

APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in duplicate.)

Part A: General (Complete Part A in all cases)



APPLICANT*

Name: D P Summerfield.

Mailing Address: 141 Hepburns Rd 6 rd,
Ashburton

Contact (print name, address and position):

Don Summerfield. (as above)
025 353 231

Phone: Fax: 033089980.

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

P.I.M./Consent No: BC010906

Received: 19 / 10 / 01

P.I.M./Consent Fee: \$ 150

Receipt No: 687767

Invoice No: 93498

Consent No:

Received: / /

Consent Fee: \$

Receipt No:

Invoice No:

PROJECT

New or ~~relocated~~ building ☒

Alterations/Additions ☐

Demolition ☐

Proposal Erect two
townhouses

Intended use(s) (in detail):

Residence

Intended life:

Indefinite but not less than 50 years ☒

Specified as 50 years

Being stage 1 of an
intended 1 stages

Estimated value (inclusive of GST):

\$250,000

PROJECT LOCATION

Street address (if any):

298 more st.

Legal description (as shown on certificate of title or rates notice, if any):

PT TS 250 251 Ashburton TN

Valuation No: 2456841 500

(For example: Lot DP ; or Section
..... SO Survey or Registration District
..... ; or Maori block number and name; or
combination of those. If none apply, give whatever
information is necessary to identify the location.)

THIS APPLICATION IS FOR:

- ☒ Building Consent only, in accordance with Project Information Memorandum No.:
- ☒ Both Building Consent and a Project Information Memorandum.

Part B: Project Details

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (cross each applicable box, if any, and attach relevant information in duplicate):

- ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☒ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☒ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Part C: Building Details

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

- ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including
- ☐ Building certificates
 - ☐ Producer statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority.
 - ☐ References to determinations issued by the Building Industry Authority.
- ☐ Proposed procedures, if any, for inspection during construction.

Cont . . .

Part D: Key Personnel

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): Ray Knight

Building certifier(s):

Builder(s) Summerfield Builders

Registered drainlayer: }

Registered plumber: Summerfield Plumbing

Registered gasfitter: }

Registered electrician: Summerfield Electrical

Other:

Part E: Compliance Schedule Details

E1: Systems necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the New Zealand Building Code in respect of the above-mentioned systems.
- ☐ None of the above.

E2: Other systems and features to be included in the Compliance Schedule

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed by/for and on behalf of the applicant:

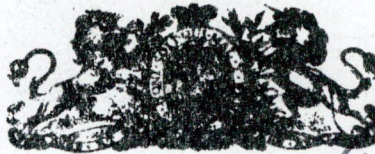
Name: D. J. Hamner

Position: Owner Builder

Date: 18. 10 - 2001

NEW ZEALAND.

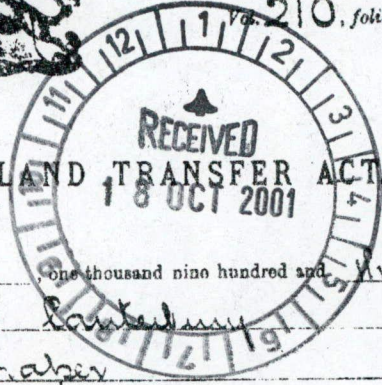
Reference: (Vol. 35, folio 128, 194.
Transfer No. Balance.



Register-book,

Vol. 210, folio 260

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

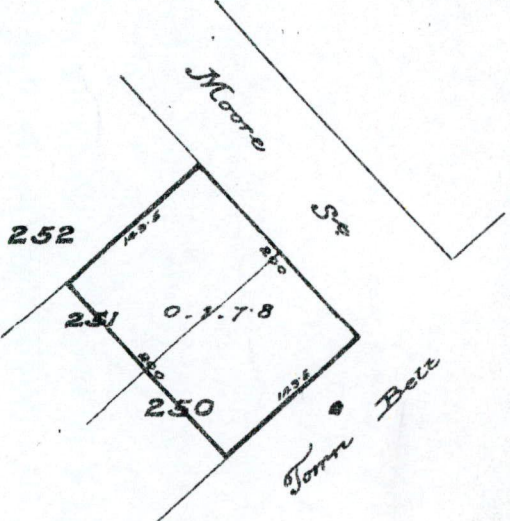


This Certificate, dated the sixth day of November, one thousand nine hundred and three,
the hand and seal of the District Land Registrar of the Land Registration District of Canterbury,
John Swanson of Canterbury Deputee

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing One road and seven and eight tenths of an acre situated in the Borough of Ashburton comprising parts of Town sections 250 and 251



66 Rindia
District Land Registrar.



Scale, 1 chain to an inch.

1. Certificate 34035 produced
21 June 1904 at 2.10 pm
John Swanson to Mr
Ashburton Permanent
Borough Council as trustee
for the purpose of
road widening

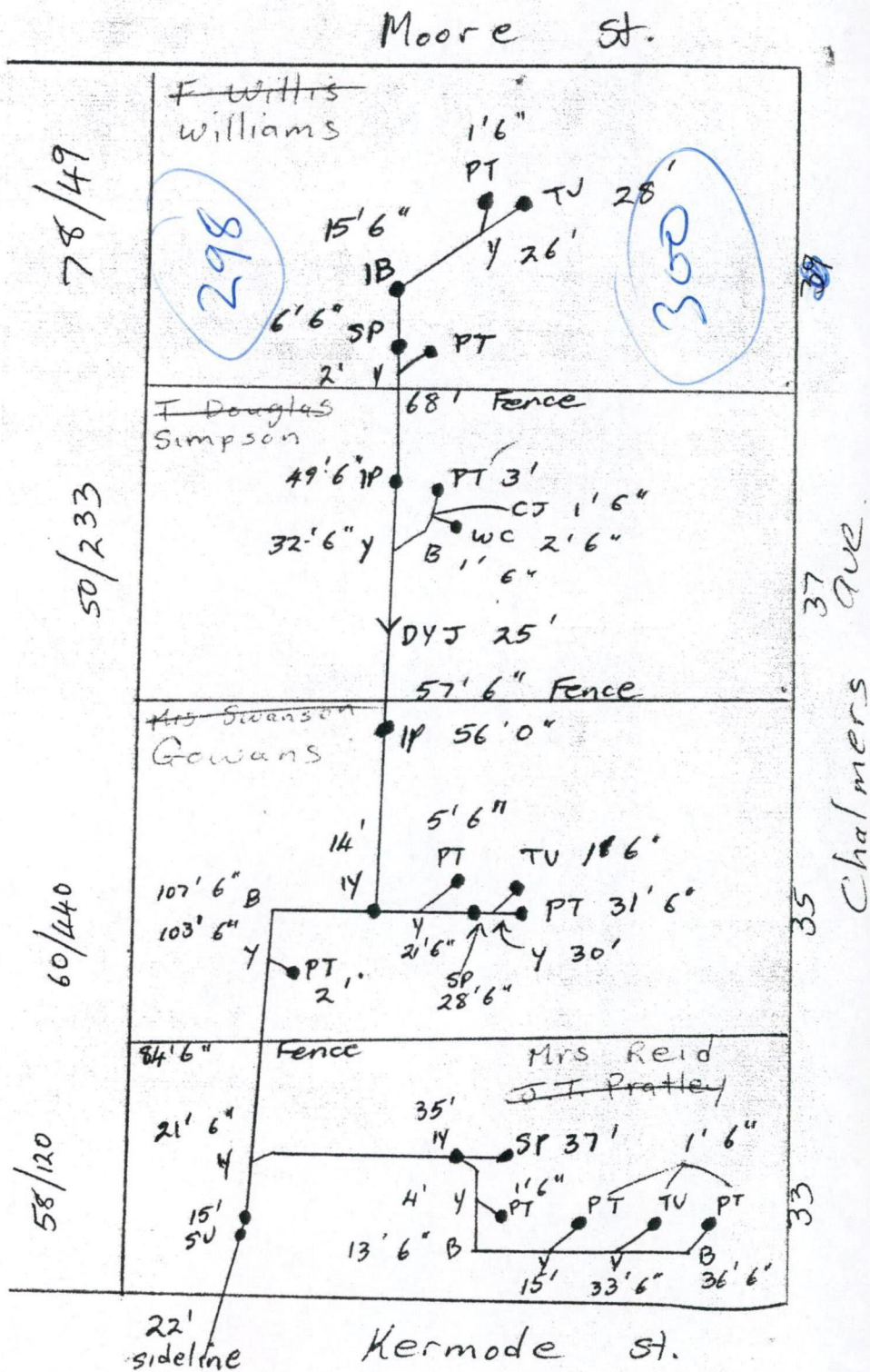
Transmission 10590 to Emma Swanson of
widow Executrix of the will of John Swanson
16 December 1904 at 10.45 am

Transfer 130279 produced 30
1906 at 11.25 am Emma
to William Bamford of Ashburton
Train Agents

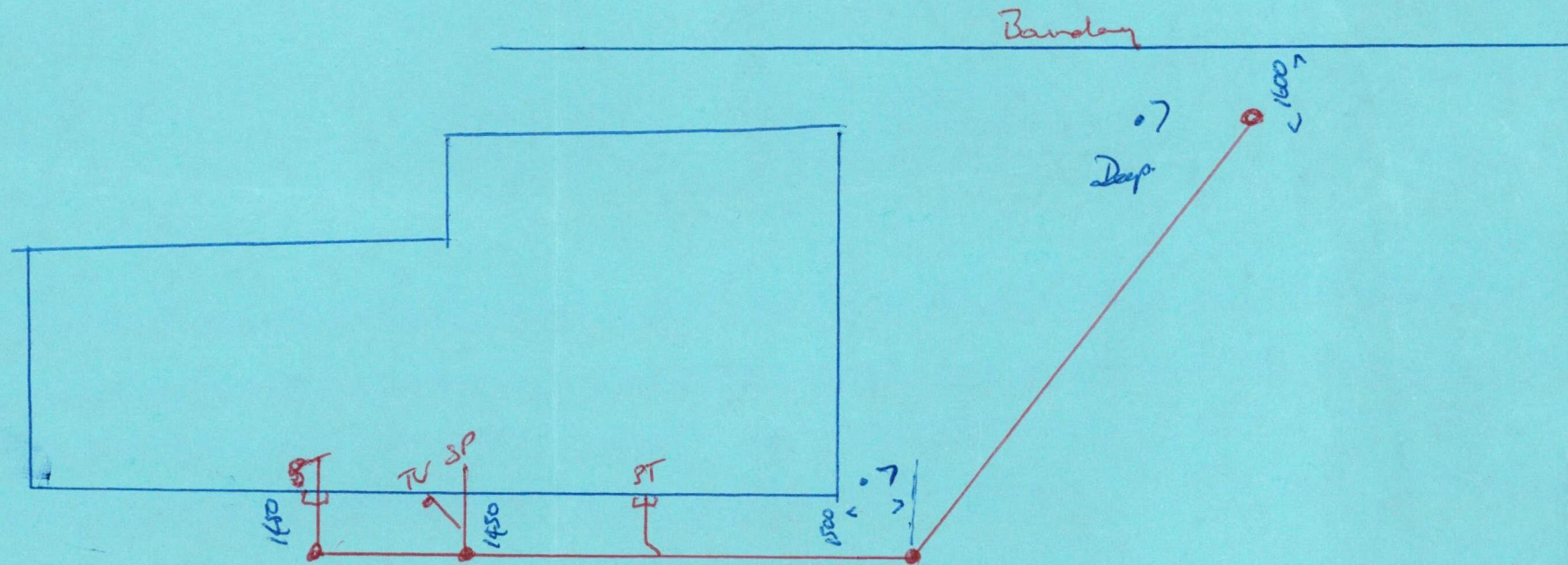
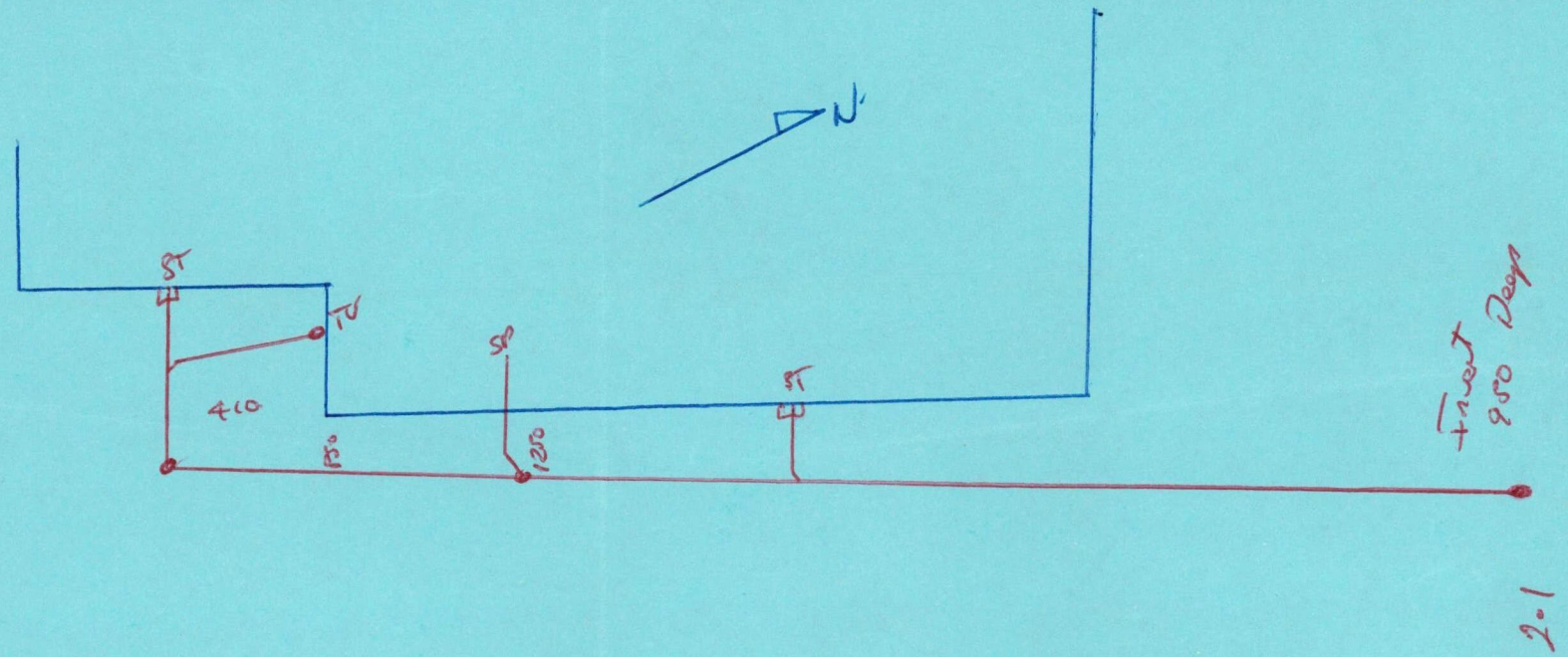
Mortgage 113976 produced 30
1909 at 11.30 am William Bamford
to Emma Swanson

Transfer 146814 produced 2 May
at 10.20 am William Bamford
Frank Walter of Ashburton

Mortgage 126863 produced 2 May
1909 at 11.30 am Frank Walter to William
Bamford



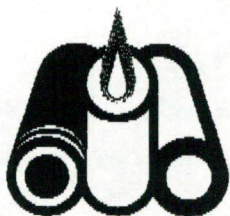
① Summerfield
298 Moore St
19/2/02
(P Summerfield)



298 Moore St.

298 ~~6th~~ 300 Moore St also.

CERTIFICATE No. 241894



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD

GASFITTING CERTIFICATION CERTIFICATE

Attention

(Pursuant to the Gas Act 1992)

Frank

NOT TRANSFERABLE

O'Toole

P.O. BOX 30229

LOWER HUTT

TELEPHONE (04) 589 5310

FAX No. (04) 589 5390

Email: enquiries@pgdb.co.nz

INSTALLATION ADDRESS

298 Moore Street

(STREET NAME AND NUMBER)

Ashburton

(TOWN, CITY SUBURB)
CONSUMERM
(TITLE)R
(INITIALS)

Taylor

(SURNAME OR BUSINESS NAME)

CATEGORY

D

D - DOMESTIC

C - COMMERCIAL

I - INDUSTRIAL

V - CNG

T - TEMPORARY

TYPE

New

NEW, ADDITION, ALTERATION
REPLACEMENT

GAS TYPE

LPG

NAT. L.P.G., T.L.P., BIO

NAME OF GAS SUPPLIER

On Gas (Cater)

THE FOLLOWING GASFITTING RELATES TO THIS CERTIFICATE

QTY	GAS APPLIANCE TYPE	APPLIANCES INSTALLED LOCATION	MAKE AND MODEL	FLUE TYPE AND LOCATION	VENTILATION TYPE/ LOCATION	GAS SUPPLIER INFO INPUT RATING
1	Open Hobbs	Kitchen	Indesit 1644 Mechanical	Fixed Open Vent	589 GPH	
1	Space Heater	Living Room	Rinnai FS 35	Through Roof	From Rooms	35 mph
1	Water Heater	East Wall outside	Rinnai Infinity 18	To air	From air	160 mph

PIPEWORK INSTALLED

YES

(TICK)

NO

(TICK)

ATTACH PIPEWORK DIAGRAM & DETAILS if appropriate

TEST
RESULTS

DATE

TEST PRESSURE
k.P.a.DURATION
MINUTESPRESSURE
LOSS/GAIN k.P.a.COMBUSTION
TESTVENTILATION
TEST

31-10-02

10 kPa

20 min

Nil

TESTING PROCEDURES USED NZS5261. YES (tick)

NO (tick)

INSTALLATION
WORKING PRESSURE

k.P.a. 2.75

IF NO STATE DETAILS OF TEST PROCEDURES USED

If during installation you fail to detect gas odour, mark box with a cross
This will be followed up by Gas SupplierI hereby certify that the installation or addition to the installation detailed above has been ~~installed~~ ^{supervised} (delete one) by myself,
has been tested, is safe and complies with the relevant legislative requirementsCERTIFIERS NAME
(BLOCK LETTERS)

Paul Summerfield

ADDRESS:

99 Tarbetton Rd

Ashburton

CRAFTSMAN REG. No:

08605-

SIGNATURE OF CERTIFIER:

Paul Summerfield

Date: 1-11-02

(This document serves as an Energy Work Certificate, Pursuant to the Building Act 1991)

CERTIFICATE OWNER

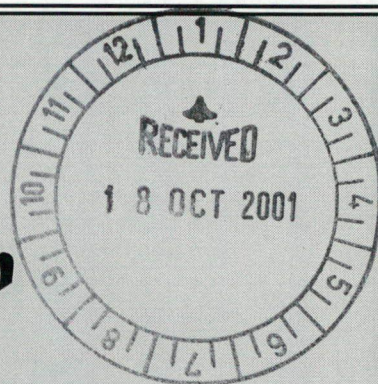
CRAFTSMAN REG No:

ON BEHALF OF COMPANY:

ADDRESS:

(if other than certifying gasfitter)

Specification



RESIDENCE

**Chalmers Avenue
Ashburton**

Summerfield Builders

SPECIFICATION

General Conditions

The following specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Consents	The Contractor is to obtain and pay for the building consent. All work is to comply with the local Territorial Authority.
Insurance	The Contractor is to insure all work in progress against loss and damage by fire etc.
Attendance	The Contractor shall attend upon, cut away for, and make good after all trades mentioned in the Specification.
Materials & Workmanship	Materials are to be the best of their respective kinds specified and workmanship must be careful, thorough, and in accordance with the best trade practice.
Maintenance Period	To be set per conditions of contract.
Doubtful Bearing	The Owner will be responsible for the cost of any additional foundation work required through encountering ground of doubtful bearing capacity.
Cleaning	The Contractor is to leave all work clean on completion, and all debris cleared from the site.

