

Wanganui District Council



Masonry Checklist

N° MAS

0470

Address

23 Littleton Dr.

Consent No	Date	Inspector	Re Check	Compliance
10/0268	4/12/10	DH	☐ Yes ☒ No	Yes
Comment				
Sea Spray Zone	☐ OK ☒ N/A			
Insulating Block Used	☐ OK ☒ N/A			
Any Engineers Review Required	☐ OK ☒ N/A			
Correct Sized Blocks	☒ OK ☐ N/A			
Vertical Reinforcing	☒ OK ☐ N/A			
Horizontal Reinforcing	☒ OK ☐ N/A			
Wash Outs (over 1-2m)	☐ OK ☒ N/A			
Cavities Cleaned Out	☒ OK ☐ N/A			
Brick Size & Spacing	☐ OK ☒ N/A			
Control Joint Reinforcing	☐ OK ☒ N/A			

Comments



Concrete Slab/Footing & Pile Post Inspection N° SFP 02622

Address

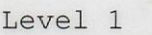
23 Lithgow Dr.

Consent No	Date	Inspector	Re Check	Compliance	
10/0868	8/12/10	Dtball	/	No.	Yes.
Concrete Slab/Footing	Comments		Pile/Post	Comments	
Siting/Boundaries	☒ OK ☐ N/A		Siting/Boundaries	☒ OK ☐ N/A	
Site wind zone	☒ OK ☐ N/A		Site wind zone	☒ OK ☐ N/A	
Contours	☒ OK ☐ N/A		Contours	☒ OK ☐ N/A	
Soil Type	☒ OK ☐ N/A	Sand.	Soil Type	☒ OK ☐ N/A	Sand
Ground Bearing	☒ OK ☐ N/A		Ground Bearing	☒ OK ☐ N/A	Pad soft bottom of pile holes.
Ground Levels	☒ OK ☐ N/A		Ground Levels	☒ YES ☐ NO	
Footing Size	☒ OK ☐ N/A		Pile/Post Layout	☒ OK ☐ N/A	
Footing Steel	☒ OK ☐ N/A		Footing Size	☒ OK ☐ N/A	Right rear pile *
Slab Steel	☐ OK ☒ N/A		Anchor/Braced Piles	☒ OK ☐ N/A	
Concrete Cover	☒ OK ☐ N/A		Pile/Post Treatment	☒ OK ☐ N/A	H5.
Pile/Post Treatment	☐ OK ☒ N/A		Comments		
Waste Pipe Locations	☐ OK ☒ N/A		* Dig out side of hole to give 100mm concrete all round pile.		
Access to Waste Pipes	☐ OK ☒ N/A				
Water Supply Pipes	☐ OK ☒ N/A				
Gulley Traps	☐ OK ☒ N/A				
Stack Base Bends	☐ OK ☒ N/A				
Underslab Heating	☐ OK ☒ N/A				
Comments					



Concrete Slab/Footing & Pile Post Inspection N° SFP 02629

Address					
23 Lifford Dr.					
Consent No	Date	Inspector	Re Check	Compliance	
10/0268	20/12/10	D. J. L.		No.	Yes.
Concrete Slab/Footing		Comments	Pile/Post		Comments
Siting/Boundaries	☐ OK ☒ N/A		Siting/Boundaries	☐ OK ☒ N/A	
Site wind zone	☐ OK ☒ N/A		Site wind zone	☐ OK ☒ N/A	
Contours	☐ OK ☒ N/A		Contours	☐ OK ☒ N/A	
Soil Type	☒ OK ☐ N/A	Sand/stone.	Soil Type	☐ OK ☒ N/A	
Ground Bearing	☒ OK ☐ N/A		Ground Bearing	☐ OK ☒ N/A	
Ground Levels	☒ OK ☐ N/A		Ground Levels	☐ YES ☐ NO	
Footing Size	☐ OK ☒ N/A		Pile/Post Layout	☐ OK ☒ N/A	
Footing Steel	☐ OK ☒ N/A		Footing Size	☐ OK ☒ N/A	
Slab Steel	☒ OK ☐ N/A		Anchor/Braced Piles	☐ OK ☒ N/A	
Concrete Cover	☒ OK ☐ N/A		Pile/Post Treatment	☐ OK ☒ N/A	
Pile/Post Treatment	☐ OK ☒ N/A		Comments		
Waste Pipe Locations	☐ OK ☒ N/A				
Access to Waste Pipes	☐ OK ☒ N/A				
Water Supply Pipes	☐ OK ☒ N/A				
Gulley Traps	☐ OK ☒ N/A				
Stack Base Bends	☐ OK ☒ N/A				
Underslab Heating	☒ OK ☐ N/A	CFM.			
Comments					



Residential Final Inspection

Nº RES 2205

Address		
23 Lithgow Drive		
Consent No	Date	Inspector
10/0868	1/11/11	O'Hall.
Exterior	Comments	
Subfloor Ventilation	☒	☐ N/A
Ground Clearance	☒	☐ N/A
Cladding	☒	☐ N/A
Photograph	☒	☐ No
Brick Work	☒	☐ N/A
Joinery	☒	☐ N/A
Meter Box	☒	☐ N/A
Roofing and Fixings	☒	☐ N/A
Roof Flashings - Penetrations	☒	☐ N/A
- Hips	☒	☐ N/A
- Valleys	☒	☐ N/A
- Gables	☒	☐ N/A
- Apron Flashings	☐	☐ N/A
Decks - Structure	☐	☐ N/A
Balustrades	☒	☐ N/A
Steps/Stairs	☐	☐ N/A
Gully Dishes	☒	☐ N/A
Wastes to Gulleys	☒	☐ N/A
Drain Vents	☒	☐ N/A
Spouting-downpipes	☒	☐ N/A
Septic Tank	☐	☐ N/A
Water Storage Tank & Pump	☐	☐ N/A
Surface Water Drainage	☒	☐ N/A
Sumps	☒	☐ N/A
Footpath/Crossing Damaged	☒	☐ N/A
	☐	☐ N/A
Roof Space	Comments	
Vent Ducts	☒	☐ N/A
Insulation	☒	☐ N/A
Building Paper	☒	☐ N/A
Insulation	☒	☐ N/A
Clearances	☒	☐ N/A
	☐	☐ N/A
Re Check	Compliance	
Yes	No	
Interior	Comments	
Service Area Sealing	☒	☐ N/A
Shower Seals	☒	☐ N/A
Safety Glass	☒	☐ N/A
Stair Design	☐	☐ N/A
Handrails	☐	☐ N/A
Barriers	☐	☐ N/A
Lighting	☒	☐ N/A
Cooking Facilities	☒	☐ N/A
Food Storage	☒	☐ N/A
Laundrying & Tub fixings	☒	☐ N/A
Natural Ventilation	☒	☐ N/A
Mech Ventilation	☒	☐ N/A
HWC - Flues	☐	☐ N/A
- Valving	☐	☐ N/A
- Installation	☐	☐ N/A
Hot Water Temp Control	☐	☐ N/A
Header Tanks	☐	☐ N/A
Trap Seals and AAVs	☒	☐ N/A
WCs	☒	☐ N/A
Smoke Alarms	☒	☐ N/A
Solid Fuel Heater - Type	☐	☐ N/A
- Clearances	☐	☐ N/A
- Installation	☐	☐ N/A
- Flue	☒	☐ N/A
	☐	☐ N/A
	☐	☐ N/A
Miscellaneous	Comments	
Vehicle Crossing Prod Stmt.	☒	☐ N/A
Energy Certificate Electric	☒	☐ N/A
Energy Certificate Gas	☒	☐ N/A
Spray Coat Prod Stmt.	☐	☐ N/A
CCC Application Supplied	☒	☐ N/A
Other As Built.	☒	☐ N/A
Comments		
* As built drainage plan required. * Deck handrail posts rebated 50mm — not strong enough. * Provide vent to sink waste. * Tidy up balls in ceiling. * Install hard type smoke alarms within 3m of all bedroom doors. * Provide Gas and Electrical certificates, Produce State mat for vehicle crossing. * Form 6 — CCC application to be filled out and returned. * Under floor insulation needs repairs to some areas.		

