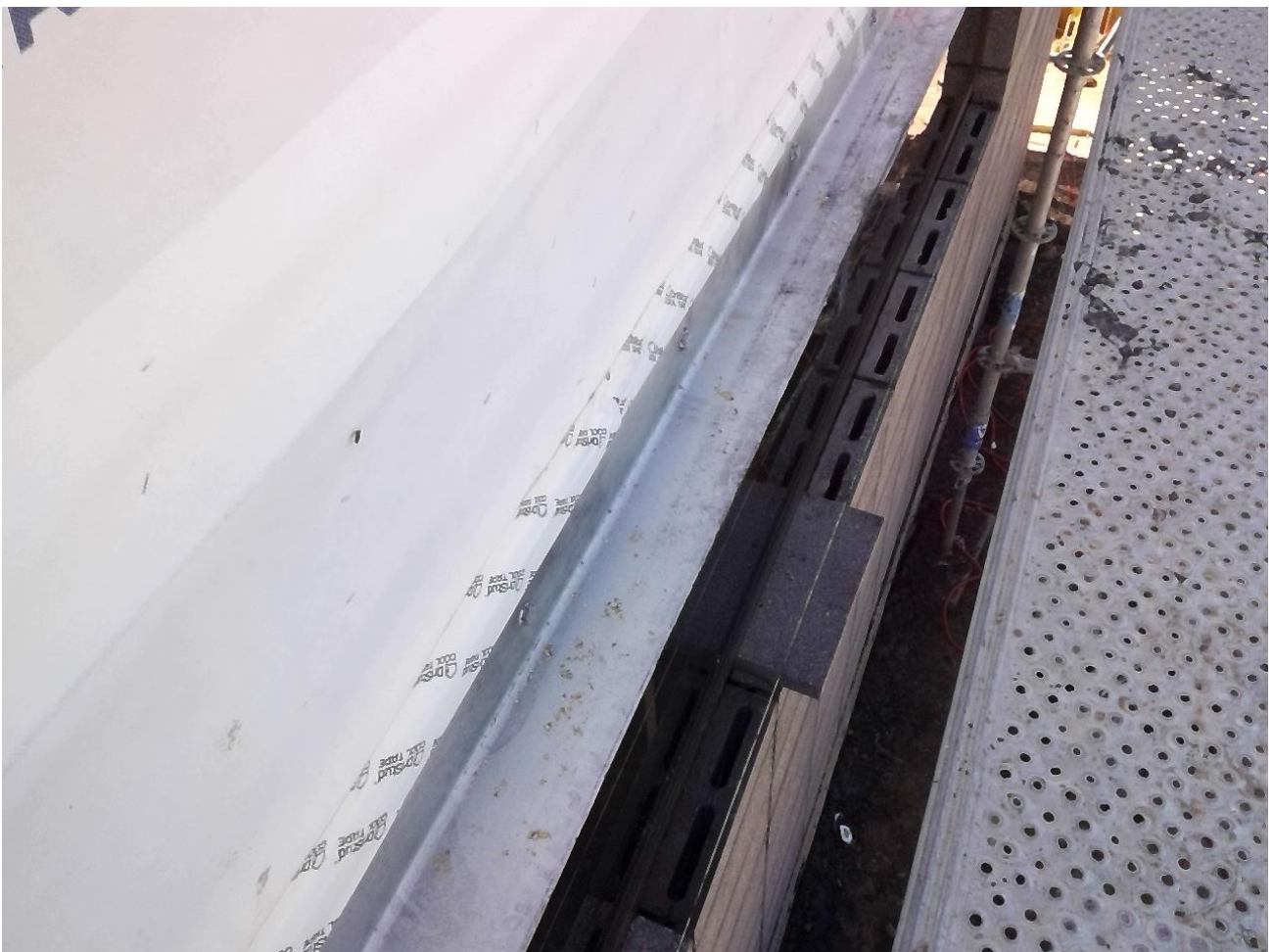
Taken at 10:45 AM on Friday 19/02/2021



Taken at 10:46 AM on Friday 19/02/2021



Taken at 10:47 AM on Friday 19/02/2021



Taken at 1:54 PM on Friday 19/02/2021



Taken at 1:57 PM on Friday 19/02/2021

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Mid-Height Veneer**
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

Cavity size	Cavity 40mm minimum achieved and no more than 70mm
Cavity clean and clear of mortar	Cavity clean and clear of mortar
Brickwork overhang	
Brick ties	Galv ties 400 crs vertical and horizontal
Weep holes	Weep holes in place
Brick panel widths	End return on garage wall under size. Alternative solution provided confirmed by owner builder on site. Track mesh between each course and ties every course.
Lintel bars, shelf angles & flashings	125 x 125 x 6 galv bars viewed coach screws in place at 450 crs Seated 100mm under 2m 100mm seating under 2m Flashing tape in place from wrap to shelf angles WANZ bars in place fixed as required
Door & Window support	All panels as close as practical to half height
All panels as close as practical to half height	100mm DPC in place up sides. 200mm DPC along the bottom 15 degree kick out achieved.
Flashings	
Penetrations	Penetrations sealed

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	Complete tape to wrap over galv bars for cedar flutes
---	---

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate 21/1/2021 - Verified and approved FFL & SITING: BM	Accepted

Licensed Building Practitioners

Carpentry 1

Foundations 1

Bricklaying & Blocklaying 1

Status

Required

Required

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

Inspection Type: **AAC Panel Part Installed**

Inspection Outcome: **Pass**

Inspected By: **Mark McLaughlin**

Inspection Date: **22 February 2021 10:09 a.m.**

Duration: **0 minutes**

Inspection Element

Status

ADDITIONAL ITEMS (as applicable)

Pass

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

Pass

to complete ground floor BL hold-downs.

-still to do panels N1,D1

***now completed**

***first floor timber framing and hold-downs yet to position.**

-still to do.

***now completed, some areas framed between truss.**

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
 Applicant: **Joyce Jordan Andrew**
 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Pre-Plaster & Flashings**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **22 February 2021 10:08 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Panels and fixings completed panels in place and screw fixed approx 85% completed, see directives. last panels to be finished at south gable end wall when saddle flashing fitted	Pass
Control joints formed as sheet A3.01	Pass
Proprietary flashing systems PVC window flashings in place	Pass
Base of cladding flashings pvc cavity closers fitted	Pass
Clearances to cladding at apron flashings being provided 35mm. yet to complete above garage	Pass
Penetrations sealant in panel at service penetrations	Pass
Reinforcing protection Reinforcing to cut panels primed	Pass
Rebate treatment	N/A
Accredited applicator - PS3 to be provided PS3 to be supplied	Pass
ADDITIONAL ITEMS (as applicable)	Pass Non Compliance
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) complete last panel and headflashing at gas fire flue install	Pass
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection yet to complete last areas of panel to south gable above garage roof area including saddle flashing to install. evidence to be provided	Pass Non Compliance
Additional FAILED Items	N/A



Taken at 9:46 AM on Monday 22/02/2021 Status: Pass



Taken at 9:46 AM on Monday 22/02/2021 Status: Pass



Taken at 9:46 AM on Monday 22/02/2021 Status: Pass



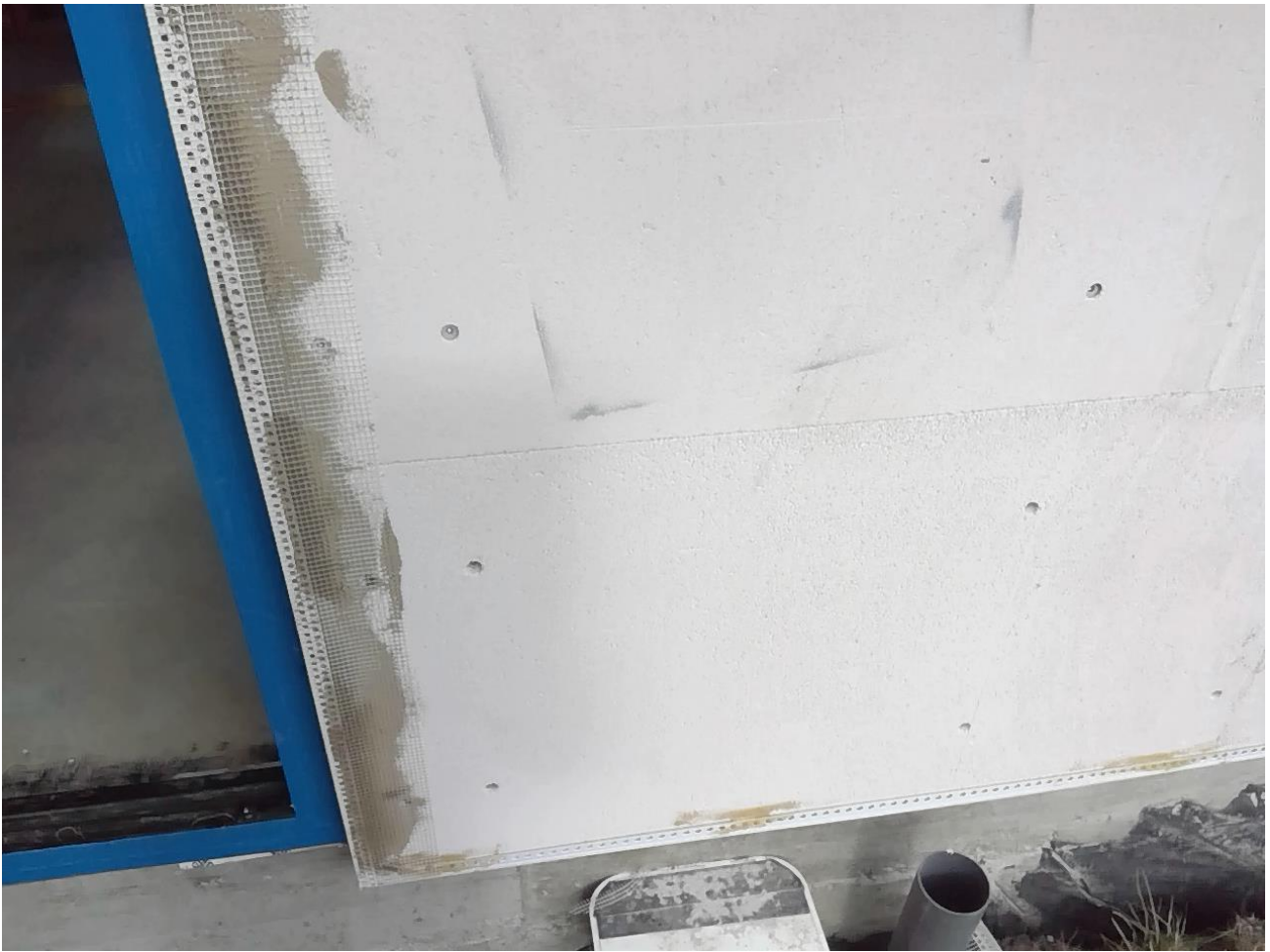
Taken at 9:47 AM on Monday 22/02/2021 Status: Pass



