

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Durand**
Inspection Date: **9 November 2023 1:33 PM**
Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number Critical pegs located, lot identified	Pass
Confirm siting To check when boxing in place.	Pass Non Compliance
Building Location Certificate Provided BLC required for FFL	Pass Non Compliance
Confirm any engineer's special requirements Engineer to inspect excavation.	Pass Non Compliance
Engineer's inspection/s	Pass Non Compliance
Building platform excavations	Pass
Hardfill - type & compaction Hardfill well compacted, heel tested.	Pass
Under-slab insulation provision	N/A
DPM protection Crusher dust blinding approx 25mm thick.	Pass
Slab base level and height Slab base level	Pass
Slab thickenings	N/A
Pipework	N/A
Prompt builder re: HWC safe-trays	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



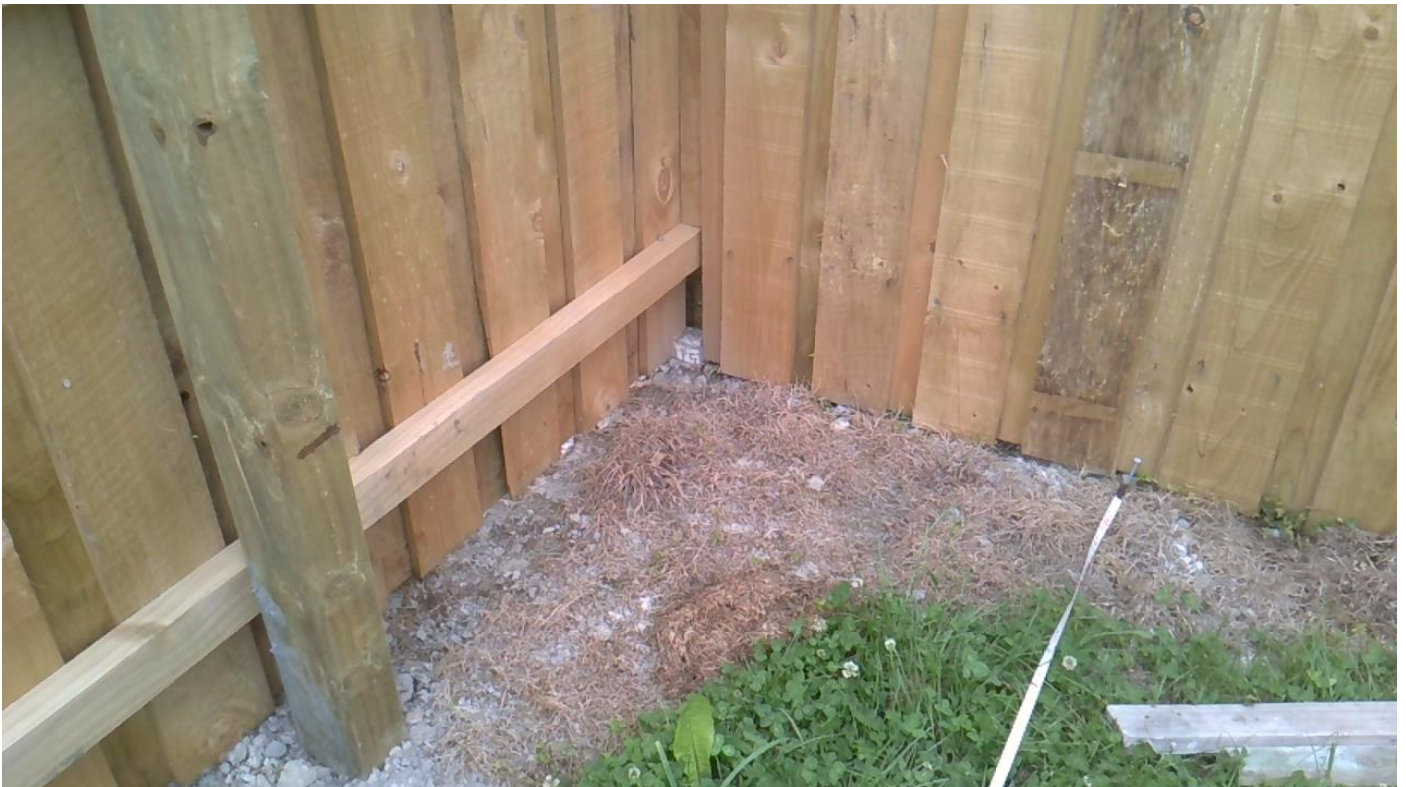
Taken at 1:26 PM on Thursday 9/11/2023



Taken at 1:26 PM on Thursday 9/11/2023



Taken at 1:27 PM on Thursday 9/11/2023



Taken at 1:27 PM on Thursday 9/11/2023



Taken at 1:31 PM on Thursday 9/11/2023

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **9 November 2023**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Boundary peg locations and address/lot number
Building platform excavations
Hardfill - type & compaction
DPM protection
Slab base level and height

Critical pegs located, lot identified

**Hardfill well compacted, heel tested.
Crusher dust blinding approx 25mm thick.
Slab base level**

Passed - With Conditions

Inspection Items

Confirm siting
Building Location Certificate Provided
Confirm any engineer's special requirements
Engineer's inspection/s

**To check when boxing in place.
BLC required for FFL
Engineer to inspect excavation.**

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **1 December 2023 3:09 PM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Confirm siting	Pass
To check when boxing in place.	
1/12/2023: Checked	
Building Location Certificate Provided	Pass
BLC required for FFL	
1/12/2023:BLC approved	
Confirm any engineer's special requirements	Pass
Engineer to inspect excavation.	
1/12/2023: See documentation required	
Engineer's inspection/s	Pass
1/12/2023: See documentation required	

Documentation

As-Built Truss Design	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Prepour	
(Struct.) Engineer's ground bearing notes/report	Required
Foundation excavations	
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Licensed Building Practitioners

Foundations 1	Required
---------------	----------

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Thornton**
Inspection Date: **1 December 2023 3:08 PM**
Duration: **60 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number Pegs located	Pass
Confirm siting Comapartive to plans	Pass
Building Location Certificate Provided Provided for FFL	Pass
Finished floor level By surveyor	Pass
DPM DPM in place	Pass
Polystyrene pods set-out Pod layout as plans *Engineer to inspect	Pass
Foundation width and depth 300mm width achieved	Pass
Reinforcing type, size, laps and spacing HD12 Reinforcing *Engineer to inspect	Pass
Reinforcing cover Appears to be ok *Engineer to inspect	Pass
Wastes and foundation penetrations In place and sleeved in slab	Pass
Mesh reinforcing SE62 Mesh installed *Engineer to inspect	Pass
Slab thickenings and recesses Ribs and thickenings formed *Engineer to inspect	Pass
Free-joints	N/A

Supplementary reinforcing	N/A
Check slab thickness	Pass
85mm apr slab	
*Engineer to inspect	
Slab rebates	Pass
Formwork in place at garage door	
Under slab insulation	N/A
HWC relief drain	Pass
20mm copper drain in place	
Hot Water Cylinder Safe-tray Drain	Pass
40mm safe tray drain in place	
Advise actual truss as-built's approval required	Pass Non Compliance
*To be provided	
Electrical earth bar to mesh installed	Pass
Provision made for earthing	
Engineers inspection completed	Pass Non Compliance
*Engineers inspection notice to be provided	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
OK to Pour	N/A
ADDITIONAL ITEMS (as applicable)	N/A
Documentation	
As-Built Truss Design	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Prepour	
(Struct.) Engineer's ground bearing notes/report	Required
Foundation excavations	
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
Licensed Building Practitioners	
Foundations 1	Required