Framing & Pre-Line Inspection

Nº FPL 03361

Address					
23 Lithgow Dr.					
Consent No	Date	Inspector	Re Check		Compliance
10/0868.	9/1/11	DHall.		N.	Yes.
Framing		Comments	Pre-line		Comments
Wind zone/Corrosion zone	☒ OK ☐ N/A	Medium	Framing	☐ OK ☒ N/A	
DPC	☐ OK ☒ N/A		Wind/Corrosion zone	☐ OK ☒ N/A	
Stud size, spacing & treatment	☒ OK ☐ N/A		Timber	☐ OK ☒ N/A	
Plumbing Straight	☒ OK ☐ N/A		Moisture Content	☐ OK ☒ N/A	
Lintel/Beam size, treatment & Fixing	☒ OK ☐ N/A	Few bottom stops required	Wall Bracings	☐ OK ☒ N/A	
Top plate fixings	☒ OK ☐ N/A		Is modified Bracing schedule Required?	☐ YES ☒ NO	
Rafter size, treatment & spacing	☐ OK ☒ N/A		Insulation	☐ OK ☒ N/A	
Valley sizes/Internal gutter sizes	☒ OK ☐ N/A		Ceilings	☐ OK ☒ N/A	
Truss Layout	☐ OK ☒ N/A		Roof Framing	☐ OK ☒ N/A	
Truss Fixing	☐ OK ☒ N/A		2nd Storey Floor Framing	☐ OK ☒ N/A	
Truss Plan	☐ OK ☒ N/A		External Window Joinery	☐ OK ☒ N/A	
Roof Bracing	☐ OK ☒ N/A		Fire Separations	☐ OK ☒ N/A	
Purlin Fixings	☐ OK ☒ N/A	Tilts	Ventilation	☐ OK ☒ N/A	
Roof joist size, treatment & spacing	☐ OK ☒ N/A		Comments		
Structural Steel	☐ OK ☒ N/A				
Structural Brackets	☐ OK ☒ N/A				
Services Accommodation	☐ OK ☒ N/A				
Decks-beams, posts, joists & decking	☐ OK ☒ N/A				
Subfloor Bracing - Types & Location	☐ OK ☒ N/A	To be checked later.			
Fixings (durability)					
Comments					



Inspection Checksheet

Nº 00994

Description: Sub Floor insp

Consent No: 10/0868 Date: 25/11 Inspector: OH

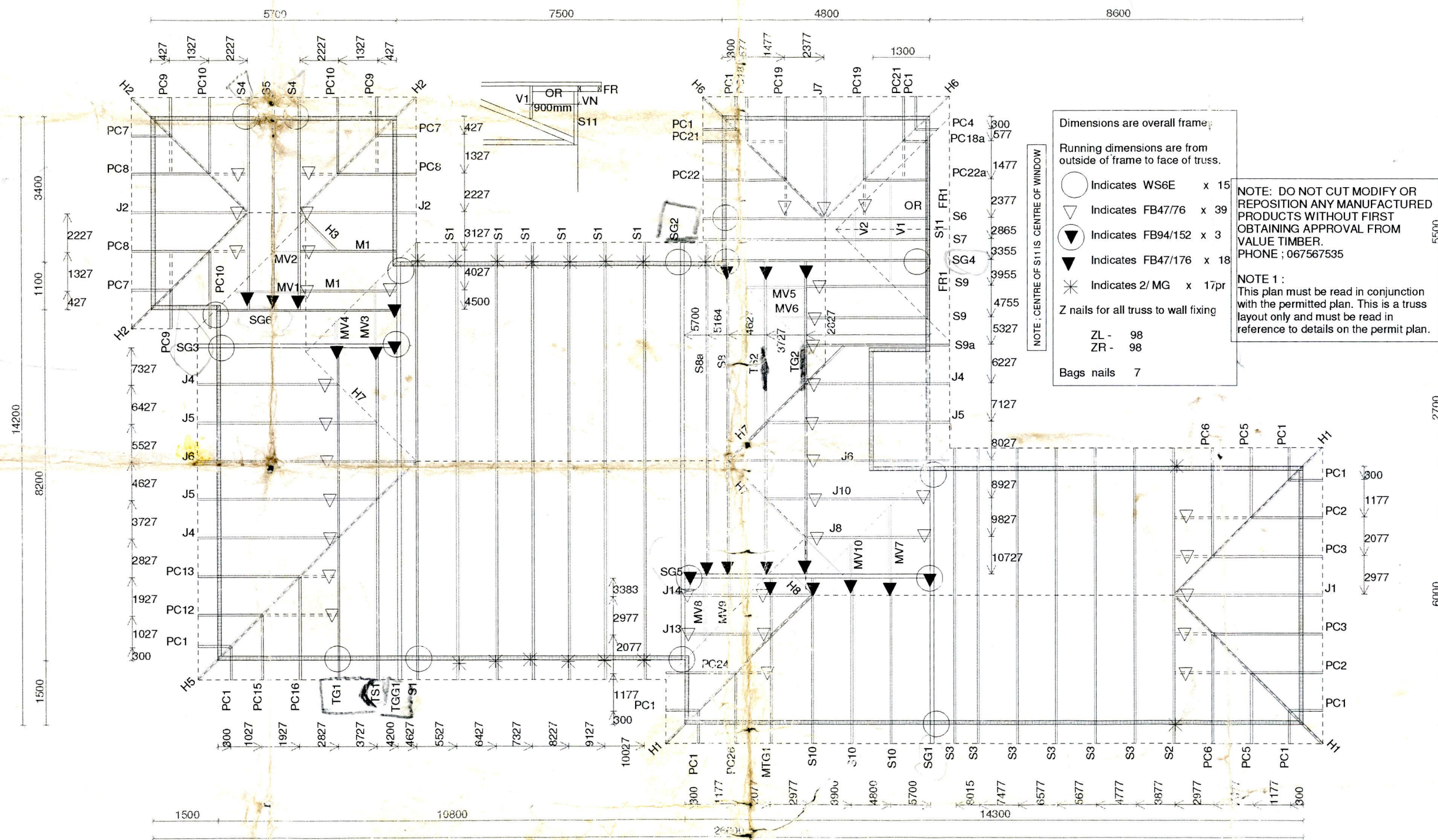
Address: 23 Lithgow Dr.

Recheck: ☐ Yes ☒ No

Complies: ☒ Yes ☐ No

Description	OK	N/A	Comments
Anchor piles all good.	✓		

Comments:



Level 1

David Lee
Euroasia NZ
09-5207402.

10/0863.

23 Lithgow Drive:

- 1) 'As-built' drainage plan required. ~~X~~ ✓
- ✓ 2) Deck handrail posts do not comply — they have been rebated leaving only 50mm thickness. ✓
- ✓ 3) Tidy up ceiling insulation. ✓
- ✓ 4) Install hush type smoke alarms within 3 metres of all bedroom doors. ✓
- ✓ 5) Underfloor insulation needs repairs to some areas. ✓
- ✓ 6) Provide gas and electrical certificates, Producer Statement for vehicle crossing and Form 6 — CCC application to be filled out and returned. ✓
- ✓ 7) I believe the vent to the kitchen waste has been missed. — please confirm. ✓

Informative note: Although wall tiles protect linings behind vanities, we recommend sealant to top of vanities and basins. It stops dust and moisture building up in gap. ✓

Plumbing Inspection

N° PLU 01922

Address			
23 lithgow drive			
Consent No	Date	Inspector	
10/08/08	4/2/11	C.9	
Subfloor Plumbing		Comment	
Plumbing method used	☐ ANZS 3500 ☐ NZBC G13		
Waste Pipe Locations	☐ OK ☐ N/A		
Fall to Waste Pipes	☐ OK ☐ N/A		
Water Supply Pipes	☐ OK ☐ N/A		
Floor Waste Gulley	☐ OK ☐ N/A		
Stack Base Bends	☐ OK ☐ N/A		
Underslab Heating	☐ OK ☐ N/A		
Pipework Lagged Thru Slab	☐ OK ☐ N/A		
	☐ OK ☐ N/A		
Plumbing Prelim		Comment	
Pipe Type/Location	☒ OK ☐ N/A	Bulkline	
Pipe Restraint	☒ OK ☐ N/A		
Pipe Insulation	☐ OK ☒ N/A		
HWC Drain Discharge	☐ OK ☒ N/A		
Waste Pipes Size/Location	☒ OK ☐ N/A	to comp.	
Fixtures per Waste	☐ OK ☒ N/A		
Gradient - Wastes/Stacks	☐ OK ☒ N/A		
Stack Size/Type	☐ OK ☒ N/A		
No Connection Zone on Stack	☐ OK ☒ N/A		
Vent Pipe Size/Termination	☐ OK ☒ N/A		
Pressure Test	☒ OK ☐ N/A	1500 kpa	
	☐ OK ☐ N/A		
	☐ OK ☐ N/A		
Comments			
inspect existing plumbing work by piping hot H&J - Jack Butake - Mixer by-passed for testing - all ok. - Note waste pipes to be completed underfloor. 3x vents thru walls.			