Taken at 9:47 AM on Monday 22/02/2021 Status: Pass



Taken at 9:47 AM on Monday 22/02/2021 Status: Pass



Taken at 9:48 AM on Monday 22/02/2021 Status: Pass



Taken at 10:04 AM on Monday 22/02/2021

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **AAC Panel Part Installed**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **22 February 2021**

Passed Items

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

to complete ground floor BL hold-downs.
-still to do panels N1,D1
*now completed
*first floor timber framing and hold-downs yet to position.
-still to do.
*now completed, some areas framed between truss.

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **22 February 2021**

Passed Items

General Items

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

Inspection Items

Panels and fixings completed

panels in place and screw fixed approx 85% completed, see directives.
last panels to be finished at south gable end wall when saddle flashing fitted

Control joints

formed as sheet A3.01

Proprietary flashing systems

PVC window flashings in place

Base of cladding flashings

pvc cavity closers fitted

Clearances to cladding at apron flashings

being provided 35mm.
yet to complete above garage

Penetrations

sealant in panel at service penetrations

Reinforcing protection

Reinforcing to cut panels primed

Accredited applicator - PS3 to be provided

PS3 to be supplied

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

complete last panel and headflashing at gas fire flue install

Deferred Items

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

**yet to complete last areas of panel to south gable above garage roof area including saddle flashing to install.
evidence to be provided**

Documentation

Status

(Struct.) Surveyor's Building Location Certificate

Accepted

21/1/2021 - Verified and approved FFL & SITING: BM

(Serv.) As-built Drainage Plan

Accepted

Licensed Building Practitioners

Status

Carpentry 1

Required

Foundations 1

Required

Bricklaying & Blocklaying 1

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
 Applicant: **Joyce Jordan Andrew**
 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Preline & Plumbing**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **John Thornton**
 Inspection Date: **4 March 2021 2:26 p.m.**
 Duration: **60 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
Exterior claddings completed	Pass
Cladding completed	
Temporary weather proofing in place to garage door and chimney cap	Pass Non Compliance
*Ensure the cap flashings to the parapet walls are completed prior to lining - Saddle flashing above Grid line C/B junction to fall towards the roof cladding as discussed on site	
Wall and ceiling insulation	Pass
Wall and ceiling insulation in place R3.6/R2.6 -Silencer insulation to 1st floor joists	
Air seals & backing rods	Pass
Airseals have been completed at joinery units	
Window identification stickers and safety glass labels	Pass
Window identification stickers in place and safety glass labels in place	
Packers sealed over	Pass
*See directives noted	
Plumbing pipework	Pass
Rehau hot and cold plumbing lagged and restrained as required	
Pressure test statement requested for final (Site Instruction)	Pass
See requested documentation	
Correct pipe work size, runs and distance to Hot Water Cylinder	N/A
Solar pipework	N/A
Gas pipework	Pass
Gas pipework in place for hot water and cooker	
Wastes and vents	Pass
Most wastes in place	
AAV terminates in roof space from 1st floor bath discharge pipework.	
*See directives re branch drain venting	
**Bath waste to be connected as discussed on site - allowance in place within ground floor ceiling joists	
Soil stack venting	Pass
Soil stack open venting completed	
Bottom-plate hold downs	Pass

Hold downs at brace panels completed as marked	
Flush boxes in bracing panels	Pass
90mm edge distance for brace panels achieved	
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Moisture content readings	Pass
SG8 Framing checked and MC <18%	
Ceiling battens	Pass
Rondo metal battens on clips at 600mm centres	
Diaphragm Ceilings	Pass
Rondo metal battens installed on clips being direct fixed to truss bottom chords for garage diaphragm ceiling installation as agreed at time of inspection. Apr 60% of fixing is completed prior to leaving site with the owner on site confirming remainder will be done as required- satisfied on reasonable grounds due to the owners confirmation that this will be completed	
Bottom-chord restraint	Pass
Passed at time of prerroof inspection by WDC inspector	
Stud strengtheners	Pass
Stud strengtheners installed at oversize holes for services	
Top plate strengtheners	Pass
Top plate strengtheners installed as required	
Dwangs in place above shower trays	N/A
Metal angles to internal corners of tiled shower wall	Pass
Metal angles installed to corners at both 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
*5x joist hangers to fit at I Beam floor joists.	
*Ensure all joinery packers are sealed over as discussed on site prior to lining.	
*Branch drain to be externally open vented for the final inspection as consented plans & the As laid drainage plan provided on site on 27/1/2021 or plumber to provide a revised underfloor drainage plan showing how the 50mm open vent connected to the 1st floor bath waste is venting the branch drain on the east side of the dwelling	
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

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



Taken at 1:58 PM on Thursday 4/03/2021



Taken at 1:59 PM on Thursday 4/03/2021



Taken at 2:00 PM on Thursday 4/03/2021



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Taken at 2:15 PM on Thursday 4/03/2021



Taken at 2:31 PM on Thursday 4/03/2021



Taken at 2:34 PM on Thursday 4/03/2021



Taken at 2:42 PM on Thursday 4/03/2021



Taken at 2:43 PM on Thursday 4/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **4 March 2021**

Passed Items

General Items

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

Inspection Items

Exterior claddings completed
Wall and ceiling insulation

Air seals & backing rods
Window identification stickers and safety glass labels

Packers sealed over
Plumbing pipework

Pressure test statement requested for final (Site Instruction)
Gas pipework
Wastes and vents

Cladding completed
Wall and ceiling insulation in place R3.6/R2.6 -Silencer insulation to 1st floor joists
Airseals have been completed at joinery units
Window identification stickers in place and safety glass labels in place
***See directives noted**
Rehau hot and cold plumbing lagged and restrained as required
See requested documentation

Gas pipework in place for hot water and cooker
Most wastes in place
AAV terminates in roof space from 1st floor bath discharge pipework.
***See directives re branch drain venting**
****Bath waste to be connected as discussed on site - allowance in place within ground floor ceiling joists**
Soil stack open venting completed
Hold downs at brace panels completed as marked
90mm edge distance for brace panels achieved
SG8 Framing checked and MC <18%
Rondo metal battens on clips at 600mm centres
Rondo metal battens installed on clips being direct fixed to truss bottom chords for garage diaphragm ceiling installation as agreed at time of inspection.
Apr 60% of fixing is completed prior to leaving site

Soil stack venting
Bottom-plate hold downs
Flush boxes in bracing panels
Moisture content readings
Ceiling battens
Diaphragm Ceilings

Bottom-chord restraint	with the owner on site confirming remainder will be done as required- satisfied on reasonable grounds due to the owners confirmation that this will be completed
Stud strengtheners	Passed at time of preroof inspection by WDC inspector
Top plate strengtheners	Stud strengtheners installed at oversize holes for services
Metal angles to internal corners of tiled shower wall	Top plate strengtheners installed as required
ADDITIONAL ITEMS (as applicable)	Metal angles installed to corners at both showers.
Additional PASSED with Site Instructions (Directives to Complete)	*5x joist hangers to fit at I Beam floor joists. *Ensure all joinery packers are sealed over as discussed on site prior to lining. *Branch drain to be externally open vented for the final inspection as consented plans & the As laid drainage plan provided on site on 27/1/2021 or plumber to provide a revised underfloor drainage plan showing how the 50mm open vent connected to the 1st floor bath waste is venting the branch drain on the east side of the dwelling

Deferred Items

Inspection Items

Temporary weather proofing in place to garage door and chimney cap	*Ensure the cap flashings to the parapet walls are completed prior to lining - Saddle flashing above Grid line C/B junction to fall towards the roof cladding as discussed on site
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Documentation

(Struct.) Surveyor's Building Location Certificate	Accepted
21/1/2021 - Verified and approved FFL & SITING: BM	
(Serv.) As-built Drainage Plan	Accepted
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **22 March 2021 4:42 p.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Temporary weather proofing in place to garage door and chimney cap	Pass
*Ensure the cap flashings to the parapet walls are completed prior to lining - Saddle flashing above Grid line C/B junction to fall towards the roof cladding as discussed on site	
22/3/2021: Cap flashings to parapets can be seen in place from ground	

