

02 October 2023

K Bhutani & M Puri
3/31 Buffon Street
Waltham
Christchurch 8023

Dear Sir or Madam,

Reference Number: BC230719

Project Location: 24 Westmoor Boulevard

Springston

Legal Description: LOT 128 DP 573266

Project Description: Construction of multi-unit dwelling - single storey with 3 bedrooms and attached garage and 2 bedrooms and attached garage - serviced as a single ownership lot.

Amendment 1: Change roof insulation and window grade

IR Number: 4

Building Name: Main Building

Inspection Results:

FRAMING / PRE-WRAP - 02 Oct 2023 @ 15:09 by Richard Lorgelly

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

B1: Walls, Wall bracing, Posts, Beams:

Wall framing construction is not complying. Please rectify the following:

- 1) The Gamma bracing needs to be completed
- 2) the internal fire wall hold downs need to be completed

Good to continue, The two issues listed above can be viewed at the pre line inspection.

These may be viewed at time of next inspection.

Formal Directive: Blue screws to complete
6kn to be completed at the continuous top plate

Inspection Summary: all good to continue with the installation of the roof cladding, no significant issues found the wall framing construction complies,
The site had good H&S and low risk to any tripping hazards, the site was clean and free of debris a secure

safety fence has been erected around the parameter of the site.

the Bottom plate, brace fixings installed, Internal load bearing wall hold downs have been installed, dwangs/nogs are installed at correct centers to accept the wall cladding, lintels and top plates fixings in place. purlins and truss fixing complete including the blue screws holding down the purlins, the roof bracing has been completed, and valley boards installed, all roof and wall bracing appears to be as per the BC documents all timber farming is the right treatment and grade as detailed in the BC documents apart from the items listed above all roofing hardware has been installed correct as per the as built and all the lintel fixings have been installed, The trusses are at 900 and have been fixed off, all internal bracing has also been checked and complies with the consented documents. after walking around the site and observing the BC documents I confirm that foundations are free of deformation, settlement, honeycombing and Slab shrinkage control measures have been considered and Separation is provided between timber and concrete to prevent transference of moisture.

Site: Generally Tidy and free from abnormal hazards

Weather: Fine/sunny 20°

Your next inspection will be: **Post Wrap / Cavity**

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

Main Building

Post Wrap / Cavity

- Statement Of Thermal Performance For Windows And Doors

Preline

- G12: Pipework pressure test documentation

Drainage

- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test

Final

- E3: Internal Membrane - Installation Record PS3 - Tiled Floors
- G9: Energy works certificate
- G10 & G11: Energy works certificate

History

Inspection Name

Siting and Site Scrape Inspection
Prepour
Wastepipes
Floor Slab
Framing / Pre-wrap

Post Wrap / Cavity
Half High Brick
Preline
Post Line
Drainage
Final

Yours Sincerely,

Richard Lorgelly
Building Surveyor - Contractor
On behalf of: Selwyn District Council

Summary

PASS - 08 Sep 2023
PASS - 08 Sep 2023
PASS - 08 Sep 2023
-
FAIL - 02 Oct 2023
View at next inspection
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-
-
-
PASS - 13 Sep 2023
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