

02 July 2024

Wendelborn Property Ltd
PO Box 9315
Tower Junction
Christchurch 8149

Dear Sir or Madam,

Reference Number: BC240494

Project Location: 5 Nirmal Way

Rolleston

Legal Description: LOT 44 DP 590653

Project Description: Construction of detached dwelling - single storey with 4 bedrooms and attached garage

IR Number: 4

Inspection Results:

PRELINE - 02 Jul 2024 @ 12:06 by Taare Parekura

Inspection Outcome: **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

B1: Wall & Ceiling Linings:

1. Moisture content is not in accordance with building consent and sitting over 20% across the LVL J-Frame timber ceiling battens. This moisture level is after the LVL reduction has been taken off the numbers shown. Please rectify and advise when ready for re-inspection.

Specific reinspection of these matters is required before building work may proceed.

Formal Directive: Address the high moisture levels and call for a reinspection

Site Communication: Talked to Bruce Hawker on site around the inspection outcome

Inspection Summary: As listed above

Your next inspection will be: **Preline**

Please contact us 48 hours before you require this to book your inspection.

Please ensure all work for inspection is ready the day before. All re-inspections will incur an additional

inspection fee.

Outstanding Required Documents for this Building

Preline

- G12: Pipework pressure test documentation

Final

- B1: Geotech - Construction Monitoring Records PS4
- G9: Energy works certificate

History

Inspection Name

Preconstruction meeting / Inspection
Siting and Site Scrape Inspection
Wastepipes
Floor Slab
Framing / Pre-wrap
Post Wrap / Cavity
Pre-plaster
Preline

Drainage
Final

Summary

PASS - 15 May 2024
PASS - 15 May 2024
PASS - 15 May 2024
PASS - 30 May 2024
PASS - 10 Jun 2024
-
-
FAIL - 02 Jul 2024

Reinspection required

PASS - 30 May 2024
-

Yours Sincerely,

Taare Parekura
Building Surveyor - Contractor
On behalf of: Selwyn District Council