

19 December 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: 9

Building Name: Main Building

Inspection Results:

POST LINE - 19 Dec 2023 @ 12:08 by Steve Walders

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Formal Directive:

1. Please provide a copy of the Record of Work as outline in the preline inspection. Record of Work can be uploaded to the Council by using the AlphaOne portal.

Site Communication:

PoC = Vinny, Gib fixer - Ph. number: 02109101861

Onsite = Gib fixers x2

Inspection Summary: Post line inspection.

Sighted both layers of standard Gib fixed to internal garage IT walls. Gib bracing elements complete.

Your next inspection will be: **Final**

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.

Unresolved Matters:

The following issues are noted as still to be resolved:

Inspection: Framing / Pre-wrap on 02 Oct 2023 by Richard Lorgelly

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.

Inspection: Framing / Pre-wrap on 13 Nov 2023 by Ian Buckle

B1: Walls, Wall bracing, Posts, Beams: Internal load bearing wall bottom plate fixings to fire wall to be completed.

Inspection: Framing / Pre-wrap on 12 Dec 2023 by Ian Buckle

B1: Walls, Wall bracing, Posts, Beams: Internal load bearing wall bottom plate fixings to be completed to front unit. Builder to include confirmation of fixings completed on LBP memo of works as discussed.

Inspection: Framing / Pre-wrap on 23 Nov 2023 by Ian Buckle

B1: Walls, Wall bracing, Posts, Beams: Internal load bearing wall bottom plate fixings to fire wall to be completed.

Inspection: Framing / Pre-wrap on 23 Nov 2023 by Ian Buckle

B1: Walls, Wall bracing, Posts, Beams: Internal load bearing wall bottom plate fixings to fire wall to be completed.

Outstanding Required Documents for this Building

Main Building

Final

- 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 - 12 Dec 2023

View at next inspection

PASS - 12 Dec 2023

PASS - 23 Nov 2023

PASS - 12 Dec 2023

PASS - 19 Dec 2023

PASS - 13 Sep 2023

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Yours Sincerely,

Steve Walders

Building Surveyor - Contractor

On behalf of: Selwyn District Council