EXCAVATOR

Excavator	Excavate for the foundations, floor, terrace etc. All spoil is to be placed on the site where directed.
Hardfill	Hardfill for floor, etc, shall be composed of round stones not less than 20mm diameter carefully consolidated, and screened off before pouring the concrete.

CONCRETOR

The following concreting sub-contract specification shall comply with the New Zealand Building Code and NZS 3604 1999).

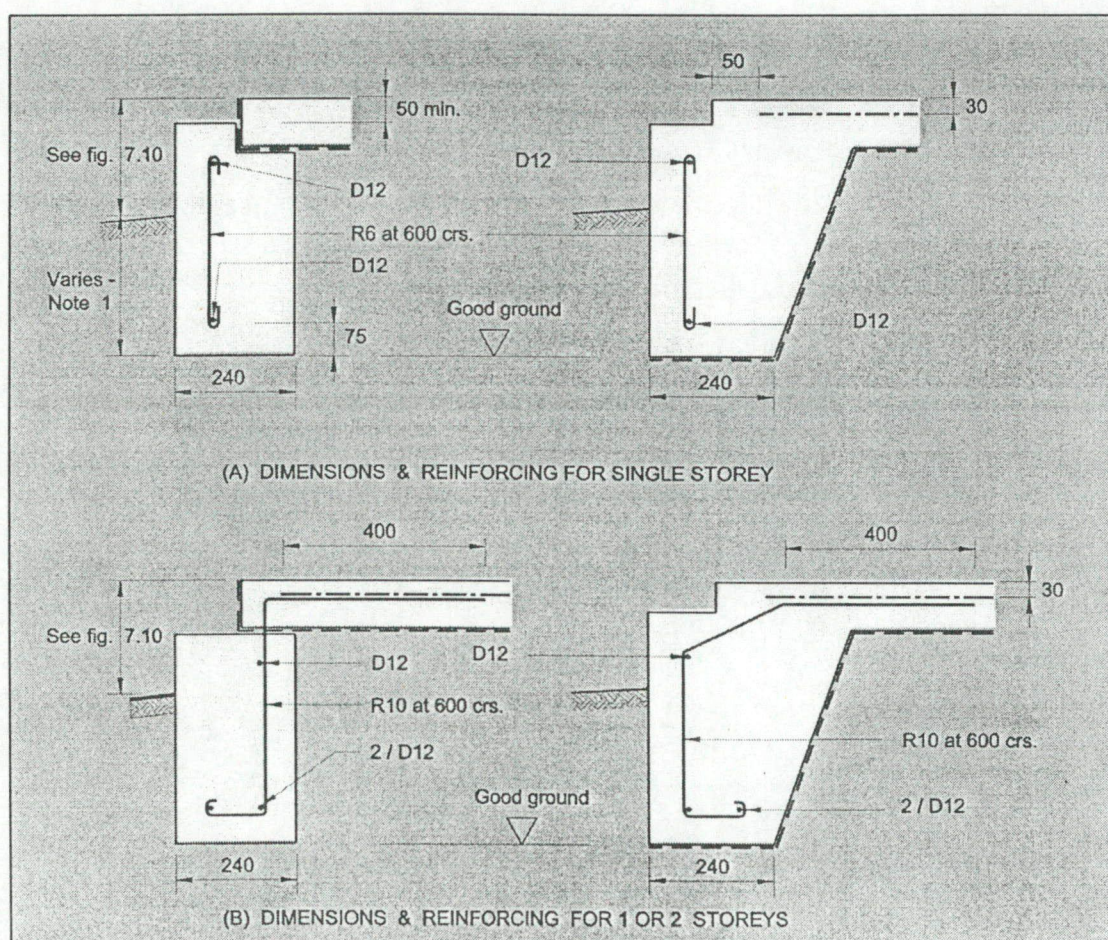
Concrete	Is to be composed of 4 parts of shingle and 2 parts of sand, to 1 part of cement, to a compressive strength of 17.5 MPA.
Reinforcing	The foundations to be reinforced with 3 – 12 mm round mild steel rods which are to be hooked at the ends and lapped 30 diameters.

CONCRETE FLOORS

Foundations to be 230mm in width, and to be dug to solid, and trenches to be square at bottom. Finished floor level to be 150mm minimum above ground level, with blockwork 100mm below this level. Foundations to be reinforced with 3 -12mm mild steel rods. All top soil to be removed under concrete floors. Lay a minimum 50mm course of hardfill, apply damp proof course as specified hereunder, and then lay a 100mm thick concrete slab. The floors shall be laid in sections with a small v joint, and as many joints as possible to be concealed under plates. Leave minimum openings through floors where required for wastes, etc. Floor surfaces to be finished to a perfectly smooth and level finish, with cement dryers. The slab must be kept wet for not less than 3 days after being finished.

The damp proof course to be 250 micron Polythene. The Polythene shall be unrolled directly to top of the site concrete, parallel with the direction of the floor pour, lapped 50mm and taped with PVC tape. Turn up dampcourse to exterior, finishing behind building paper to exterior walls, and thoroughly seal around all pipes and openings. Dampproofing to be carried out immediately prior to the pouring of the floor slab, and its surface must be protected from damage of any kind. Any damage to the barrier shall be repaired before placing concrete.

FOUNDATION DETAILS



BLOCKLAYER

Walls	Build the exterior walls where shown with the materials as shown in the "Summary of Specification" and cement mortar to approval. Build in wall ties are required at 450mm maximum centres horizontally and 400mm maximum centres vertically. Provide ventilation and weep holes as required. Clean down on completion and finish mortar joints as approved.
Sills	Are to be matching sills to suit walls and finished as for walls.

DRAINLAYER

Pipes	Shall be PVC socketed pipes complete with bends, junctions, traps, wastes etc and to be rubber ringed at joints with approved surround PVC pipes as required.
Materials for Drainage Pipes	See Table 3 Paragraph 7.1.1 for the relevant materials to be used.

Materials for Drainage Pipes - Paragraph 7.1.1

Material	Standard
Cast Iron	BS 437
Ceramic	NZS 3302
Concrete	NZS 3107
Steel	NZS 4442
UPVC	NZS 7649
Polyethylene	NZS 7604
	Or AS 1159
Cement lined ductile iron	AS 2280
	Class K9
ABS	NZS 7609
Copper	NZS 3501

Drains	Drains shall be constructed to withstand the combination and frequency of loads likely to be placed upon them without collapse, undue damage or undue deflection. In addition adequate support needs to be provided to prevent gradient becoming less than those required by Table 1 as a result of: a) Differential settlement b) Deflection of an unsupported span.
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Construction Methods

Figure 6 gives Acceptable Solutions for the bedding and back filling of the drainage pipes listed in Table 3 accept where:

- A. The trench is located within or above peat.
- B. Scouring of the trench due to unstable soils or
- C. The horizontal separation between any building foundation and the under side of the pipe trench is less than required by paragraph 8.2.5 or
- D. The cover H to the pipe is more than 2.5 metres

Trench Width

The width B of the trench shall be the pipe diameter D plus 200mm. The width of the trench at the top of the pipe shall be no more than 600mm unless the pipes and the trench are covered with concrete.

Fill Materials

Fill materials as shown in Figure 6 shall be:

- A. Bedding materials of clean granular non-cohesive material with a maximum particle size of 20mm.
- B. Selected compacted fill of fine-grain or granular material which is free from top soil and rubbish and has a maximum particle size of 20mm.
- C. Ordinary fill of excavated material.

See also G13/AS2 for placing and compacting of trenches, also proximity of trench to building.

Typical Drainage Connection

See Figure 5 and refer to paragraphs 6.1.4 for details of typical drainage connection.

Gully Traps

Gully traps construction shall prevent the ingress of surface water and foreign bodies likely to cause a blockage and shall be installed as for Figure 2 Detail of Gully Traps paragraph 3.2.1 G13/AS2. They shall be positioned so that the top of the gully dish is not less than 50mm below the overflow level of the lowest sanitary fixture served by the drainage system. They shall be located within the legal boundary of the land on which the building is erected.

Septic Tanks

Septic tanks are to be constructed upon the recommendations of the Local Authority Building Inspector and the relevant Regional Councils particular requirements as to land variety and unique qualities. Specific design of these septic tanks maybe necessary to gain local body compliance.

Storm Water

Where possible and at all practical storm water shall discharge to street channel. Where it is not practical to do this dig and fill pits to dispose of storm water and lay drains from downpipes. Again it may be necessary to obtain local body consents for discharge in certain locations.

PLUMBER

The following plumbing sub-contract shall comply with the New Zealand Building Code and NZS 3604 1999.

Water Supply

Lay on cold water supply in Polythene piping at least 300mm below ground level. Cold water supply shall be in approved PVC piping.

Note: Reference to NZBC A1 for classification of buildings.

Water Supply Pipe Work Shall comply with the following standards.

Material	Standard
Copper	NZS 3501
Steel	NZS 4442
UPVC	NZS 7649
Polyethylene	NZS 7604 Or AS 1159

Water Tanks

Water tanks shall comply with Figure 5 G12/AS1 paragraphs 3.2.2, 3.2.3 and 3.2.5. Water tank located over low bearing walls with safe tray 40mm diameter overflow into safe tray or separately into roof. Minimum cover from under side of rafter to cover of water tank to be 350mm minimum.

Structural support for water tanks (200 litre maximum capacity).
See Figure 6 paragraph 3.2.6 for detail)

Relief valves	See table 4 paragraph 4.2.2 (C) and 4.2.2 for acceptable valves.
Value Type	Standard
Cold water expansion valves	BS 6283, Part 1 AS 1357, Part 1
Temperature/ pressure relief valve	BS 6283, Part 3 AS 1357, Part 1
Non-return valves	AS 1357, Part 1
Vacuum relief valves	AS 1357, Part 1
Pressure reducing valves Pressure limiting valves	BS 6283, Part 4 AS 1357, Part 2
Relief Valves Installation	Cold water expansion valves and relief valves shall be installed as shown in Figure 12
Relief Discharge Pipe	Every cold water expansion valve and relief valve shall discharge to a relief discharge pipe constructed as shown in Figure 15 and shown in Figure 12. In locations where freezing is likely the air break shall be located no more than 300mm away from the valve and the relief discharge pipe shall be insulated.

Insulation

Closed seal form polymer insulation for fibreglass insulation which is performed to the shape of the pipe and not less than 30mm thick is acceptable material for preventing pipes up to 40mm diameter from freezing. Any insulation material which absorbs moisture shall be protected in a waterproof membrane. Where the discharge pipe is likely to be subjected to freezing it shall be insulated between the top of the storage water heater and at a point no less than 300mm above the normal standing water level in the vent pipe.

Seismic restraint of storage water heaters – Less than 350 litres

See Figure 16 G12/AS1 and paragraph 4.10.3(B) for securing these heaters.

Pipe Supports

Pipes and their supports shall be electrochemically compatible. Except where anchor points are necessary, the pipes shall be supported in a way which permits free movement of the pipe along its length. Acceptable methods include lagging the pipe at the support with flexible material or passing the pipe through a sleeve.

Support spacing above ground water supply pipework shall be securely supported at centres no greater than those given in Table 7 G12/AS1.

Scope

Allow to connect the cold to sink , roof tank, tub, bath, basin, WC, shower and 2 outside taps. Connect the roof tank to the cylinder. From the cylinder connect the hot water supply in copper or polytherm piping to the bath, basin, shower, tub & sink.

Taps

Interior shall be approved CP. Exterior shall be brass with hose connections.

Super Tub

Tub shall be as shown in the Summary of Specification. Connect and provide waste.

Bath

Supply and fix a 1675mm long bath as shown in Summary of Specification and provide waste.

Shower

Provide and fix CP wall rose with Topliss mixer set. Tray to be as shown in the Summary of Specification. Waste to be regulation with CP grating.

Basin

If a bracket basin is indicated in Summary of Specification and 550 x 400 basin is to be supplied and fixed by the plumber. Connect to basin as required and supplied waste.

Vanity

Allow to connect taps and provide waste to vanity unit supplied by Joiner.

Sink Top

Sink top to be supplied by the Carpenter. Allow to connect and provide waste.

Washing Machine

Washing Machine to be supplied by the Owners.

WC

Provide and fix approved earthenware pan with white standard plastic seat and fit plastic centre flushing system to WC and leave complete.

Wastes Etc.

Wastes shall comply with the drainage section. Acceptable Solution GS13/AS2 (see also Drainlayer).

Figure 7: Relationship of pipe trench to building foundation
Paragraph 8.2.5

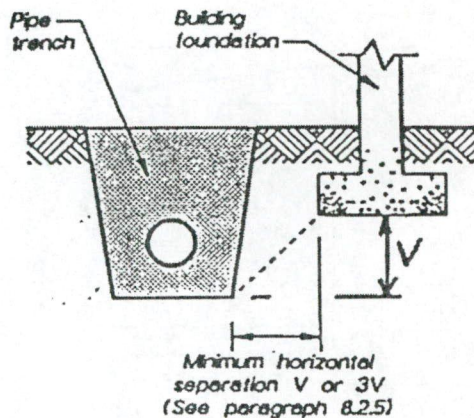


Figure 5: Water tanks
Paragraphs 3.2.2, 3.2.3 and 3.2.5

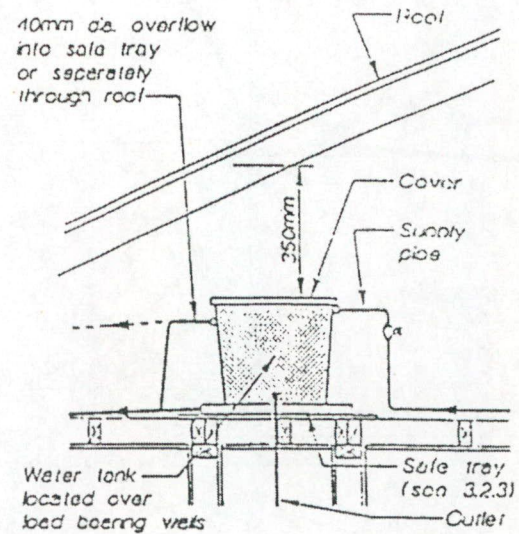
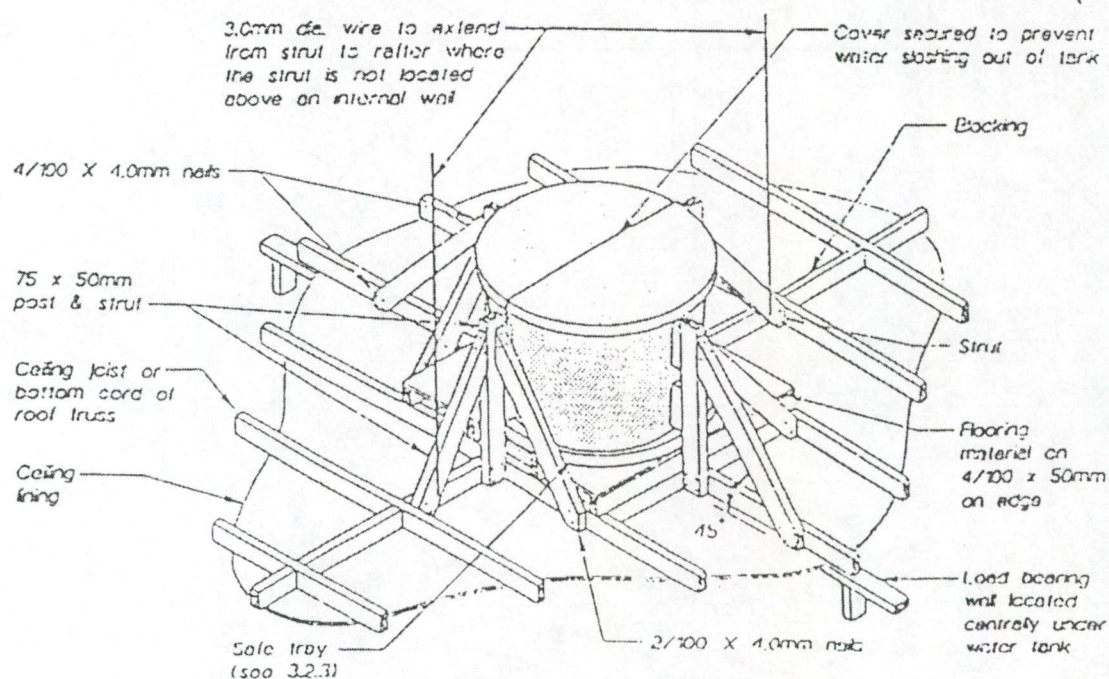