Taken at 2:30 PM on Friday 1/12/2023



Taken at 2:31 PM on Friday 1/12/2023



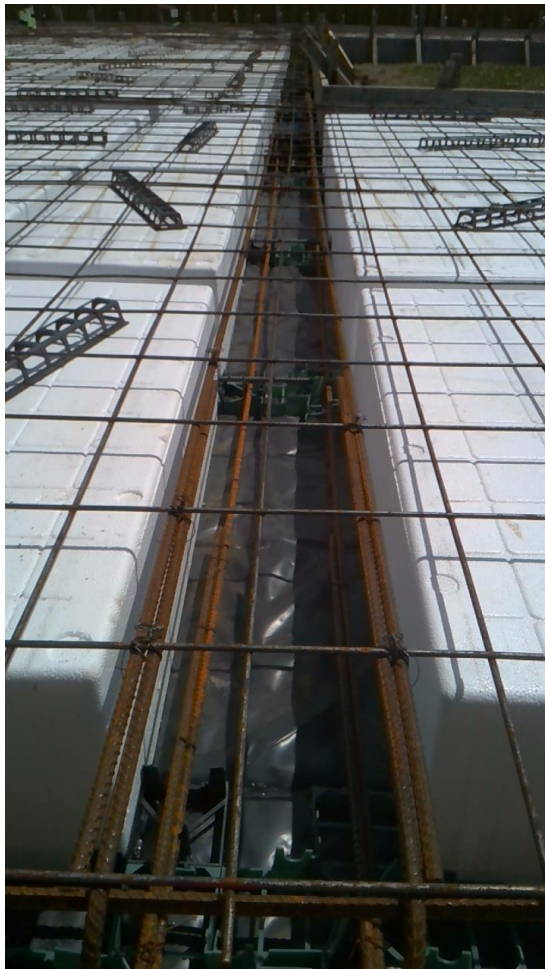
Taken at 2:31 PM on Friday 1/12/2023



Taken at 2:31 PM on Friday 1/12/2023



Taken at 2:33 PM on Friday 1/12/2023



Taken at 2:33 PM on Friday 1/12/2023



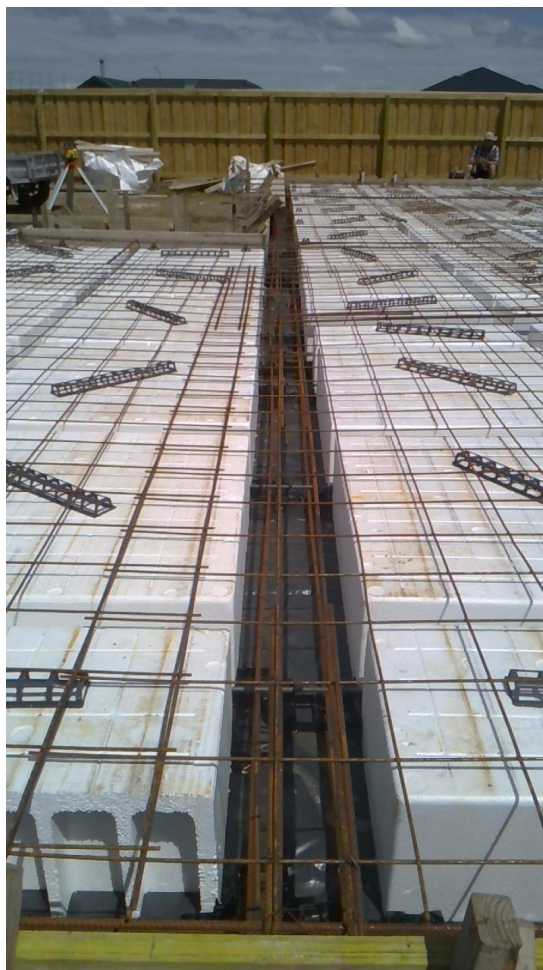
Taken at 2:34 PM on Friday 1/12/2023



Taken at 2:34 PM on Friday 1/12/2023



Taken at 2:35 PM on Friday 1/12/2023



Taken at 2:35 PM on Friday 1/12/2023



Taken at 2:35 PM on Friday 1/12/2023



Taken at 2:36 PM on Friday 1/12/2023



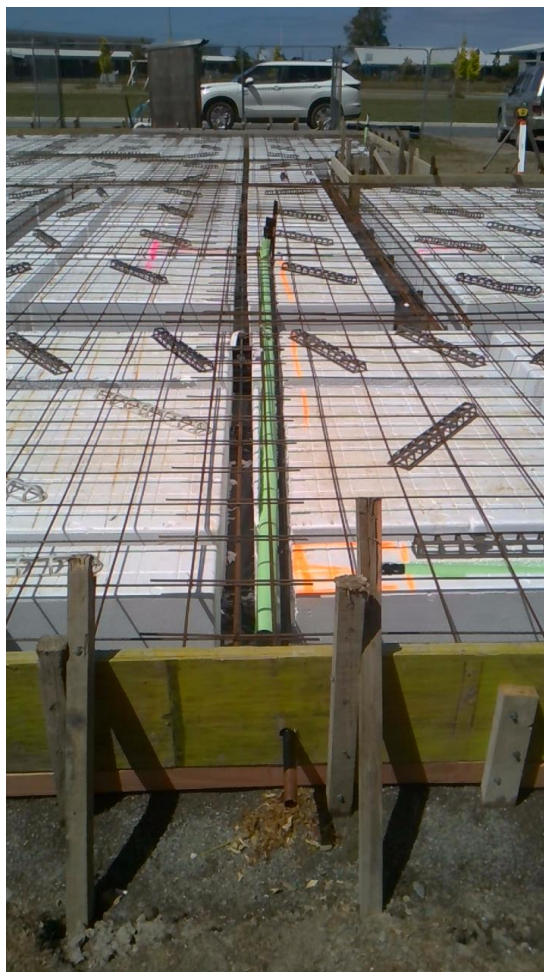
Taken at 2:38 PM on Friday 1/12/2023



Taken at 2:38 PM on Friday 1/12/2023



Taken at 2:38 PM on Friday 1/12/2023



Taken at 2:38 PM on Friday 1/12/2023



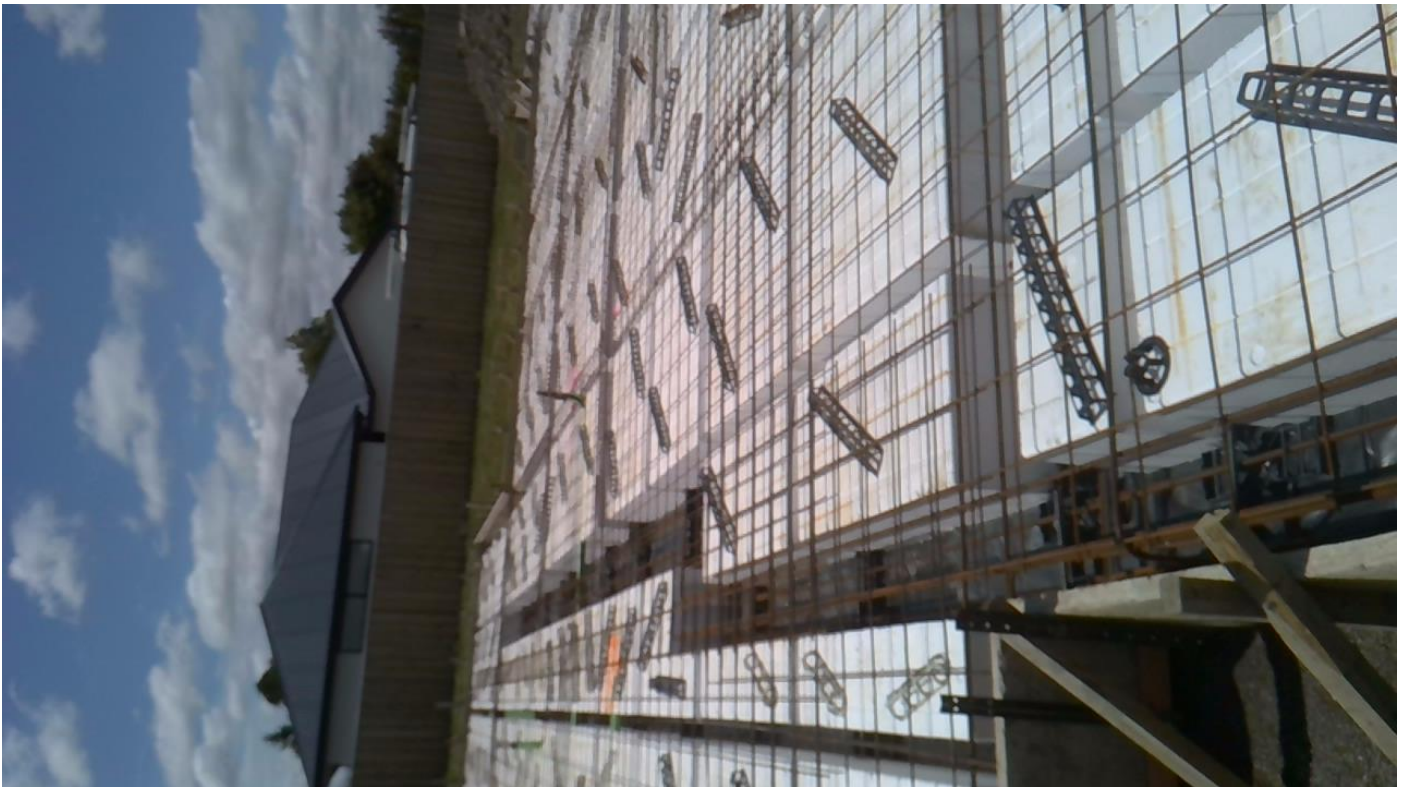
Taken at 2:39 PM on Friday 1/12/2023



Taken at 2:41 PM on Friday 1/12/2023



Taken at 2:41 PM on Friday 1/12/2023



Taken at 2:42 PM on Friday 1/12/2023



Taken at 2:42 PM on Friday 1/12/2023



Taken at 2:43 PM on Friday 1/12/2023



Taken at 2:43 PM on Friday 1/12/2023

SITE INSPECTION NOTICE

Consent No: **BC230758**
 Applicant: **Baddock Haydon Gifford**
 Site Address: **175 Townsend Road RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**
 Email To: **john.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass**
 Inspected By: **John Thornton - 021 543 919**
 Inspection Date: **1 December 2023**