Framing & Pre-Line Inspection

Nº FPL 03373

Address						
23 Lithgow Drive						
Consent No	Date	Inspector	Re Check		Compliance	
10/0868	15/2/11	Dtoll		N.	Yes	
Framing		Comments	Pre-line		Comments	
Wind zone/Corrosion zone	☒ OK ☐ N/A		Framing	☒ OK ☐ N/A		
DPC	☐ OK ☐ N/A		Wind/Corrosion zone	☒ OK ☐ N/A		
Stud size, spacing & treatment	☐ OK ☐ N/A		Timber	☒ OK ☐ N/A		
Timing Straight	☐ OK ☐ N/A		Moisture Content		16-18% except pink framing. PIC type.	
Lintel/Beam size, treatment & Fixing	☐ OK ☐ N/A		Wall Bracings	☒ OK ☐ N/A		
Top plate fixings	☐ OK ☐ N/A		Is modified Bracing schedule Required?	☐ YES ☒ NO		
Rafter size, treatment & spacing	☐ OK ☐ N/A		Insulation	☒ OK ☐ N/A		
Valley sizes/Internal gutter sizes	☐ OK ☐ N/A		Ceilings	☒ OK ☐ N/A		
Truss Layout	☐ OK ☐ N/A		Roof Framing	☒ OK ☐ N/A		
Truss Fixing	☐ OK ☐ N/A		2nd Storey Floor Framing	☐ OK ☒ N/A		
Truss Plan	☐ OK ☐ N/A		External Window Joinery	☒ OK ☐ N/A	Air seal done.	
Roof Bracing	☐ OK ☐ N/A		Fire Separations	☐ OK ☒ N/A		
Purlin Fixings	☐ OK ☐ N/A		Ventilation	☐ OK ☒ N/A		
For joist size, treatment & spacing	☐ OK ☐ N/A		Comments			
Structural Steel	☐ OK ☐ N/A					
Structural Brackets	☒ OK ☐ N/A					
Services Accommodation	☐ OK ☐ N/A					
Decks-beams, posts, joists & decking	☐ OK ☐ N/A					
Subfloor Bracing - Types & Location	☒ OK ☐ N/A					
Fixings (durability)						
Comments						

Wanganui District Council



Masonry Checklist

Nº MAS 0475

Address

23 Lithgow Drive.

Consent No	Date	Inspector	Re Check	Compliance
10/0868	9/2/11	DH.	☐ Yes ☒ No	Yes.
Comment				
Sea Spray Zone	☐ OK ☒ N/A			
Insulating Block Used	☐ OK ☒ N/A			
Any Engineers Review Required	☐ OK ☒ N/A			
Correct Sized Blocks	☒ OK ☐ N/A			
Vertical Reinforcing - Ties	☒ OK ☐ N/A			
Horizontal Reinforcing	☐ OK ☒ N/A			
Wash Outs (over 1-2m)	☐ OK ☒ N/A			
Cavities Cleaned Out	☒ OK ☐ N/A			
Gap Size & Spacing	☐ OK ☒ N/A			
Control Joint Reinforcing	☐ OK ☒ N/A			

Comments



Drainage Inspection

Nº DRA 00227

Address				
23 Lithgow Dr.				
Consent No	Date	Inspector	Re Inspect	Compliance
10/086B.	3/3/11	D Hall.	N.	Yes.
Foul Water Drainage		Comment	Septic Tank	Comment
System Used	☐ ANZS 3500 ☒ NZBC G13		Tank Size	☒ OK ☐ N/A
Drainage Material/Size	☒ OK ☐ N/A	100 PVC.	Tank Location	☒ OK ☐ N/A
Gradient	☒ OK ☐ N/A		Tank Venting/Filter	☒ OK ☐ N/A
Bedding Material	☒ OK ☐ N/A		Effluent Disposal Field Location	☒ OK ☐ N/A
Drainage Depth/Cover	☒ OK ☐ N/A		Type of Effluent Field	☒ OK ☐ N/A
Inspection Fittings	☒ OK ☐ N/A		Length of Disposal Field	☒ OK ☐ N/A
Gulley Traps Seal/Height	☒ OK ☐ N/A		Material in Disposal Field	☒ OK ☐ N/A
Vents	☒ OK ☐ N/A		Geo Tech Cloth	☒ OK ☐ N/A
Manholes Haunched	☐ OK ☒ N/A			
Pump Stations Alarmed/Vented	☐ OK ☒ N/A		Stormwater	
Retention Tanks	☐ OK ☒ N/A		Drainage Material Size	☒ OK ☐ N/A 100 PVC.
Sumps	☐ OK ☒ N/A		Connected to Downpipes	☒ OK ☐ N/A
Roof & Wall Penetrations	☒ OK ☐ N/A		Sumps/Manholes	☒ OK ☐ N/A To do yet.
Pressure Test	☐ OK ☐ N/A		Discharging to Approved System	☒ OK ☐ N/A
	☐ OK ☐ N/A			☒ OK ☐ N/A
Comments				
As built to be provided.				
Brett Ili # 14/64.				

Post Line Inspection

N° POL

1189

Address				
23 Lithgow Dr.				
Consent No	Date	Inspector	Re Check	Compliance
10/0868	31/3/11	D. Hall	☐ Yes ☒ No	Yes
Final	Comment			
Brace Types/Location	☒ OK ☐ N/A			
Nailing	☒ OK ☐ N/A			
Element Lengths	☒ OK ☐ N/A			
Altered Bracing Design Received	☐ OK ☒ N/A			
Comments				
All good.				
Swale drain to be reinstated. Sub-floor ventilation required. Gully trap to be raised above G.L.				



Wet Area Shower

N° WAS 0723

Address				
23 Lithgow Dr.				
Consent No	Date	Inspector	Re Check	Compliance
10/0808	07/13/11	IDH/All	☐ Yes ☐ No	No Yes
Final	Comment			
Gulley Dishes	☐ OK ☐ N/A	EXISTENCE		
Wastes to Gulleys	☐ OK ☐ N/A			
Drain Vents	☐ OK ☐ N/A	existing		
Pipe Support	☐ OK ☐ N/A	see notes		
Hot Water Temp Control	☐ OK ☐ N/A	50°/bath 53° shower		
Trap Seals and AAVs	☐ OK ☐ N/A			
WCs	☐ OK ☐ N/A			
Floor Sealing	☐ OK ☐ N/A	tiles		
Wet Wall	☐ OK ☐ N/A	tiles		
Wet Wall Floor Junction	☐ OK ☐ N/A	*		
Safety Glass	☐ OK ☐ N/A			
Smoke Alarm	☐ OK ☐ N/A	2 x operable		
Comments				
* Main Bathroom need small holes filled w/ grt. Seal wastes & clothing rod all good. PVC flanges add plywood & briches to floor joist where notched out for shower waste. electrical cert 339200 received				



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL		BCon10/0868
23 Lithgow Dr WANGANUI	ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:		
Applicant	Description of Work		
Mr D Lee PO Box 24727 Royal Oak Auckland 1345	Construct 246m ² Residential dwelling with attached Garage		
Builder	Plumber	Drainlayer	
Mr D Lee PO Box 24727 Royal Oak Auckland 1345	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application	

SUMMARY OF CONDITIONS

Building Consent Number BCon10/0868

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].
PIMconnect	Existing water connection at 0.4m off the right hand boundary. Existing stormwater and sanitary sewer connection at rear of site (see as built plans). WDC stormwater drain (in easement) and stormwater secondary flow path along right hand boundary of site. The secondary flow path must be maintained at all times.

Building Consent Conditions

Code	Condition
BC8wBLANK	The stormwater easement along the right hand boundary is also a stormwater secondary flow path. This must be contoured in such a way that a 100 year rainfall event can pass through this route without adverse effects on the rest of the property.



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Your project's inspections are listed on the next page...



Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

Inspections Record For Building Consent Number BCon10/0868								
Inspection	When to Request	Date	Inspector	Complies with Code	Reinspect	Notes		
PILE AND/OR POST INSPECTION	Prior to placing Concrete	08/12/2010	Dave Hall	YES	NO	SFP 02622. . Subsoil sand and good bearing although some soft sand in holes. Watered and rammed to firm up while on site. Right rear pile requires digging out to give 100mm of concrete all round timber pile. Piles H5.		
CONCRETE FOUNDATION INSPECTION	Prior to placing Concrete	08/12/2010	Dave Hall	YES	NO	Slab foundation. SFP 02622. Siting checked- only 2.2 off left boundary. OK for daylight plane. Bearing good and reinforcing/ concrete cover OK. DPM under footing.		
CONCRETE SLAB INSPECTION	Prior to placing Concrete	20/12/2010	Dave Hall	YES	NO	SFP 02629.. All OK. DPM over granular layer on compacted sand and reinforcing mesh, top rod and starters all good.		
SUB FLOOR INSPECTION		25/01/2011	Dave Hall	YES	NO	# 00994. Anchor piles all confirmed and all fixings in place.		
CONCRETE MASONRY INSPECTION	Before grouting	14/12/2010	Dave Hall	YES	NO	MAS 0470. Reinforcing all good and cavity clean. 25 series used for top course to enable brick veneer cavity to be formed. OK to concrete fill.		