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

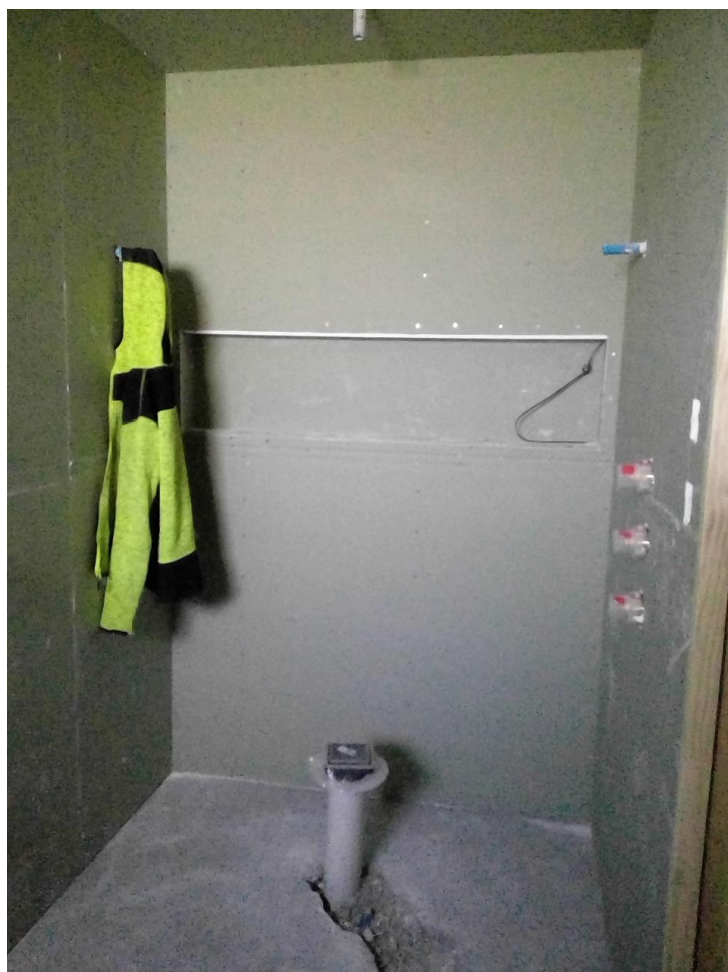
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **22 March 2021 4:42 p.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 10mm gib linings	Pass
Bracing Brace panels completed	Pass
Wet area water resistant linings Aqualine to wqalls and ceilings	Pass
Metal angle in place to internal corners of tiled shower In place at both showers	Pass
Tiled area fixings Fixings withn 150mm centres	Pass
Fire walls	N/A
Diaphragm ceilings Diaphragm ceiling fixings completed	Pass
Diaphragm ceiling penetrations Small downlights only	Pass
Manhole access openings	N/A
Ceiling linings and battens 13mm linings installed to ceilings	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 4:28 PM on Monday 22/03/2021



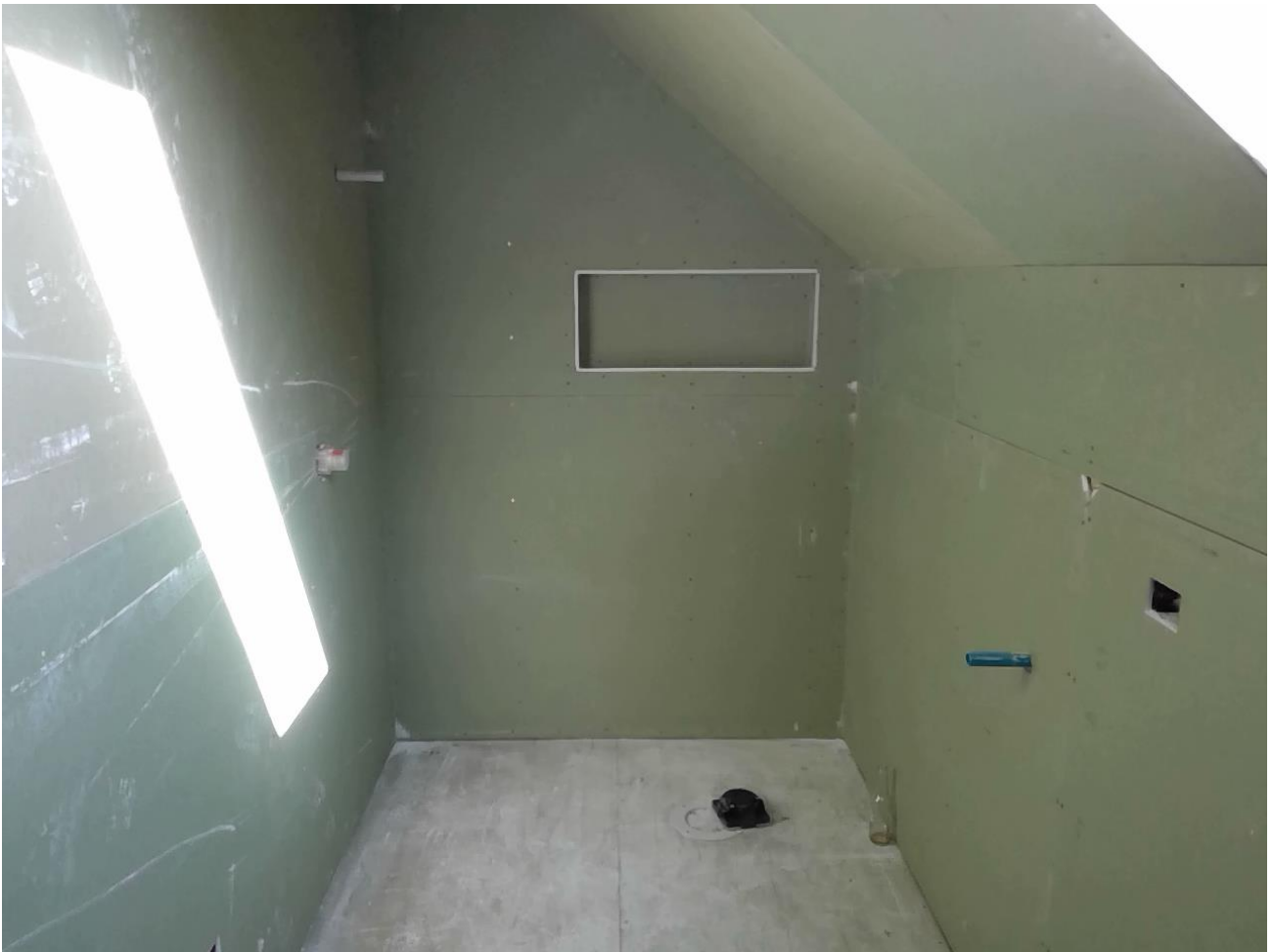
Taken at 4:33 PM on Monday 22/03/2021



Taken at 4:33 PM on Monday 22/03/2021



Taken at 4:37 PM on Monday 22/03/2021



Taken at 4:37 PM on Monday 22/03/2021



Taken at 4:37 PM on Monday 22/03/2021

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

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 ccc@wmk.govt.nz using BC201209 in the subject line.

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **22 March 2021**

Passed Items

Inspection Items

Temporary weather proofing in place to garage door and chimney cap

***Ensure the cap flashings to the parapet walls are completed prior to lining - Saddle flashing above Grid line C/B junction to fall towards the roof cladding as discussed on site**

22/3/2021: Cap flashings to parapets can be seen in place from ground

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **22 March 2021**

Passed Items

General Items

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

Inspection Items

Wall linings	10mm gib linings
Bracing	Brace panels completed
Wet area water resistant linings	Aqualine to walls and ceilings
Metal angle in place to internal corners of tiled shower	In place at both showers
Tiled area fixings	Fixings within 150mm centres
Diaphragm ceilings	Diaphragm ceiling fixings completed
Diaphragm ceiling penetrations	Small downlights only

Documentation**Status**

(Struct.) Surveyor's Building Location Certificate	Accepted
21/1/2021 - Verified and approved FFL & SITING: BM	
(Serv.) As-built Drainage Plan	Accepted
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

Licensed Building Practitioners**Status**

Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
 Applicant: **Joyce Jordan Andrew**
 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Wet Area Tanking**
 Inspection Outcome: **Pass**
 Inspected By: **John Thornton**
 Inspection Date: **8 April 2021 10:52 a.m.**
 Duration: **30 minutes**

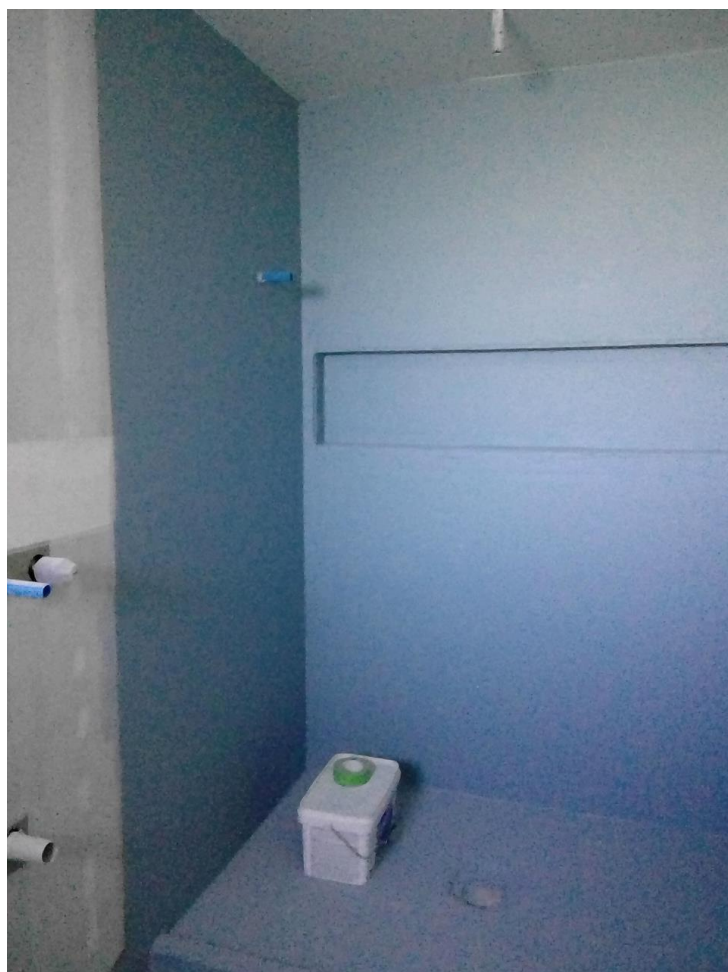
Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Tanking membrane product Now Mapei Aquadefense change from Ardex WPM001 accepted as an on site variation	Pass
Coatings applied Both showers appear to be well coated with the WPM installed to the entire 1st floor wet area floor & extended apr 75mm up the wall substrate with junctions bandaged.	Pass
Bandaging to internal/external corners Bandaging can be seen at all corners	Pass
Slope to recess and floor Slope to both shower floors achieved	Pass
Penetrations Penetrations have been bandaged	Pass
Applicator accredited *To be provided	Pass
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) *There are some large lumps in the WPM at the 1st floor shower walls - ensure when the tile grout is being installed these lumps of WPM are not damaged or remove and reinstall to form a smooth surface for tiling over	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

