

SITE NOTICE

Consent No: **24009002** **17 January 2025**
 Applicant: **Shannon Marie Burgess**
 Valuation Ref: **26130/22206**
 Site Address: **7 Whitehaven Street, Weston**
 Work Type: **Construction of a 4 bedroom, 2 bathroom dwelling with media room and attached garage.**
 Email To: **hayden@tisdallplumbing.co.nz,kinganfamily@xtra.co.nz,shannonmburgess@outlook.com**

Inspection Type: **Final - Residential**
 Inspection Status: **Fail**
 Inspected By: **Gordon Innes**
 Inspection Date: **16 January 2025**

Passed Items

General

Previous Inspections completed and passed

All previous required inspections have been undertaken and passed.

Work ready

Area to be inspected ready for inspection.

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.

Name and position of contact on site

Warren Kingam (builder) Shanon Burgess (Owner) was on site for this inspection.

Consent documents and specs sighted

Consent documents sighted and correct.

Building Interior

Visual awareness

Visual awareness of the outside environment to habitable rooms has been achieved in accordance with the consent documents.

Ventilation to habitable rooms

Ventilation to habitable rooms has been achieved in accordance with the consented documents.

Ceiling insulation

Ceiling insulation has been checked by the builder and is still in a satisfactory state.

Smoke alarms

Smoke alarms were located as required by the consent documents and F7/AS1, and tested as working at the inspection.

Service Rooms

Safety glazing

Safety glazing in place to shower screens and windows in wet areas as required by consent documents.

Floor finishes and containment

Suitable wet area floor coverings in place and shower splash has containment.

Wall finishes sealed

Wall finishes sealed with an appropriate lining or paint finish.

Extract fan vented to exterior

Checked mechanical ventilation and appeared to be venting to the exterior.

Fixtures

Fixtures installed as detailed on the floor plan.

Waste traps vented

Waste traps vented as required by consent documents.

Floor waste gully

Floor waste gully installed in accordance with consent documents.

WC/bath/basin/shower seals

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 SORRY 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.

Kitchen

Wall finishes

Wall finishes to kitchen have been sealed with an appropriate paint system.

Floor finishes and containment

Floor finish to kitchen and sealant to bench tops completed.

Extract fan vented to exterior

Checked mechanical ventilation and appeared to be venting to the exterior.

Waste traps vented

Waste traps vented as required by consent documents.

Dishwasher/fixtures/heat pump

Dishwasher connected to wastes and other fixtures installed as detailed on consent documents.

Stove/hob clearance

Clearances to the cooker hob was in accordance with the consent documents.

Hot Water Systems

Hot water system

Hot water system matches the consent documents

HWC hot supply

Checked HWC supply out and 1st meter was copper and lagged as required.

Seismic restraints

Seismic restraints are adequate for the size of the cylinder installed.

Safe tray

Safe tray installed with waste meeting the minimum sizes.

Tundish

Tundish in place with appropriate air gap.

Temperature and C/W exp valve

Temperature checked and ok at 48.2, TPR checked and ok.

Relief pipe

Relief pipe has fall to exterior and discharges in a suitable location that will not cause a hazard or damage building elements.

Exterior

Floor clearance

Floor clearance was checked at inspection and found to be over 175mm (average 200mm), this meets the minimum requirements of the consent.

Cladding clearance

Sufficient cladding clearance has been provided.

Secondary flow path

A secondary flow path is available should the storm water system fail.

Venting/AAVs

Terminal vent completed and visible, location is acceptable.

Window scribes

Scribes to windows completed and painted.

Flashings

Flashing's that are viewable appear complete and in reasonable condition.

Vermin proofing

No gaps viewable that require vermin proofing.

External cladding integrity

Exterior cladding integrity does not appear compromised.

Terminal vent location and sizing

Terminal vent is sized and located in accordance with the consent documents.

Gully height

Gully height checked and noted as meeting the requirements of the consent.

Vent cowls

Wall mounted vents have suitable cowls providing weather protection.

Access

Slip resistance to access route to the front door is in accordance with consent details

Spouting and Downpipes/spreaders

Downpipes fitted correctly and spreader installed as required

Next required inspection

Failed Items

Exterior

Balustrades

Retaining wall with falls over 1m requires adequate protection.

Sealed penetrations

Heat pump overflow requires sealing

Documentation

Status

As-built drainage plan

Accepted

Hayden Tisdall working under Neil Smith 04841

Electrical certificate

Received

Glazing statement of thermal performance

Received

Design statement & Asbuilt plan (truss manufacturer)

Received

Studlok statement from preframe manufacturer

Received

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.

Licensed Building Practitioners

Status

Carpenter 1

Received

Warren Kingan BP103032

Foundation 1

Received

Warren Kingan BP103032

Brick & Blocklayer 1

Received

Ian Gold

Designer 1

Accepted

Uros Plajh

Roofer 1

Received