FRAMING INSPECTION	When all framing is complete.	19/01/2011	Dave Hall	YES	NO	FPL 03361. Medium wind zone and tiled roof. Trusses all tied to plates with zed nails an truss to truss joist hangers installed. Top plate fixings done and lintel /stud straps completed. Trimmer stud to bottom plate straps still to be done. Recheck with preline. Truss layout plan received.		
BRICK MASONRY INSPECTION	When bricks have been laid to sill height.	09/02/2011	Dave Hall	YES	NO	MAS 0475. All flashings ok. Brick ties and clean cavity good up to half height.		
BUILDING PRELINE INSPECTION	Before Internal linings are fixed.	15/02/2011	Dave Hall	YES	NO	FPL 03373. Moisture level generally 16-18% except for the pink boric framing at 30 %. This is an internal wall with no batts and pvc tape fitted to bottom plate. Wall bracing all checked OK and wall and ceiling batts good. Window air seal installed. WAS 0723. Wet area's all waterproofed including en-suite, main bathroom and laundry. Corners reinforced. OK. DH (17/5/11)		
POST LINE INSPECTION	To inspect fixings. Prior to covering up.	31/03/2011	Dave Hall	YES	NO	POL 1189. All bracing to approved documents but changed to Elephant Board. P/S supplied with new calc's		
VEHICLE CROSSING INSPECTION			Dave Hall	YES		Installer will provide a producer statement on completion- Waiting on P/S Warren Johnson supplied.		
FINAL BUILDING AND PLUMBING COMBINED INSPECTION	On Completion	01/11/2011	Dave Hall	YES	YES	RES # 2205. As built drainage plan required. Deck handrail posts have been rebated leaving only 50mm- does not comply with NZBC. Tidy up ceiling insulation. Install hush type smoke alarms within 3 metres of all bedroom doors. Underfloor insulation needs repairing to some areas. Provide gas and electrical energy certificates . vehicle crossing producer statement and form 6 CCC application filled out. All above items rectified.		
PLUMBING SUBFLOOR INSPECTION	Before covering up	01/11/2011	Dave Hall	YES				



PLUMBING PRELINE INSPECTION	Before covering up	04/02/2011	Chris Gould	YES	NO	PLU01922 - inspect preline plumbing work by piping hot - jock buteline mixer by passed for testing - all ok note: waste pipes to be completed underfloor 3 x vents thru walls		
SANITARY DRAINS INSPECTION	Before backfilling drains	03/03/2011	Dave Hall	YES	NO	DRA 00227. 100mm dia PVC water tested. OK Laid to good falls approx 1: 60. Brett Iti-- 14164.		
STORMWATER DISPOSAL INSPECTION	Before backfilling drains	03/03/2011	Dave Hall	YES	NO	DRA 00227. 100mm dia PVC laid to good falls.		



INSPECTION TIME REPORT

Building Consent Number BCon10/0868

<i>Consent or Alteration Number</i>	<i>Estimated Inspection Time</i>	<i>Actual Inspection Time</i>	<i>Inspection Time Difference</i>
BCon10/0868	720	725	-5
<i>Inspection Time Difference</i>			
At BC Issue	<i>Time to be charged.</i>		-5
At Completion	Positive amount = time to be credited		
	Negative amount = time to be charged		

Signed for and on behalf of the Wanganui District Council

23 Lithgow

10/0868







23 Lithgow.

10/0868



23 Lithgow-

10/0868



23 Lithgow.

10/0868





23 Lithgow.

10/0862



1. The building consent

Building consent no. B10110/0868
Description of work 246 m² Residential dwelling with attached garage
Address 23 Lithgow dr. Wanganui (1st flr)

2. Property owner details

Owner details ☒ Have not changed since the building consent was lodged Proceed to 3 "Applicant details" below ☐ Have changed since the building consent was lodged

Name WZI DONG
Contact person (if owner is a corporation, partnership or trust) WZI DONG
Postal address P.O. Box 24727 Royal Oak
Auckland 1345
Contact numbers 09-6309222 021-630920 09-6309222
Phone Mobile Fax
Email DJackGmail.co.nz

Evidence of ownership attached (only required if ownership has changed) ☒ Certificate of Title (copy) ☐ Sale and purchase agreement
☐ Lease agreement ☐ Other document showing full name of legal owner(s), such as a rate instalment notice

3. Applicant details

I am the ☐ Property owner ☐ Lessee Provide details below ☒ Agent Authorised by owner / lessee Provide details below

Name DAVID LEE
Postal address P.O. Box 24727 Royal Oak
Auckland 1345 NZ
Contact numbers 021-812880 021-812880 09-5207802
Phone Mobile Fax
Email luto@asianzland@hotmail.com

4. Attachments

The following documents are attached to this application:

- ☒ Certificates from the personnel who carried out the work
☒ Certificates that relate to the energy work (e.g. gas or electrical certificates)
☒ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

OFFICE USE ONLY

Infrastructure Bond Final Inspection Complete (please circle one)

Yes

No

N/A

5. Key building practitioners

Builders name / Licence no.

Euro Asen Building Construction Ltd.

Extent of involvement

Danzel Lee, LBP NO. BP10044

Contact details Address

P.O. Box 24727 Royal oak, Auckland 1345

Phone / Email

021-812180 euroasen2@aol.com

Certifying plumber name / Licence no.

PIPING HOT PLUMBING & DRAINAGE LTD.

Extent of involvement

ID = 11301

Contact details Address

Colin 43 HATRICK STREET UAKAUNUI 4001,

Phone / Email

06-3458034 admin@pipinhotplumbing.co.nz

Certifying drainlayer name / Licence no.

waitakere City Council (Brett etc).

Extent of involvement

ID NO. 14161

Contact details Address

P.O. Box 20118 Glen Eden, waitakere city 06

Phone / Email

027-2732311 it@xtrem.co.nz

Electrician name / Licence no.

AMZ Electrical Ltd.

Extent of involvement

Richard Dawns I258600.

Contact details Address

Unit 3 old Tota Building Wanganui Paesam

Phone / Email

06-3472472 alan@amelectrical.co.nz

Other (gas)

Phillips Gary John.

Extent of involvement

ID no. 11301

Contact details Address

Phone / Email

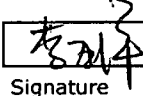
Any other people involved must be listed separately

6. Application

Date building work completed

15 Feb 2012

I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.



Signature

DAVID LEE

Name of person signing: (please print clearly)

7/3/2012

Dated:

OFFICE USE ONLY

Date received

Application #

Document #

Project #

Property ID

Legal ID

Receipt #

Amount Paid

\$



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

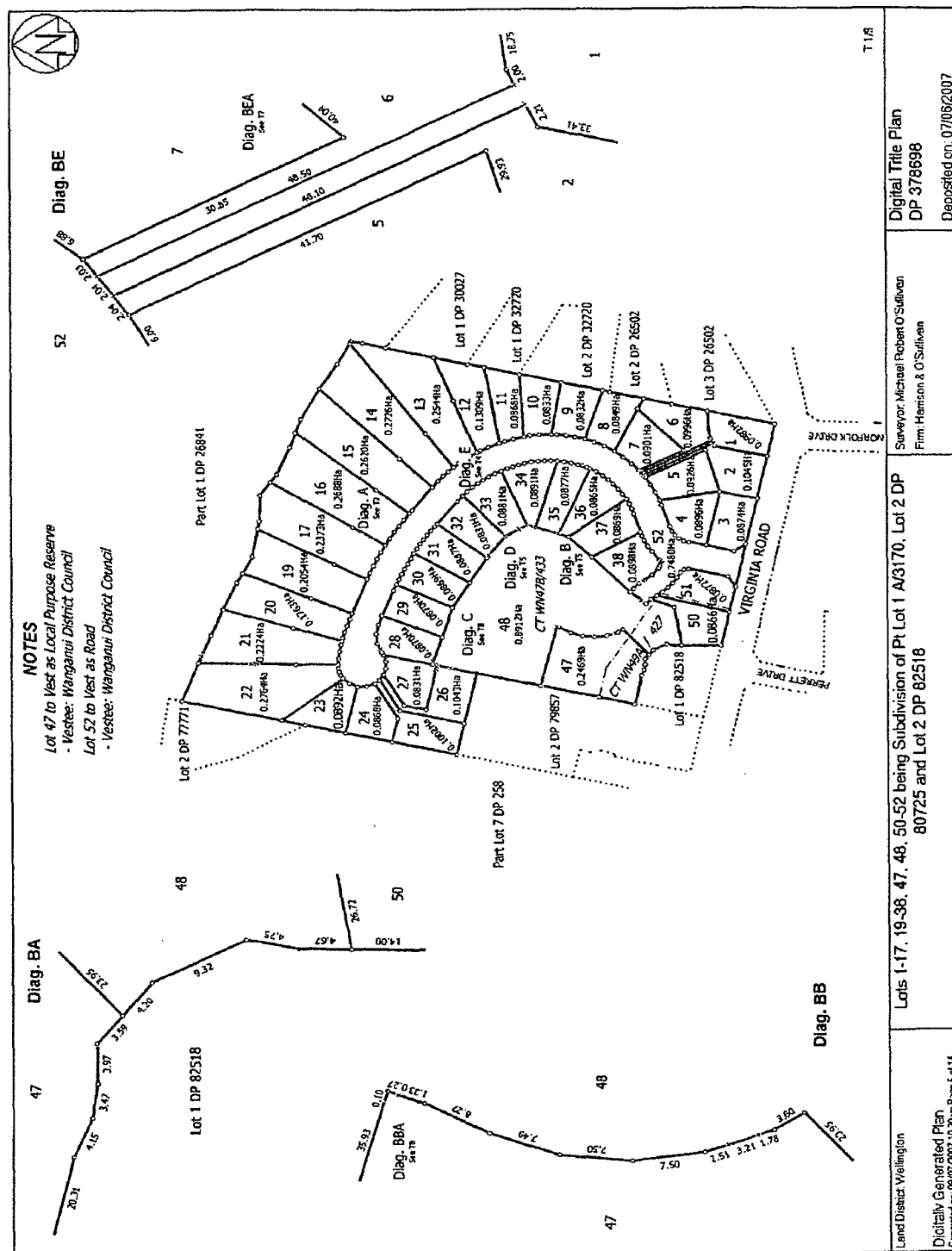
Identifier 316037
Land Registration District Wellington
Date Issued 07 June 2007

