

Consent No: **24009002**

Applicant: **Shannon Marie Burgess**

Site Address: **7 Whitehaven Street, Weston**

Work Type: **Construction of a 4 bedroom, 2 bathroom dwelling with media room and attached garage.**

Inspection Type: **Pre Line - Building/Plumbing**

Inspection Status: **Fail**

Inspected By: **Gordon Innes**

Inspection Date: **17 October 2024 1:32 PM**

Duration: **60 minutes**

Inspection Element	Status
General	Pass
Work ready	Pass
Area to be inspected ready for inspection.	
Additional Site Observations	Pass
Inspected, weather tightness, bracing locations and fixings, insulation, window fixing and wind zone, plumbing pipework type, size and fixings, pressure test, glazing type.	
Name and position of contact on site	Pass
Warren Kingham (builder) was on site for this inspection.	
LBP or Practising License confirmed	Pass
Warren Kingan BP103032	
Consent documents sighted	Pass
Consent documents sighted and correct.	
Floor plan layout checked	Pass
Floor plan was checked and inspection, room and sanitary fixture layout in accordance with consented plans.	
Site report for engineering work	N/A
Pre-Line Building	Fail
Exterior cladding /RAB system	Pass
Exterior cladding has been completed and building is considered weather tight.	
Moisture content walls/ceiling battens	Pass
Checked moisture content in various locations and readings were below 18 average 16, which is acceptable.	
Ceiling battens/Access Hatch	Pass
Ceiling battens sized and spaced as per the consent documents <INSERT DETAILS>	
Diaphragm ceilings	N/A
Moisture content 1st floor joists	N/A
Insulation	Fail
R3.2 has not been installed to the 140 framed walls as required by the consented plans sheet 1.	
Correct R-value of R4 for ceiling and R2.8 to 90mm walls has been achieved with consent approved insulation.	
On site at the next inspection please supply a series of photos showing this completed.	
1. Bag of H3.2 insulation.	
2. 140 walls insulation removed.	
3. 140 walls insulation in place.	
4. Photo of H3.2 bag with insulation used.	
Air seal to windows	Pass
Air seal in place around windows .	
Internal bracing	Pass
Bottom plate fixings in place for internal bracing elements.	
Fixing of glazing units	Pass
Glazing units suitably fixed in place, packers used as required.	

Wind Zone and RValue	Pass
Joinery rated at H which is the correct rating for the wind zone it is located in.	
Ducting	Pass
Ducting was in place for the rangehood/bathroom extracts.	
Metal backing angle for tile walls	N/A
Safety glass location	Pass
Safety glass located as required by consented documents.	
Stairs - treads, risers	N/A
Fire engineer or IQP cert	N/A
Framing notches/holes	Pass
Holes and notches in framing are in accordance with NZS3604:2011	
Timber chimney enclosures	N/A
Pre-Line Plumbing	Pass
Plumbing design	Pass
Plumbing design is in accordance with the consent documents.	
Plumber number and reg verified	Pass
Hayden Tisdale 25734	
Pipe sizing	Pass
Hot water pipe run from water heater to kitchen sink is acceptable.	
Pipe type	Pass
Polybutiline used for pipe material, matches consented documents.	
Pipe supports	Pass
Support to the water pipes meets the minimum requirements of the consent and G12/AS1.	
Water isolation valve	N/A
Backflow prevention	N/A
Lagging	Pass
Lagging to pipes that are likely to be subjected to freezing has been completed with consent approved closed cell insulation.	
Pressure test	Pass
Pipes under pressure test at time of inspection, pressure noted at <INSERT DETAILS>	
Soil pipe size	N/A
Stack pipe exclusion zones	N/A
Vents	Pass
Pre-Line fire separations	N/A
Accessible Facilities	N/A
Minor Variations	N/A
Next required inspection	Fail
Post Line Bracing with required insulation photos	



Building weathertight for pre line build
Taken at 12:56 PM on Thursday 17/10/2024