Passed Items

Inspection Items

Confirm siting	To check when boxing in place. 1/12/2023: Checked
Building Location Certificate Provided	BLC required for FFL 1/12/2023: BLC approved
Confirm any engineer's special requirements	Engineer to inspect excavation. 1/12/2023: See documentation required
Engineer's inspection/s	1/12/2023: See documentation required

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **John Thornton - 021 543 919**
 Inspection Date: **1 December 2023**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
 Approved Building Consent on site

Inspection Items

Boundary peg locations and address/lot number	Pegs located
Confirm siting	Comapartive to plans
Building Location Certificate Provided	Provided for FFL
Finished floor level	By surveyor
DPM	DPM in place
Polystyrene pods set-out	Pod layout as plans

Foundation width and depth	*Engineer to inspect
Reinforcing type, size, laps and spacing	300mm width achieved
	HD12 Reinforcing
Reinforcing cover	*Engineer to inspect
	Appears to be ok
Wastes and foundation penetrations	*Engineer to inspect
Mesh reinforcing	In place and sleeved in slab
	SE62 Mesh installed
Slab thickenings and recesses	*Engineer to inspect
	Ribs and thickenings formed
Check slab thickness	*Engineer to inspect
	85mm apr slab
Slab rebates	*Engineer to inspect
HWC relief drain	Formwork in place at garage door
Hot Water Cylinder Safe-tray Drain	20mm copper drain in place
Electrical earth bar to mesh installed	40mm safe tray drain in place
	Provision made for earthing

Passed - With Conditions

Inspection Items

Advise actual truss as-built's approval required	*To be provided
Engineers inspection completed	*Engineers inspection notice to be provided

Documentation

(Struct.) Surveyor's Building Location Certificate	Status
28/11/2023 : Verified and Approved FFL only : BO	Accepted
As-Built Truss Design	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Prepour	
(Struct.) Engineer's ground bearing notes/report	Required
Foundation excavations	
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Licensed Building Practitioners

Foundations 1	Status
	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Jake Burns**
Inspection Date: **8 February 2024 1:46 PM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass Non Compliance
Advise actual truss as-built's approval required	Pass
*To be provided	

Documentation

As-Built Truss Design	Accepted
-----------------------	----------

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
 Applicant: **Baddock Haydon Gifford**
 Site Address: **175 Townsend Road RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **Jake Burns**
 Inspection Date: **8 February 2024 2:35 PM**
 Duration: **60 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy Lot 115	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn where required. Standard safety footwear worn on site.	N/A
Approved Building Consent on site Approved building consent documentation including plans and specification have been reviewed onsite.	Pass
Previous site instructions	N/A
As-Built Truss/Frame Design	Pass
Current PS1 provided Mitek PS1 provided job J11595	Pass
Design Statement Correct	Pass
Roof Layout	Pass
Fixings	Pass
Reminder - Complete Documentation tab	N/A
Inspection Items	Fail
As-Built truss design approved	Pass
Control cuts to slab As per foundation plan	Pass
Framing 90x45 H1.2 SG8 @ 600mm crs Type B blue studlok screw fixing to internal and external load bearing walls complete.	Pass
DPC DPC under bottom plates	Pass
Plate hold down fixings 12mm Trubolts with 50x50 mm washer at 900mm crs to all load bearing walls as detailed on consented plans.	Pass
Frame connections Frame connections completed	Pass
Truss and rafter connections Truss connections completed - fixings at perimeter & load-bearing walls.	Pass
Purlins 70x45 H1.2 SG6 @ 900mm crs fixed with 1 blue screw and shot fired nail.	Pass
Outriggers at gables	Pass

Z nails to outriggers on gable ends completed	
Roof bracing	Pass
In place and being corrected at time of inspection	
Stud to top plate	Pass
Lintel hold downs and fixings	Pass
Lintel fixing complete in factory with plates installed onsite as required	
Lintels	Pass
Lintel sizes checked	
Post/beam connections	Pass
Post/beam connections in place	
Structural steel & beams	N/A
Valley boards	Pass Non Compliance
140x25mm H3.2 in place aside from entrance area where 2x valleys meet up. This are is to be re designed due to not being buildable onsite	
Brace panel hold downs	Pass
N4 now removed, sighted calculations and accepted onsite as minor variation	
Ply bracing yet to be inspected.	
Internal GS1's sighted	
Dragon Ties	Pass Non Compliance
Yet to be installed to garage	
External sheet bracing	Pass Non Compliance
EcoPly not used.	
Calculations required with handi brac's moved to structural ply sheets as not lining up onsite.	
See amendment	
Bottom chord restraints	Pass Non Compliance
Not yet in place	
Diaphragm Ceilings	N/A
Fire wall hold-downs and solid blocking	N/A
Engineer's inspection completed	N/A
Cricket Flashings Required	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	Fail
MINOR VARIATION REQUIRED (Via Office) - Download and complete an "Application for a Minor Variation" and submit the form along with relevant supporting information to the WDC Building Unit for consideration as a minor variation. Forward information to buildinginfo@wmk.govt.nz or submit via the Sharefile portal. Guidance on the process can be found at https://www.waimakariri.govt.nz/council/documents-bylaws-plans/fact-sheets Application form can be downloaded from https://www.waimakariri.govt.nz/consents-and-licences/forms-a-to-z/	
New bracing calculations for the structural ply used and new design for double valleys meetig over entrance.	
Note it may be a formal amendment due to E2 issues with valley	
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	Pass
N4 now removed, sighted calculations and accepted onsite as minor variation.	
Provided paper work to office	
Additional PASSED with Site Instructions (Directives to Complete)	N/A
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A

Documentation

As-Built Truss Design

Accepted



Taken at 2:06 PM on Thursday 8/02/2024



Taken at 2:06 PM on Thursday 8/02/2024



Detail to be re designed as not buildable as drawn
Taken at 2:07 PM on Thursday 8/02/2024