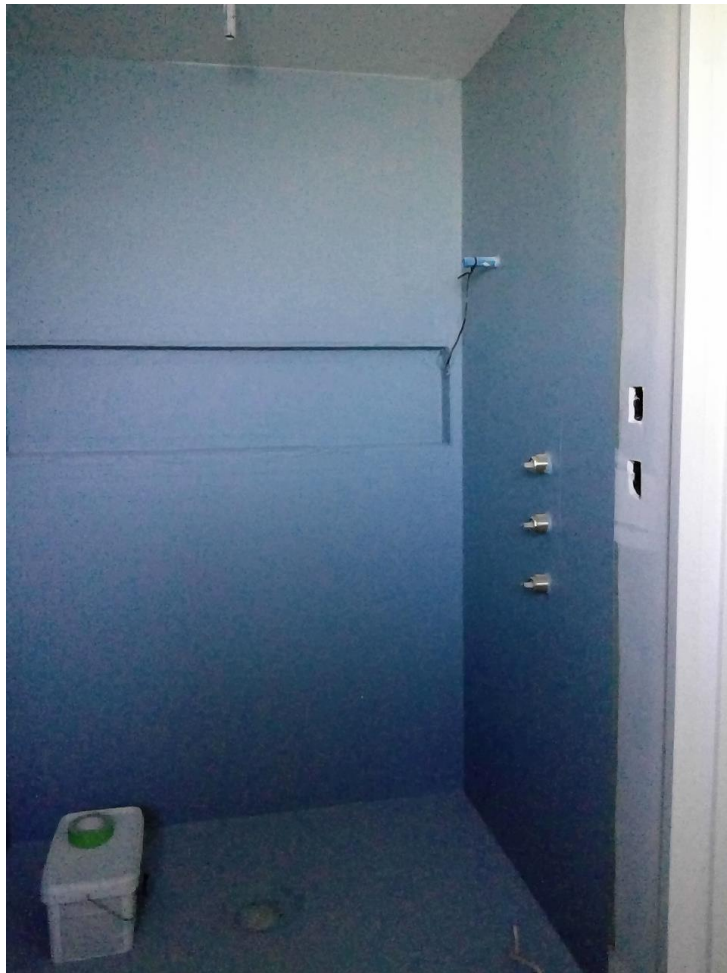
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking) Required



Taken at 10:44 AM on Thursday 8/04/2021



Taken at 10:44 AM on Thursday 8/04/2021



Taken at 10:44 AM on Thursday 8/04/2021



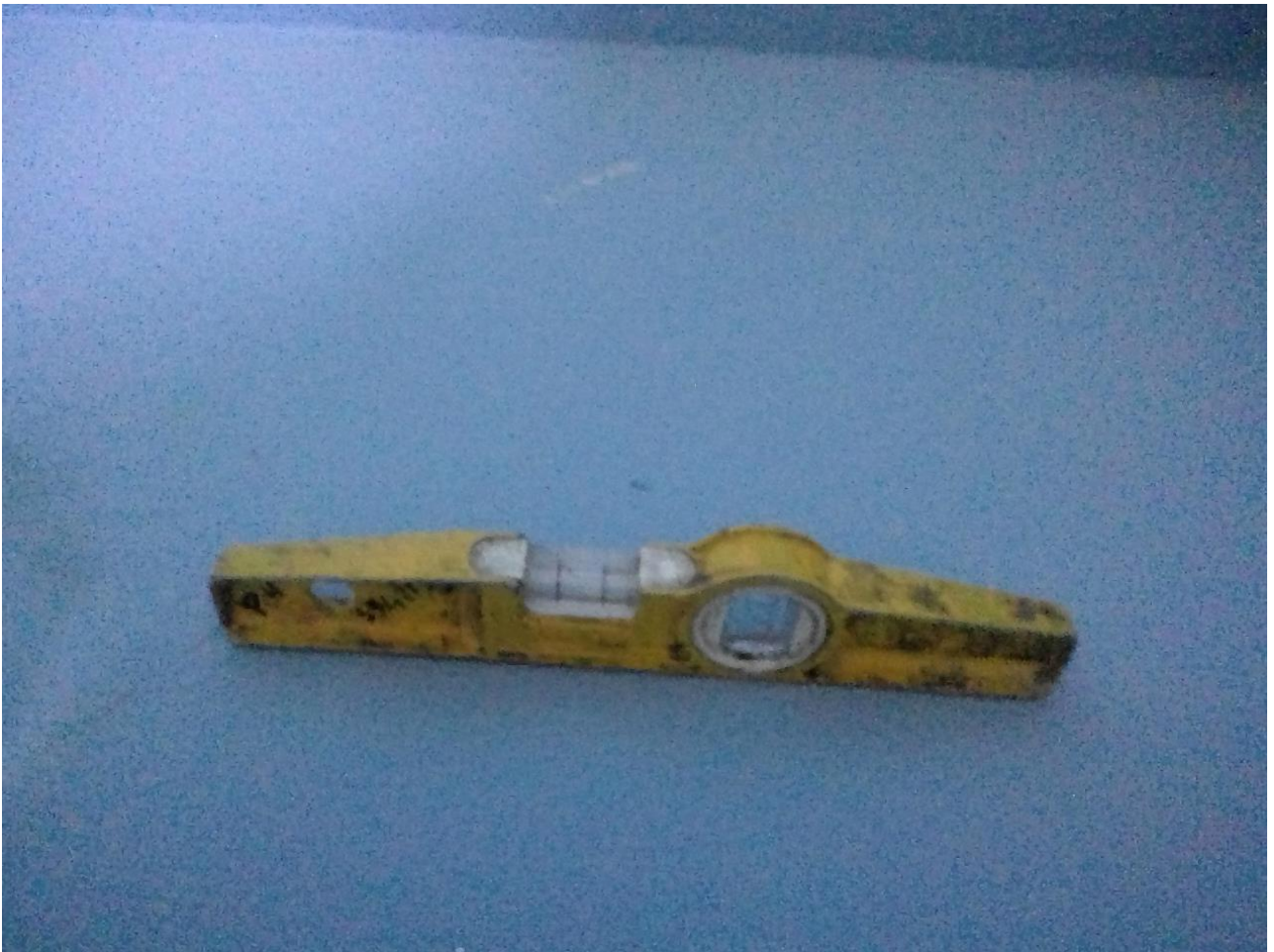
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Taken at 10:45 AM on Thursday 8/04/2021



Taken at 10:45 AM on Thursday 8/04/2021



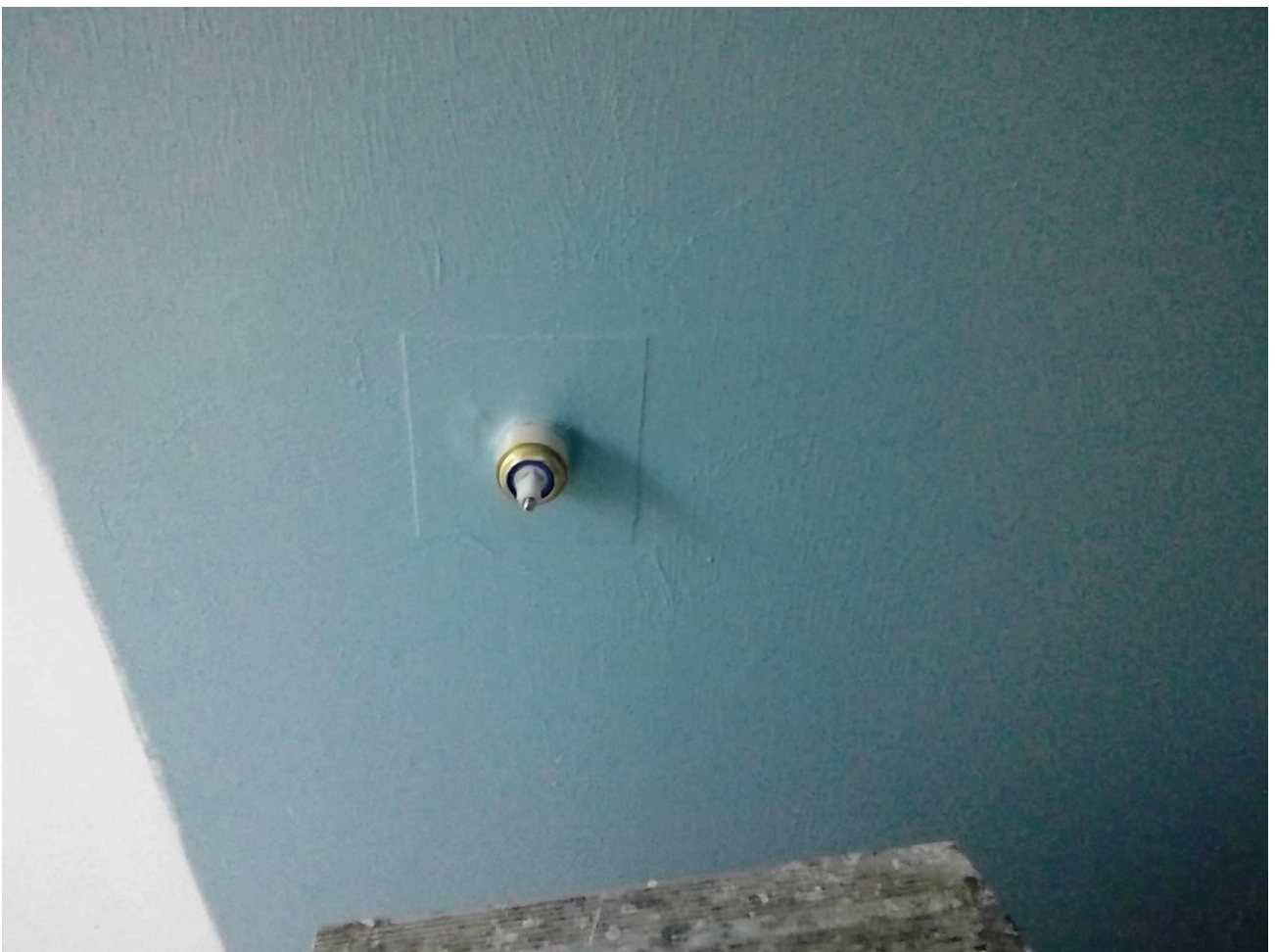
Taken at 10:45 AM on Thursday 8/04/2021



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Taken at 10:46 AM on Thursday 8/04/2021