Figure 6: Structural support for water tanks
(200 litre maximum capacity)
Paragraph 3.2.6



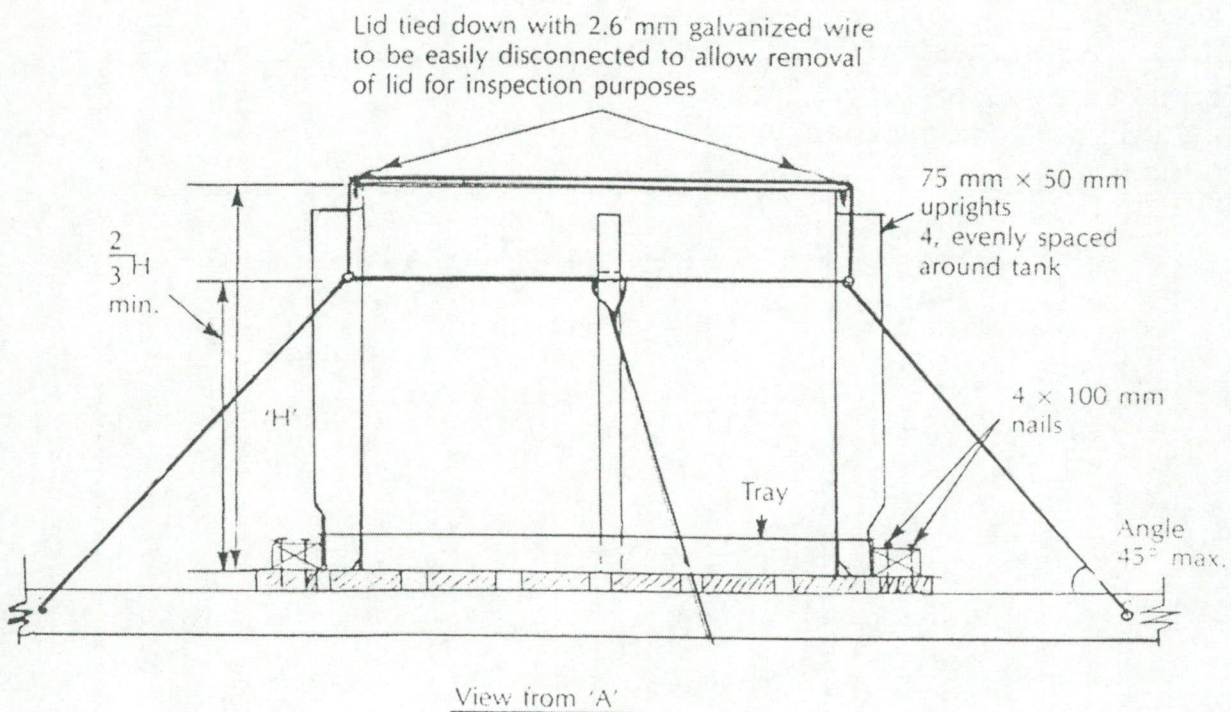
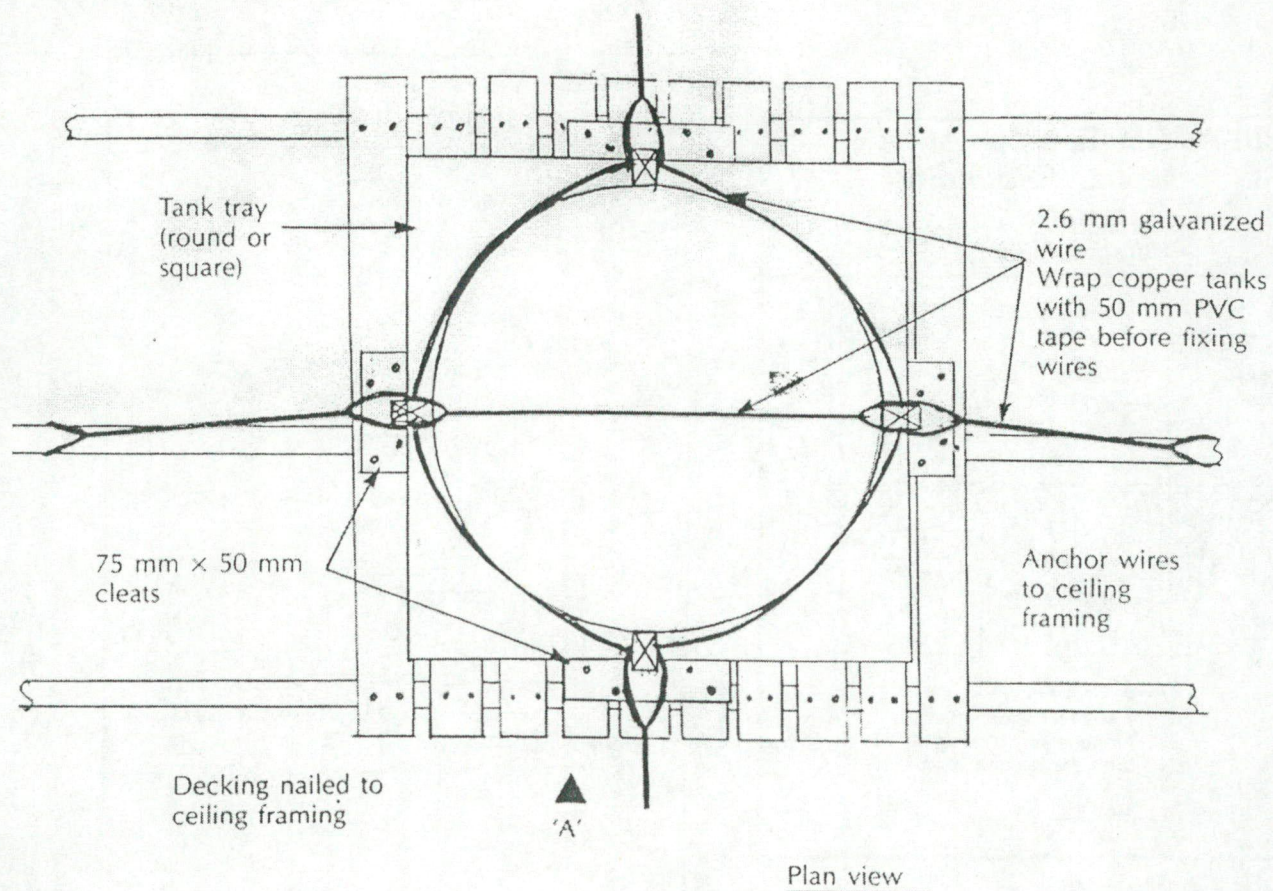


Fig. 4 METHOD FOR SECURING COLD WATER SUPPLY TANKS AGAINST SEISMIC FORCES

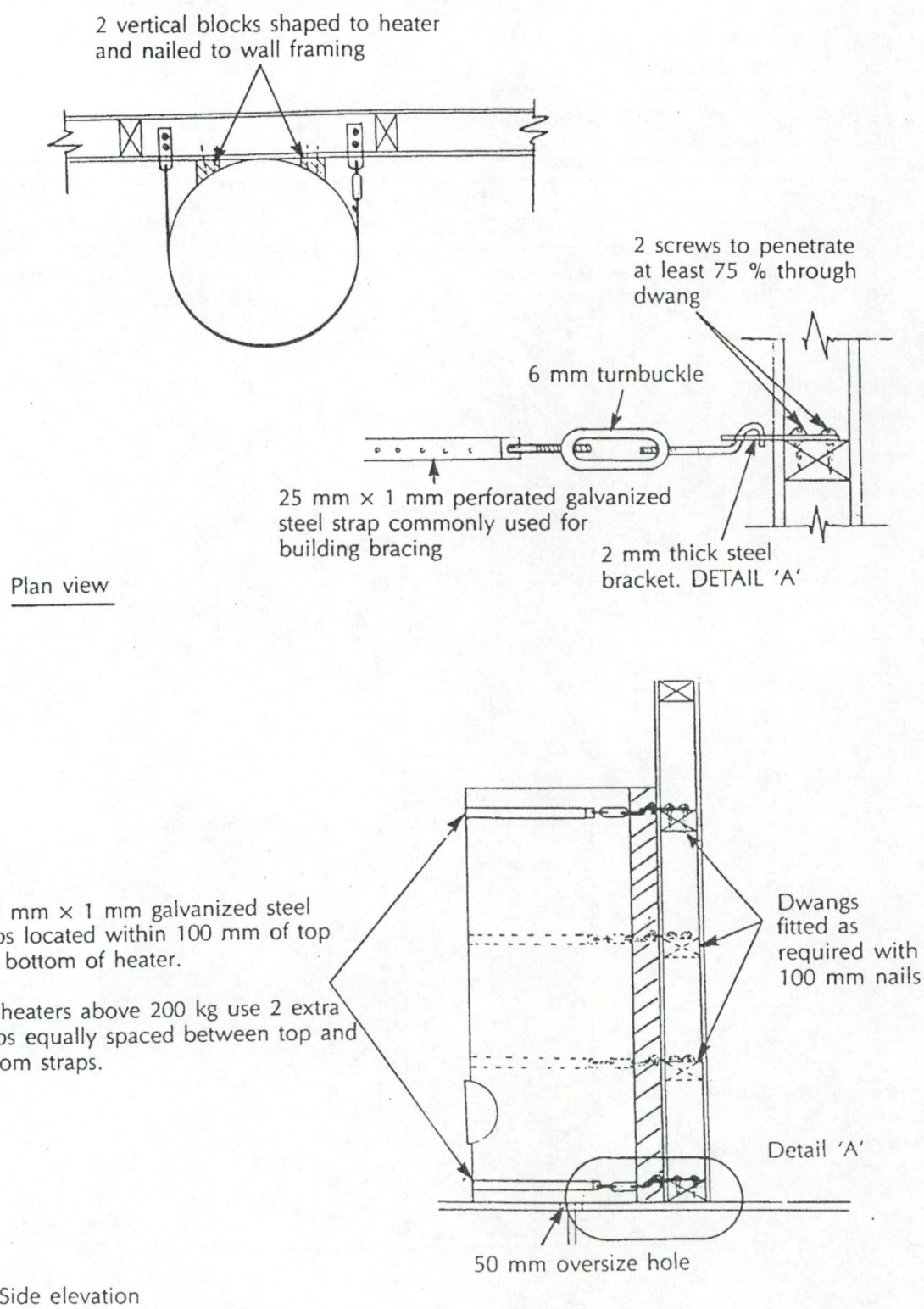


Fig. 1 METHOD FOR SECURING WATER HEATERS AGAINST SEISMIC FORCES
(b) Unenclosed against a wall

Table 1 MINIMUM SIZE OF FASTENINGS REQUIRED TO SECURE WATER HEATERS

Equipment weight kg	Minimum fastener size			
	Screw in 25 mm thick wood	Screw in 50 mm thick wood	Bolt with washer through wood	Bolt through steel
Below 50	10 g	10 g	M6	M6
50 to 100	24 g	24 g	M6	M6
100 to 150	Not recommended	24 g	M6	M6
150 to 200	Not recommended	24 g	M10	M6
100 to 250	Not recommended	12 mm dia.	M12	M6
150 to 350	Not recommended	12 mm dia.	M12	M10

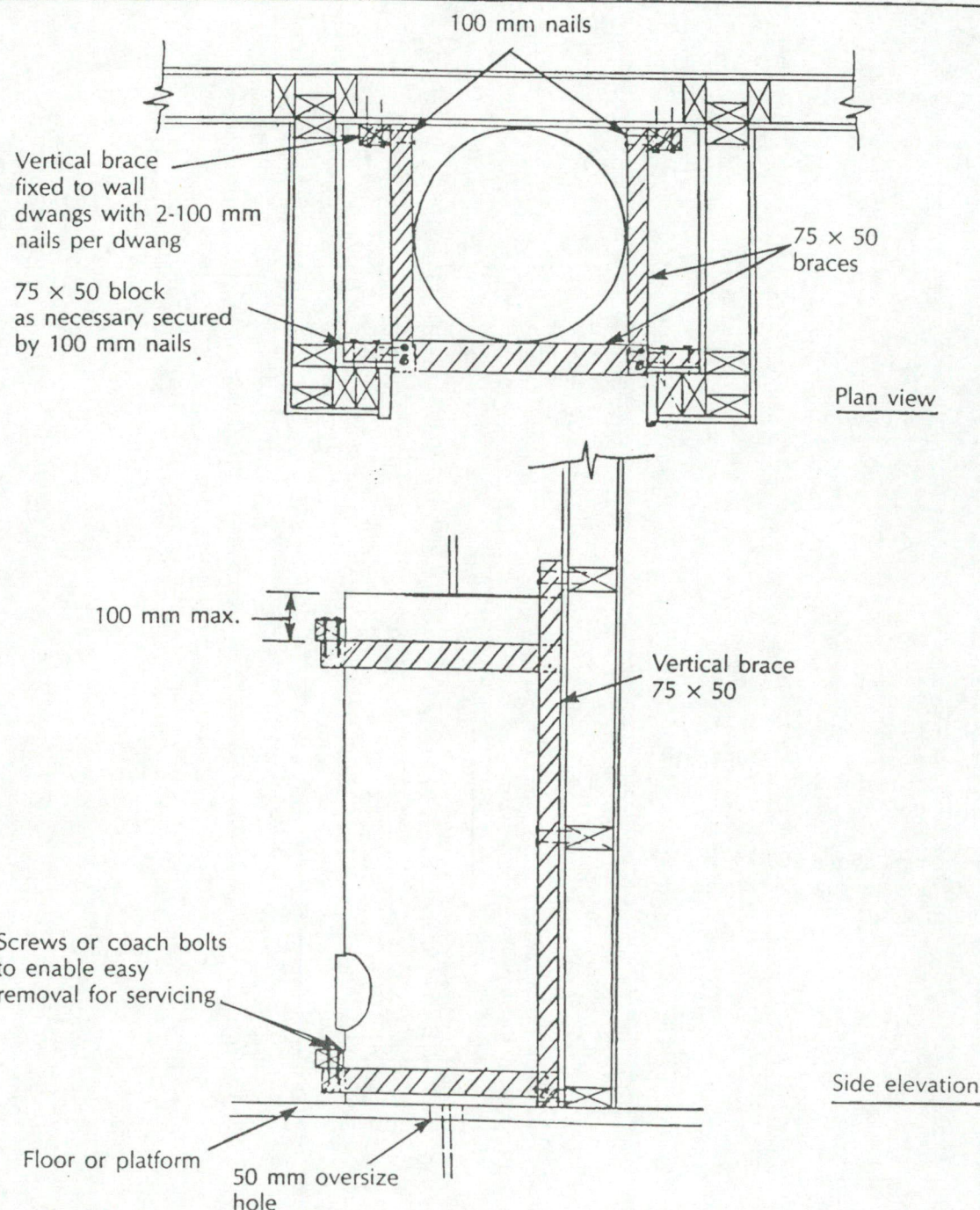


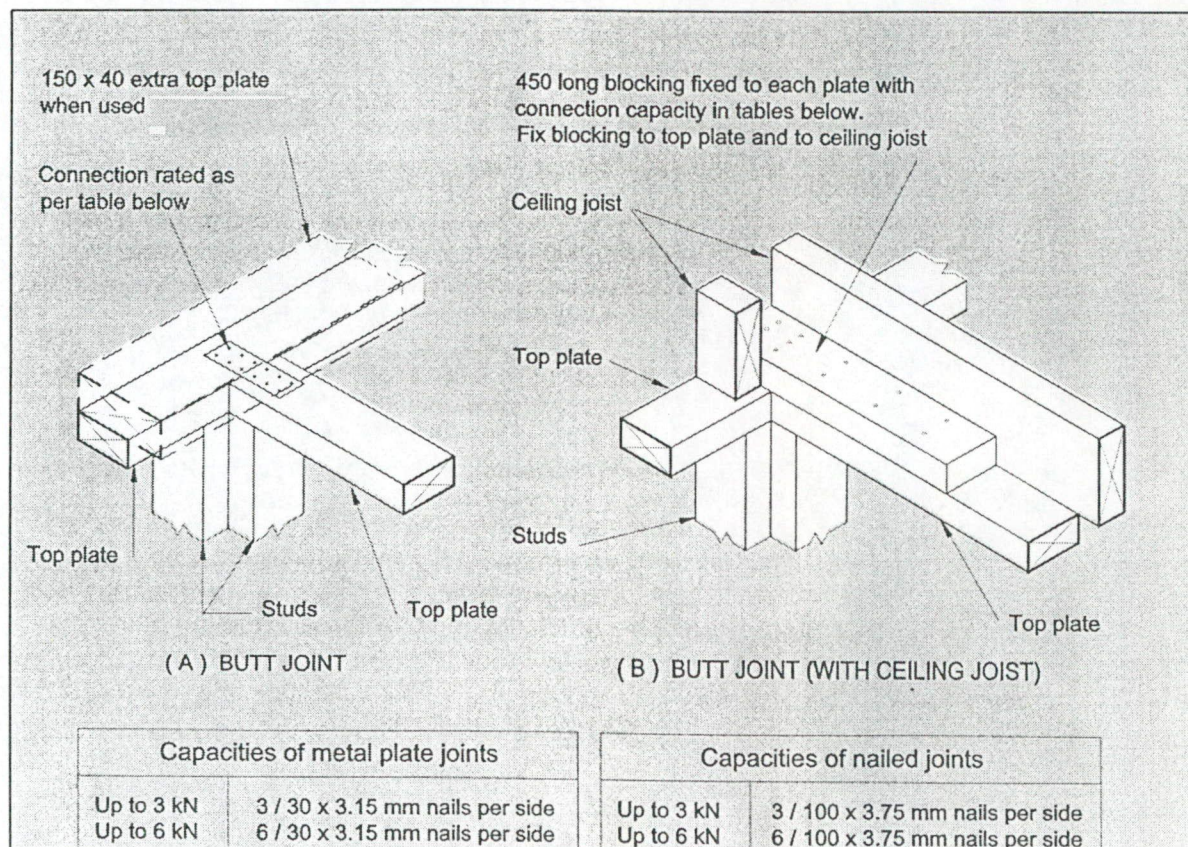
Fig. 1 METHOD FOR SECURING WATER HEATERS AGAINST SEISMIC FORCES
(a) Enclosed in a cupboard

