

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: **Final - Residential**
 Inspection Status: **Fail**
 Inspected By: **Gordon Innes**
 Inspection Date: **16 January 2025 10:54 AM**
 Duration: **60 minutes**

Inspection Element	Status
General	Pass
Previous Inspections completed and passed All previous required inspections have been undertaken and passed.	Pass
Work ready Area to be inspected ready for inspection.	Pass
Additional Site Observations There is a wall built under schedule one that is associated with the house, the areas that have a fall over 1m require protection.	Pass
Name and position of contact on site Warren Kingam (builder) Shanon Burgess (Owner) was on site for this inspection.	Pass
Consent documents and specs sighted Consent documents sighted and correct.	Pass
Building Interior	Pass
Visual awareness Visual awareness of the outside environment to habitable rooms has been achieved in accordance with the consent documents.	Pass
Ventilation to habitable rooms Ventilation to habitable rooms has been achieved in accordance with the consented documents.	Pass
Ceiling insulation Ceiling insulation has been checked by the builder and is still in a satisfactory state.	Pass
Downlights	N/A
Window stays	N/A
Tenancy STC/IIC	N/A
Smoke alarms Smoke alarms were located as required by the consent documents and F7/AS1, and tested as working at the inspection.	Pass
Balustrades	N/A
Internal stairs	N/A
Fire/smoke separation	N/A
Service Rooms	Pass
Safety glazing Safety glazing in place to shower screens and windows in wet areas as required by consent documents.	Pass
Floor finishes and containment Suitable wet area floor coverings in place and shower splash has containment.	Pass
Wall finishes sealed Wall finishes sealed with an appropriate lining or paint finish.	Pass
Extract fan vented to exterior Checked mechanical ventilation and appeared to be venting to the exterior.	Pass
Fixtures	Pass

Fixtures installed as detailed on the floor plan.		
Waste traps vented		Pass
Waste traps vented as required by consent documents.		
Floor waste gully		Pass
Floor waste gully installed in accordance with consent documents.		
WC/bath/basin/shower seals		Pass
Generally Sanitary fixtures have sealed at junctions and joins to floors and walls with silicone.		
The ensuite leaks to the vanity side bottom corner, I have spoken with the builder and owner and Warren will seal this and check it is not leaking, the owner is happy to make sure this is suitably sealed, I am SORG that this will be completed as required as Warren is an LBP who I have worked with and trust to carry out this level of work.		
Non-return valve to shower over bath		N/A
Kitchen		Pass
Wall finishes		Pass
Wall finishes to kitchen have been sealed with an appropriate paint system.		
Floor finishes and containment		Pass
Floor finish to kitchen and sealant to bench tops completed.		
Extract fan vented to exterior		Pass
Checked mechanical ventilation and appeared to be venting to the exterior.		
Waste traps vented		Pass
Waste traps vented as required by consent documents.		
Dishwasher/fixtures/heat pump		Pass
Dishwasher connected to wastes and other fixtures installed as detailed on consent documents.		
Stove/hob clearance		Pass
Clearances to the cooker hob was in accordance with the consent documents.		
Hot Water Systems		Pass
Hot water system		Pass
Hot water system matches the consent documents		
HWC hot supply		Pass
Checked HWC supply out and 1st meter was copper and lagged as required.		
Seismic restraints		Pass
Seismic restraints are adequate for the size of the cylinder installed.		
Safe tray		Pass
Safe tray installed with waste meeting the minimum sizes.		
Tundish		Pass
Tundish in place with appropriate air gap.		
Temperature and C/W exp valve		Pass
Temperature checked and ok at 48.2, TPR checked and ok.		
Relief pipe		Pass
Relief pipe has fall to exterior and discharges in a suitable location that will no cause a hazard or damage building elements.		
Solar/wetback		N/A
Open vent		N/A
Exterior		Fail
Base ventilation and access		N/A
Floor clearance		Pass
Floor clearance was checked at inspection and found to be over 175mm (average 200mm), this meets the minimum requirements of the consent.		
Cladding clearance		Pass
Sufficient cladding clearance has been provided.		
Secondary flow path		Pass
A secondary flow path is available should the storm water system fail.		
Balustrades		Fail