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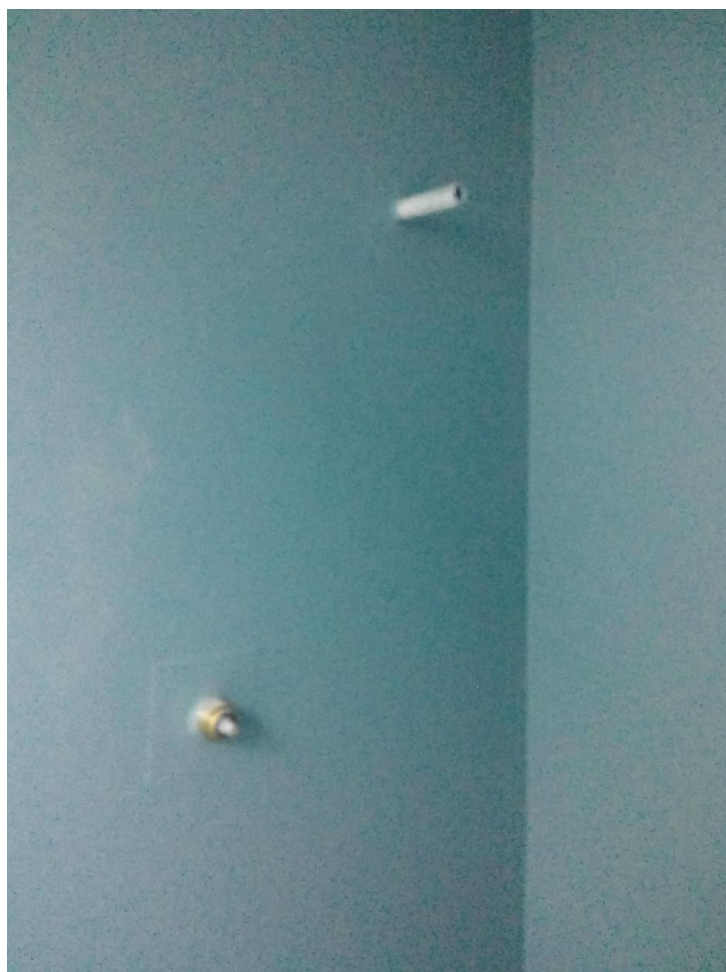
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Taken at 10:47 AM on Thursday 8/04/2021



Taken at 10:47 AM on Thursday 8/04/2021

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

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 BC201209 in the subject line.

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **8 April 2021**

Passed Items

General Items

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

Inspection Items

Tanking membrane product	Now Mapei Aquadefense change form Ardex WPM001 accepted as an on site variation
Coatings applied	Both showers appear to be well coated with the WPM installed to the entire 1st floor wet area floor & extended apr 75mm up the wall substrate with junctions bandaged.
Bandaging to internal/external corners	Bandaging can be seen at all corners
Slope to recess and floor	Slope to both shower floors achieved
Penetrations	Penetrations have been bandaged
Applicator accredited	*To be provided

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	*There are some large lumps in the WPM at the 1st floor shower walls - ensure when the tile grout is being installed these lumps of WPM are not damaged or remove and reinstall to form a smooth surface for tiling over
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Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate 21/1/2021 - Verified and approved FFL & SITING: BM	Accepted
(Serv.) As-built Drainage Plan	Accepted
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required

(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
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(Serv.) Gas Certificate	Required
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Licensed Building Practitioners	Status
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Carpentry 1	Required
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Foundations 1	Required
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Bricklaying & Blocklaying 1	Required
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SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Shelf Angles - Fixings & Flashings**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **30 April 2021 3:03 PM**
Duration: **15 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	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	Pass
Shelf angle installation inspected and passed at time of the mid high veneer inspection as noted on the notice dated 19 February 2021	
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

Application form for CCC (Form 6)	Required
(Serv.) Electrical certificate	Required

Licensed Building Practitioners

Cladding Installer 1	Required
Cladding Installer 2	Clear
Roofing 2	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Sheet Cladding Exterior Early Installation**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **30 April 2021 3:06 PM**
Duration: **0 minutes**

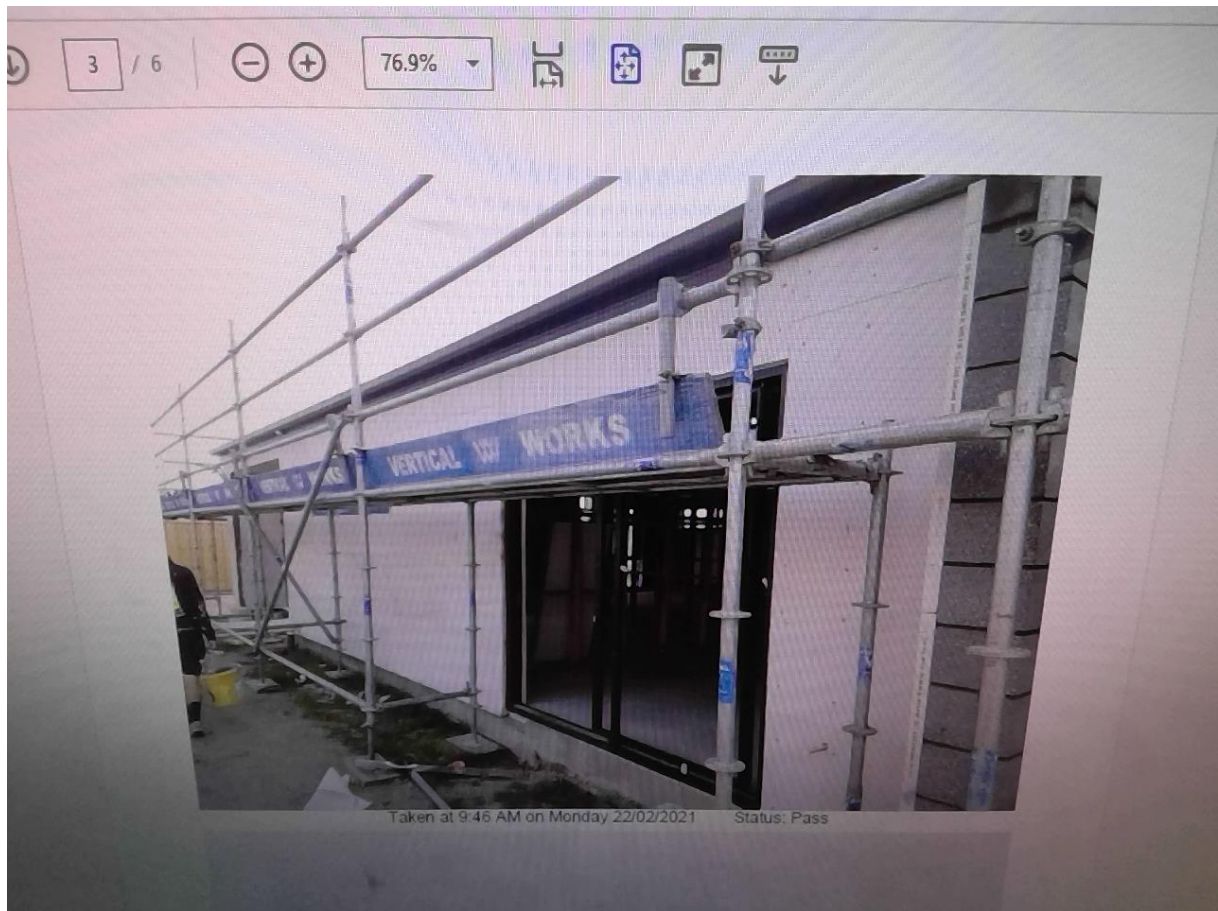
Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	Pass
The plywood areas with metal flashings over as shown on sheet A5.06 of the consented plans have been removed & the AAC Panels have been installed in these areas with the vertical change of cladding junction to stack bond brickwork fully sealed. These AAC panels were in place and passed at the time of the pre plaster and flashing inspection on the 22/2/2021 therefore the change is accepted as an 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

Application form for CCC (Form 6)	Required
(Serv.) Electrical certificate	Required

Licensed Building Practitioners

Cladding Installer 1	Required
Cladding Installer 2	Clear
Roofing 2	Required



AAC panels in place at time of preplaster inspection to areas shown to be Ply with metal flashing over on sheet A5.06

Taken at 3:43 PM on Friday 30/04/2021

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **30 April 2021 2:57 PM**
Duration: **0 minutes**

Inspection Element	Status
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection yet to complete last areas of panel to south gable above garage roof area including saddle flashing to install. evidence to be provided 30/4/2021: Saddle flashings in place at ends of parapets	Pass

Documentation

Application form for CCC (Form 6)	Required
(Serv.) Electrical certificate	Required