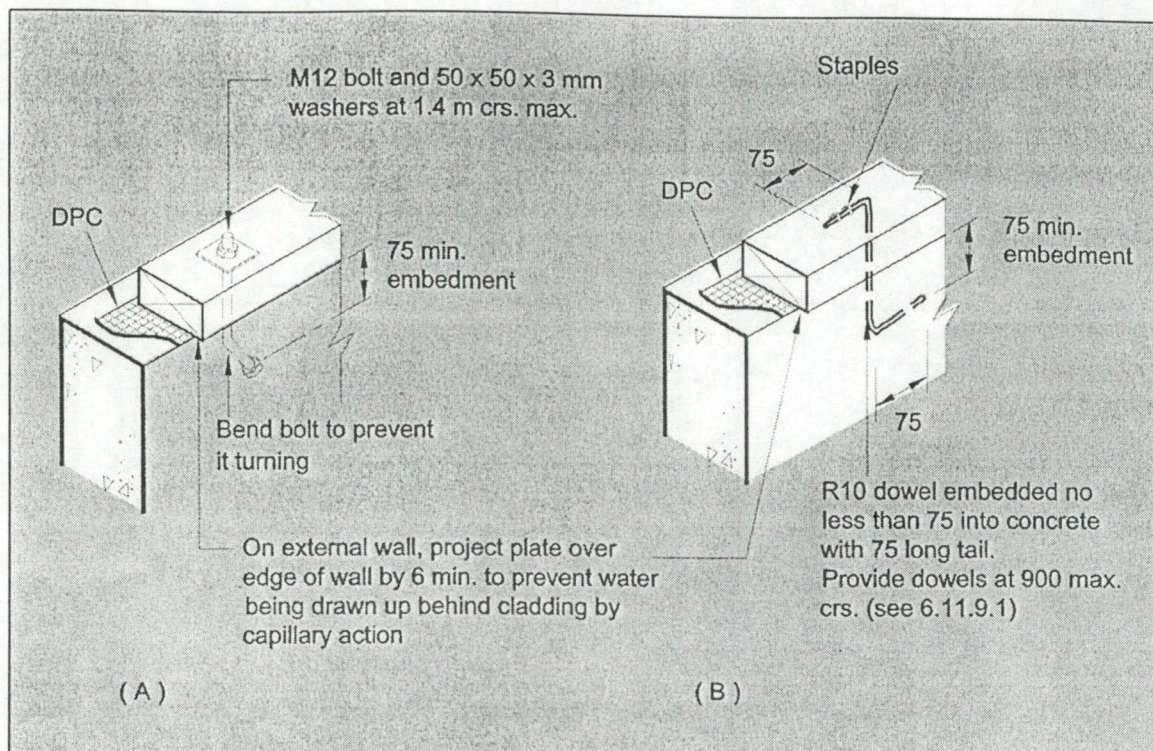
CARPENTER AND JOINER

The following carpentry sub-contact specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Schedule of Timbers - All measurements are shown in millimetres.

Bearers on edge – 1300 max. span	100 x 75 DAHRP
Floor joists at 450 centres	
1750 max. span	100 x 75 DAHRP
Plates	100 x 50 DARP
Studs to 600 centres, 2425 floor to ceiling	100 x 50 DARP
Trimming studs	2/ 100 x 50 DARP
Dwangs	100 x 50 DARP
Braces	100 x 50 DARP or 22 x 22 x 1.2 galvanised steel angle or 6mm 3 ply where shown.





Lintels in loadbearing wall:

Up to 900 long	2/ 100 x 50	Pinus Radiata – treated
Up to 1.500 long	2/ 125 x 50	
Up to 1.800 long	2/ 150 x 50	
Up to 2.400 long	2/ 200 x 50	
Up to 3.000 long	2/ 250 x 50	
Up to 3.600 long	2/ 300 x 50	

Purlins at 900 max. centres	75 x 50 DARP
Roof framing	Nail plate trusses

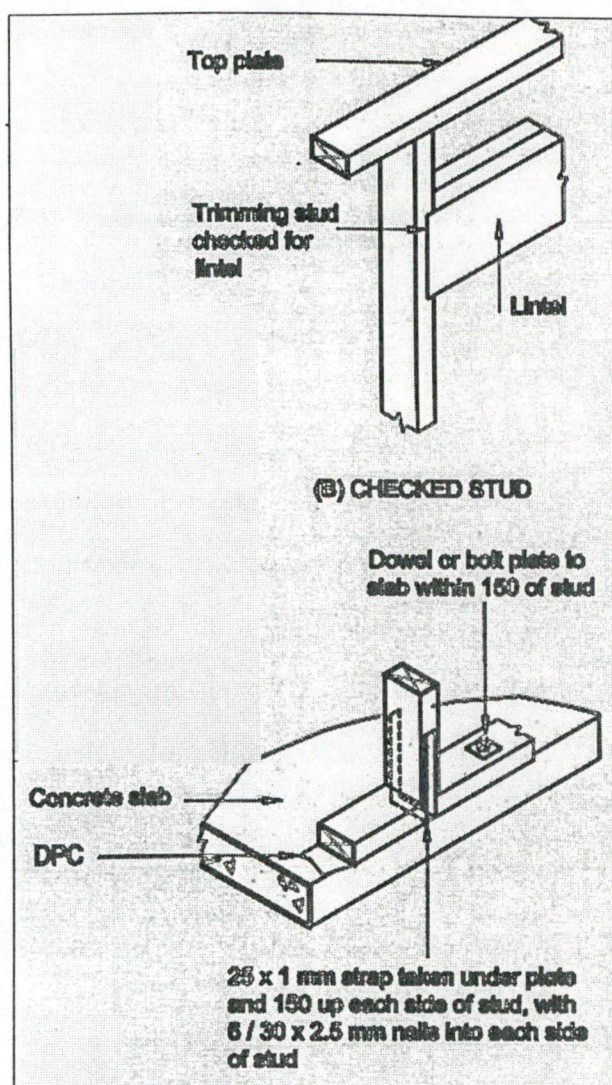
Interior finishing timbers:	DARP or Customwood
Exterior finishing timbers:	DAHt or treated RP

Malthoid

All timbers resting on concrete to be protected for the full bearing surface by a 3 ply malthoid pad.

Wall Framing

Ex 100 x 50 TP or 92 x 40 Laser frame studs. Trimming studs are to be 2 – 100 x 50 (1 under lintels). Brace accurately to studs in accordance with NZS 3604: 1999. Fit metal bracing to studs. Cut into the walls 2 rows of dwangs. The stud height is to be 2400mm floor to ceiling.



Ceiling Battens

To be 75 x 30 to underside of bottom chords of trusses at 600mm centres. Straighten ceilings and leave ready for linings.

Insulation

Insulate exterior walls of house with 75mm fibreglass and ceilings with 100mm fibreglass.

Roof

Roof framing to be "Pryde" or "Gangnail" nail plate trusses at 900mm centres. Rafter chords are to project the foot to form eaves overhang as shown. At GC iron roofs fix the purlins to suite the iron but with a maximum spacing of 900mm centres.

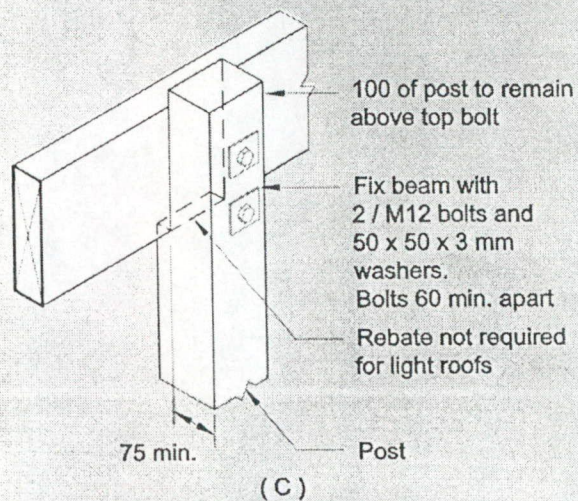
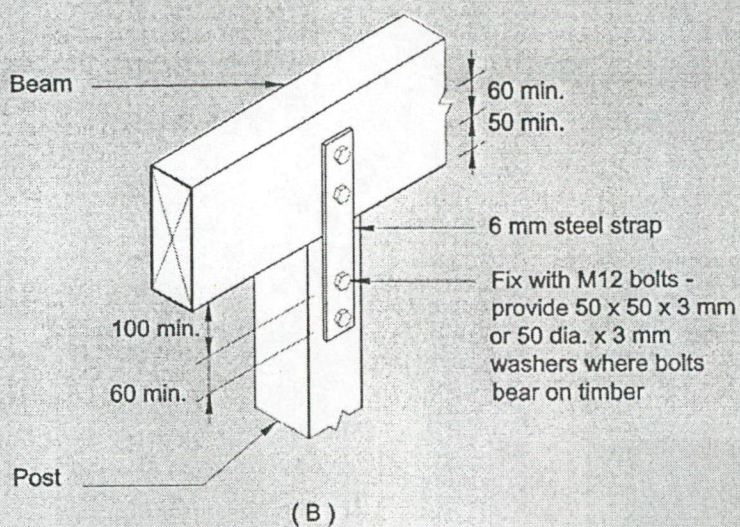
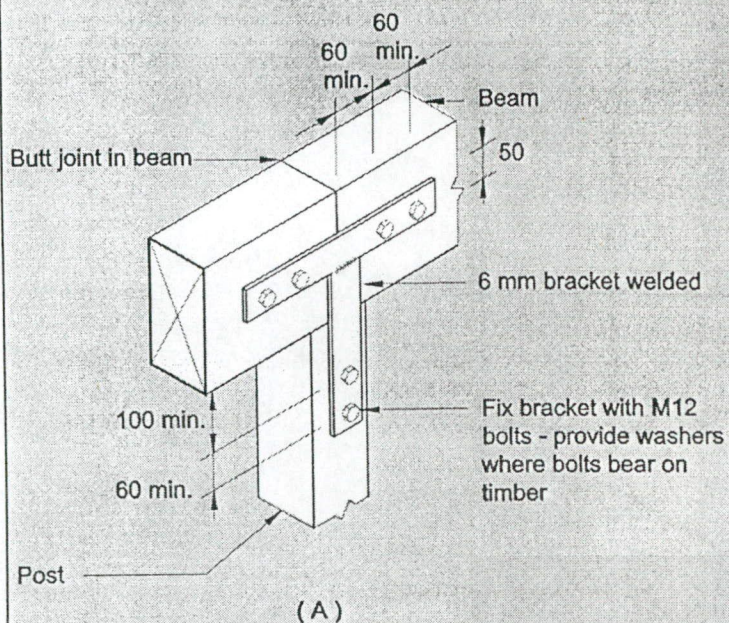
Eaves are to be formed with an approved metal prefinished fascia gutter system as per Summary of Specifications. Cut in the soffit framing to the wall studs and line underside with Hardiflex with approved moulding.

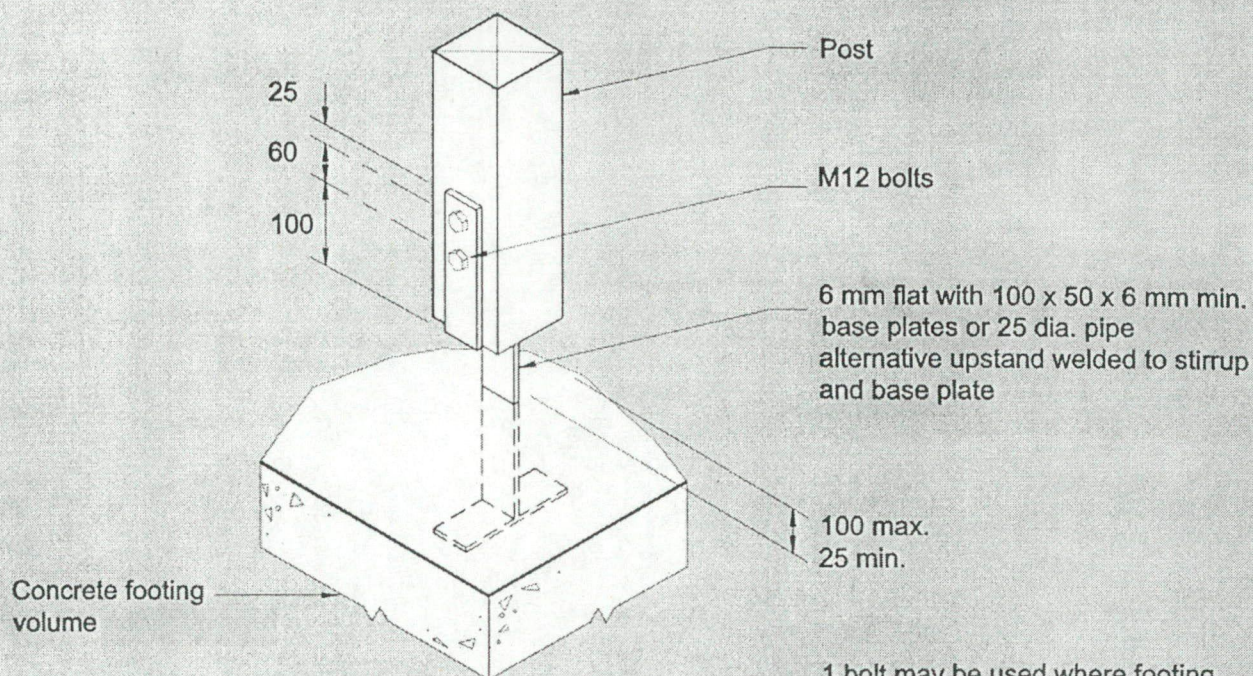
Line porch and verandah ceilings as for soffits.

Interior Linings

Refer to "Interior Linings" in the "Summary of Specification". All Gibraltor Board to be supplied and fixed by the carpenter, and nailed with "Gib-clouts" and all joints stopped by the plasterer. Pre-finished wallboards to have PVC wallboard mouldings at joints and angles and finish to lip of bath with PVC bath flash moulding. Hardboard to be well nailed to framing with coated panel pins, and finished with a small v joint.

Manholes	Provide manholes in the ceiling where directed, and fill with matching panel.
Bathroom	Build up the front to bath allowing for a tope space and cover with approved lining as set out in Summary of Specification. Where vanity is indicated in the Summary of Specification allow to provide and fix an approved vanity unit, complete with basin to PC sum as shown in the Summary of Specification.
Shower	Where a shower unit is indicated in the Summary of Specification allow to provide and fix.
Shower Door	Refer to Summary of Specification
Architraves	Fill all architraves if required. Angles to be mitred. All to be sanded.
Skirtings	Shall be 60 x 12 customwood with a bevelled top edge. All to be sanded.
Door Jambs	Are to be 25mm customwood, rebated for the door thickness and securely fixed with at least 3 full packing pieces. All to be sanded.
Door Frames	Shall be constructed with heads and styles 50mm customwood or treated RP and with weathered sills.
Doors	Sliding exterior doors to be approved finish aluminium with crash rail and fitted with thumb turn latch sets, or key operated cylinder lock sets as required. Back entry door to be aluminium glass top and bottom. Interior doors to be flush, M.D.F. paint grade (see Summary of Specifications) and having a clashing strip. Hang with 3 – 89mm bronze butts. Supply and fit lock or latch sets as directed and approved furniture as set out in Summary of Specification.
Windows	All windows to be approved finish aluminium, allowed for complete with glass, with approved obscure to Bathroom – Washroom and WC. To have factory fitted reveal linings, etc, 25mm treated pine or oregon and to be complete with approved catches. Customwood reveals NOT to be used.
Hardware	Allow the PC sum as shown in the Summary of Specifications for the cost only of all door locks, door latches, door furniture (except aluminium doors), cupboard catches, drawer pulls, wardrobe fasteners, socket bolts and hooks. Any variation to the above allowance is to be charged for accordingly, or a refund allowed. The Contractor is to allow for fixing.
Wardrobes	See Summary of Specification for type and style of full width shelf, which is to be mounted on a hookrail, and is to be complete with hooks and hanging rod.
Cylinder / Linen Cupboards	See Summary of Specification is to be battened. Provide fixing for cylinder.
Kitchen Cupboards	To be set on toe space. Allow for 4 drawers, with 2 of them deep. Fill in the balance of the fronts with doors. The shelving shall be full depth and shall be spaced approx. 300mm apart. Cupboards to have Formica or Laminex tops. Sink top to be as shown in the Summary of Specification.

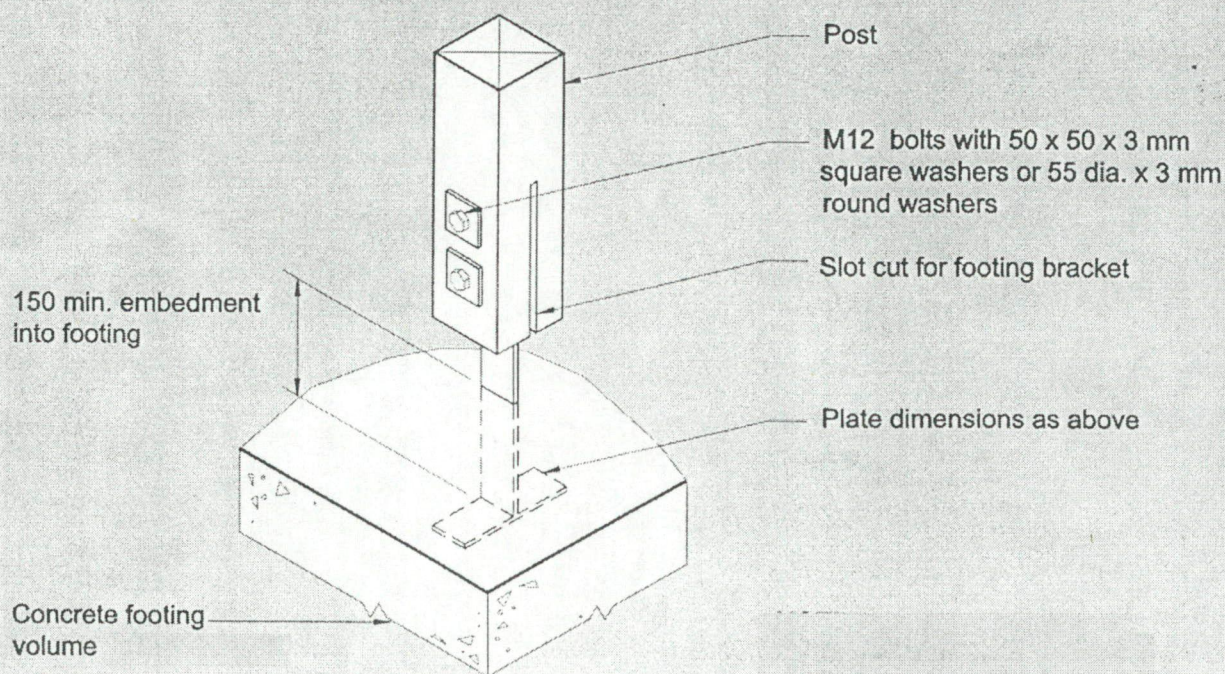




1 bolt may be used where footing volume is 0.2 m^3 or less.