Retaining wall with falls over 1m requires adequate protection.	
Handrail	N/A
Driveway/sealed areas	N/A
Venting/AAVs	Pass
Terminal vent completed and visible, location is acceptable.	
Swimming/spa pool	N/A
Window scribes	Pass
Scribes to windows completed and painted.	
Flashings	Pass
Flashing's that are viewable appear complete and in reasonable condition.	
Vertical and horizontal control joints	N/A
Sealed penetrations	Fail
Heat pump overflow requires sealing	
Veneer top vented	N/A
Vermin proofing	Pass
No gaps viewable that require vermin proofing.	
External cladding integrity	Pass
Exterior cladding integrity does not appear compromised.	
Terminal vent location and sizing	Pass
Terminal vent is sized and located in accordance with the consent documents.	
Gully height	Pass
Gully height checked and noted as meeting the requirements of the consent.	
Sumps	N/A
Vent cowls	Pass
Wall mounted vents have suitable cowls providing weather protection.	
Effluent field/tank	N/A
Water pipes	N/A
Non-return valve/air gap	N/A
Access	Pass
Slip resistance to access route to the front door is in accordance with consent details	
Spouting and Downpipes/spreaders	Pass
Downpipes fitted correctly and spreader installed as required	
Gas bottle location	N/A
Decks and Balconies	N/A
Garage/Polished	N/A
Retaining walls	N/A
Retaining wall installed under schedule 1 and does not form part of this consent.	
Minor Variations	N/A
Next required inspection	Pass
Documentation	
As-built drainage plan	Accepted
Hayden Tisdall working under Neil Smith 04841	
Photos	Required
Retaining wall with falls over 1m requires adequate protection. Please add photos to show areas over 1m are protected.	
Photos	Required
Overflow from heat pump to be sealed.	



South elevation
Taken at 9:51 AM on Thursday 16/01/2025



East elevation South end
Taken at 9:53 AM on Thursday 16/01/2025



East elevation north end
Taken at 9:54 AM on Thursday 16/01/2025



South elevation
Taken at 9:57 AM on Thursday 16/01/2025



West Elevation
Taken at 9:59 AM on Thursday 16/01/2025



North elevation
Taken at 10:01 AM on Thursday 16/01/2025



Fall over 1m requires protection, wall installed under schedule 1
Taken at 10:02 AM on Thursday 16/01/2025



Heat pump overflow to be sealed
Taken at 10:05 AM on Thursday 16/01/2025



Support bars in place under doors
Taken at 10:05 AM on Thursday 16/01/2025



Terminal vent with cowl
Taken at 10:20 AM on Thursday 16/01/2025



Lounge area

Taken at 10:23 AM on Thursday 16/01/2025



Dinning area

Taken at 10:23 AM on Thursday 16/01/2025



Kitchen

Taken at 10:23 AM on Thursday 16/01/2025



Entrance lobby

Taken at 10:24 AM on Thursday 16/01/2025



Work top sealed

Taken at 10:24 AM on Thursday 16/01/2025



Cooking area

Taken at 10:25 AM on Thursday 16/01/2025



Temperature of hot water
Taken at 10:29 AM on Thursday 16/01/2025



Smoke alarm working between study and master bed
Taken at 10:39 AM on Thursday 16/01/2025