Licensed Building Practitioners

Cladding Installer 1	Required
Cladding Installer 2	Clear
Roofing 2	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
 Applicant: **Joyce Jordan Andrew**
 Site Address: **4 Goldie Drive RANGIORA**
 Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Final**
 Inspection Outcome: **Fail**
 Inspected By: **John Thornton**
 Inspection Date: **30 April 2021 2:56 PM**
 Duration: **60 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	Fail
Finished ground level and clearances to cladding	Pass
Ground levels ok 2x small areas of concrete paths are 70mm apr from the base of the AAC cladding. The base is protected with uPVC Cavity closers the full width of the panels. These small concrete areas have significant falls across the width of each area therefore I have accepted the clearances to paved areas of 70mm on this occasion only.	
Paved area levels/falls and storm water control	Pass
Sump to driveway	
Gully traps	Pass
Wastes taken into and sealed at gully risers. Heights of gullies ok.	
Storm water disposal	Pass
Completed	
Soffit/windows/doors sealed	Pass
Joinery sealed at soffits	
Drain ventilation	Pass
Drains open vented	
Cladding/soffits	Pass
Painting completed	
Ventilation/weep holes	Pass
In place at stack bond areas	
Drainage venting to sewer and WC fixture	Pass
Snow straps	N/A
Vermin proofing	Pass
Completed	
Garage door reveals and cladding junctions	Pass
Sealed	
Step down to door openings	Pass
<190mm at doors	
Stair treads and risers correct with anti-slip resistance	Pass
Threads and riser heights as plans	

Hand rail dimension and height 50mm handrail *Pitch of handrail to be same as stairs between 900mm and 1m from pitch line.	Fail
Hand rail brackets Hand rail brackets secured	Pass
Balcony hand rail barrier and overflow drain	N/A
Water isolation valve location Located in garage	Pass
Hot water cylinder relief drain	N/A
Hot water cylinder valving	N/A
Hot water cylinder temperature Gas hot water.	Pass
HWC seismic restraints	N/A
Safe tray in place	N/A
Smoke alarms In place on both levels	Pass
Window identification stickers, safety glass labels and opening restrictors Safety glass in place, restrictors installed to 1st floor windows.	Pass
Shower leak test Both tested & no leaks are evident at time of this inspection.	Pass
Gas hob shield Gas certificate to be provided. *See directives.	Pass
Ventilation provided to all wet areas Wet area ventilation provided	Pass
Fixtures sealed to walls *Seal vanity at wall.	Fail
Plumbing fixtures Plumbing fixtures installed and sealed	Pass
Insulation No access 0 checked previously	Pass
Mechanical vents Ducted to external	Pass
Vertical insulation in roof space	N/A
Gas Cylinders 2/45kg with restraint, support and weather protection	Pass
Effluent Field Fencing/Protection	N/A
On-site maneuvering No issues.	Pass
Sheds/Garages (Sheds/Garages only Final)	N/A
Solar Final (Solar Only final)	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) *Clearance between the gas cooking appliance and the combustible sill surface to be in accordance with the manufacturers specifications or as per AS/NZS5601.1:2013. Gas certificate to be provided.	Pass
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

Documentation

Application form for CCC (Form 6)	Required
(Serv.) Electrical certificate	Required

Licensed Building Practitioners

Cladding Installer 1
Cladding Installer 2
Roofing 2

Required
Clear
Required



Taken at 2:04 PM on Friday 30/04/2021



Taken at 2:04 PM on Friday 30/04/2021



Taken at 2:09 PM on Friday 30/04/2021



Taken at 2:09 PM on Friday 30/04/2021



Taken at 2:09 PM on Friday 30/04/2021



Taken at 2:10 PM on Friday 30/04/2021



Taken at 2:11 PM on Friday 30/04/2021



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Taken at 2:19 PM on Friday 30/04/2021



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Taken at 2:19 PM on Friday 30/04/2021