Taken at 2:07 PM on Thursday 8/02/2024



Taken at 2:07 PM on Thursday 8/02/2024



Taken at 2:08 PM on Thursday 8/02/2024



Taken at 2:08 PM on Thursday 8/02/2024



Taken at 2:08 PM on Thursday 8/02/2024



Taken at 2:08 PM on Thursday 8/02/2024



Taken at 2:08 PM on Thursday 8/02/2024



Taken at 2:09 PM on Thursday 8/02/2024



Taken at 2:09 PM on Thursday 8/02/2024



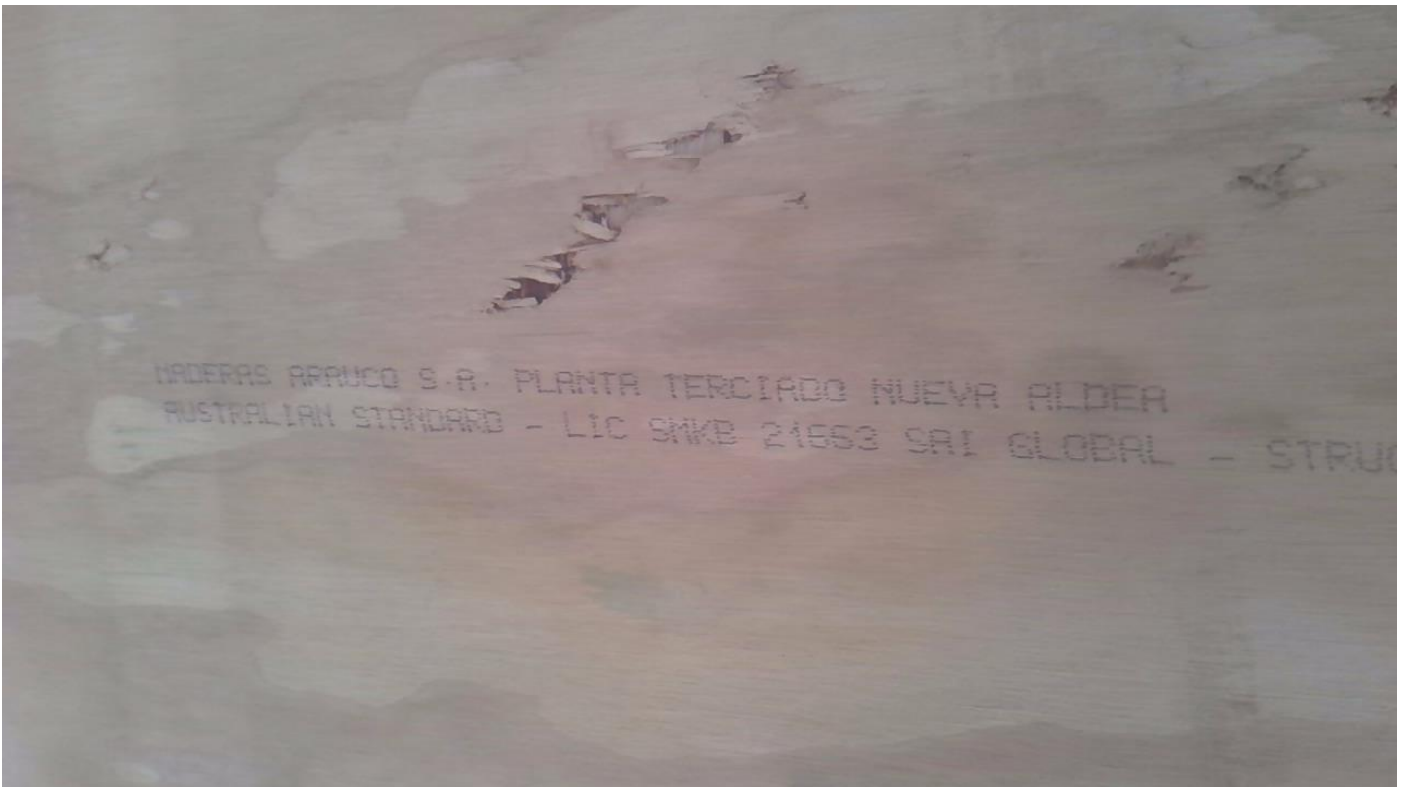
Taken at 2:09 PM on Thursday 8/02/2024



Taken at 2:09 PM on Thursday 8/02/2024



Taken at 2:12 PM on Thursday 8/02/2024



Structural ply onsite

Taken at 2:26 PM on Thursday 8/02/2024



Taken at 2:27 PM on Thursday 8/02/2024



Taken at 2:27 PM on Thursday 8/02/2024



Taken at 2:27 PM on Thursday 8/02/2024



BL removed

Taken at 2:28 PM on Thursday 8/02/2024



Taken at 2:28 PM on Thursday 8/02/2024



Taken at 2:28 PM on Thursday 8/02/2024



Taken at 2:28 PM on Thursday 8/02/2024



Taken at 2:29 PM on Thursday 8/02/2024



Taken at 2:30 PM on Thursday 8/02/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **8 February 2024**

Passed Items

Inspection Items

Advise actual truss as-built's approval required ***To be provided**

Passed - With Conditions

Inspection Items

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Fail**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **8 February 2024**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy **Lot 115**
Approved Building Consent on site **Approved building consent documentation including plans and specification have been reviewed onsite.**

As-Built Truss/Frame Design

Current PS1 provided **Mitek PS1 provided job J11595**
Design Statement Correct
Roof Layout
Fixings

Inspection Items

As-Built truss design approved
Control cuts to slab **As per foundation plan**
Framing **90x45 H1.2 SG8 @ 600mm crs Type B blue studlok**

DPC

Plate hold down fixings

Frame connections

Truss and rafter connections

Purlins

Outriggers at gables

Roof bracing

Stud to top plate

Lintel hold downs and fixings

Lintels

Post/beam connections

Brace panel hold downs

ADDITIONAL ITEMS (as applicable)

Additional PASSED Items

Passed - With Conditions

Inspection Items

Valley boards

Dragon Ties

External sheet bracing

Bottom chord restraints

Failed Items

Inspection Items

Amendment Required

screw fixing to internal and external load bearing walls complete.

DPC under bottom plates

12mm Trubolts with 50x50 mm washer at 900mm crs to all load bearing walls as detailed on consented plans.

Frame connections completed

Truss connections completed - fixings at perimeter & load-bearing walls.

70x45 H1.2 SG6 @ 900mm crs fixed with 1 blue screw and shot fired nail.

Z nails to outriggers on gable ends completed

In place and being corrected at time of inspection

Lintel fixing complete in factory with plates installed onsite as required

Lintel sizes checked

Post/beam connections in place

N4 now removed, sighted calculations and accepted onsite as minor variation

Ply bracing yet to be inspected.

Internal GS1's sighted

N4 now removed, sighted calculations and accepted onsite as minor variation.

Provided paper work to office

140x25mm H3.2 in place aside from entrance area where 2x valleys meet up. This are is to be re designed due to not being buildable onsite

Yet to be installed to garage

EcoPly not used.

Calculations required with handi brac's moved to structural ply sheets as not lining up onsite.

See amendment

Not yet in place

MINOR VARIATION REQUIRED (Via Office) - Download and complete an "Application for a Minor Variation" and submit the form along with relevant supporting information to the WDC Building Unit for consideration as a minor variation. Forward information to buildinginfo@wmk.govt.nz or submit via the Sharefile portal.

Guidance on the process can be found at <https://www.waimakariri.govt.nz/council/documents-bylaws-plans/fact-sheets>

Application form can be downloaded from <https://www.waimakariri.govt.nz/consents-and->

New bracing calculations for the structural ply used and new design for double valleys meeting over entrance.

Note it may be a formal amendment due to E2 issues with valley

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
28/11/2023 : Verified and Approved FFL only : BO	
(Struct.) Engineer's site notes/reports (Specify)	Required
Prepour	
(Struct.) Engineer's ground bearing notes/report	Required
Foundation excavations	
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Status

Licensed Building Practitioners

Foundations 1	Required
---------------	----------

Status

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Fail**
Inspected By: **John Thornton**
Inspection Date: **5 March 2024 8:29 AM**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn where required. Standard safety footwear worn on site.	
Approved Building Consent on site	Pass
Approved building consent documentation including plans and specification have been reviewed onsite.	
Inspection Items	Fail
Dragon Ties	Pass
Yet to be installed to garage 5/3/2024: Dragon ties in place	
External sheet bracing	Pass
EcoPly not used.	
Calculations required with handi brac's moved to structural ply sheets as not lining up onsite. 5/3/2024: Change to BBI Ply bracing approved	
Bottom chord restraints	Pass Non Compliance
Not yet in place 5/3/2024: Install for the preline inspection	
Amendment Required	Fail
MINOR VARIATION REQUIRED (Via Office) - Download and complete an "Application for a Minor Variation" and submit the form along with relevant supporting information to the WDC Building Unit for consideration as a minor variation. Forward information to buildinginfo@wmk.govt.nz or submit via the Sharefile portal. Guidance on the process can be found at https://www.waimakariri.govt.nz/council/documents-bylaws-plans/fact-sheets Application form can be downloaded from https://www.waimakariri.govt.nz/consents-and-licences/forms-a-to-z/	
Note it may be a formal amendment due to E2 issues with valley 5/3/2024: Amendment approved RWH & Valley flashings not constructed as amendment as contractor is concerned that the amended detail cannot work. LBP Designer to assess	
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	Pass
New bracing calculations for the structural ply used and new design for double valleys meeting over entrance.	

5/3/2024: Revised brace calculations and plan submitted and approved - see outstanding re the valley/rwh not as constructed as per the approved amended detail