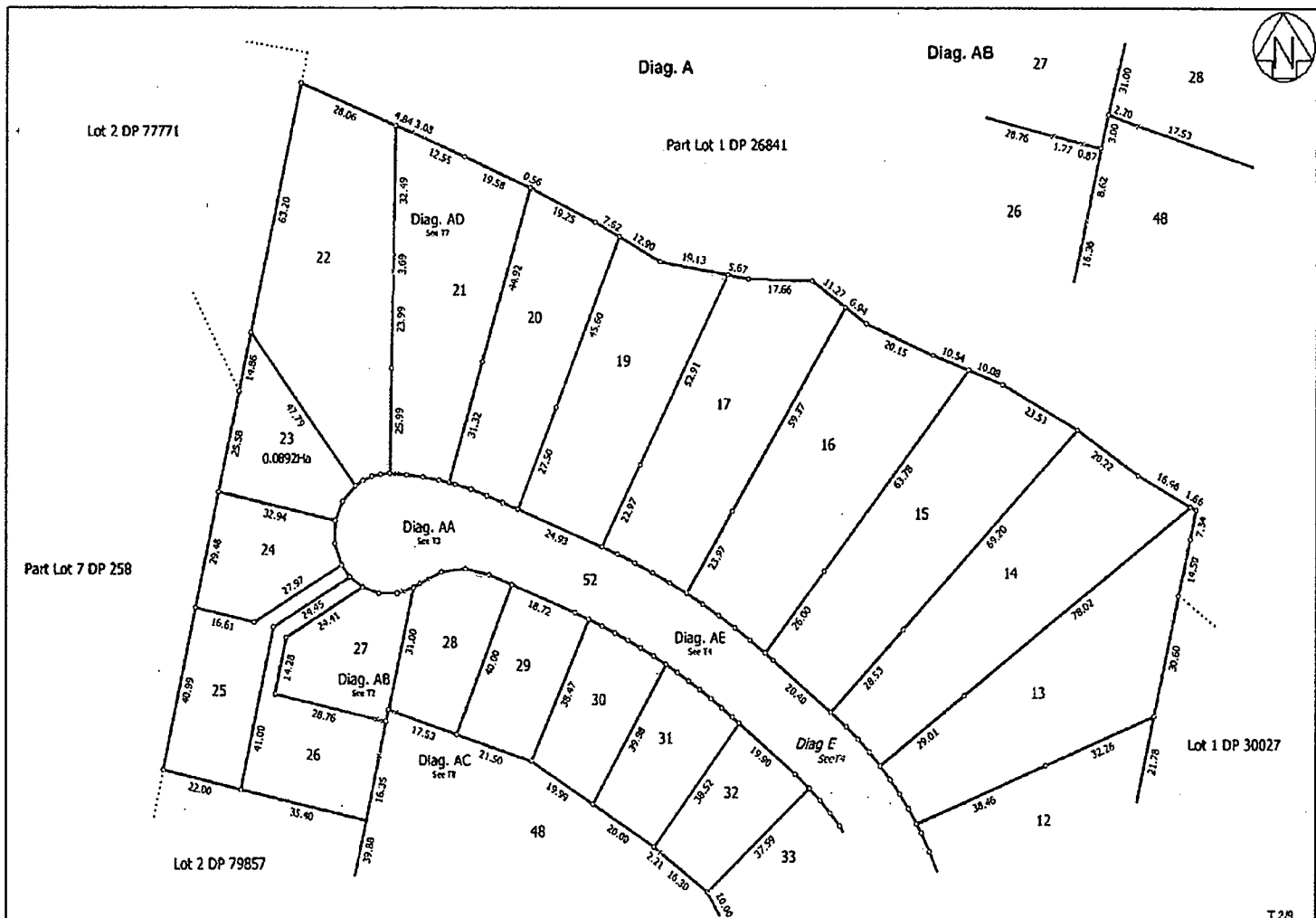
Prior References
WN47B/433

Estate	Fee Simple
Area	870 square metres more or less
Legal Description	Lot 28 Deposited Plan 378698
Proprietors	
Wei Dong	

Interests

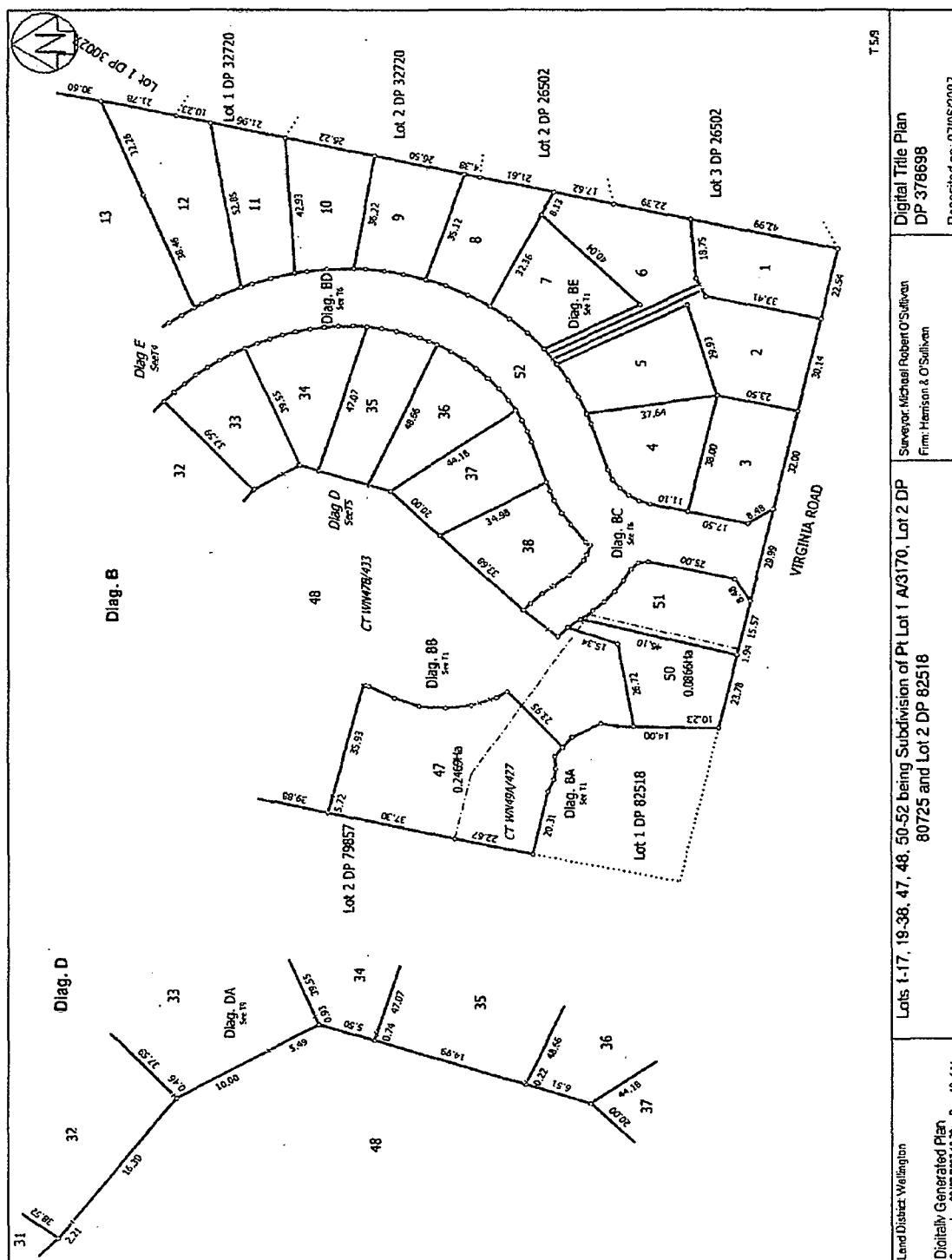
B492076.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 imposing ongoing subdivisonal conditions - 11.12.1995 at 9.33 am
Subject to a right (in gross) to stormwater and sewage drainage easements over part marked N on DP 378698 in favour of Wanganui District Council created by Easement Instrument 7405130.4 - 7.6.2007 at 9:00 am
The easements created by Easement Instrument 7405130.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7405130.6 - 7.6.2007 at 9:00 am
Fencing Covenant in Transfer 7466450.1 - 19.7.2007 at 12:27 pm