Capacity 36.4 kN.

(A)



Capacity 36.4 kN.

(B)

ROOFER

Fix roofs as shown on the plan.

Where shown for galvanised corrugated iron in the Summary of Specification provide and fix building paper over the purlins, and cover roofs with 0.45mm Coloursteel iron and fixed with PVC capped nails. Fix all lead edged galvanised ridging and cap etc as required.

Where shown metal tiles in the Summary of Specification allow to provide and fix tile battens over the rafters at the required spacings. Lay metal tiles to approved colour, to the manufacturers instructions, complete with matchings ridge and barge cap flashings.

PLASTERER

The following plastering sub-contract specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Interior

See Summary of Specification for finish detail. Flush off all Gibraltar board to walls and ceilings where shown in the Summary of Specification with plaster of Paris and leave ready for painting to Level 4 finish to walls and ceiling, where indicated in Summary of Specifications Gibraltar board ceilings will have light stipple.

Exterior

Where "solid plaster exterior wall finish" is stated in the Summary of Specification the materials, proportions, mixes, reinforcement and application and application of solid plaster is to be in accordance with NZS 4251.

ELECTRICIAN

The following electrical sub-contract specification shall comply with the New Zealand Building Code and NZS 3604 1999.

Supply	Lay on the supply to the switchboard as required.
Switchboard	To be regulation. Case in a galvanised iron box and position meter board on an exterior wall where directed.
Light Fittings	See Summary of Specification for light fittings. Interior light fittings to be white opal shades as in general use.
Light Points	See Summary of Specification. All to be complete with switches where directed.
Power Points	See Summary of Specification. Allow for power points as set out in the Summary of Specification, where directed, complete with switches.
Water Heater	Supply and connect element and thermostat to cylinder
Range	Allow to connect an electric range to PC sum as set out in Summary of Specification

PAINTER AND GLAZIER

Glazing

Aluminium doors and windows are to be allowed for complete, with glass by the supplier of the units.

Exterior painting

All woodwork to be primed and then to receive 2 coats, the finish coat exterior enamel. The soffits to receive 2 coats of approved PVA paint. If indicated in the Summary of Specification exterior blockwork to receive 2 coats of approved PVA paint.

Interior painting

Summary of Specification. The ceilings at living, dining, entry, passage and bedrooms to receive 2 coats of approved paint. Insides of all cupboards to be enamelled or painted as specified above. All doors and finishing woodwork, except where painted are to be sealed with an approved sealer, and finished in 2 coats of approved Polyurethane clear.

Paperhanging

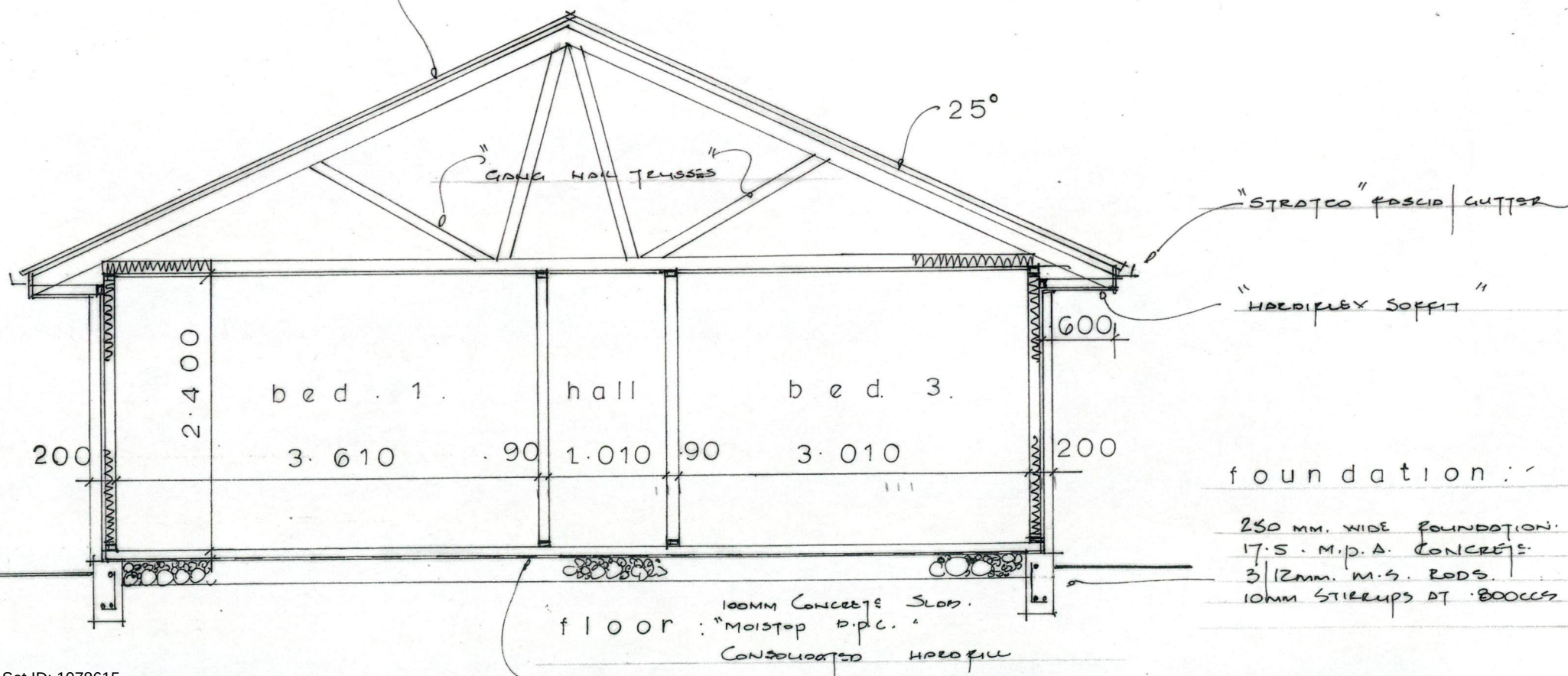
The walls as indicated for papers in Summary of Specification are to be sized and hung with papers to be selected by the employers to the PC sum shown in the Summary of Specification.

roof :-

CORR. GALVANIZED ROOFING ON
BUILDING PAPER ON
75x50 T.P. PURLINS AT 700 C.C.S ON
" GANG NAIL TRUSSES AT 900 C.C.S

walls :-

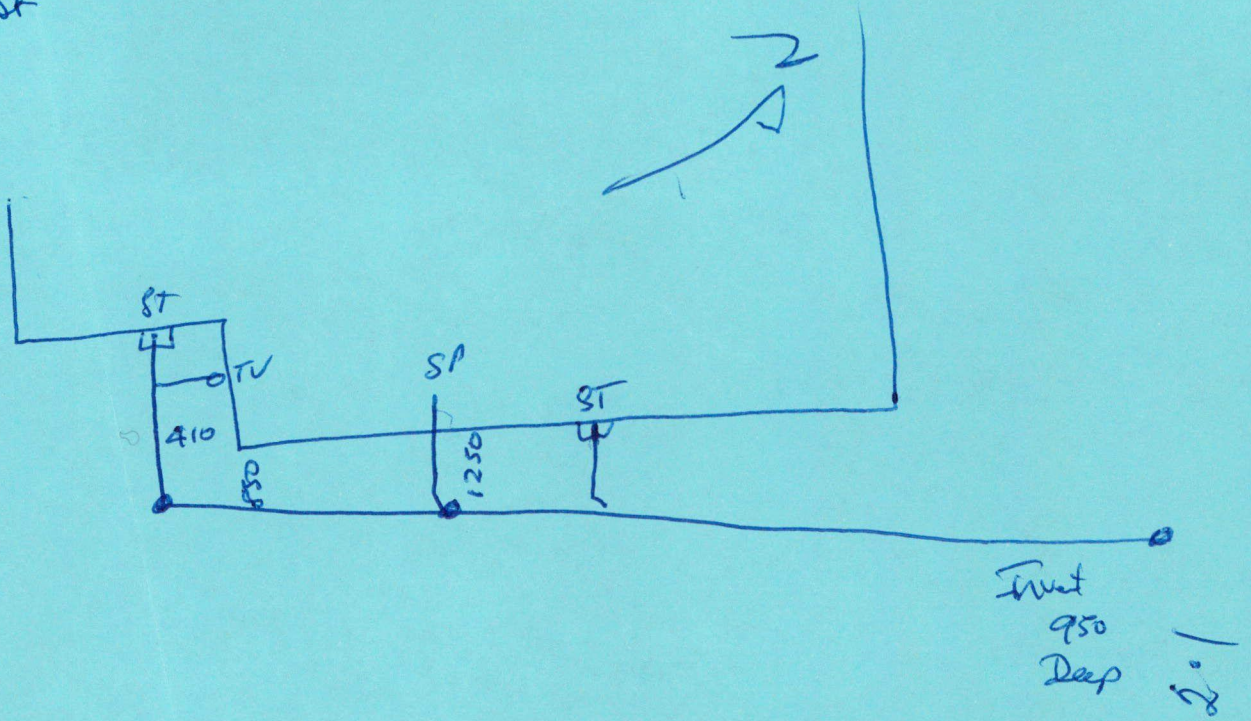
"70 SERIES" BRICKWORK ON
BUILDING PAPER ON
100x50 T.P. STUDS AT 600 C.C.S ON
9.5mm GIB. BOARD
R. 2.2 INSULATION



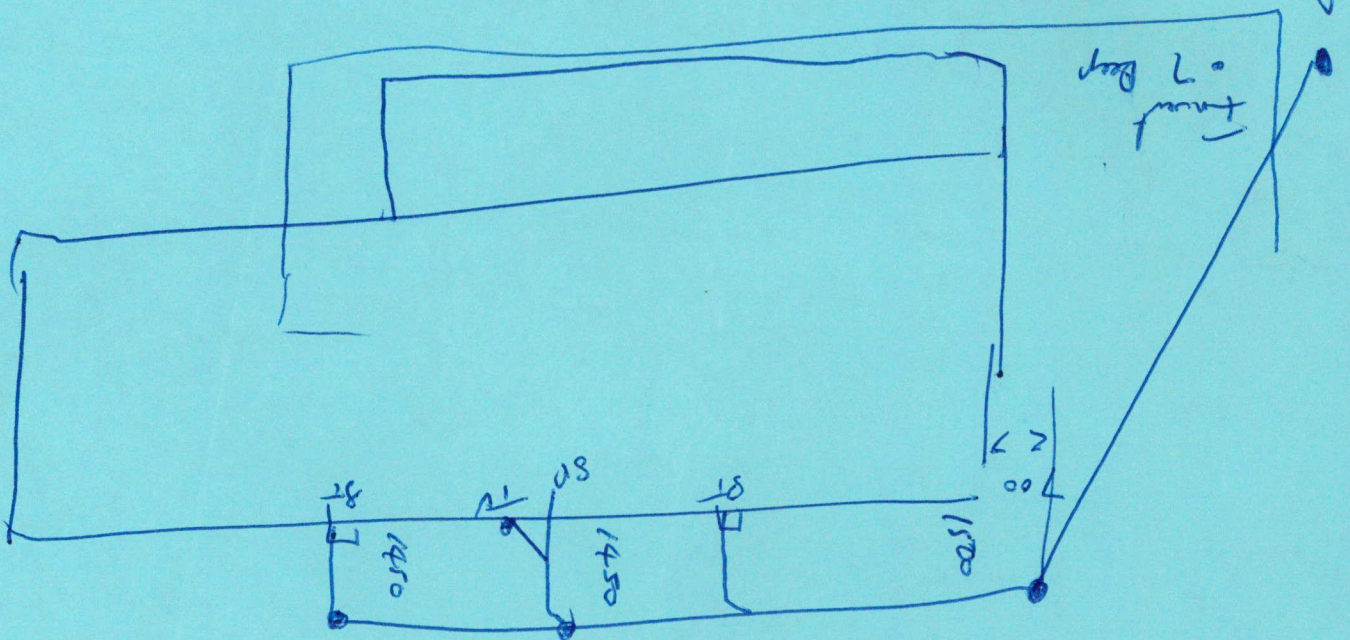
foundation :-

250 mm. WIDE FOUNDATION.
17.5 M.P.A. CONCRETE
3/12mm. M.S. RODS.
10mm STIRRUPS AT 800 C.C.S

D Summerfield
 298 Moore St
 19/2/02
 P Summerfield



Moore St



300 Moore St

Sheet A

Name of Applicant: Summerside Builders

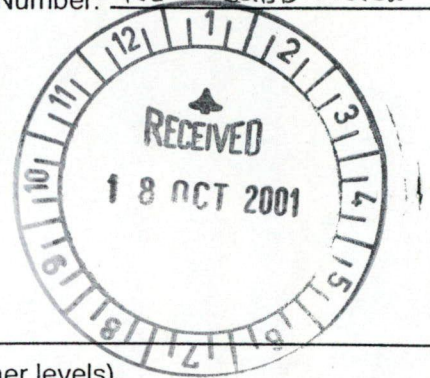
CHAMBERS AVENUE &
MOORE STREET.

Site Address

City/Town or District: Asubucton

Street and Number: _____

or
Lot and D.P. Number: NEW SUBDIVISION



BOX 1

LOCATION OF STOREY BEING ASSESSED

FOUNDATION SINGLE STOREY or UPPER STOREY LOWER STOREY

Use 1 sheet for each storey and circle the appropriate location

Box 2 For Earthquake (from Table 4.7A for foundations or Table 6.1 at other levels).

Weight of Roof: light / heavy

Average Roof Slope: 25

Weight of Wall Cladding: light / heavy

Storey in Roof Space: yes / no

Earthquake Zone (Fig 2.2, Table 2.3): A / B / C

E = 3.4 B.U.'s/sq.m

Box 3 For Wind (from Table 4.7B for foundation or Table 6.2 at other levels).

Building Height: 4.600 m

Roof Height: 2.200 m

Stud Height: 2.400 m

Building Wind Zone (Table 2.4): low medium high / very high

W along = 54 B.U.'s/m

W across = 54 B.U.'s/m

Box 4

Gross Roof or Building Plan Area

GPA = 178.9 m² sq.m

Roof or Building Width

BW = 8.400 m

Roof or Building Length

BL = 21.300 m

Box 5

Earthquake Load (Across and Along) E x GPA = 3.4 x 178 = 605 B.U.'s

Wind Load Along: W x BW = 54 x 8.400 = 453 B.U.'s

Wind Load Across: W x BL = 54 x 21.300 = 1150 B.U.'s

ALONG

1	2	3	4
Wall or Bracing Line	Bracing Element Identification	Bracing Type	Length of Element (m)
A	1.	G1B1.	2.400
	2.	G1B1.	2.400
B	1.	G1B2.	3.600
	2.	G1B2.	3.000
C	1.	G1B2.	1.800
	2.	G1B2.	1.900
	3.	G1B2.	3.000
D	1.	G1B2.	3.600
	2.	G1B2.	3.200
E	1.	G1B1.	2.400
	2.	G1B1.	2.400

5	6	7
Wind		
B.U.'s/m (Wind)	B.U.'s Achieved	Total for Bracing Line
55	132	264
55	132	
80	288	528
80	240	
75	135	517
75	142	
80	240	
80	288	528
80	240	
55	132	264
55	132	
Total Bracing Achieved		2101
Total Bracing Required for Wind Along		

8
Minimum Bracing Required

[illegible]

ACROSS

1	2	3	4
Wall or Bracing Line	Bracing Element Identification	Bracing Type	Length of Element (m)
M	1.	CP 4.	1.200
	2.	GI B 1.	2.000
	3.	CP 5.	1.700
	4.	CP 4.	1.200
N	1.	GI B 2.	2.700
	2.	GI B 2.	2.700
	3.	GI B 2.	2.300
	4.	GI B 2.	2.300
O	1.	CP 5	1.500
	2.	GI B 1	1.800
	3.	CP 5	1.700
	4.	CP 4	1.600
P			
Q			

5	6	7
Wind		
B.U.'s/m (Wind)	B.U.'s Achieved	Total for Bracing Line
97	116	501
55	110	
94	159	
97	116	
75	202	
75	202	748
75	172	
75	172	
94	141	
55	99	
94	159	593
97 x 2	194	
Total Bracing Achieved		1842
Total Bracing Required for Wind Across		

8
Minimum Bracing Required

9	10	11
Earthquake		
B.U.'s/m (Earthquake)	B.U.'s Achieved	Total for Bracing Line
Total Bracing Achieved		
Total Bracing Required for Earthquake		



CERTIFICATE OF TITLE
UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Identifier: 20598
Land Registration District: Canterbury
Date Issued: 15 July 2002

Priority Reference:
NA 12/02

Estate: Fee Simple
Area: 605 square metres (more or less)
Legal Description: Lot 1 Deposited Plan 103011

Proprietor:
Brian Rossiter, Brian and Margaret Shirley Taylor

Interests:



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the sixth day of November, one thousand nine hundred and three

the hand and seal of the District Land Registrar in the Land Registration District of Southern

John Swanson of Ashburton

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial number or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan herein, bounded green to the several adjacent lands a little more or less, that is to say: All that parcel of land containing one road and seven and eight tenths perches or thereabouts situated in the borough of Ashburton comprising part of Town sections 250 and 251



W. H. Hunter
District Land Registrar

130217 produced 30
21 June 1903 at 11.20 a.m. Comma
John Swanson to William Bamford of Ashburton
Transferring 130217 to William Bamford
16 December 1903 at 11.20 a.m.