Licensed Building Practitioners

Carpentry 1	Required
Roofing 1	Required



Taken at 8:08 AM on Tuesday 5/03/2024



Taken at 8:08 AM on Tuesday 5/03/2024



Taken at 8:10 AM on Tuesday 5/03/2024



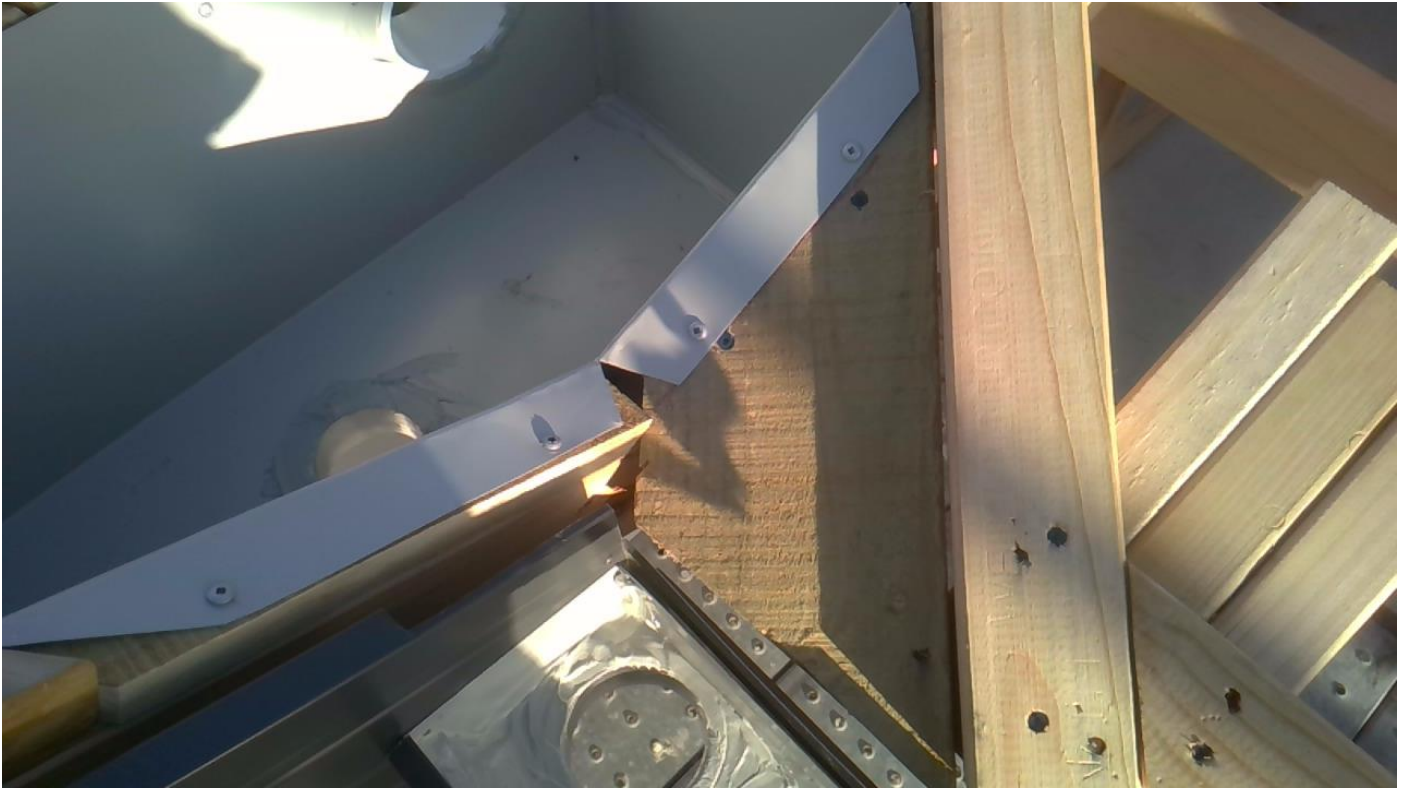
Taken at 8:16 AM on Tuesday 5/03/2024



Taken at 8:16 AM on Tuesday 5/03/2024



Taken at 8:16 AM on Tuesday 5/03/2024



Taken at 8:16 AM on Tuesday 5/03/2024

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758.02**
Applicant: **Baddock Haydon Gifford**
Site Address:
Work Type: **AMENDMENT Rain water head added and bracing updated 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Other**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **5 March 2024 8:59 AM**
Duration: **0 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	Pass
See the completed failed preroof re- inspection notice on the parent consent BC 230758	
Additional PASSED with Site Instructions (Directives to Complete)	N/A
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Fail**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **5 March 2024**

Passed Items

General Items

Approved Building Consent on site

Approved building consent documentation including plans and specification have been reviewed onsite.

Inspection Items

Dragon Ties

**Yet to be installed to garage
5/3/2024: Dragon ties in place**

External sheet bracing

EcoPly not used.

**Calculations required with handi brac's moved to structural ply sheets as not lining up onsite.
5/3/2024: Change to BBI Ply bracing approved**

ADDITIONAL ITEMS (as applicable)

Additional PASSED Items

New bracing calculations for the structural ply used and new design for double valleys meeting over entrance.

5/3/2024: Revised brace calculations and plan submitted and approved - see outstanding re the valley/rwh not as constructed as per the approved amended detail

Passed - With Conditions

Inspection Items

Bottom chord restraints

**Not yet in place
5/3/2024: Install for the preline inspection**

Failed Items

Inspection Items

MINOR VARIATION REQUIRED (Via Office) - Download and complete an "Application for a Minor Variation" and submit the form along with relevant supporting information to the WDC Building Unit for consideration as a minor variation. Forward information to buildinginfo@wmk.govt.nz or submit via the Sharefile portal.
Guidance on the process can be found at <https://www.waimakariri.govt.nz/council/documents-bylaws-plans/fact-sheets>
Application form can be downloaded from <https://www.waimakariri.govt.nz/consents-and-licences/forms-a-to-z/>

Note it may be a formal amendment due to E2 issues with valley

5/3/2024: Amendment approved RWH & Valley flashings not constructed as amendment as contractor is concerned that the amended detail cannot work. LBP Designer to assess

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 28/11/2023 : Verified and Approved FFL only : BO	Accepted
(Struct.) Engineer's site notes/reports (Specify) Prepour	Required
(Struct.) Engineer's ground bearing notes/report Foundation excavations	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Status

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

Status

SITE INSPECTION NOTICE

Consent No: **BC230758.02**
Applicant: **Baddock Haydon Gifford**
Site Address:
Work Type: **AMENDMENT Rain water head added and bracing updated 175 TOWNSEND ROAD
RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To:

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758.02 in the subject line.

Inspection Type: **Other**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **5 March 2024**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy

Approved Building Consent on site

ADDITIONAL ITEMS (as applicable)

Additional PASSED Items

**See the completed failed preroof re- inspection notice
on the parent consent BC 230758**

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **12 April 2024 1:42 PM**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Building wrap type Watergate plus	Pass
Wrap fastening and laps	Pass
Wrap at openings Taken into openings	Pass
Wrap bottom edge Past bottom plate	Pass
Post-pour Retrofitted Slab Edge insulation	N/A
Slab edge protection	N/A
Sill tape Fitted as required	Pass
Thermal break	N/A
Penetrations Taped	Pass
Wrap support Fitted over ply	Pass
PROMPT - Doors & Windows - Manufacturer's Statement of Thermal Compliance	N/A
Fire walls	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 1:38 PM on Friday 12/04/2024



Taken at 1:38 PM on Friday 12/04/2024



Taken at 1:38 PM on Friday 12/04/2024



Taken at 1:38 PM on Friday 12/04/2024



Taken at 1:39 PM on Friday 12/04/2024



Taken at 1:39 PM on Friday 12/04/2024



Taken at 1:39 PM on Friday 12/04/2024



Taken at 1:39 PM on Friday 12/04/2024



Taken at 1:40 PM on Friday 12/04/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **John.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **12 April 2024**

Passed Items

General Items

- Building, Multi-unit, Lot or Tenancy
- Approved Building Consent on site

Inspection Items

Building wrap type	Watergate plus
Wrap fastening and laps	
Wrap at openings	Taken into openings
Wrap bottom edge	Past bottom plate
Sill tape	Fitted as required
Penetrations	Taped
Wrap support	Fitted over ply

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 28/11/2023 : Verified and Approved FFL only : BO	Accepted
(Struct.) Engineer's site notes/reports (Specify) Prepour	Required
(Struct.) Engineer's ground bearing notes/report Foundation excavations	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Licensed Building Practitioners

	Status
Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard**
Inspection Date: **12 April 2024 11:16 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Engineers inspection completed	Pass
*Engineers inspection notice to be provided	
Notice and PS4 provided	

Documentation

(Struct.) Engineer's site notes/reports (Specify) Prepour	Received
(Struct.) Engineer's ground bearing notes/report Foundation excavations	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard**
Inspection Date: **12 April 2024 11:32 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Post-pour Retrofitted Slab Edge insulation	N/A
Valley boards	Pass
140x25mm H3.2 in place aside from entrance area where 2x valleys meet up. This are is to be re designed due to not being buildable onsite	
Note: Minor variation for this area received	
Bottom chord restraints	Pass
Not yet in place	
5/3/2024: Install for the preline inspection	
70 x 35 timber ceiling battens in place at 400mm centres	
Amendment Required	Pass
MINOR VARIATION REQUIRED (Via Office) - Download and complete an "Application for a Minor Variation" and submit the form along with relevant supporting information to the WDC Building Unit for consideration as a minor variation. Forward information to buildinginfo@wmk.govt.nz or submit via the Sharefile portal. Guidance on the process can be found at https://www.waimakariri.govt.nz/council/documents-bylaws-plans/fact-sheets Application form can be downloaded from https://www.waimakariri.govt.nz/consents-and-licences/forms-a-to-z/	
Note it may be a formal amendment due to E2 issues with valley	
5/3/2024: Amendment approved RWH & Valley flashings not constructed as amendment as contractor is concerned that the amended detail cannot work. LBP Designer to assess	
Note: Minor variation submitted with approval imminent (Discussed with consent processor)	
On site inspection carried out to assess rainwater head installation at entry valleys. The installation is accepted on the following basis:	
- Both valleys extend into the rainhead and are turned down as drip edges	
- Underflashings have been installed with diverters in place to direct rainwater into both the horizontal guttering and rainhead. Underflashing appears to have upstand (similar to valley) with laps riveted and sealed.	
- Roofing material extends well into the rainhead	
- Rainhead outlet and overflow appear to be well sealed at rainhead.	
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED with Site Instructions (Directives to Complete)	Pass
Builder to fit additional drip edge to valley as discussed on site. Photo to be provided.	