Taken at 2:20 PM on Friday 30/04/2021



Taken at 2:20 PM on Friday 30/04/2021



Taken at 2:20 PM on Friday 30/04/2021



Taken at 2:20 PM on Friday 30/04/2021



Taken at 2:20 PM on Friday 30/04/2021



Taken at 2:21 PM on Friday 30/04/2021



Taken at 2:23 PM on Friday 30/04/2021



Taken at 2:23 PM on Friday 30/04/2021



Taken at 2:25 PM on Friday 30/04/2021



Taken at 2:26 PM on Friday 30/04/2021



Taken at 2:26 PM on Friday 30/04/2021



Taken at 2:30 PM on Friday 30/04/2021



Taken at 2:30 PM on Friday 30/04/2021



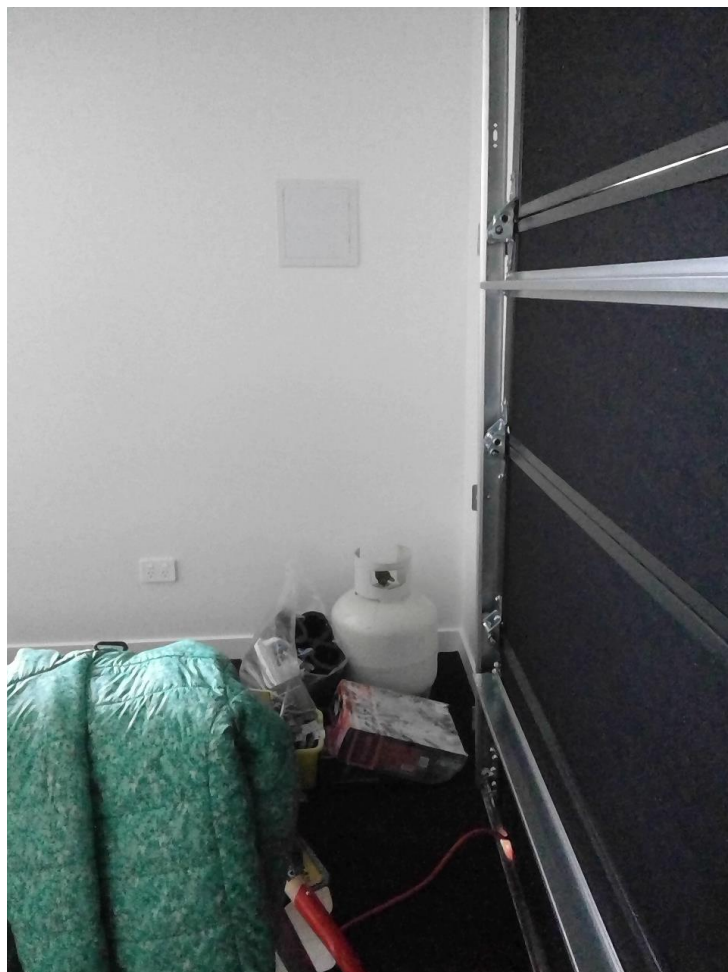
Taken at 2:30 PM on Friday 30/04/2021



Taken at 2:30 PM on Friday 30/04/2021



Taken at 2:30 PM on Friday 30/04/2021



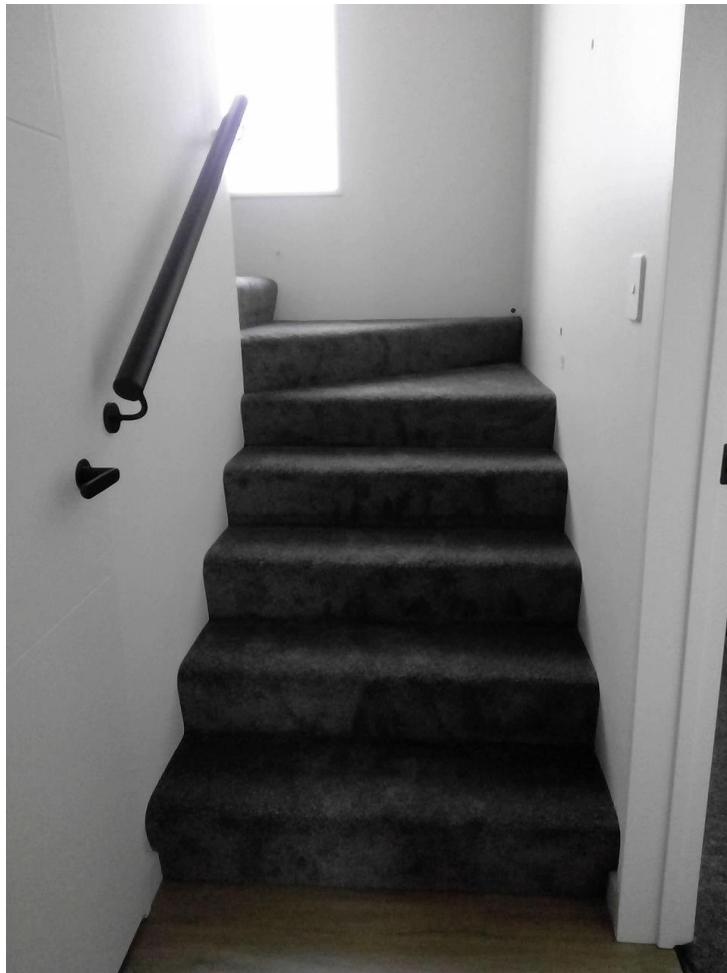
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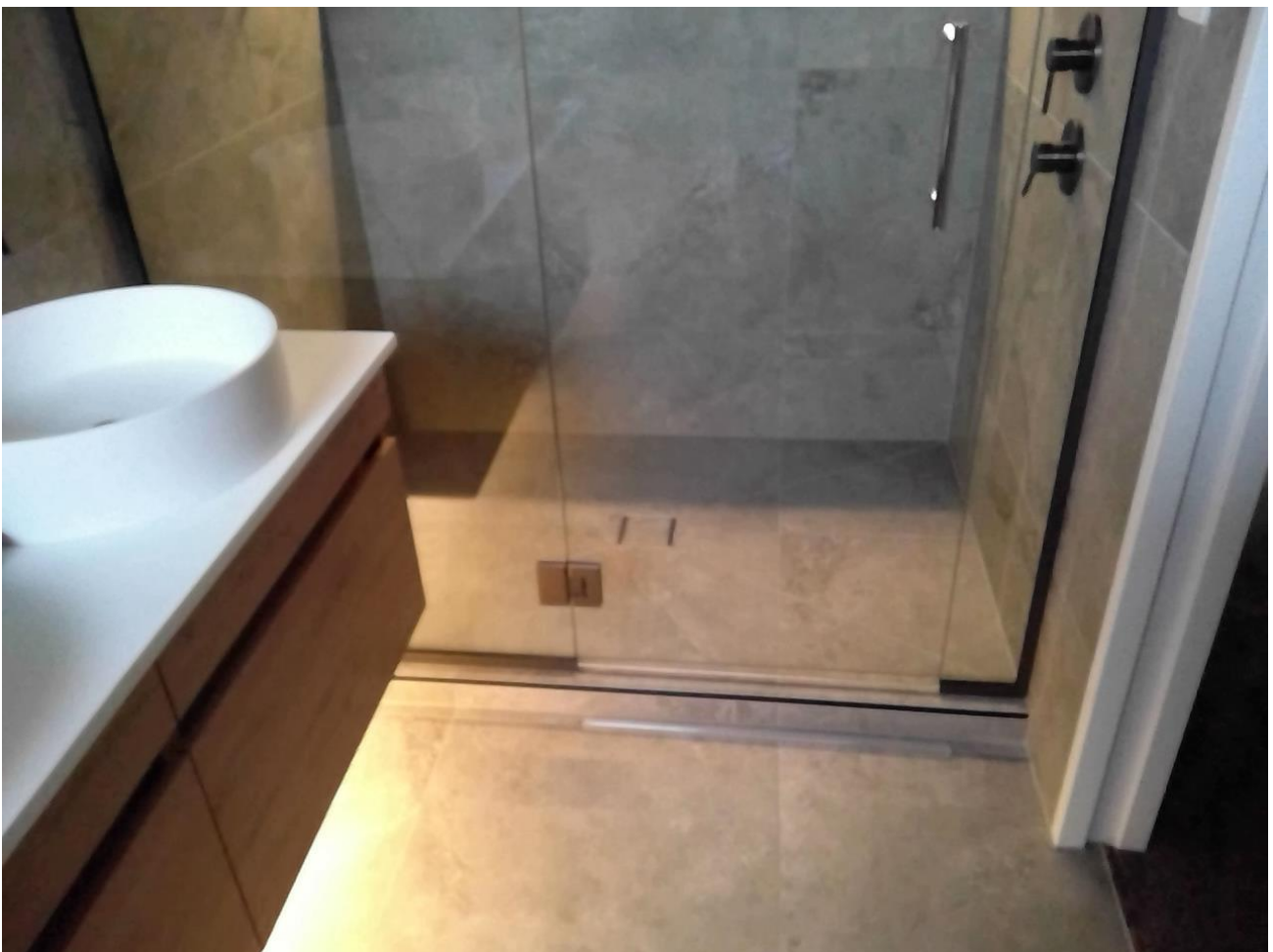
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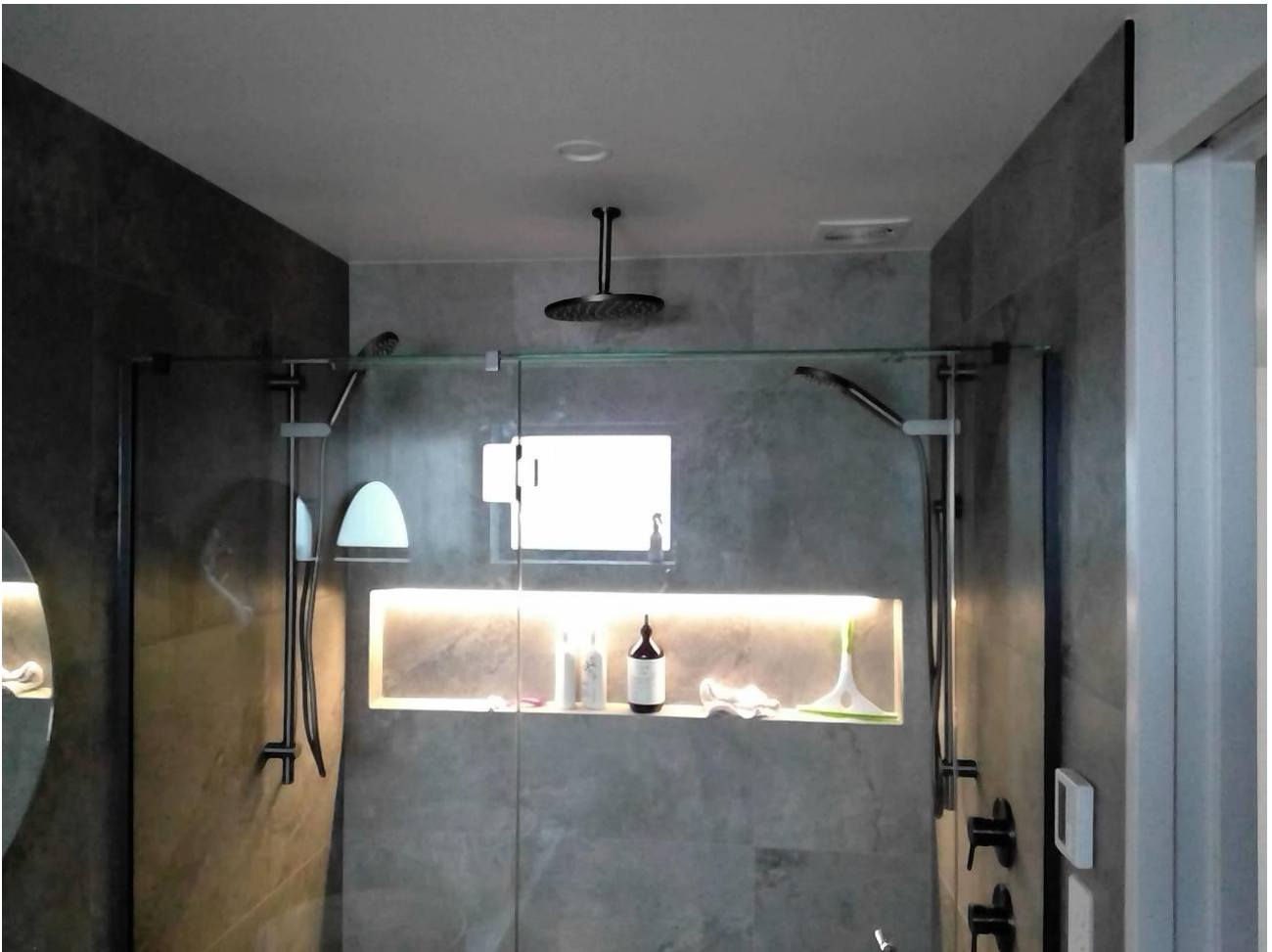
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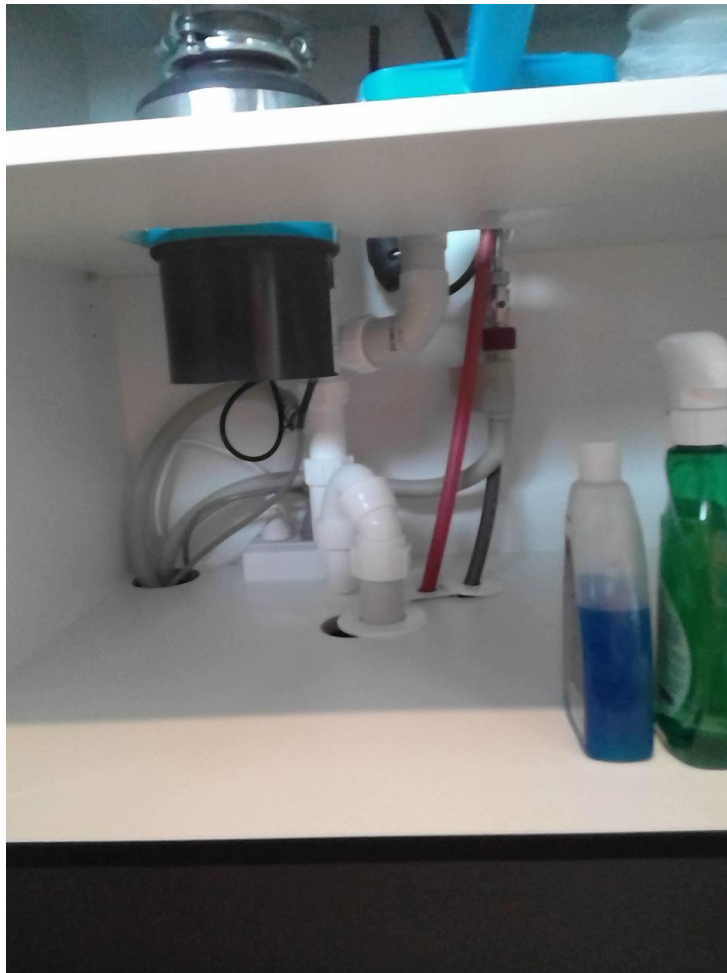
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Taken at 2:41 PM on Friday 30/04/2021



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Taken at 2:43 PM on Friday 30/04/2021

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

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 BC201209 in the subject line.

Inspection Type: **Shelf Angles - Fixings & Flashings**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **30 April 2021**

Passed Items

General Items

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

ADDITIONAL ITEMS (as applicable)

Additional PASSED Items

Shelf angle installation inspected and passed at time of the mid high veneer inspection as noted on the notice dated 19 February 2021

Inspection Type: **Sheet Cladding Exterior Early Installation**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **30 April 2021**

Passed Items

General Items

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

ADDITIONAL ITEMS (as applicable)

Additional PASSED Items

The plywood areas with metal flashings over as shown on sheet A5.06 of the consented plans have been removed & the AAC Panels have been installed in these areas with the vertical change of cladding junction to stack bond brickwork fully sealed. These AAC panels were in place and passed at the time of the pre plaster and flashing inspection on the 22/2/2021 therefore the change is accepted as an on site variation

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **30 April 2021**

Passed Items

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection

yet to complete last areas of panel to south gable above garage roof area including saddle flashing to install.
evidence to be provided
30/4/2021: Saddle flashings in place at ends of parapets

Inspection Type: **Final**
Inspection Outcome: **Fail**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **30 April 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

Ground levels ok
2x small areas of concrete paths are 70mm apr from the base of the AAC cladding. The base is protected with uPVC Cavity closers the full width of the panels. These small concrete areas have significant falls across the width of each area therefore I have accepted the clearances to paved areas of 70mm on this occasion only.

