

23 November 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: 7

Building Name: Main Building

Inspection Results:

FRAMING / PRE-WRAP - 23 Nov 2023 @ 10:36 by Ian Buckle

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:

Internal load bearing wall bottom plate fixings to fire wall to be completed.

These may be viewed at time of next inspection.

POST WRAP / CAVITY - 23 Nov 2023 @ 10:34 by Ian Buckle

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

E2: Veneer Wall Cladding (Masonry, Brick):

The change of cladding flashings to be installed as detailed by the consented plans.

The gap between the brick veneer and weatherboard cladding at the internal corner junctions appear to be too big to effectively close the junction with the proposed use of sealant.

These may be viewed at time of next inspection.

Site Communication: This inspection notice updates previous. Provide photos that clearly illustrate the above issue has been resolved.

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

Main Building

Preline

- G12: Pipework pressure test documentation

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

Summary

PASS - 08 Sep 2023

PASS - 08 Sep 2023

PASS - 08 Sep 2023

PASS

FAIL - 23 Nov 2023

View at next inspection

FAIL - 23 Nov 2023

View at next inspection

PASS - 23 Nov 2023

-

-

PASS - 13 Sep 2023

-

Yours Sincerely,

Ian Buckle

Building Surveyor Residential Inspection

On behalf of: Selwyn District Council