Transfer 130217 produced 30
1906 at 11.20 a.m. Comma
to William Bamford of Ashburton
Train Agent

Mortgage 113966 produced 30
1908 at 11.20 a.m. Comma
to William Bamford

Transfer 140000 produced 3 May
at 10.20 a.m. William Bamford
Transferring 140000 to William Bamford

Mortgage 126893 produced 3 May
1908 at 11.20 a.m. Comma
to William Bamford



Scale, 1 chain to an inch.

Mortgage 141936 produced 17 February
1925 at 10 am Frank Wills to the
Trustees of the Ashburton District
Mortgage Society Independent Order
of Oddfellows (New Zealand) etc
at 11.15 am

Transfer 285525/1 to Donald Francis
Summerfield of Ashburton, Builder and
Marine. Dawn Summerfield his wife - 5/12/19
at 9.15 am

102/3
for

9027 23

July 51 9.30 am

Saving the terms
of Mortgage 141936

Transfer 211058 produced 25 August 1941 at
12.15 pm Frank Wills to Ellis Daniel
Williams of Ashburton railway employee.

G. H. McCre
O.R.

Mortgage 209658 produced 25 August 1941
at 12.18 pm Ellis Daniel Williams to the
Trustees of the Ashburton District
Manchester City Independent Order of
Oddfellows (New Zealand) etc

G. H. McCre
O.R.

Transfer 570081 Ellis Daniel Williams to
Harris & Sons of Ashburton Commercial
Clearers produced 11.5.1962 at 10.5 am

G. H. McCre
O.R.

8

47

Mortgage 511520 Kevin Joseph
Sullivan Building of Property etc
of impact produced 22/5/1967 at 11.20 am

G. H. McCre
O.R.

Transfer 721955 to Lawrence James
Anderson of Ashburton Builder
and Arthur George Wells of Ashburton
Electrician equal shares - 5/10/1967 at 11.40 am

G. H. McCre
O.R.

Mortgage 721956 to Anthony
McDonald and Anthony Donald
equal shares - 5/10/1967 at 11.40 am

G. H. McCre
O.R.

Variation of Mortgage 721956 6/5/1971 at 11.50 am

Transfer 908082 to Neil
Hunter Thomas of Ashburton
Farmer 2.5.1973 at 11.40 am

Mortgage 934442 to Douglas
Douglas Douglas of Ashburton
Farmer 19.12.1973 at 2.25 pm

CERTIFICATE OF TITLE

Vol. 1 Folio

PLAN INSPECTION CHECKLIST

OWNER: <i>D.F. Summerfield.</i>	BC NUMBER: <i>010906</i>
PROJECT ADDRESS: <i>298 Moore Street</i>	VALUATION REF: <i>2456841500</i>
PROCESSED BY: <i>FB</i>	DATE: <i>6-11-01</i>

		COMMENTS			COMMENTS
Road Access	✓		Insulation	✓	
Hazardous Substances	✓		Truss Design & Fixing	✓	
Power Lines	✓		Roof Cladding	✓	
Sewer/Septic Tank	✓	<i>Network operator</i>	Exterior Cladding	✓	
Water Supply	✓	<i>"</i>	Building Paper	✓	
Stormwater	✓	<i>Side channel.</i>	Roof Underlay	✓	
Telecom/Electricity	✓	<i>Available.</i>	Ceiling Battens	✓	
Site Visit Required	✓	<i>Done.</i>	Plumbing/Pipe Type	✓	
Landfill/Flooding	✓	<i>N/A.</i>	High/Low Pressure/Valves HWC	✓	
Engineers Certificate	✓	<i>N/A.</i>	Restraints/HWC & Roof Tank	✓	
Siting	✓		Tempering	✓	
Foundation Depth/Width	✓		Backflow Prevention	✓	
Reinforcing	✓		Pipe Lagging	✓	
Concrete Strength	✓		Drainage - Network Operator	✓	
Ventilation/Subfloor	✓		CRC Requirements - Effluent Disposal	✓	
Foundation Height	✓		Specific Designed System	✓	
Piles	✓		Other	✓	
Bearers	✓		Fire Safety Requirements	✓	
Floor Joists	✓		Access for Disabled	✓	
Insulation/Vapour Barrier	✓		Engineers Producer Statements Reqd	✓	
Fill Type	✓		Firewalls	✓	
Mesh	✓	<i>Not specified.</i>	Fire Design	✓	
Fixing to Foundation	✓		Stairs/Handrails & Balustrades	✓	
Plate Fixing	✓		Heating	✓	
Wall Bracing/Subfloor Bracing	✓		Laundry Facilities	✓	
Roof Bracing/Diaphragm Bracing	✓		Cooking Facilities	✓	
Framing	✓		Personal Hygiene	✓	
Lintels/Beams	✓				
Glazing/Ventilation	✓	<i>Safety Glazing Regd</i>	Other Conditions for Consent		

NTR.

BL 010 906.

300 Moore st.

ENTERED

- ↓ Spouting brackets to complete.
- ↓ seal between eaves - external cladding.
- ↓ surround at Garage door - eaves to seal.
- ↓ 150 mm clearance to underside of cladding required.
- ↓ HWC. needs restraining.
- ↓ ceiling lights to complete.
- ↓ terminal vent projecting through roof to be flashed correctly.
- ↓ loose wire penetrating through exterior cladding to connect correctly or remove. Refer

APPLICANT: D F SUMMERFIELD
 141 HEPBURNS RD
 R D 2
 ASHBURTON
PHONE: 308 9980
PROJECT LOCATION: 298 MOORE ST
LEGAL DESCRIPTION: PT TS 250/251 ASHBURTON TN
PROJECT DESCRN: Erect two townhouses.
BUILDER: Owner :
DRAINLAYER: A P Summerfield :
PLUMBER: A P Summerfield :
VALN NO: 2456841500
DATE OF APPLICN: 19/10/01

Town Planning

- (a) Zoning *Residential*
- (b) Density/Coverage *OK*
- (c) Height of Building *OK*
- (d) Recession planes
- (e) Siting *OK*
- (f) Outdoor living/service space *OK*
- (g) Low/high risk flooding *N/A*
- (h) Carparking *OK*
- (i) Loading areas, etc *N/A*
- (j) Landscaping *N/A*
- (k) Resource Consent required (Yes/No)? *No*
- (l) Other?

Signed: *[Signature]*
 Date: *23/10/01*

Public Health Comments

Signed:
 Date:/../..

Building Dept

- (a) NZFS (Yes/No) *1/P1*
- (b) Sewer (Yes/No) *2/P2*
- (c) Water (Yes/No) *3/P3*
- (d) Stormwater (Yes/No)
- (e) Septic Tank (Yes/No)
- (f) Vehicle Crossing (Yes/No) *4/2*

Pin Notes

ENTERED

1/ NZFS
 2/ Sewer
 3/ Water
 4/ 2 Stormwater connection have been changed.
 5/ 1 Combined Sewer & water has been changed.
 6/ Vehicle crossing permit fee has been changed.
 7/ Existing Sewer & water connection is available.
 8/ P12.
 9/ Headworks fees for water & sewer have been changed.

ENTERED

Consent Notes

S.C. 2-4.
 N.C. 10 Inspections are
 reg'd 2 Foundation, 2 preflow,
 2 prelines, 2 Drainage &
 2 Finals.

P.I.M/BUILDING CONSENT APPLICATION NO. BC 010906

OWNER: D.F. Summerfield
 ADDRESS: 141 Hepburns Rd
R.D. 2
Ashburton

BUILDER: Owner
 ADDRESS:

NUMBER: 298
 STREET: Moore St
 DISTRICT: Ashburton

VALUATION REFERENCE
 NUMBER
2456841500

ESTIMATED VALUE OF WORK: \$ 250,000

P.I.M REDUCED/INTERMEDIATE/FULL \$ 150

Receipt No: 687767

Date Paid: 19 / 10 / 01

CONSENT - ADMINISTRATION

INSPECTIONS

\$ 60.00 - Dab

BUILDING RESEARCH LEVY

(10) \$ 700.00 - Issue Pim with

B.I.A LEVY

\$ 250.00 - Its built to

DISTRICT PLAN COMPLIANCE

\$ 162.50 - + Hold for fees

VEHICLE CROSSING

\$ 30.00

SERVICE CHARGES (5635.00)

\$ 110.00

FIRE SERVICE CHARGE

\$ 5635.00 - (Includes Headwork fees)

DLR INCOME

\$

COMPLIANCE SCHEDULE

\$

CCC REDUCED/INTER/FULL

\$

\$ 150.00

TOTAL

\$ 7127.50

Receipt No: 692996

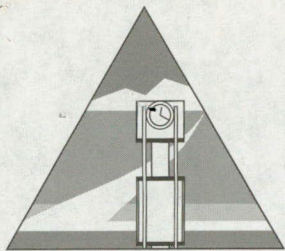
Date Paid: 15 / 11 / 01

FURTHER PAYMENT REQUIRED: Y/N

\$

34(2) INFORMATION REQUIRED: Y/N

OTHER INFORMATION REQUIRED: Y/N



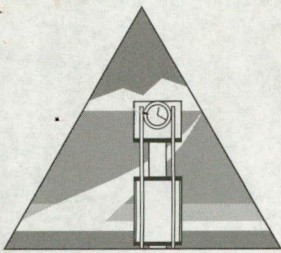
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>DF Summerfield.</u>		BC No.: <u>010906.</u>
Site Address: <u>298 Moore Street.</u>		Valuation No.: <u>24568 415 00</u>
Date of Inspection: <u>24/10/02</u> at <u>2.10</u> <u>am/pm</u>		Building Type: <u>Dug Unit 1 (NW Side)</u>
FOUNDATION	PRE-LINE	DRAINAGE
Siting	Floor Cutting	Trench Fill
Foundation Depth, Width	Moisture Content	Inspections
Reinforcing	Plate Fixings/Top & Bottom Purlins <u>x</u>	Vents/Position
Bearing	Framing/Lintels/Ceiling Battens	Connection to Outlet
Height - Ventilation	Bracing/Schedule	Septic Tank/Effluent Disposal
Footpath Condition	Ceiling Diaphragm	Drain in General
PRE-POUR SLAB/THICKNESS	Truss/Rafters & Posts - Fixings	Soil Stacks & Vents
Organic Matter	Roof Bracing	SFH/MAKE
Vapour Barrier	Insulation	Clearance
Hardfill	Second Floor, Joists	Flue Installation
Mesh - Shrinkage Control	Floor Plan/Amendments	Screen/Type
Pipe Lagging/Waste Size	Glazing/Ventilation	Seismic Restraint/Hearth
Fixing to Foundation	Building Paper/Roof/Underlay	Tempering Valve
Other (Polystyrene)	Plumbing/Pipe Type & Fixing	Inbuilt Cavity/Mantle Clearance
Piles/Treatment	Pressure Tested	FINAL
Bearer Size/Spacing	Lagging <u>x</u>	Exterior Cladding/Fixing <u>✓</u>
Floor Joists	Access/toilets/ramps etc	Flashings <u>underside kitchen window</u> <u>x</u>
Subfloor Insulation	Fire/smoke alarms	External Moisture <u>✓</u>
Subfloor Bracing	Fire separations	Gully Traps/Stormwater/Vent <u>x</u>
Fixings - Type	Other	Vents - Kitchen/Bathroom
Subfloor Ventilation <u>✓</u>	Post Lining	Handrail to Stairs/Balustrades
COMMENTS <u>*Concrete bottom of bubble up - sump.</u>		Water Temperature - <u>Laundry</u> <u>✓</u>
<u>*Ceiling batts still rough / gaps etc.</u>		Cooking/Personal Hygiene
<u>*Water pipe by mantle still to lag.</u>		Ground Clearance to Cladding <u>✓</u>
<u>*top purlin on both sides still not 2nd nailed</u>		Access/Toilets/Ramps etc
<u>*Gas installation cert. still not provided (gas/hob/fire)</u>		Fire Safety Clearance
<u>*Hardies adhesive has delaminated under kitchen window</u>		Footpath Condition <u>(with 2nd unit) OK</u> <u>✓</u>
<u>Water temp ok 54.5°C</u>		Producer Statement/s Req'd <u>x (gas)</u>
<u>Concrete surrounds to gully traps in place.</u>		Ceiling Insulation <u>x</u>
<u>Footpath reinstatement ok to complete with 2nd unit</u>		Signage
<u>Ground level to brick veneer now ok.</u>		Water Test Results
<u>Shroud provided to weather protect gas pipe penetrations.</u>		Venting
<u>Other penetrations through cladding sealed around</u>		HWC Fittings & Restraint
		Roof Tank Restraint & Overflow
		Other
		Planning
		Building Inspector: <u>✓</u>
<u>Complete items marked * and contact Council for recheck.</u>		
☒ INSPECTOR OKAY	☒ All work inspected is in accordance with the Building Consent/Certificate	
☒ REINSPECTION REQ'D	☒ Some work is not satisfactory as detailed above and rectification is required	
☒ ISSUE CCC ☐ Yes ☐ No	☐ A formal notice to rectify will be issued	
SIGNED	DATE	
Contractor/Owner/Agent/Occupier <u>MR Wh</u>	<u>24/10/02</u>	<u>280 5-11-02</u>



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: Dr Summerfield BC No.: 010906
Site Address: 298 Moore St Valuation No.: 2456841500
Date of Inspection: 30/9/02 at 2.15 am/pm Building Type: 2x townhouse

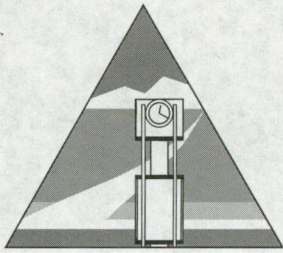
FOUNDATION	PRE-LINE	DRAINAGE
Siting	Floor Cutting	Trench Fill
Foundation Depth, Width	Moisture Content	Inspections
Reinforcing	Plate Fixings/Top & Bottom Purlins	Vents/Position
Bearing	Framing/Lintels/Ceiling Battens	Connection to Outlet
Height - Ventilation	Bracing/Schedule	Septic Tank/Effluent Disposal
Footpath Condition	Ceiling Diaphragm	Drain in General
PRE-POUR SLAB/THICKNESS	Truss/Rafters & Posts - Fixings	Soil Stacks & Vents
Organic Matter	Roof Bracing	SFH/MAKE
Vapour Barrier	Insulation	Clearance
Hardfill	Second Floor, Joists	Flue Installation
Mesh - Shrinkage Control	Floor Plan/Amendments	Screen/Type
Pipe Lagging/Waste Size	Glazing/Ventilation	Seismic Restraint/Hearth
Fixing to Foundation	Building Paper/Roof/Underlay	Tempering Valve
Other (Polystyrene)	Plumbing/Pipe Type & Fixing	Inbuilt Cavity/Mantle Clearance
Piles/Treatment	Pressure Tested	FINAL
Bearer Size/Spacing	Lagging	Exterior Cladding/Fixing
Floor Joists	Access/toilets/ramps etc	Flashings
Subfloor Insulation	Fire/smoke alarms	External Moisture
Subfloor Bracing	Fire separations	Gully Traps/Stormwater/T.Vent
Fixings - Type	Other	Vents - Kitchen/Bathroom
Subfloor Ventilation	Flash under side of kitchen window	Handrail to Stairs/Balustrades
COMMENTS	Post Lining	Water Temperature - Laundry
<u>298 Moore St. (Unit 1 - NW side)</u>		Cooking/Personal Hygiene
<u>- Footpath to be reinstated.</u>		Ground Clearance to Cladding
<u>- Gullytrap surrounds required.</u>		Access/Toilets/Ramps etc
<u>- Gas certificate required (incl. Producer Statement for gas fire install.)</u>		Fire Safety Clearance
<u>- Ceiling batts require repositioning & retiling around ceiling penetrations.</u>		Footpath Condition
<u>- Some water pipes not covered by ceiling insulation to be lagged/protected from frost</u>		Producer Statement/s Req'd
<u>- Some rows of purlin fixings to complete (1/2ed-nail required purlin/truss in periphery area i.e. top two purlins from ridge each side, bottom two purlins from eave and 1.6m back from gables)</u>		Ceiling Insulation
<u>- lower ground levels to 50mm below bottom course of brick veneer cladding.</u>		Signage
<u>- adjust water temp. below 55C</u>		Water Test Results
<u>- reinstate cladding where gas pipes enter building - to be weathertight.</u>		Venting
☐ INSPECTOR OKAY		HWC Fittings & Restraint (gas)
☒ REINSPECTION REQ'D		Roof Tank Restraint & Overflow
<u>- mortar around all penetrations through cladding</u>		Other
<u>- concrete bottom of s/waterbubble up sump.</u>		Planning
☐ ISSUE CCC ☐ Yes ☒ No		Building Inspector: <u>[Signature]</u>
☐ A formal notice to rectify will be issued		