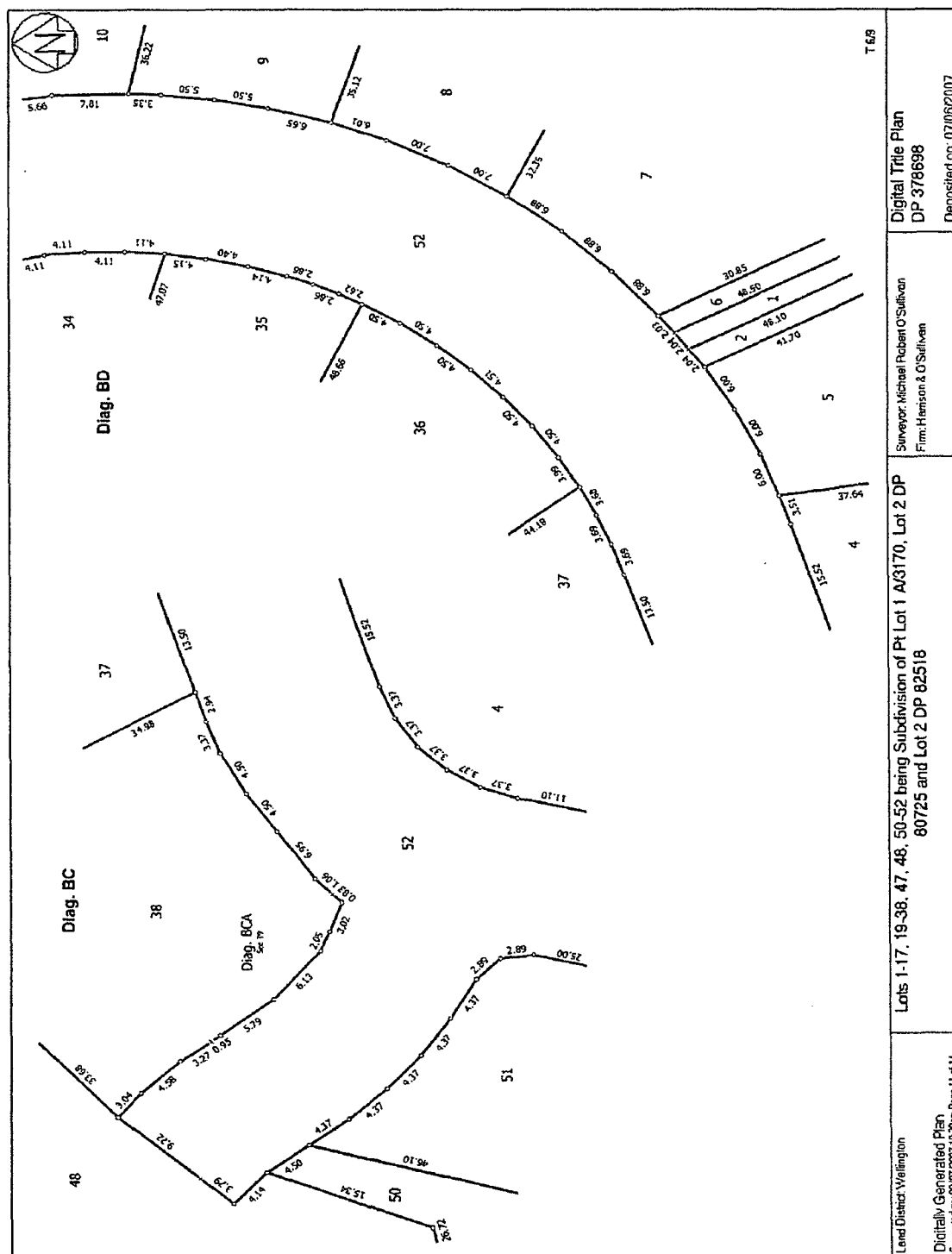


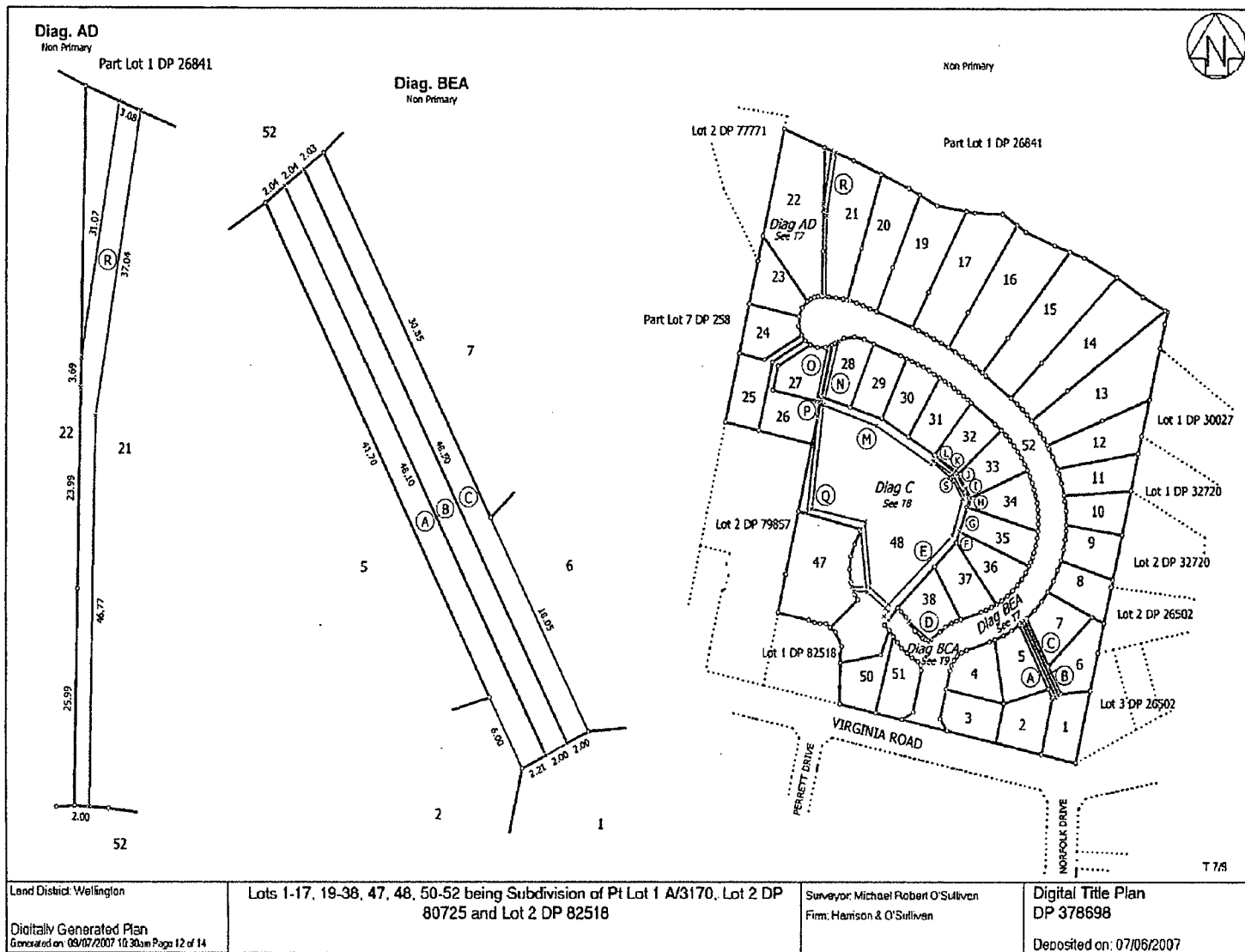


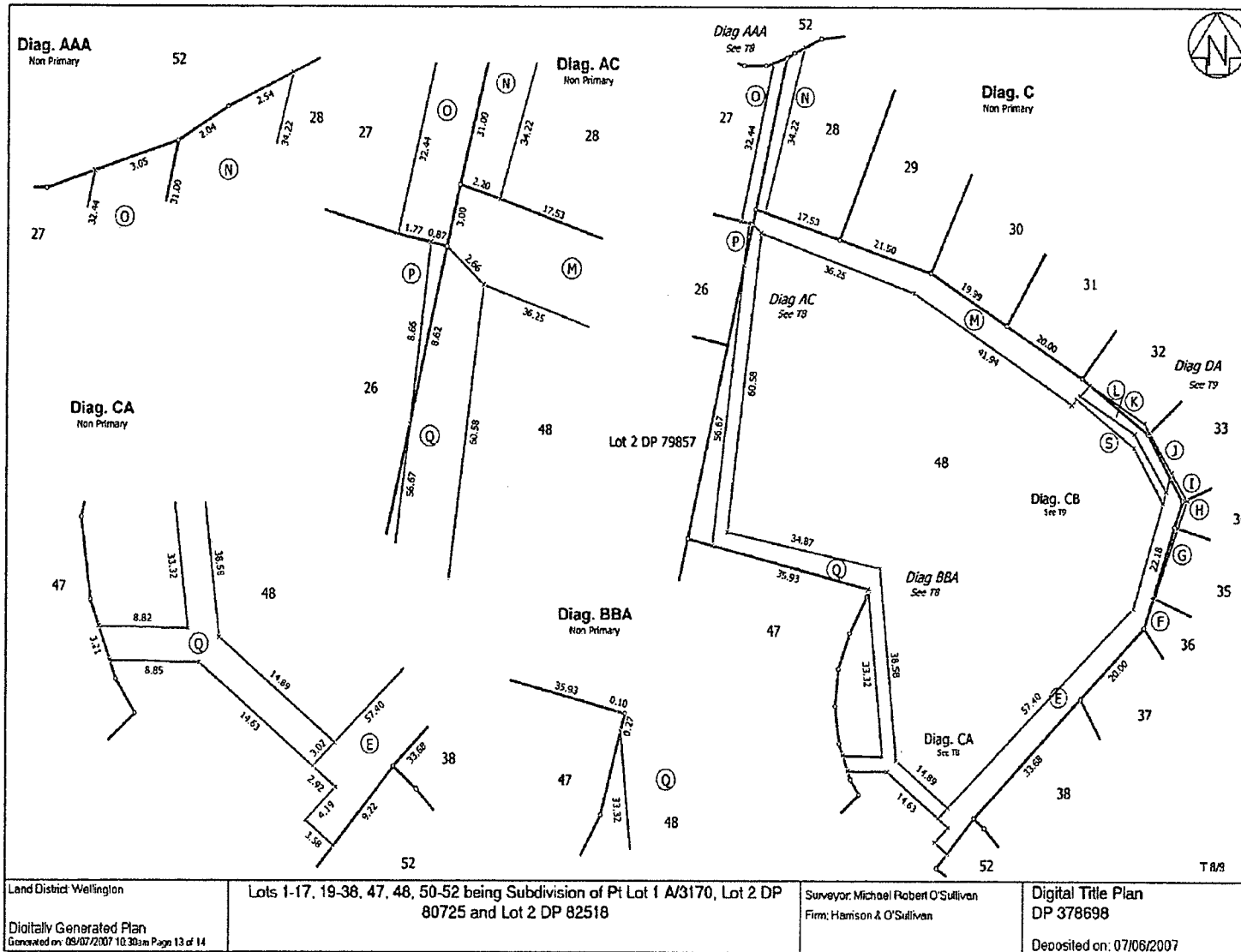
T 2/9

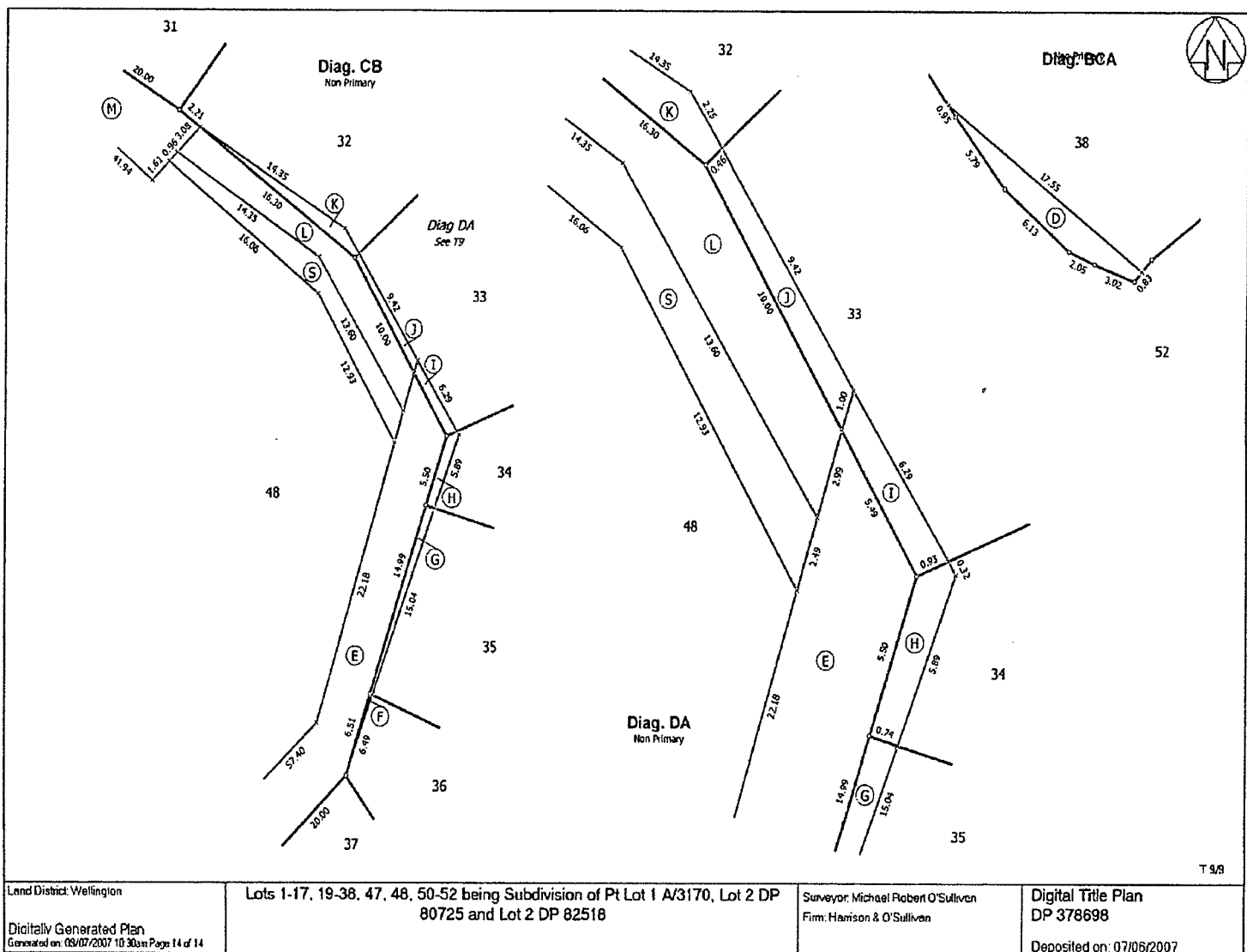
Land District: Wellington Digitally Generated Plan Generated on: 08/07/2007 10:30am Page 7 of 14	Lots 1-17, 19-38, 47, 48, 50-52 being Subdivision of Pt Lot 1 A/3170, Lot 2 DP 80725 and Lot 2 DP 82518	Surveyor: Michael Robert O'Sullivan Firm: Harison & O'Sullivan	Digital Title Plan DP 378698 Deposited on: 07/06/2007
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Code Compliance Assessment Checklist
Building Consent No # BC 10/00000

	ITEM	YES	NO	N/A	COMMENTS
1	Work complies with approved BC documentation - Sec 94 (1)	✓			
2	All the required inspections have been completed	✓			
3	BC conditions have been fulfilled	✓			
4	PIM requirements have been complied with	✓			
5	Damage deposit is released				
6	Development contributions have been paid (Sec 94 (4))			✓	
7	All documents have BC number on them	✓			
8	Sec 75-77 registered if applicable			✓	
9	Sec 72-74 registered on title if applicable			✓	
10	Energy work certificates have been provided (if required) sec 94 (3)	✓			
11	All inspection fees have been paid?	✓			
12	Specified systems are capable of performing in accordance with performance standards (sec 94 (1B))			✓	
13	Is a compliance schedule required or requires amending (sec 100(2))		✓		
14	Has there been a change of ownership (sec 364)		✓		
15	Any warnings or bans applied (sec 94 (2))		✓		
16	Has the TA received any certificates issued by licensed building practitioners that relate to restricted work (sec 88 (10 and (2) nb: The restricted building work and LBP provisions do not come into effect until 30/11/2009		✓		