Air gap under door
Taken at 10:39 AM on Thursday 16/01/2025



Ensuite
Taken at 10:40 AM on Thursday 16/01/2025



Ensuite

Taken at 10:40 AM on Thursday 16/01/2025



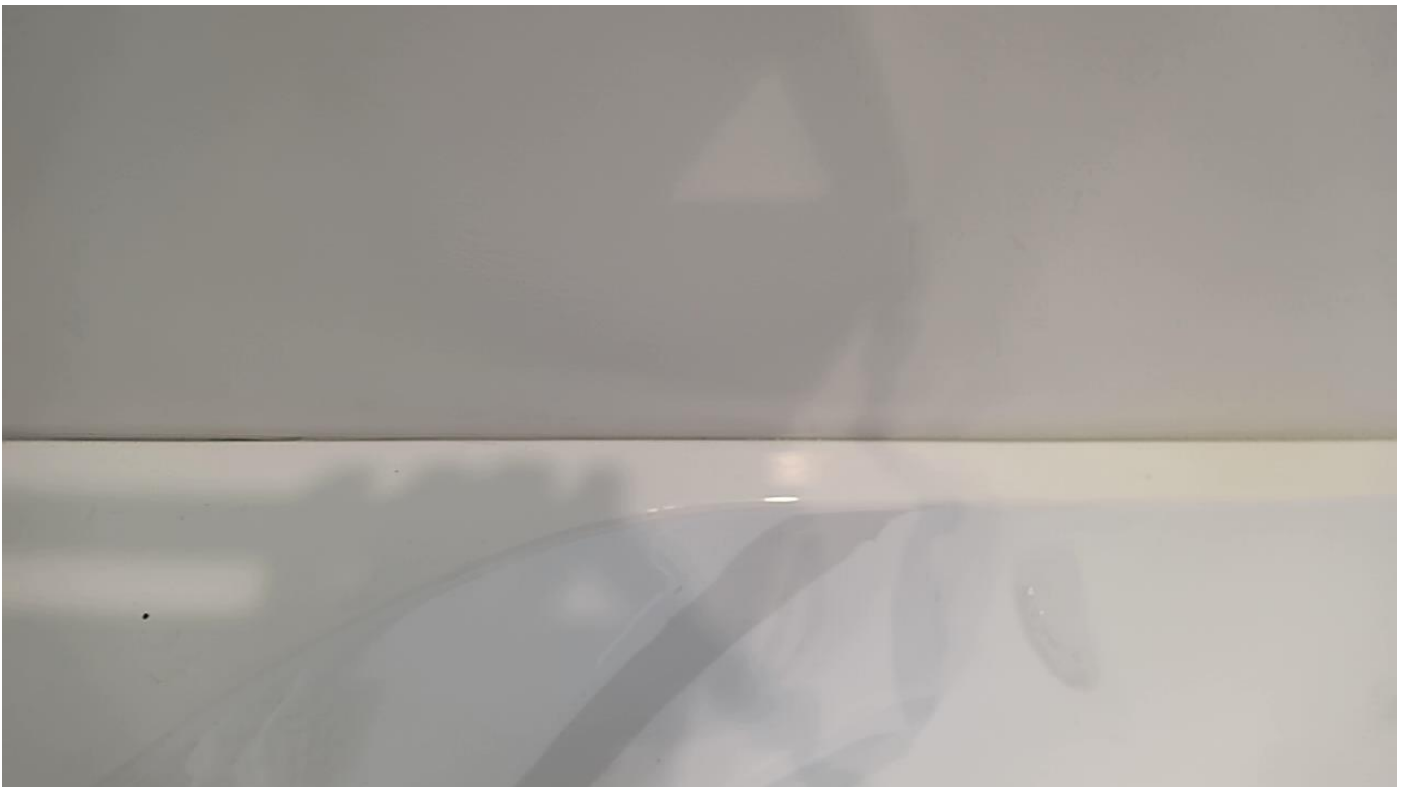
Bathroom

Taken at 10:42 AM on Thursday 16/01/2025



Bathroom shower

Taken at 10:42 AM on Thursday 16/01/2025



Bath sealed

Taken at 10:42 AM on Thursday 16/01/2025



Vanity sealed
Taken at 10:43 AM on Thursday 16/01/2025



Working smoke alarm between beds 2 and 3
Taken at 10:44 AM on Thursday 16/01/2025



Laundry and cylinder
Taken at 10:45 AM on Thursday 16/01/2025