Documentation

(Struct.) Engineer's site notes/reports (Specify)

Received

Prepour

(Struct.) Engineer's ground bearing notes/report

Received

Foundation excavations

(Struct.) PS4 - Foundations (Engineer's supervision)

Received



Taken at 1:39 PM on Friday 12/04/2024



Taken at 1:39 PM on Friday 12/04/2024



Taken at 1:39 PM on Friday 12/04/2024



Taken at 1:41 PM on Friday 12/04/2024



Taken at 1:41 PM on Friday 12/04/2024



Taken at 1:42 PM on Friday 12/04/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard - 021 221 8377**
Inspection Date: **12 April 2024**

Passed Items

Inspection Items

Engineers inspection completed

***Engineers inspection notice to be provided
Notice and PS4 provided**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard - 021 221 8377**
Inspection Date: **12 April 2024**

Passed Items

Inspection Items

Valley boards

140x25mm H3.2 in place aside from entrance area where 2x valleys meet up. This are is to be re designed due to not being buildable onsite

Bottom chord restraints

**Note: Minor variation for this area received
Not yet in place
5/3/2024: Install for the preline inspection**

Amendment Required

70 x 35 timber ceiling battens in place at 400mm centres

MINOR VARIATION REQUIRED (Via Office) - Download and complete an "Application for a Minor Variation" and submit the form along with relevant supporting information to the WDC Building Unit for consideration as a minor variation. Forward information to buildinginfo@wmk.govt.nz or submit via the Sharefile portal.

Guidance on the process can be found at
<https://www.waimakariri.govt.nz/council/documents-bylaws-plans/fact-sheets>
 Application form can be downloaded from
<https://www.waimakariri.govt.nz/consents-and-licences/forms-a-to-z/>

Note it may be a formal amendment due to E2 issues with valley

5/3/2024: Amendment approved RWH & Valley flashings not constructed as amendment as contractor is concerned that the amended detail cannot work. LBP Designer to assess

Note: Minor variation submitted with approval imminent (Discussed with consent processor)
 On site inspection carried out to assess rainwater head installation at entry valleys.
 The installation is accepted on the following basis:

- Both valleys extend into the rainhead and are turned down as drip edges
- Underflashings have been installed with diverters in place to direct rainwater into both the horizontal guttering and rainhead. Underflashing appears to have upstand (similar to valley) with laps riveted and sealed.
- Roofing material extends well into the rainhead
- Rainhead outlet and overflow appear to be well sealed at rainhead.

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

Builder to fit additional drip edge to valley as discussed on site. Photo to be provided.

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 28/11/2023 : Verified and Approved FFL only : BO	Accepted
(Struct.) Engineer's site notes/reports (Specify) Prepour	Received
(Struct.) Engineer's ground bearing notes/report Foundation excavations	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received

Status

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

Status

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall**
Inspection Date: **15 May 2024 12:03 PM**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cavity batten type, spacing and fixings -40x20mm, H3.1 treated, vertical cavity battens in position for James Hardie Linea weatherboard cladding system as indicated to building elevations on approved pages: 06b & 07b.	Pass
Cavity closers -Slotted uPVC cavity closers are in place.	Pass
Flashings -Garage door exterior joinery head flashing installed, with stop-ends and sealed to building wrap. -Change of cladding junction back-flashings completed. -Internal corner aluminum back-flashing in place.	Pass
Door & Window support -Full length aluminum WANZ bar in position beneath kitchen window unit.	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(Serv.) As-built Drainage Plan Accepted

Licensed Building Practitioners

Cladding Installer 1 Required



Taken at 12:09 PM on Wednesday 15/05/2024



Taken at 12:09 PM on Wednesday 15/05/2024



Taken at 12:09 PM on Wednesday 15/05/2024



Taken at 12:09 PM on Wednesday 15/05/2024



Taken at 12:09 PM on Wednesday 15/05/2024



Taken at 12:09 PM on Wednesday 15/05/2024

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
 Applicant: **Baddock Haydon Gifford**
 Site Address: **175 Townsend Road RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **Drains**
 Inspection Outcome: **Pass**
 Inspected By: **Andrew Kendall**
 Inspection Date: **15 May 2024 12:02 PM**
 Duration: **60 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Drain-layers details and registration number -Drainlayer: Norton Excavation & Drainage.	Pass
Storm-water, &/or sewer pipework in position and exposed -Storm and foul water drainage pipe work laid in position and exposed with correct inspection point locations.	Pass
Gradient -Adequate gradient achieved. -Storm water 1:80. -Foul water 1:60.	Pass
Pipework support & bedding -Drainage pipe work supported in adequate bedding material.	Pass
Sumps and soak holes -Provision in place for proposed driveway strip drain type 1 sump as indicated on approved page number: 02c.	Pass
Water test -Water test to sewer on and holding at time of inspection.	Pass
Primer used -Primer used on uPVC pipe work glued joints.	Pass
Septic tank system and location	N/A
As-laid plan -Drainage as-laid plan accurately drawn with all measurements clearly identified provided.	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(Serv.) As-built Drainage Plan Accepted

Licensed Building Practitioners

Cladding Installer 1

Required



Taken at 11:50 AM on Wednesday 15/05/2024



Taken at 11:50 AM on Wednesday 15/05/2024



Taken at 11:50 AM on Wednesday 15/05/2024



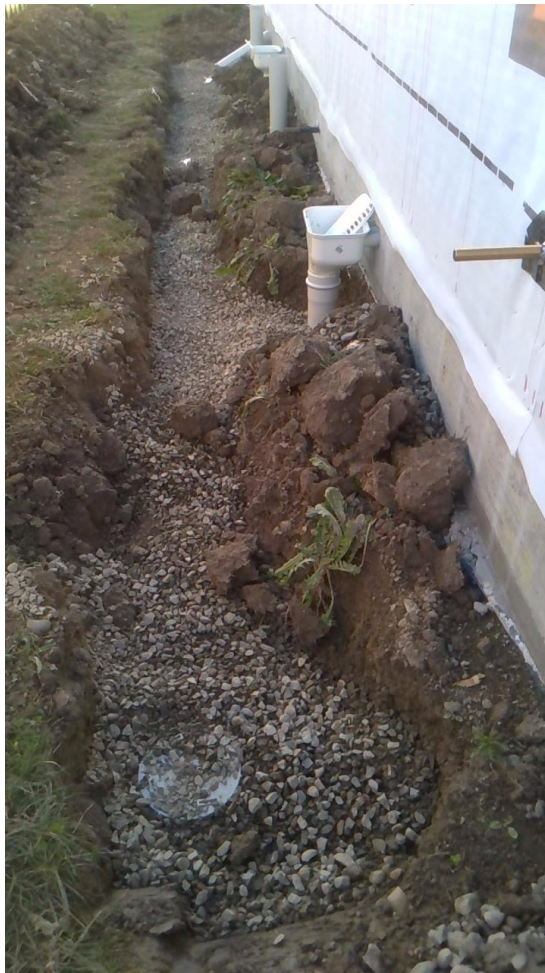
Taken at 11:51 AM on Wednesday 15/05/2024



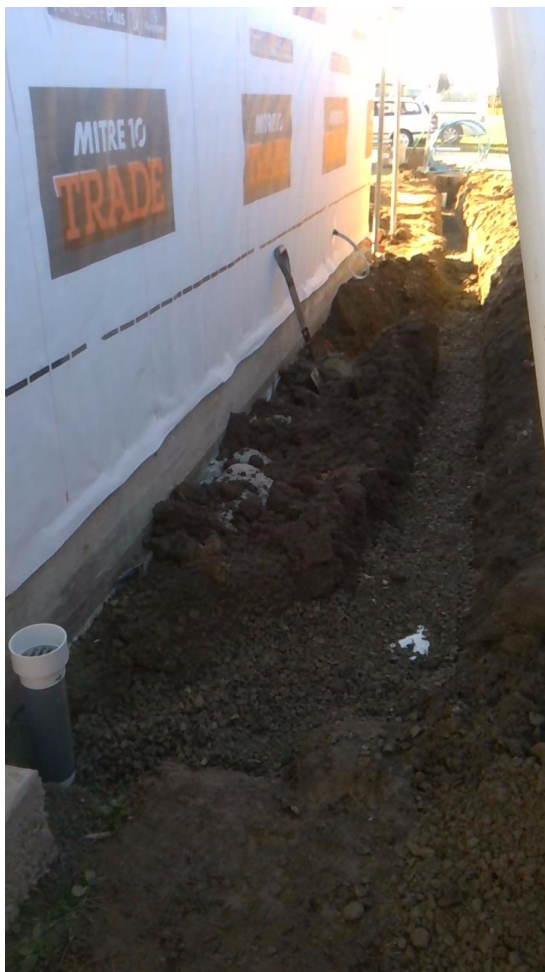
Taken at 11:51 AM on Wednesday 15/05/2024



Taken at 11:51 AM on Wednesday 15/05/2024



Taken at 11:52 AM on Wednesday 15/05/2024



Taken at 11:54 AM on Wednesday 15/05/2024



Taken at 11:55 AM on Wednesday 15/05/2024



Taken at 11:55 AM on Wednesday 15/05/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com,ned93@hotmail.co.nz**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **15 May 2024**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Cavity batten type, spacing and fixings

-40x20mm, H3.1 treated, vertical cavity battens in position for James Hardie Linea weatherboard cladding system as indicated to building elevations on approved pages: 06b & 07b.