17	Check the TA has been advised by a LBP that building work carried out under a building consent does not comply with that consent			✓	
18	Any amendments have been issued and whether documentation associated with these have been properly completed			✓	
19	Any outstanding documentation still to be collected such as		✓		
20	Photographs of elevations	✓			
21	Fire doors		✓		
22	Backflow		✓		
23	Lifts (electrical and installation)		✓		
24	Mechanical ventilation		✓		
25	List of consultants		✓		
26	Was Building Consent Lapsed? (Ref.T-25.5)		✓		

Producer Statements:

A Producer Statement requires the following as a minimum requirement to be accepted by the Wanganui District Council:

- A written statement
- Header with 'Producer Statement'
- Who is issuing the Producer statement (suitably qualified and author of Producer statements)
- The Producer Statement must be addressed for the attention of the Wanganui District Council
- The applicable Building Consent number must be recorded
- Who has completed or designed the work identified (qualifications to undertake the work)
- The product name and specifications for application of product used
- What parts/clauses of the Building Code the work relates to
- Full legal description of the site where the work will be undertaken
- Clearly identifying what part of the Building Consent is covered by the Producer Statement
- Provide the sum of provisional indemnity insurance held

The author's name and signature:

- Qualifications
- Address
- Registration number
- Membership of professional organization
- Date the producer statement was produced

