

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-Cladding - Wrap**  
Inspection Status: **Pass**  
Inspected By: **Gordon Innes**  
Inspection Date: **30 September 2024 11:54 AM**  
Duration: **45 minutes**

| Inspection Element                                                                                                             | Status |
|--------------------------------------------------------------------------------------------------------------------------------|--------|
| General                                                                                                                        | Pass   |
| Work ready                                                                                                                     | Pass   |
| <b>Area to be inspected ready for inspection.</b>                                                                              |        |
| Additional Site Observations                                                                                                   | Pass   |
| <b>Inspected cavity, cladding flashings, battens, vermin protection, penetrations, window flashings.</b>                       |        |
| Name and position of contact on site                                                                                           | Pass   |
| <b>Warren Kingan (Builder)</b>                                                                                                 |        |
| LBP or Practising License confirmed                                                                                            | Pass   |
| Consent documents sighted                                                                                                      | Pass   |
| <b>Consent documents sighted and correct.</b>                                                                                  |        |
| Site report for engineering work                                                                                               | N/A    |
| Sea spray zone                                                                                                                 | N/A    |
| Building Wraps                                                                                                                 | Pass   |
| RAB board or wrap as consented                                                                                                 | Pass   |
| <b>Building wrap is what's approved in the consent documents.</b>                                                              |        |
| RAB board tape                                                                                                                 | N/A    |
| Gable RAB                                                                                                                      | N/A    |
| RAB fixing                                                                                                                     | N/A    |
| Building wrap                                                                                                                  | Pass   |
| <b>Building wrap installed correctly with correct vertical and horizontal laps and sufficient cover over slab edge/bearer.</b> |        |
| Wrap returned into openings                                                                                                    | Pass   |
| <b>Building wrap dressed in to window openings as required.</b>                                                                |        |
| Flashing tape                                                                                                                  | Pass   |
| <b>Flashing tape installed to window and door openings in accordance with the consent documents.</b>                           |        |
| Sealer on rebate                                                                                                               | N/A    |
| Seal around penetrations                                                                                                       | Pass   |
| <b>Penetrations to the building wrap have been sealed in accordance with the consent documents.</b>                            |        |
| Chimney space venting (Timber enclosures)                                                                                      | N/A    |
| Tape required for studs (over 450 €)                                                                                           | Pass   |
| <b>Battens are Max 300mm CRS for lineal, 400mm nogs for oblique so restraint for insulation is in place.</b>                   |        |
| Face of building                                                                                                               | Pass   |
| <b>All elevations inspected</b>                                                                                                |        |
| Cavity Construction                                                                                                            | Pass   |
| Cavity batten                                                                                                                  | Pass   |
| <b>Cavity battens are timber horizontal castigated H3.1 and Vertical timber H3.2 in accordance with the consent details.</b>   |        |

|                                                                                                                                   |      |
|-----------------------------------------------------------------------------------------------------------------------------------|------|
| Cavity base and/or head ventilation                                                                                               | Pass |
| <b>Cavity closer installed to base and head flashing's as required and in accordance with consent details.</b>                    |      |
| Pipes/services clear from cavity                                                                                                  | Pass |
| <b>No pipe or services noted running along the cavity.</b>                                                                        |      |
| Cavity closed                                                                                                                     | Pass |
| <b>Cavity was closed at the top to prevent it venting into the roof spaces.</b>                                                   |      |
| Nail fixings of batten                                                                                                            | Pass |
| <b>Cavity battens were fixed to the framing appropriately for the type of cavity construction being used.</b>                     |      |
| Batten treatment                                                                                                                  | Pass |
| <b>Batten treatment was noted as being &lt;DETAILS&gt; , in accordance with the consent documents.</b>                            |      |
| Vermin protection                                                                                                                 | Pass |
| <b>No gaps greater than 13mm noted during inspection, sufficient vermin proofing has been achieved.</b>                           |      |
| Flashings                                                                                                                         | Pass |
| Windows                                                                                                                           | Pass |
| <b>Windows were flashed in accordance with the consent documents and the 2 different cladding system being installed</b>          |      |
| Other penetrations                                                                                                                | Pass |
| <b>The Meter box and cable penetrations were flashed in accordance with the consent details.</b>                                  |      |
| Saddle flashing                                                                                                                   | N/A  |
| Dissimilar cladding junctions                                                                                                     | Pass |
| <b>Dissimilar cladding junctions have flashed as detailed on the consent documents.</b>                                           |      |
| Parapet                                                                                                                           | N/A  |
| Stop ends                                                                                                                         | Pass |
| <b>Stop ends in place at head flashing's as detailed.</b>                                                                         |      |
| Support bars in place                                                                                                             | Pass |
| <b>Support bars are in place, full length and fixed correctly to the framing.</b>                                                 |      |
| Sills                                                                                                                             | Pass |
| <b>Sill flashing's are in place and as detailed on the consent documents.</b>                                                     |      |
| Head flashings                                                                                                                    | Pass |
| <b>Head flashing's in place, correct dimensions and taped to wrap as detailed on the consent documents.</b>                       |      |
| Roof/wall junction                                                                                                                | Pass |
| <b>Roof/wall junctions have been constructed in accordance with the consent documents.</b>                                        |      |
| End clearances/fascias                                                                                                            | Pass |
| <b>Sufficient clearance has been provided between the end of fascia/spouting and wall claddings at the roof/wall junctions.</b>   |      |
| Roof cladding                                                                                                                     | Pass |
| Consent approved cladding                                                                                                         | Pass |
| <b>Roof cladding installed matches consent documents.</b>                                                                         |      |
| <b>Colour street.</b>                                                                                                             |      |
| Fixings                                                                                                                           | Pass |
| <b>Roof is fixed with self sealing fasteners and fixings are appropriate for the wind zone it is located in.</b>                  |      |
| Flashings                                                                                                                         | Pass |
| <b>Roof flashing's have been installed as detailed in consent documents and are appropriate for the wind zone and roof pitch.</b> |      |
| Apron                                                                                                                             | N/A  |
| Minor Variations                                                                                                                  | N/A  |
| Next required inspection                                                                                                          | Pass |
| <b>Pre Line Building/Plumbing</b>                                                                                                 |      |



**Internal corner flashing**  
Taken at 11:59 AM on Monday 30/09/2024



**Head flashing with stop end**  
Taken at 11:59 AM on Monday 30/09/2024



**Supportr bar in place**  
Taken at 11:59 AM on Monday 30/09/2024



**Vermin control in place**  
Taken at 12:00 PM on Monday 30/09/2024



**Overview at pre clad wrap**  
Taken at 12:00 PM on Monday 30/09/2024



**Overview of oblique area**  
Taken at 12:01 PM on Monday 30/09/2024



**Eave flashing to be added after cladding installed**  
Taken at 12:01 PM on Monday 30/09/2024



**Overview at pre clad wrap north elevation**  
Taken at 12:03 PM on Monday 30/09/2024