Cavity closers

-Slotted uPVC cavity closers are in place.

Flashings

-Garage door exterior joinery head flashing installed, with stop-ends and sealed to building wrap.

-Change of cladding junction back-flashings completed.

Door & Window support

-Internal corner aluminum back-flashing in place.

-Full length aluminum WANZ bar in position beneath kitchen window unit.

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **15 May 2024**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy

Inspection Items

Drain-layers details and registration number	-Drainlayer: Norton Excavation & Drainage.
Storm-water, &/or sewer pipework in position and exposed	-Storm and foul water drainage pipe work laid in position and exposed with correct inspection point locations.
Gradient	-Adequate gradient achieved. -Storm water 1:80. -Foul water 1:60.
Pipework support & bedding	-Drainage pipe work supported in adequate bedding material.
Sumps and soak holes	-Provision in place for proposed driveway strip drain type 1 sump as indicated on approved page number: 02c.
Water test	-Water test to sewer on and holding at time of inspection.
Primer used	-Primer used on uPVC pipe work glued joints.
As-laid plan	-Drainage as-laid plan accurately drawn with all measurements clearly identified provided.

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 28/11/2023 : Verified and Approved FFL only : BO	Accepted
(Serv.) As-built Drainage Plan	Accepted
(Struct.) Engineer's site notes/reports (Specify) Prepour	Received
(Struct.) Engineer's ground bearing notes/report Foundation excavations	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received

Licensed Building Practitioners

	Status
Carpentry 1	Required
Foundations 1	Required
Cladding Installer 1	Required
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Mid Height Cladding**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall**
Inspection Date: **22 May 2024 11:51 AM**
Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn over where required.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Back flashings	Pass
-Internal corner aluminum back-flashing in place.	
-Change of cladding junction back-flashings completed.	
Head flashings	Pass
-Garage door exterior joinery head flashing installed, with stop-ends.	
Sill tray flashings	N/A
Door & Window support	Pass
-Full length aluminum WANZ support bar beneath kitchen window exterior joinery unit has been previously observed in place at time of the cavity battens & flashings inspection.	
Cladding type and system as per consented	Pass
-James Hardie Linea weatherboard cladding system being installed to building elevations as detailed on approved pages: 06b & 07b.	
Cladding Fixings	Pass
-James Hardie Linea weatherboard's are being nailed in place as per the installation specifications, including cut ends being primed.	
Penetrations	Pass
-No penetrations through James Hardie Linea weatherboard cladding area at time of inspection.	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 11:54 AM on Wednesday 22/05/2024



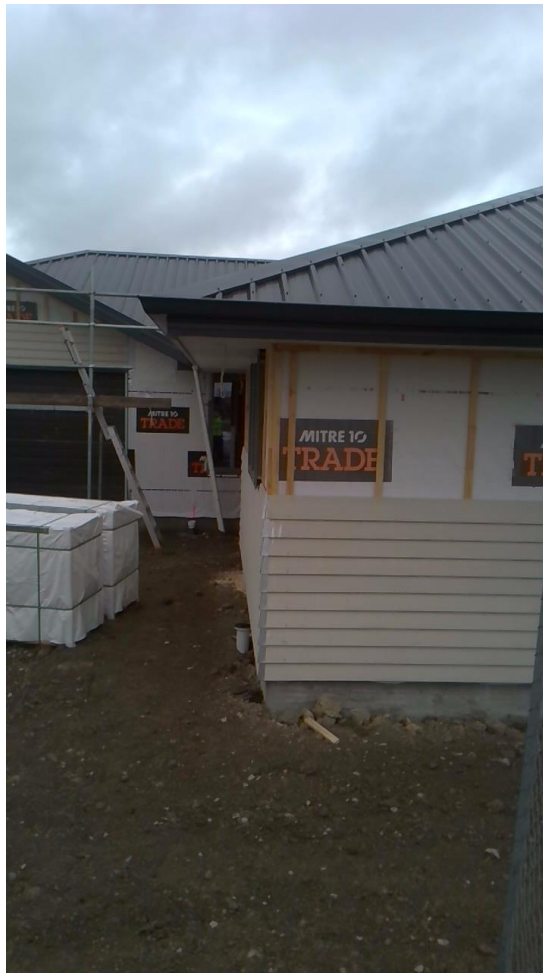
Taken at 11:54 AM on Wednesday 22/05/2024



Taken at 11:55 AM on Wednesday 22/05/2024



Taken at 11:55 AM on Wednesday 22/05/2024



Taken at 11:56 AM on Wednesday 22/05/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Mid Height Cladding**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **22 May 2024**

Passed Items

General Items

- Building, Multi-unit, Lot or Tenancy
- Approved Building Consent on site

Inspection Items

Back flashings	-Internal corner aluminum back-flashing in place. -Change of cladding junction back-flashings completed.
Head flashings	-Garage door exterior joinery head flashing installed, with stop-ends.
Door & Window support	-Full length aluminum WANZ support bar beneath kitchen window exterior joinery unit has been previously observed in place at time of the cavity battens & flashings inspection.
Cladding type and system as per consented	-James Hardie Linea weatherboard cladding system being installed to building elevations as detailed on approved pages: 06b & 07b.
Cladding Fixings	-James Hardie Linea weatherboard's are being nailed in place as per the installation specifications, including cut ends being primed.
Penetrations	-No penetrations through James Hardie Linea weatherboard cladding area at time of inspection.

Documentation

As-Built Truss Design
(Struct.) Surveyor's Building Location Certificate
28/11/2023 : Verified and Approved FFL only : BO

Status

Accepted
Accepted

(Serv.) As-built Drainage Plan	Accepted
(Struct.) Engineer's site notes/reports (Specify) Prepour	Received
(Struct.) Engineer's ground bearing notes/report Foundation excavations	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received

Licensed Building Practitioners

Status

Carpentry 1	Required
Foundations 1	Required
Cladding Installer 1	Required
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
 Applicant: **Baddock Haydon Gifford**
 Site Address: **175 Townsend Road RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**

Inspection Type: **AAC Panel Part Installed**
 Inspection Outcome: **Pass**
 Inspected By: **Jake Burns**
 Inspection Date: **27 May 2024 9:17 AM**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy Lot 115	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn where required. Standard safety footwear worn on site.	N/A
Approved Building Consent on site Approved building consent documentation including plans and specification have been reviewed onsite.	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cladding system Clad X as per consented drawings	Pass
Type of batten, spacing and layout Poly battens @ 600mm crs	Pass
Cavity closers Yet to be installed, to be checked at pre plaster	N/A
Door & Window support WANZ support bars in place with correct fixings and spacing of fixings	Pass
Penetrations Penetrations have been sealed in accordance with E2 AS1.	Pass
Panel fixings Panels partly complete with fixing 140mm 14G bugle screws at 150mm crs to bottom panel and 400mm above	Pass
Cut Sheet reinforcing primed Cut sheet edges exposed reinforcing primed as required by manufacturer's installation specifications.	Pass
Control joints Formed as specified	Pass
Flashings Proprietary flashing in place around window openings	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 9:07 AM on Monday 27/05/2024



Taken at 9:08 AM on Monday 27/05/2024



Taken at 9:08 AM on Monday 27/05/2024



Taken at 9:09 AM on Monday 27/05/2024



Taken at 9:09 AM on Monday 27/05/2024



Taken at 9:10 AM on Monday 27/05/2024



Taken at 9:10 AM on Monday 27/05/2024



Taken at 9:10 AM on Monday 27/05/2024



Control joint

Taken at 9:11 AM on Monday 27/05/2024



Taken at 9:11 AM on Monday 27/05/2024



Taken at 9:11 AM on Monday 27/05/2024



Taken at 9:12 AM on Monday 27/05/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com,mark@cladx.co.nz**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **AAC Panel Part Installed**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **27 May 2024**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Lot 115

Approved building consent documentation including plans and specification have been reviewed onsite.

Inspection Items

Cladding system
Type of batten, spacing and layout
Door & Window support

Clad X as per consented drawings

Poly battens @ 600mm crs

WANZ support bars in place with correct fixings and spacing of fixings

Penetrations

Penetrations have been sealed in accordance with E2 AS1.

Panel fixings

Panels partly complete with fixing 140mm 14G bugle screws at 150mm crs to bottom panel and 400mm above

Cut Sheet reinforcing primed

Cut sheet edges exposed reinforcing primed as required by manufacturer's installation specifications.

