

GoGet Audit Report

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: **Wall and Roof Framing**
Inspection Status: **Fail**
Inspected By: **Gordon Innes**
Inspection Date: **9 September 2024 9:52 AM**
Duration: **60 minutes**

Inspection Element	Status
General	Fail
Work ready	Pass
Area to be inspected ready for inspection.	
Additional Site Observations	Fail
B4/study lintel.	
Inspected truss connections, fixings, roof bracing. Stud type, size, treatment, fixing.	
Bottom plate fixing. Top plate fixing including bracing requirements.	
Lintel size, type, fixing. Purlin fixing.	
Name and position of contact on site	Pass
Warren Kingan (bulder) was on site for this inspection.	
LBP or Practising License confirmed	Pass
Warren Kingan BP103032	
Consent documents sighted	Pass
Consent documents sighted and correct.	
Sediment control	Pass
No run off probable, builder will monitor this and erect sediment control if required.	
Floor plan layout checked	Pass
Floor plan layout checked, layout matches consent documents. Sanitary wastes located as per plan	
Truss plan sighted/uplifted	Pass
As built truss plan sighted at inspection. As built is from same truss supplier as the buildable layout in the consent documents.	
Sea spray zone	N/A
Site report for engineering work	N/A
Previous inspection batching docket for 25mPa	N/A
Roof Framing and Fixings	Pass
Truss Plan	Pass
As built truss layout matches the proposed roof construction as detailed in the consent documents.	
Truss as built designer	Pass
Mitek	
Framed roof	N/A
Truss fixings	Pass
Trusses fixed to top plate as detailed in the truss layout, adequate support provided for point loads.	
Purlins	Pass
Purlin size, spacing and fixing is as per consented documents	
Bottom cord restraints	Pass
Bottom cord restraints completed in accordance with the truss details	
Roof plane bracing	Pass
Roof plane bracing has been installed as detailed on the roof plan.	
Internal gutters	N/A

Wall Framing and Fixings	Fail
Wall framing	Pass
Wall framing is sized, spaced according to the consent documents and is correct SG and length. 140x45 to west elevation large stacker/slider door opening, all other frames 90x45, SG8 @600mm crs, nogs at 800mm crs.	
Gable studs	N/A
Lintel size	Fail
The lintel at the door into bed4/study from the hall is shown on plan 15 as a 2x140 lintel in the LBW, the pre nail plan has it as a 90x45 on flat timber opening, it does show this wall as a LBW, please confirm the requirements and install either to the consented plan or to the pre nail with commentary on the lintel fixing/size requirement.	
This can be viewed at next on site building inspection.	
All other Lintels are sized in accordance with the consent documents.	
Lintel fixing	Fail
See lintel size.	
All other Lintels are sized , supported and have uplift connections in place in accordance with the consent documents.	
Lintel support	Fail
See lintel size.	
All other lintels Lintels are sized , supported and have uplift connections in place in accordance with the consent documents.	
Top plate fixings	Pass
Top plate to stud stud connections and top plate to top plate connections completed in accordance with the consented documents. Stud lock system used.	
Fire wall, solid blocking	N/A
Damp proof course/membrane	Pass
DPC in place as required between concrete and timber junctions.	
Bottom plate	Pass
Bottom plate fixings in place as detailed in the consent documents, correct centres and at plate joins and junctions as required.	
Wall Bracing	Pass
Sheet bracing	N/A
External brace fixings	Pass
Brace framing installed as per the system requirements.	
Brace height	Pass
Brace height is in accordance with the consent documents at 2.42m.	
Dragon ties	N/A
Beams	N/A
Mid Floor	N/A
Membrane Roof	N/A
Decks	N/A
Out buildings	N/A
Minor Variations	N/A
Next required inspection	Pass
Pre-Cladding Wrap	



Framing overview garage area
Taken at 9:54 AM on Monday 9/09/2024



South elevation
Taken at 9:55 AM on Monday 9/09/2024



West elevation
Taken at 9:55 AM on Monday 9/09/2024



North elevation framing
Taken at 9:56 AM on Monday 9/09/2024



Fixing either side of join in bottom plate
Taken at 9:56 AM on Monday 9/09/2024



East elevation
Taken at 9:57 AM on Monday 9/09/2024



Roof plane bracing over garage
Taken at 9:57 AM on Monday 9/09/2024



Lintel in LBW to study may be required
Taken at 9:58 AM on Monday 9/09/2024



Block to purlin joins
Taken at 9:59 AM on Monday 9/09/2024



1 side of 9kn truss to top plate fixing
Taken at 10:00 AM on Monday 9/09/2024



Stud lock used for lintel and top plate fixings
Taken at 10:00 AM on Monday 9/09/2024