SIGNED

Contractor/Owner/Agent/Occupier

DATE

30/9/02



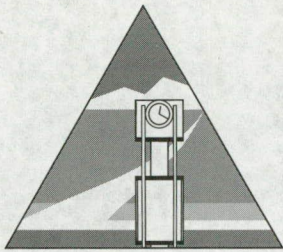
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>D.F. Summerfield</u>		BC Number: <u>010906</u>
Site Address: <u>298 Moore Street</u>		Valuation Number: <u>245684500</u>
Date of Inspection: <u>19/2/02</u> at <u>3.45</u> am/pm		Building Type: <u>Dwellings.</u>
FOUNDATION	PRE-LINE	DRAINAGE
Siting	Moisture Content	Trench Fill ✓
Foundation Depth, Width	Plate Fixings	Inspections ✓
Reinforcing	Framing/Lintels/Ceiling Battens	Vents/Position ✓
Bearing	Bracing/Schedule	Connection to Outlet ✓
Height - Ventilation	Truss & Post Fixing	Septic Tank —
Footpath Condition	Roof Bracing	Effluent Disposal —
PRE-POUR SLAB	Insulation	Drain in General ✓
Organic Matter	Second Floor, Joists	Soil Stack & Vents ✓
Vapour Barrier	Firewalls	Specific Design System —
Hardfill	Ceiling Diaphragm	SFH/MAKE
Mesh - Shrinkage Control	Floor Plan/Amendments	Clearance
Pipe Lagging/Waste Size	Glazing/Ventilation	Flue Installation
Fixing to Foundation	Building Paper/Roof/Underlay	Screen/Type
SUB-FLOOR	Plumbing/Pipe Type & Fixing	Seismic Restraint/Hearth
Piles	Lagging	Tempering Valve
Bearer Size/Spacing	Tempering Valve	
Floor Joists	Pressure Tested	FINAL
Subfloor Insulation	High/Low Pressure	Exterior Cladding/Fixing
Subfloor Bracing	Venting	Flashings
	HWC Fittings & Restraint	External Moisture
	Roof Tank Restraint & Overflow	Gully Traps/Stormwater
COMMENTS		Vents - Kitchen/Bathroom
		Handrail to Stairs/Balustrades
		HWC Restraint/Roof Tank
		Water Temperature - Laundry
		Cooking/Personal Hygiene
		Ground Clearance to Cladding
		Access
		Fire Safety Clearance
		Footpath Condition
		Producer Statement/s Req'd
		Ceiling Insulation
		Building Inspector: <u>AB</u>
☒ INSPECTON OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate
☐ REINSPECTION REQ'D		
☐ ISSUE CCC ☐ Yes		
☐ No		
		☐ Some work is not satisfactory as detailed above and rectification is required
		☐ A formal notice to rectify will be issued
SIGNED		DATE
Contractor/Owner/Agent/Occupier		



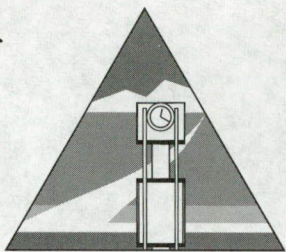
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <i>D.F. Summerfield</i>		BC Number: <i>010 906</i>	
Site Address: <i>298 Moore Street</i>		Valuation Number: <i>2456841500</i>	
Date of Inspection: <i>15-1-02</i> at <i>3:30 am/pm</i>		Building Type: <i>Dwelling</i>	
FOUNDATION	PRE-LINE	☒	DRAINAGE
Siting	Moisture Content <i>16-2 %</i>	☒	Trench Fill
Foundation Depth, Width	Plate Fixings	☒	Inspections
Reinforcing	Framing/Lintels/Ceiling Battens	☒	Vents/Position
Bearing	Bracing/Schedule	☒	Connection to Outlet
Height - Ventilation	Truss & Post Fixing	☒	Septic Tank
Footpath Condition	Roof Bracing	☒	Effluent Disposal
PRE-POUR SLAB	Insulation	☒	Drain in General
Organic Matter	Second Floor, Joists	☒	Soil Stack & Vents
Vapour Barrier	Firewalls	☒	Specific Design System
Hardfill	Ceiling Diaphragm	☒	SFH/MAKE
Mesh - Shrinkage Control	Floor Plan/Amendments	☒	Clearance
Pipe Lagging/Waste Size	Glazing/Ventilation	☒	Flue Installation
Fixing to Foundation	Building Paper/Roof/Underlay	☒	Screen/Type
SUB-FLOOR	Plumbing/Pipe Type & Fixing	☒	Seismic Restraint/Hearth
Piles	Lagging <i>Pipe under Eave</i>	☒	Tempering Valve
Bearer Size/Spacing	Tempering Valve	☒	FINAL
Floor Joists	Pressure Tested	☒	Exterior Cladding/Fixing
Subfloor Insulation	High/Low Pressure	☒	Flashings
Subfloor Bracing	Venting	☒	External Moisture
	HWC Fittings & Restraint	☒	Gully Traps/Stormwater
	Roof Tank Restraint & Overflow	☒	Vents - Kitchen/Bathroom
COMMENTS <i>Truss Mulligrip</i> <i>2 Nails on piling</i> <i>PolyTherm Pipes</i> <i>Safety glass in Bath room</i>			Handrail to Stairs/Balustrades
			HWC Restraint/Roof Tank
			Water Temperature - Laundry
			Cooking/Personal Hygiene
			Ground Clearance to Cladding
			Access
			Fire Safety Clearance
			Footpath Condition
			Producer Statement/s Req'd
			Ceiling Insulation
		Building Inspector: <i>Ms Donaldson</i>	
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED Contractor/Owner/Agent/Occupier <i>DD Summerfield</i>		DATE <i>15-1-02</i>	



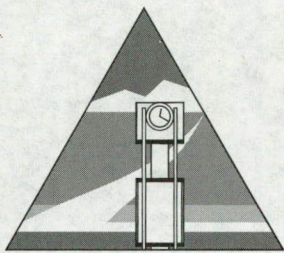
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>DF Summerfield</u>		BC Number: <u>010906</u>			
Site Address: <u>298 Moore St.</u>		Valuation Number: <u>24568 415 00</u>			
Date of Inspection: <u>5.12.01</u> at <u>9.20</u> <u>am/pm</u>		Building Type: <u>townhouses</u>			
FOUNDATION	☒	PRE-LINE	☒	DRAINAGE	☒
Siting	☒	Moisture Content	☒	Trench Fill	☒
Foundation Depth, Width	☒	Plate Fixings	☒	Inspections	☒
Reinforcing	☒	Framing/Lintels/Ceiling Battens	☒	Vents/Position	☒
Bearing	☒	Bracing/Schedule	☒	Connection to Outlet	☒
Height - Ventilation	☒	Truss & Post Fixing	☒	Septic Tank	☒
Footpath Condition	☒	Roof Bracing	☒	Effluent Disposal	☒
PRE-POUR SLAB	☒	Insulation	☒	Drain in General	☒
Organic Matter	☒	Second Floor, Joists	☒	Soil Stack & Vents	☒
Vapour Barrier	☒	Firewalls	☒	Specific Design System	☒
Hardfill	☒	Ceiling Diaphragm	☒	SFH/MAKE	☒
Mesh - Shrinkage Control	☒	Floor Plan/Amendments	☒	Clearance	☒
Pipe Lagging/Waste Size	☒	Glazing/Ventilation	☒	Flue Installation	☒
Fixing to Foundation	☒	Building Paper/Roof/Underlay	☒	Screen/Type	☒
SUB-FLOOR	☒	Plumbing/Pipe Type & Fixing	☒	Seismic Restraint/Hearth	☒
Piles	☒	Lagging	☒	Tempering Valve	☒
Bearer Size/Spacing	☒	Tempering Valve	☒	FINAL	☒
Floor Joists	☒	Pressure Tested	☒	Exterior Cladding/Fixing	☒
Subfloor Insulation	☒	High/Low Pressure	☒	Flashings	☒
Subfloor Bracing	☒	Venting	☒	External Moisture	☒
	☒	HWC Fittings & Restraint	☒	Gully Traps/Stormwater	☒
	☒	Roof Tank Restraint & Overflow	☒	Vents - Kitchen/Bathroom	☒
COMMENTS <u>(enc. unit.)</u> <u>230 wide x 400 found. (footing 250 wide)</u> <u>2/D16 bars</u> <u>D10 starters @ 600 &</u> <u>bearing ok - garage soft spots excavated</u> <u>to solid.</u> <u>sited 4.5 back from road bdys.</u> <u>150-200 above adj. ground level.</u> <u>ok to pour.</u>		Handrail to Stairs/Balustrades	☒		
		HWC Restraint/Roof Tank	☒		
		Water Temperature - Laundry	☒		
		Cooking/Personal Hygiene	☒		
		Ground Clearance to Cladding	☒		
		Access	☒		
		Fire Safety Clearance	☒		
		Footpath Condition	☒		
		Producer Statement/s Req'd	☒		
		Ceiling Insulation	☒		
		Building Inspector:			
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate			
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required			
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued			
SIGNED <u>Contractor/Owner/Agent/Occupier</u>		DATE <u>5.12.01</u>			



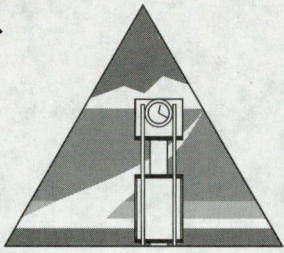
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: J. SUMMERFIELD		BC Number: 010906	
Site Address: 298 MOORE ST ASH		Valuation Number: 2456841500	
Date of Inspection: 7-12-01 at 2:45 am/pm		Building Type: DWELLING	
FOUNDATION	PRE-LINE	DRAINAGE	
Siting	Moisture Content	Trench Fill	
Foundation Depth, Width	Plate Fixings	Inspections	
Reinforcing	Framing/Lintels/Ceiling Battens	Vents/Position	
Bearing	Bracing/Schedule	Connection to Outlet	
Height - Ventilation	Truss & Post Fixing	Septic Tank	
Footpath Condition	Roof Bracing	Effluent Disposal	
PRE-POUR SLAB	Insulation	Drain in General	
Organic Matter	Second Floor, Joists	Soil Stack & Vents	
Vapour Barrier <i>p/c</i>	Firewalls	Specific Design System	
Hardfill	Ceiling Diaphragm	SFH/MAKE	
Mesh - Shrinkage Control	Floor Plan/Amendments	Clearance	
Pipe Lagging/Waste Size <i>revision to come</i>	Glazing/Ventilation	Flue Installation	
Fixing to Foundation	Building Paper/Roof/Underlay	Screen/Type	
SUB-FLOOR	Plumbing/Pipe Type & Fixing	Seismic Restraint/Hearth	
Piles	Lagging	Tempering Valve	
Bearer Size/Spacing	Tempering Valve	FINAL	
Floor Joists	Pressure Tested	Exterior Cladding/Fixing	
Subfloor Insulation	High/Low Pressure	Flashings	
Subfloor Bracing	Venting	External Moisture	
	HWC Fittings & Restraint	Gully Traps/Stormwater	
	Roof Tank Restraint & Overflow	Vents - Kitchen/Bathroom	
COMMENTS <i>Slab to be cut</i> <i>Plumber not yet on site - PAUL SUMMERFIELD</i> <i>Pipework to be taped.</i>		Handrail to Stairs/Balustrades	
		HWC Restraint/Roof Tank	
		Water Temperature - Laundry	
		Cooking/Personal Hygiene	
		Ground Clearance to Cladding	
		Access	
		Fire Safety Clearance	
		Footpath Condition	
		Producer Statement/s Req'd	
		Ceiling Insulation	
		Building Inspector:	
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED Contractor/Owner/Agent/Occupier		DATE	



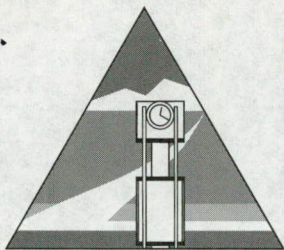
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: ① Summerfield		BC Number: 010906	
Site Address: 298 Moore street		Valuation Number: 2456841500	
Date of Inspection: 26-11-01 at 3-50 am/pm		Building Type: Dwelling Unit	
FOUNDATION		PRE-LINE	DRAINAGE
Siting		Moisture Content	Trench Fill
Foundation Depth, Width		Plate Fixings	Inspections
Reinforcing		Framing/Lintels/Ceiling Battens	Vents/Position
Bearing		Bracing/Schedule	Connection to Outlet
Height - Ventilation		Truss & Post Fixing	Septic Tank
Footpath Condition		Roof Bracing	Effluent Disposal
PRE-POUR SLAB		Insulation	Drain in General
Organic Matter Stripped ✓		Second Floor, Joists	Soil Stack & Vents
Vapour Barrier 250 film ✓		Firewalls	Specific Design System
Hardfill 20-30 mm Stones ✓		Ceiling Diaphragm	SFH/MAKE
Mesh - Shrinkage Control No		Floor Plan/Amendments	Clearance
Pipe Lagging/Waste Size ✓		Glazing/Ventilation	Flue Installation
Fixing to Foundation 12mm Rods ✓		Building Paper/Roof/Underlay	Screen/Type
SUB-FLOOR		Plumbing/Pipe Type & Fixing	Seismic Restraint/Hearth
Piles		Lagging	Tempering Valve
Bearer Size/Spacing		Tempering Valve	
Floor Joists		Pressure Tested	FINAL
Subfloor Insulation		High/Low Pressure	Exterior Cladding/Fixing
Subfloor Bracing		Venting	Flashings
		HWC Fittings & Restraint	External Moisture
		Roof Tank Restraint & Overflow	Gully Traps/Stormwater
COMMENTS 12mm ties @ 600 p Pipes lagged - 250 film			Vents - Kitchen/Bathroom
			Handrail to Stairs/Balustrades
			HWC Restraint/Roof Tank
			Water Temperature - Laundry
			Cooking/Personal Hygiene
			Ground Clearance to Cladding
			Access
			Fire Safety Clearance
			Footpath Condition
			Producer Statement/s Req'd
			Ceiling Insulation
		Building Inspector: JB	
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED Contractor/Owner/Agent/Occupier		DATE	



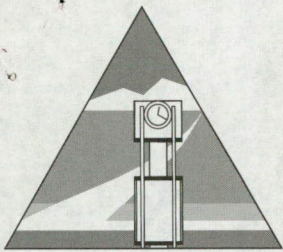
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <i>D Summerfield</i>		BC Number: <i>010906</i>	
Site Address: <i>298 Moore Street</i>		Valuation Number: <i>8456841500</i>	
Date of Inspection: <i>23/11/01</i> at <i>9.30 am/pm</i>		Building Type: <i>Dwelling Unit</i>	
FOUNDATION		PRE-LINE	DRAINAGE
Siting	✓	Moisture Content	Trench Fill
Foundation Depth, Width	✓	Plate Fixings	Inspections
Reinforcing <i>2 D16 & Stirrups</i>	✓	Framing/Lintels/Ceiling Battens	Vents/Position
Bearing	✓	Bracing/Schedule	Connection to Outlet
Height - Ventilation	✓	Truss & Post Fixing	Septic Tank
Footpath Condition	✓	Roof Bracing	Effluent Disposal
PRE-POUR SLAB		Insulation	Drain in General
Organic Matter <i>Striped</i>		Second Floor, Joists	Soil Stack & Vents
Vapour Barrier		Firewalls	Specific Design System
Hardfill		Ceiling Diaphragm	SFH/MAKE
Mesh - Shrinkage Control		Floor Plan/Amendments	Clearance
Pipe Lagging/Waste Size		Glazing/Ventilation	Flue Installation
Fixing to Foundation		Building Paper/Roof/Underlay	Screen/Type
SUB-FLOOR		Plumbing/Pipe Type & Fixing	Seismic Restraint/Hearth
Piles		Lagging	Tempering Valve
Bearer Size/Spacing		Tempering Valve	
Floor Joists		Pressure Tested	FINAL
Subfloor Insulation		High/Low Pressure	Exterior Cladding/Fixing
Subfloor Bracing		Venting	Flashings
		HWC Fittings & Restraint	External Moisture
		Roof Tank Restraint & Overflow	Gully Traps/Stormwater
COMMENTS <i>Footpath Damage were old Hedger Pulled out on Moore St</i> <i>2 D16 & 12" Stirrups at 600 g</i> <i>Good Bearing - Some soft clay to remove after Rain - Builder told.</i>			Vents - Kitchen/Bathroom
			Handrail to Stairs/Balustrades
			HWC Restraint/Roof Tank
			Water Temperature - Laundry
			Cooking/Personal Hygiene
			Ground Clearance to Cladding
			Access
			Fire Safety Clearance
			Footpath Condition
			Producer Statement/s Req'd
			Ceiling Insulation
		Building Inspector: <i>AD</i>	
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED Contractor/Owner/Agent/Occupier <i>DDJ.</i>		DATE	



ASHBURTON DISTRICT COUNCIL

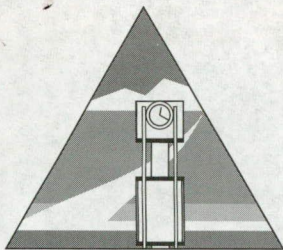
5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <i>D.F. Summerfield</i>		BC No.: <i>010906</i>
Site Address: <i>298 Moore st.</i>		Valuation No.: <i>2456841500</i>
Date of Inspection: <i>14.7.03</i> at <i>9.25</i> am/pm		Building Type: <i>Dwelling</i>
FOUNDATION	PRE-LINE	DRAINAGE
Siting	Floor Cutting	Trench Fill
Foundation Depth, Width	Moisture Content	Inspections
Reinforcing	Plate Fixings/Top & Bottom Purlins	Vents/Position
Bearing	Framing/Lintels/Ceiling Battens	Connection to Outlet
Height - Ventilation	Bracing/Schedule	Septic Tank/Effluent Disposal
Footpath Condition	Ceiling Diaphragm	Drain in General
PRE-POUR SLAB/THICKNESS	Truss/Rafters & Posts - Fixings	Soil Stacks & Vents
Organic Matter	Roof Bracing	SFH/MAKE
Vapour Barrier	Insulation	Clearance
Hardfill	Second Floor, Joists	Flue Installation
Mesh - Shrinkage Control	Floor Plan/Amendments	Screen/Type
Pipe Lagging/Waste Size	Glazing/Ventilation	Seismic Restraint/Hearth
Fixing to Foundation	Building Paper/Roof/Underlay	Tempering Valve
Other (Polystyrene)	Plumbing/Pipe Type & Fixing	Inbuilt Cavity/Mantle Clearance
Piles/Treatment	Pressure Tested	FINAL
Bearer Size/Spacing	Lagging	Exterior Cladding/Fixing
Floor Joists	Access/toilets/ramps etc	Flashings
Subfloor Insulation	Fire/smoke alarms	External Moisture
Subfloor Bracing	Fire separations	Gully Traps/Stormwater/T.Vent
Fixings - Type	Other	Vents - Kitchen/Bathroom
Subfloor Ventilation	Post Lining	Handrail to Stairs/Balustrades
COMMENTS		Water Temperature - Laundry
<i>✓ Spouting brackets to complete.</i> <i>✓ were penetrating cladding.</i> <i>✓ seal between eaves external cladding</i> <i>✓ surround at Garage door to seal.</i> <i>✓ 150mm clearance to underside of cladding.</i> <i>✓ HWC needs reworking</i> <i>✓ ceiling lights to complete</i> <i>✓ terminal vent projecting through roof to be flashed properly.</i> <i>✓ Work completes 21.7.03</i>		Cooking/Personal Hygiene
		Ground Clearance to Cladding
		Access/Toilets/Ramps etc
		Fire Safety Clearance
		Footpath Condition
		Producer Statement/s Req'd
		Ceiling Insulation
		Signage
		Water Test Results
		Venting
	HWC Fittings & Restraint	
	Roof Tank Restraint & Overflow	
	Other	
	Planning	
SIGNED Contractor/Owner/Agent/Occupier		Building Inspector: <i>A.B.</i>
DATE <i>14.7.03</i>		