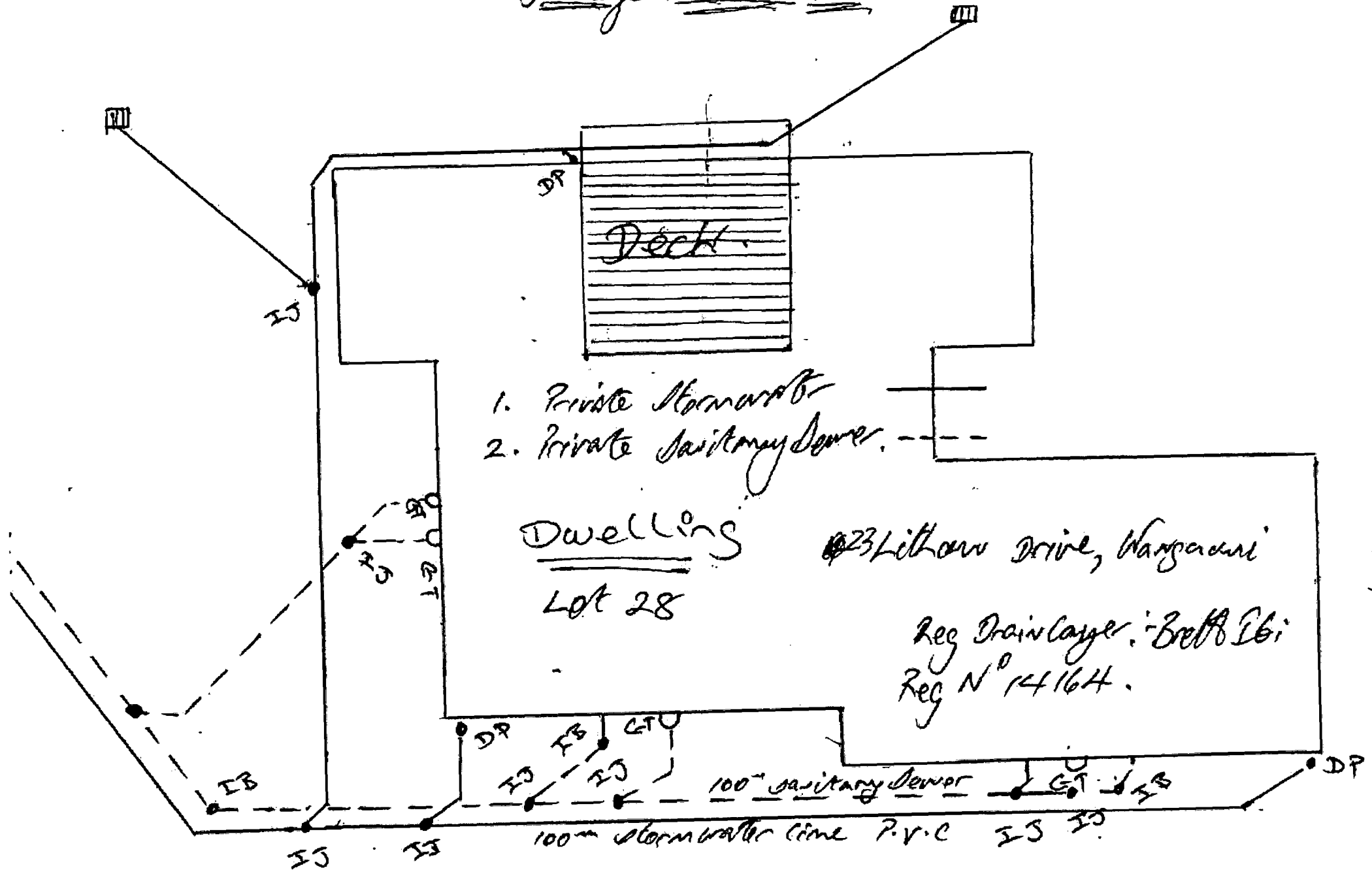
All information and documentation is present and correct, a Code Compliance Certificate can be issued.

Name: Dave Hall

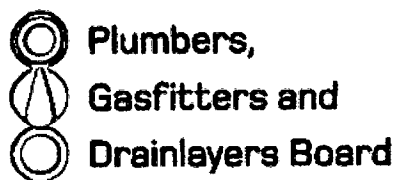
Signature: [Signature]

Date: 5/4/12

Drainage As-built Plan.



10/08/08.



GAS FITTING CERTIFICATE OF COMPLIANCE
Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 2004)

Certifier Copy. This certificate is not transferable

10/08/20

Level 9, 70 The Terrace

PO Box 10655, Wellington 6143

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: Euro Asia Building Const
Installation Address: 23 Lithgow Drive
St Johns Hill
Wanganui

Certificate Number: **665142**
Gas Supplier: Energy Direct
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: NG

Test Results: 10 min Duration
7.00kPa test pressure
0.00kPa Loss / Gain
2.50kPa Working pressure

Vehicle Registration:
Vessel Registration:

Certification Date: 06 Jul 2011

Other Testing: Combustion
Test Date: 06 Jul 2011

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Bayonet	External Wall For BBQ	N/A	N/A	Unflued	Unflued		External BBQ
1	Hob	Kitchen Bench	Bosch 4 Burner	31mj/h	Unflued	Unflued	Adventitious	Kitchen/Dinning Area
1	Water heater continuous flow	External Wall	Rinnai Infinity 26	199mj/h	Forced Draught Flue (Power)	External	Mechanical	External

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier

Authorisation No:

Name:

Authorisation No:

Name:

Certificate Owner

Authorisation No: 11301

Name: Phillips, Gary John

Company:

Signed:

Certifier

Authorisation No: 11301

Name: Phillips, Gary John

Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an inspection is required.

No. 3474774

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer EURO asia builders Phone:

Address of installation 23 Lithgow drive, Nangarui

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☐ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☒ and
(b) the supply system of the installation or part of the installation to which this certificate applies is
230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

- 45 No. of lighting outlets 1 No. of ranges
28 No. of socket outlets / No. of water heaters
Was any installation work carried out by the homeowner? ☐ Yes ☒ No
Please tick (✓) as appropriate where work includes:
☒ Mains ☒ Main earthing system
☒ MEN Switchboard closest to point of supply ☐ Electric lines

Description of work carried out (If necessary attach any pages with work done) Wire new house, lights, hotpoints, kitchen, tv, phones + alarm, install mains cables, main switchboard, main new switchboard, distribution board + install tv / mcs as required.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☐ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name Richard Downs Registration No. E18919
Company Ace Electrical Ltd Contact Ph No. 0275743031
Signature [Signature] Date 29/6/2011

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- ☒ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) ☐ Attached other ☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name [Signature] Registration No. I257738
Signature [Signature] Date 22-6-11
Contact Ph No.

Producer statement
Construction vehicle
crossing installations



Wanganui
District Council

1. The producer statement

Building consent application no. 10/08002

Issued by (Permitted installer) Warren Johnson

To: WANGANUI DISTRICT COUNCIL

In respect of an application for building consent made by

Building consent applicant David Lee

In relation to

Description of building work
New Vehicle Crossing

Address
Lot 28 Hithgen Drive

Lot
SO

DP

Permitted installer Warren Johnson

Has undertaken to

Building consent applicant Versatile Buildings Wanganui 2003 Ltd

To construct ☐ All ☐ Part only as specified in the attached particulars

of the building work the subject of building consent no. and the attached conditions of building consent and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that building consent and complies with the Street Opening Policy and relevant Acts. I understand that if this Producer Statement is accepted, it will be relied on by Wanganui District Council for the purposes of establishing compliance with the Street Opening Policy.

PI Certifier (signed) [Signature]

Date 13/7/11

Address
50 Heads Road
Wanganui

Contact numbers
Phone 3482471 Mobile 0274792236 Fax 3482479

OFFICE USE ONLY

Date received Application # Document # Project #
Property ID Legal ID Receipt # Amount Paid \$



CODE COMPLIANCE CERTIFICATE NUMBER BCon10/0868

Section 95(3), Building Act 2004

Mr W Dong
PO Box 56525
Dominion Road
Auckland 1446

**Building Consent
No:** BCon10/0868

Issue Date: 05/04/2012

The building:

Street address of building:	Legal description of land where building is located:
23 Lithgow Dr WANGANUI	LOT 28 DP 378698 0.0870 ha
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use: [include number of occupants per level and per use if more than 1]
0.000000	Single Detached Residential
Year first constructed:	

The owner:

Name of Owner:	
Mr W Dong	
Mailing address:	Street Address/registered Office:
PO Box 56525 Dominion Road Auckland 1446	PO Box 56525 Dominion Road Auckland 1446

Phone numbers:

Landline:		Mobile:	
Daytime:		After hours:	
Facsimile number:			
Email address:		Website:	

First point of contact for communications with the building consent authority:

Contact Person:	
Mr D Lee	
Mailing address:	Street Address/registered Office:
PO Box 24727, Royal Oak, Auckland 1345	PO Box 24727, Royal Oak, Auckland 1345

Phone number:

Landline:	<ApplicantHomePh>	Mobile:	
Daytime:	<ApplicantBusPh>	After hours:	
Facsimile number:			
Email address:		Website:	

Building Work

Building consent number:	Issued by:
BCon10/0868	Wanganui District Council
Type of Work	
Single Detached Residential	
Description of Work	
Construct 246m2 Residential dwelling with attached Garage	
Intended Life	Estimated Value
50 years	\$300000.00

Code compliance:

The building consent authority named below is satisfied, on reasonable grounds, that-
 (a) the building work complies with the building consent; and

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Wanganui District Council:

AP. 

A J Jamieson
Team Leader Building Services

Date: 05 April, 2012



END OF BUILDING CONSENT FILE

BC No. 10/0868