Insulation installed
Taken at 12:58 PM on Thursday 17/10/2024



Insulation installed
Taken at 1:17 PM on Thursday 17/10/2024



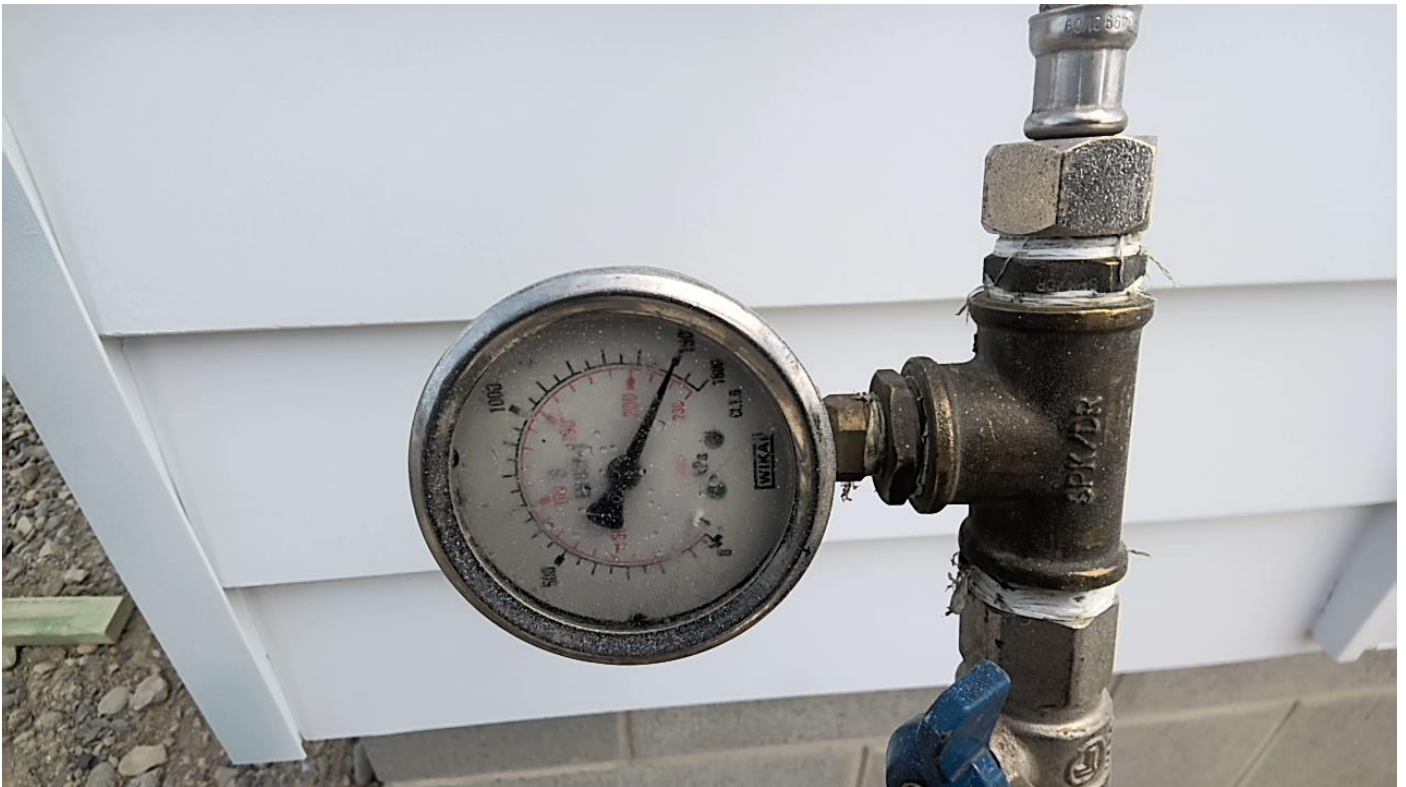
Joinery H wind zone markings
Taken at 1:18 PM on Thursday 17/10/2024



Ducting in place
Taken at 1:19 PM on Thursday 17/10/2024



Safety glazing etching in bathroom window
Taken at 1:22 PM on Thursday 17/10/2024



Pressure test at 1500KPA
Taken at 1:28 PM on Thursday 17/10/2024



Terminal vent penetrating roof
Taken at 1:28 PM on Thursday 17/10/2024