☒ INSPECTOR OKAY	☐ All work inspected is in accordance with the Building Consent/Certificate
☒ REINSPECTION REQ'D	☐ Some work is not satisfactory as detailed above and rectification is required
☒ ISSUE CCC ☒ Yes ☐ No	☒ A formal notice to rectify will be issued



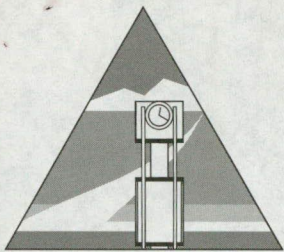
ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

Owners Name: <u>P. Summerfield</u>		BC Number: <u>010906</u>	
Site Address: <u>298 Moore St</u>		Valuation Number: <u>2456841500</u>	
Date of Inspection: <u>18.2.03</u> at <u>9.00</u> <u>am/pm</u>		Building Type: <u>Dwelling</u>	
FOUNDATION	PRE-LINE	DRAINAGE	
Siting	Moisture Content	Trench Fill	
Foundation Depth, Width	Plate Fixings	Inspections	
Reinforcing	Framing/Lintels/Ceiling Battens	Vents/Position	
Bearing	Bracing/Schedule	Connection to Outlet	
Height - Ventilation	Truss & Post Fixing	Septic Tank	
Footpath Condition	Roof Bracing	Effluent Disposal	
PRE-POUR SLAB	Insulation	Drain in General	
Organic Matter	Second Floor, Joists	Soil Stack & Vents	
Vapour Barrier	Firewalls	Specific Design System	
Hardfill	Ceiling Diaphragm	SFH/MAKE	
Mesh - Shrinkage Control	Floor Plan/Amendments	Clearance	
Pipe Lagging/Waste Size	Glazing/Ventilation	Flue Installation	
Fixing to Foundation	Building Paper/Roof/Underlay	Screen/Type	
SUB-FLOOR	Plumbing/Pipe Type & Fixing	Seismic Restraint/Hearth	
Piles	Lagging	Tempering Valve	
Bearer Size/Spacing	Tempering Valve		
Floor Joists	Pressure Tested	FINAL	
Subfloor Insulation	High/Low Pressure	Exterior Cladding/Fixing	
Subfloor Bracing	Venting	Flashings	
	HWC Fittings & Restraint	External Moisture	
	Roof Tank Restraint & Overflow	Gully Traps/Stormwater	
COMMENTS <u>Best line</u> <u>Top Plate fixings complete.</u>		Vents - Kitchen/Bathroom	
		Handrail to Stairs/Balustrades	
		HWC Restraint/Roof Tank	
		Water Temperature - Laundry	
		Cooking/Personal Hygiene	
		Ground Clearance to Cladding	
		Access	
		Fire Safety Clearance	
		Footpath Condition	
		Producer Statement/s Req'd	
		Ceiling Insulation	
		Building Inspector: <u>E. R. R. R.</u>	
☒ INSPECTOR OKAY		☒ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☐ Some work is not satisfactory as detailed above and rectification is required	
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED Contractor/Owner/Agent/Occupier <u>PS</u>		DATE	



ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION BUILDING ACT 1991

ENTERED

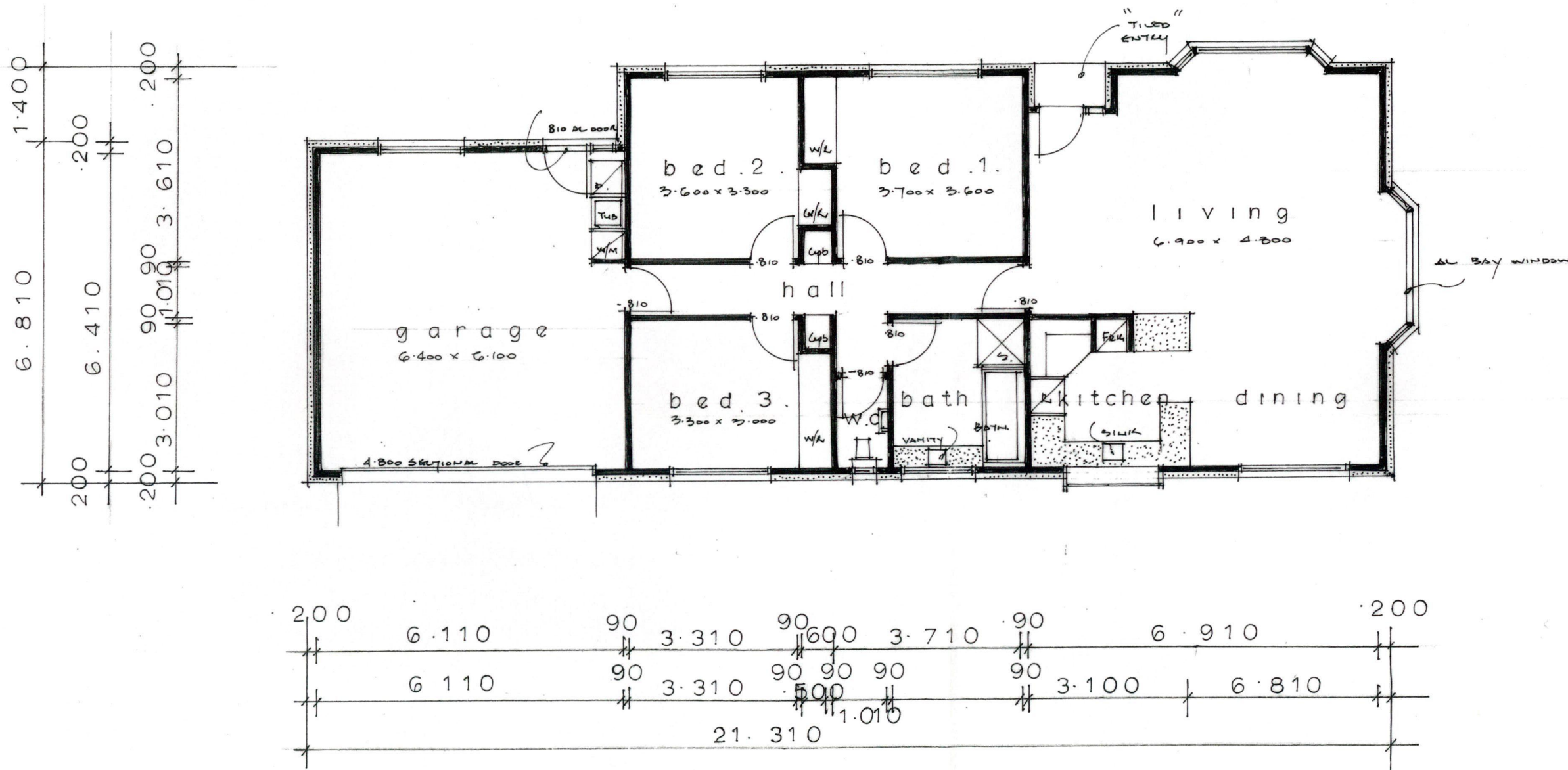
Owners Name: <u>D. Summerfield</u>		BC No.: <u>3 010906</u>	
Site Address: <u>298 Moore St</u>		Valuation No.: <u>2456841500</u>	
Date of Inspection: <u>12.2.03</u> at <u>9.00</u> <u>am/pm</u>		Building Type: <u>Dwelling</u>	
FOUNDATION	PRE-LINE	☒	DRAINAGE
Siting	Floor Cutting <u>some cracking</u>	☒	Trench Fill
Foundation Depth, Width	Moisture Content <u>8-11%</u>	☒	Inspections
Reinforcing	Plate Fixings/Top & Bottom Purlins	☒	Vents/Position
Bearing	Framing/Lintels/Ceiling Battens	☒	Connection to Outlet
Height - Ventilation	Bracing/Schedule	☒	Septic Tank/Effluent Disposal
Footpath Condition	Ceiling Diaphragm	☒	Drain in General
PRE-POUR SLAB/THICKNESS	Truss/Rafters & Posts - Fixings	☒	Soil Stacks & Vents
Organic Matter	Roof Bracing	☒	SFH/MAKE
Vapour Barrier	Insulation	☒	Clearance
Hardfill	Second Floor, Joists	☒	Flue Installation
Mesh - Shrinkage Control	Floor Plan/Amendments	☒	Screen/Type
Pipe Lagging/Waste Size	Glazing/Ventilation	☒	Seismic Restraint/Hearth
Fixing to Foundation	Building Paper/Roof/Underlay	☒	Tempering Valve
Other (Polystyrene)	Plumbing/Pipe Type & Fixing	☒	Inbuilt Cavity/Mantle Clearance
Piles/Treatment	Pressure Tested	☒	FINAL
Bearer Size/Spacing	Lagging	☒	Exterior Cladding/Fixing
Floor Joists	Access/toilets/ramps etc	☒	Flashings
Subfloor Insulation	Fire/smoke alarms	☒	External Moisture
Subfloor Bracing	Fire separations	☒	Gully Traps/Stormwater/T.Vent
Fixings - Type	Other	☒	Vents - Kitchen/Bathroom
Subfloor Ventilation	Post Lining	☒	Handrail to Stairs/Balustrades
COMMENTS		Water Temperature - Laundry	
<u>ceiling battens at 600 centres ultrafine</u> <u>kitchen bathroom trimmers to be completed</u> <u>top plate fixing required - Builder is going to do</u> <u>brace to row M brace 2 required</u> <u>check diaphragm bracing battens 600</u> <u>ultrafine being used?</u> <u>Check diaphragm brace at Completion</u> <u>inspection.</u>		Cooking/Personal Hygiene	
		Ground Clearance to Cladding	
		Access/Toilets/Ramps etc	
		Fire Safety Clearance	
		Footpath Condition	
		Producer Statement/s Req'd	
		Ceiling Insulation	
		Signage	
		Water Test Results	
		Venting	
HWC Fittings & Restraint			
Roof Tank Restraint & Overflow			
Other			
Planning			
Building Inspector:			
☒ INSPECTOR OKAY		☐ All work inspected is in accordance with the Building Consent/Certificate	
☐ REINSPECTION REQ'D		☒ Some work is not satisfactory as detailed above and rectification is required	
☐ ISSUE CCC ☐ Yes ☐ No		☐ A formal notice to rectify will be issued	
SIGNED <u>[Signature]</u>		DATE	
Contractor/Owner/Agent/Occupier			



RESIDENCE

CHALMERS AVENUE

ASHBURTON



U N I T 1

RAY KNIGHT
Architectural Designer

P.O. Box 249,
ASHBURTON

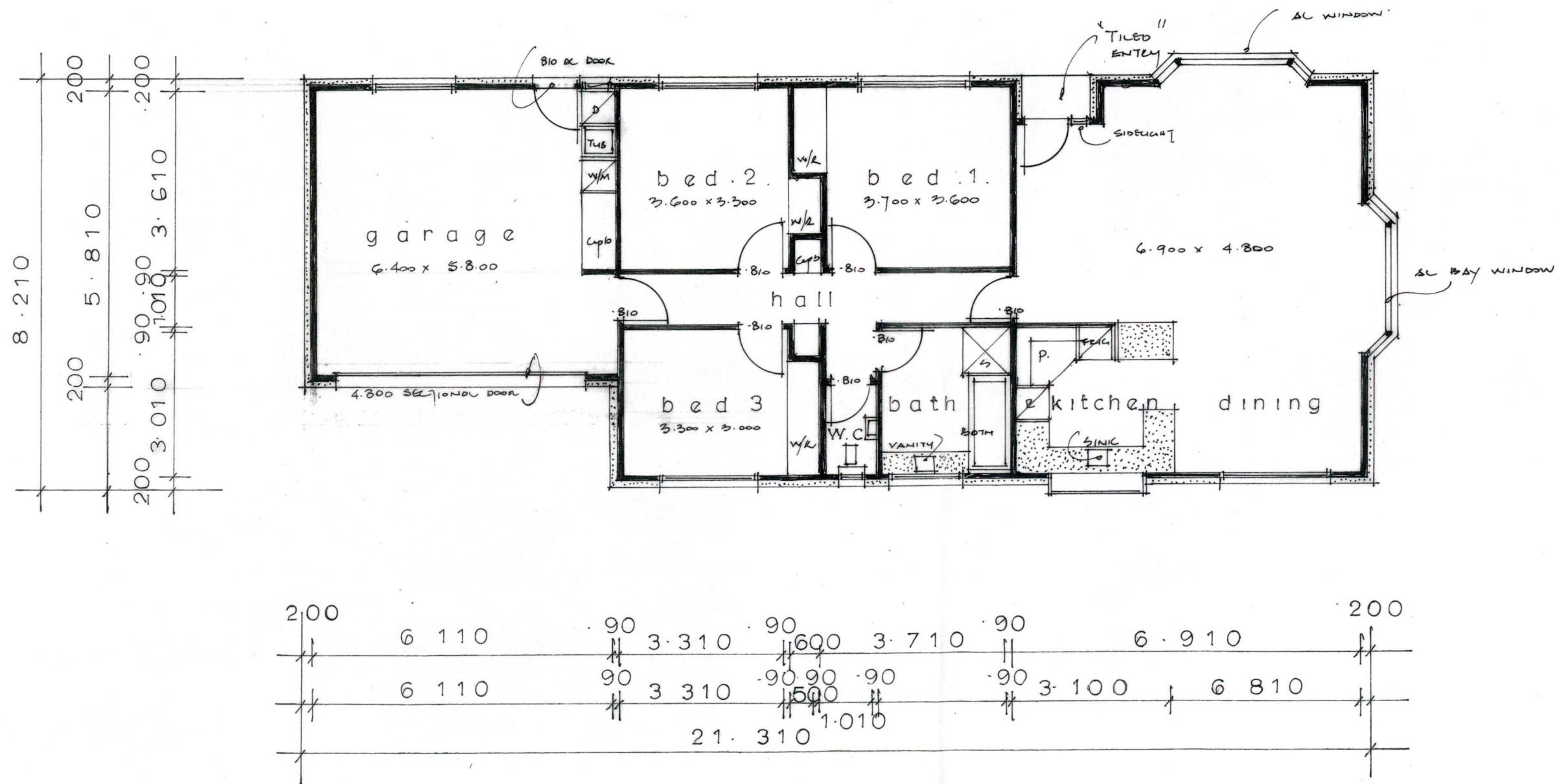
Phone: (03) 308 8209

TOWNHOUSES - CHALMERS AVENUE
SUMMERFIELD BUILDERS

FLOOR PLAN

SHEET 1

DRAWN	RLK.	CHECKED	RLK.	SCALE	1:100
TRACED	RLK.	DATE	30.8.01		



U N I T 2

RAY KNIGHT
Architectural Designer

P.O. Box 249,
ASHBURTON

Phone: (03) 308 8209

TOWNHOUSES - CHALMERS AVENUE
SUMMERFIELD BUILDERS

FLOOR PLAN

SHEET
2

DRAWN *RLK*
TRACES *RLK*

CHECKED *RLK*
DATE 30.8.01

SCALE
1:100

SHEET OF
10

CHALMERS AVENUE

UNIT 1

UNIT 2

4 500

20.100

Existing Sewage line.

20.100

30.100

drive

"HOT MIX"

residence

drive

"HOT MIX"

residence

site : 30.100 x 20.100

site area : 600 m²

site cover : 167 m²

: 28 %

4.500

Corner Spray

MOORE

STREET

4.500

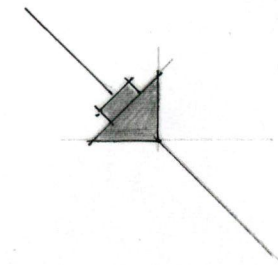
8 410

4.500

8.410

20.100

20.100



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Version: 1, Version Date: 19/11/2023

Phone: (03) 308 8209

TOWNHOUSES - CHALMERS AVENUE
SUMMERFIELD BUILDERS

SITE PLAN

SHEET
3

DRAWN	uk	CHECKED	uk	SCALE	1:200	SHEET	OF
TRACED	uk	DATE	30.8.01			REP	

Coll. Coloressteel Roofing

"STRATCO" FASCIO

"70 SERIES" BRICKWORK

AL GLAZING

810 AL. DOOR

N. W. ELEVATION

Coll. Coloressteel Roofing

4.800 SECTIONAL DOOR

"70 SERIES" BRICKWORK

AL. WINDOWS

S. E. ELEVATION

"RUSTICATED"
HARD PLANK BOG.

"METER BOX"

"70 SERIES" BRICK

S. W. ELEVATION

25°

"70 SERIES"
BRICK

N. E. ELEVATION

U N I T 1

RAY KNIGHT
Architectural Designer

P.O. Box 249,
ASHBURTON

Phone: (03) 308 8209

T O W N H O U S E S C H A L M E R S A V E N U E
S U M M E R F I E L D B U I L D E R S

ELEVATIONS

DRAWN	rek	CHECKED	rek	SCALE	1:100
TRACED	rek	DATE	30:8:01		

SHEET

4.

SHEET OF

REF