Paved area levels/falls and storm water control
Gully traps

Sump to driveway
Wastes taken into and sealed at gully risers. Heights of gullies ok.

Storm water disposal

Completed

Soffit/windows/doors sealed

Joinery sealed at soffits

Drain ventilation

Drains open vented

Cladding/soffits

Painting completed

Ventilation/weep holes

In place at stack bond areas

Drainage venting to sewer and WC fixture

Vermin proofing

Completed

Garage door reveals and cladding junctions

Sealed

Step down to door openings

<190mm at doors

Stair treads and risers correct with anti-slip resistance

Threads and riser heights as plans

Hand rail brackets

Hand rail brackets secured

Water isolation valve location

Located in garage

Hot water cylinder temperature

Gas hot water.

Smoke alarms

In place on both levels

Window identification stickers, safety glass labels and opening restrictors

Safety glass in place, restrictors installed to 1st floor windows.

Shower leak test

Both tested & no leaks are evident at time of this inspection.

Gas hob shield

Gas certificate to be provided.

Ventilation provided to all wet areas	*See directives.
Plumbing fixtures	Wet area ventilation provided
Insulation	Plumbing fixtures installed and sealed
Mechanical vents	No access 0 checked previously
Gas Cylinders	Ducted to external
On-site maneuvering	2/45kg with restraint, support and weather protection
ADDITIONAL ITEMS (as applicable)	No issues.
Additional PASSED with Site Instructions (Directives to Complete)	*Clearance between the gas cooking appliance and the combustible sill surface to be in accordance with the manufacturers specifications or as per AS/NZS5601.1:2013. Gas certificate to be provided.

Failed Items

Inspection Items	
Hand rail dimension and height	50mm handrail *Pitch of handrail to be same as stairs between 900mm and 1m from pitch line.
Fixtures sealed to walls	*Seal vanity at wall.

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate 21/1/2021 - Verified and approved FFL & SITING: BM	Accepted
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	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.) Gas Certificate	Required

Licensed Building Practitioners

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

SITE INSPECTION AUDIT REPORT

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R02**

Inspection Type: **Final**

Inspection Outcome: **Pass**

Inspected By: **John Thornton**

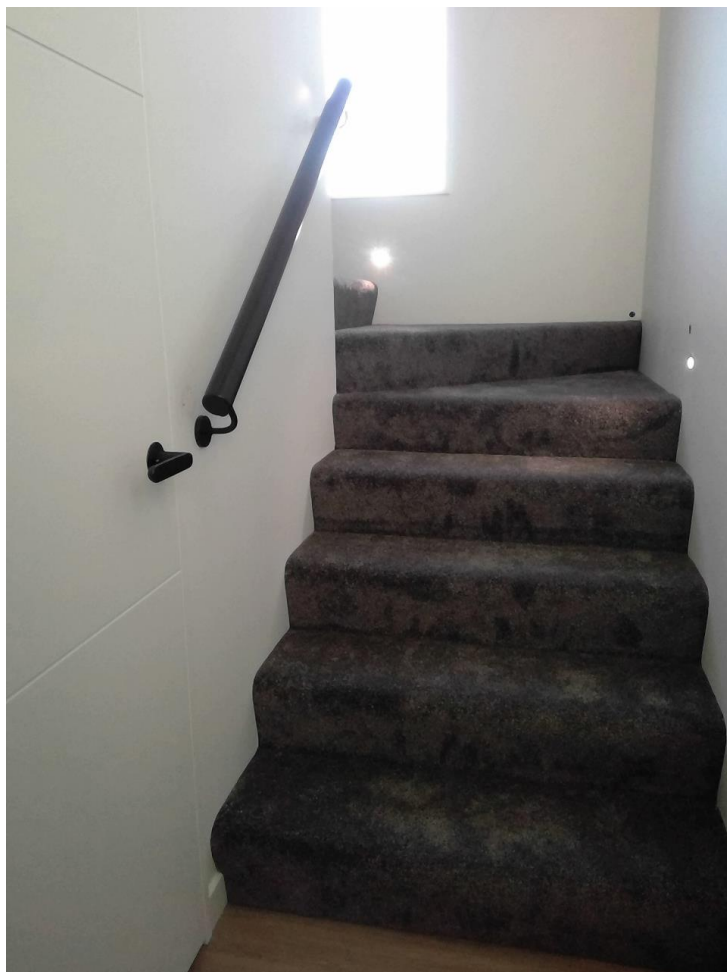
Inspection Date: **3 May 2021 7:58 AM**

Duration: **0 minutes**

Inspection Element	Status
General Items	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
Inspection Items	Pass
Hand rail dimension and height	Pass
50mm handrail	
*Pitch of handrail to be same as stairs between 900mm and 1m from pitch line.	
3/5/21: Handrail at 900mm from pitch line and same pitch as stairs	
Fixtures sealed to walls	Pass
*Seal vanity at wall.	
3/5/21: Vanity unit sealed at wall tiles	



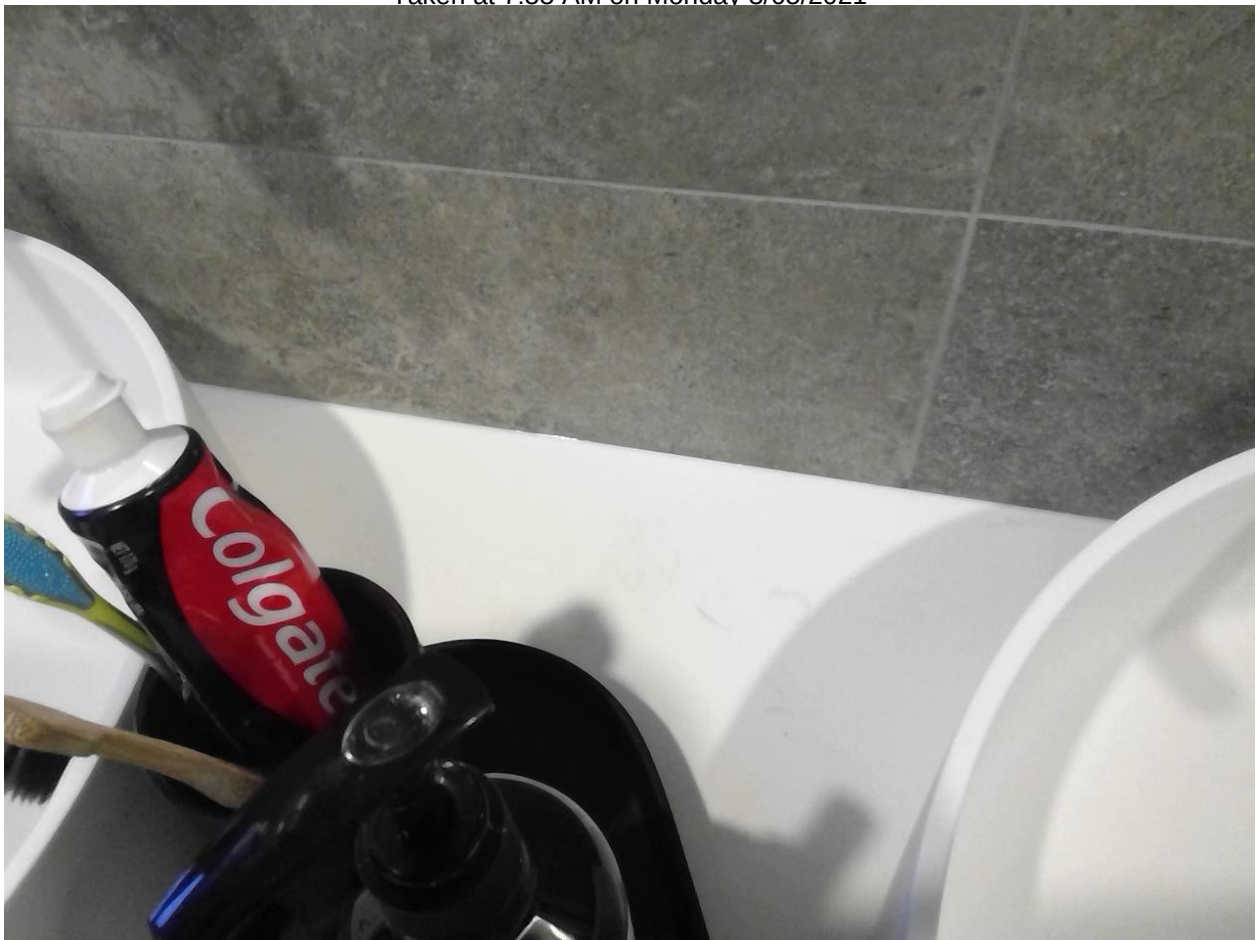
Taken at 7:53 AM on Monday 3/05/2021



Taken at 7:53 AM on Monday 3/05/2021



Taken at 7:55 AM on Monday 3/05/2021



Vanity Unit now sealed at wall tiles
Taken at 7:57 AM on Monday 3/05/2021

SITE INSPECTION NOTICE

Consent No: **BC201209**
Applicant: **Joyce Jordan Andrew**
Site Address: **4 Goldie Drive RANGIORA**
Work Type: **2 STOREY DWELLING WITH ATTACHED GARAGE UNDERLYING 29 PENTECOST ROAD RANGIORA LOT 14**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

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Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC201209 in the subject line.

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **3 May 2021**

Passed Items

General Items

Approved Building Consent on site

Inspection Items

Hand rail dimension and height

50mm handrail

***Pitch of handrail to be same as stairs between 900mm and 1m from pitch line.**

3/5/21: Handrail at 900mm from pitch line and same pitch as stairs

Fixtures sealed to walls

***Seal vanity at wall.**

3/5/21: Vanity unit sealed at wall tiles

Documentation

(Struct.) Surveyor's Building Location Certificate	Accepted
21/1/2021 - Verified and approved FFL & SITING: BM	
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	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.) Gas Certificate	Required

Status

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required

Status

Cladding Installer 1
Roofing 2

Required
Required