Control joints

Formed as specified

Flashings

Proprietary flashing in place around window openings

Documentation

As-Built Truss Design
(Struct.) Surveyor's Building Location Certificate
28/11/2023 : Verified and Approved FFL only : BO
(Serv.) As-built Drainage Plan
(Struct.) Engineer's site notes/reports (Specify)
Prepour

Status

Accepted
Accepted
Accepted
Received

(Struct.) Engineer's ground bearing notes/report Foundation excavations	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required
Cladding Installer 1	Required
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **4 June 2024 8:43 AM**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Panels and fixings completed	Pass
Control joints Formed	Pass
Proprietary flashing systems To all openings	Pass
Base of cladding flashings Drip edge/closer fitted	Pass
Clearances to cladding at apron flashings	N/A
Penetrations Sealed	Pass
Reinforcing protection Primed	Pass
Rebate treatment	N/A
Accredited applicator - PS3 to be provided	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 8:39 AM on Tuesday 4/06/2024



Taken at 8:39 AM on Tuesday 4/06/2024



Taken at 8:39 AM on Tuesday 4/06/2024



Taken at 8:40 AM on Tuesday 4/06/2024



Taken at 8:40 AM on Tuesday 4/06/2024



Taken at 8:40 AM on Tuesday 4/06/2024



Taken at 8:40 AM on Tuesday 4/06/2024



Taken at 8:40 AM on Tuesday 4/06/2024



Taken at 8:41 AM on Tuesday 4/06/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
 Applicant: **Baddock Haydon Gifford**
 Site Address: **175 Townsend Road RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R01**
 Email To: **john.baddock@outlook.com,mark@cladx.co.nz**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Pre-Plaster & Flashings**
 Inspection Outcome: **Pass**
 Inspected By: **Lee Bithray - 027 434 5120**
 Inspection Date: **4 June 2024**

Passed Items

General Items

- Building, Multi-unit, Lot or Tenancy
- Approved Building Consent on site

Inspection Items

- | | |
|--|--------------------------------|
| Panels and fixings completed | |
| Control joints | Formed |
| Proprietary flashing systems | To all openings |
| Base of cladding flashings | Drip edge/closer fitted |
| Penetrations | Sealed |
| Reinforcing protection | Primed |
| Accredited applicator - PS3 to be provided | |

Documentation

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate 28/11/2023 : Verified and Approved FFL only : BO	Accepted
(Serv.) As-built Drainage Plan	Accepted
(Struct.) Engineer's site notes/reports (Specify) Prepour	Received
(Struct.) Engineer's ground bearing notes/report Foundation excavations	Received
(Struct.) PS4 - Foundations (Engineer's supervision)	Received

Licensed Building Practitioners

Licensed Building Practitioners	Status
Carpentry 1	Required

Foundations 1
Cladding Installer 1
Roofing 1

Required
Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **John Durand**
Inspection Date: **6 June 2024 1:35 PM**
Duration: **60 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Exterior claddings completed Exterior claddings completed	Pass
Temporary weather proofing in place to garage door and chimney cap Garage door fitted	Pass
Wall and ceiling insulation Wall and ceiling insulation complete	Pass
Air seals & backing rods Air seals completed to all openings	Pass
Window identification stickers and safety glass labels Window identification stickers in place and safety glass labels in place	Pass
Packers sealed over Packers sealed over	Pass
Plumbing pipework Plumbing pipe work complete	Pass
Pressure test statement requested for final (Site Instruction)	Pass
Correct pipe work size, runs and distance to Hot Water Cylinder	Pass
Solar pipework	N/A
Gas pipework	N/A
Wastes and vents Wastes in place	Pass
Soil stack venting	N/A
Bottom-plate hold downs Hold downs to bottom plates including brace panel elements complete	Pass
Flush boxes in bracing panels Flush boxes are 90mm minimum away from brace panel sheet perimeters	Pass
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Moisture content readings	Pass

Moisture below 18%	
Ceiling battens	Pass
Timber battens at 400mm crs	
Diaphragm Ceilings	N/A
Bottom-chord restraint	Pass
Stud strengtheners	N/A
Top plate strengtheners	N/A
Dwangs in place above shower trays	Pass
Dwangs in place above shower trays	
Metal angles to internal corners of tiled shower wall	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
Commercial Preline Additional Items	N/A
ADDITIONAL ITEMS (as applicable)	N/A
Documentation	
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required



Taken at 1:24 PM on Thursday 6/06/2024



Taken at 1:25 PM on Thursday 6/06/2024



Taken at 1:25 PM on Thursday 6/06/2024



Taken at 1:25 PM on Thursday 6/06/2024



Taken at 1:25 PM on Thursday 6/06/2024



Taken at 1:25 PM on Thursday 6/06/2024



Taken at 1:26 PM on Thursday 6/06/2024



Taken at 1:26 PM on Thursday 6/06/2024



Taken at 1:28 PM on Thursday 6/06/2024



Taken at 1:30 PM on Thursday 6/06/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **6 June 2024**

Passed Items

General Items

- Building, Multi-unit, Lot or Tenancy
- Approved Building Consent on site

Inspection Items

Exterior claddings completed	Exterior claddings completed
Temporary weather proofing in place to garage door and chimney cap	Garage door fitted
Wall and ceiling insulation	Wall and ceiling insulation complete
Air seals & backing rods	Air seals completed to all openings
Window identification stickers and safety glass labels	Window identification stickers in place and safety glass labels in place
Packers sealed over	Packers sealed over
Plumbing pipework	Plumbing pipe work complete
Pressure test statement requested for final (Site Instruction)	
Correct pipe work size, runs and distance to Hot Water Cylinder	
Wastes and vents	Wastes in place
Bottom-plate hold downs	Hold downs to bottom plates including brace panel elements complete
Flush boxes in bracing panels	Flush boxes are 90mm minimum away from brace panel sheet perimeters
Moisture content readings	Moisture below 18%
Ceiling battens	Timber battens at 400mm crs
Bottom-chord restraint	

Documentation

As-Built Truss Design
(Struct.) Surveyor's Building Location Certificate
28/11/2023 : Verified and Approved FFL only : BO
(Serv.) As-built Drainage Plan
(Struct.) Engineer's site notes/reports (Specify)
Prepour
(Struct.) Engineer's ground bearing notes/report
Foundation excavations
(Struct.) PS4 - Foundations (Engineer's supervision)
(Serv.) Electrical certificate
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)

Status

Accepted
Accepted
Accepted
Received
Received
Received
Required
Required

Licensed Building Practitioners

Carpentry 1
Foundations 1
Cladding Installer 1
Roofing 1

Status

Required
Required
Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

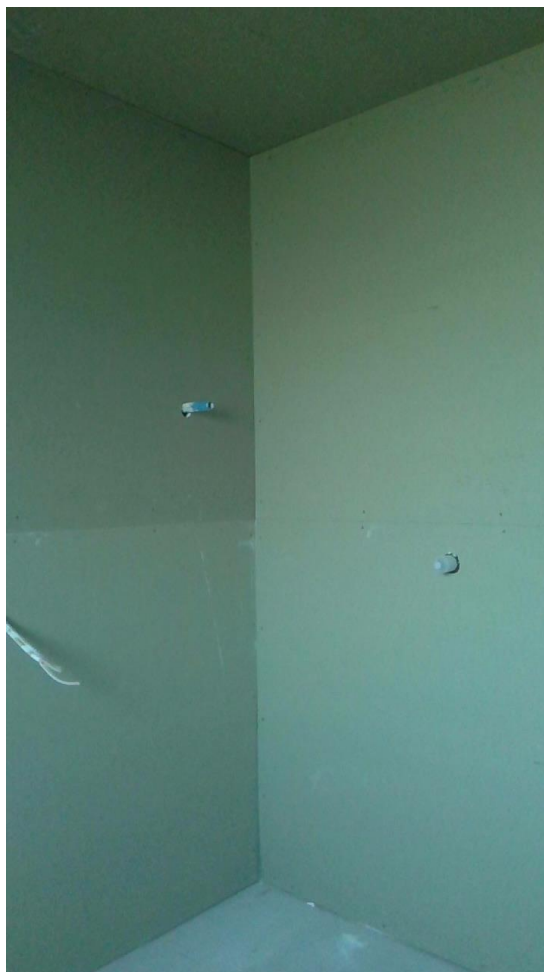
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns**
Inspection Date: **21 June 2024 9:28 AM**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy Lot 115	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn where required. Standard safety footwear worn on site.	N/A
Approved Building Consent on site Approved building consent documentation including plans and specification have been reviewed onsite.	Pass
Previous site instructions	N/A
Inspection Items	Pass
Wall linings Gib 10mm standard	Pass
Bracing Bracing has been completed in accordance with latest amendment	Pass
Wet area water resistant linings 10mm gib aqualine	Pass
Metal angle in place to internal corners of tiled shower	N/A
Tiled area fixings	N/A
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings Garage	Pass
Ceiling linings and battens 13mm on battens at 400mm crs	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 9:20 AM on Friday 21/06/2024



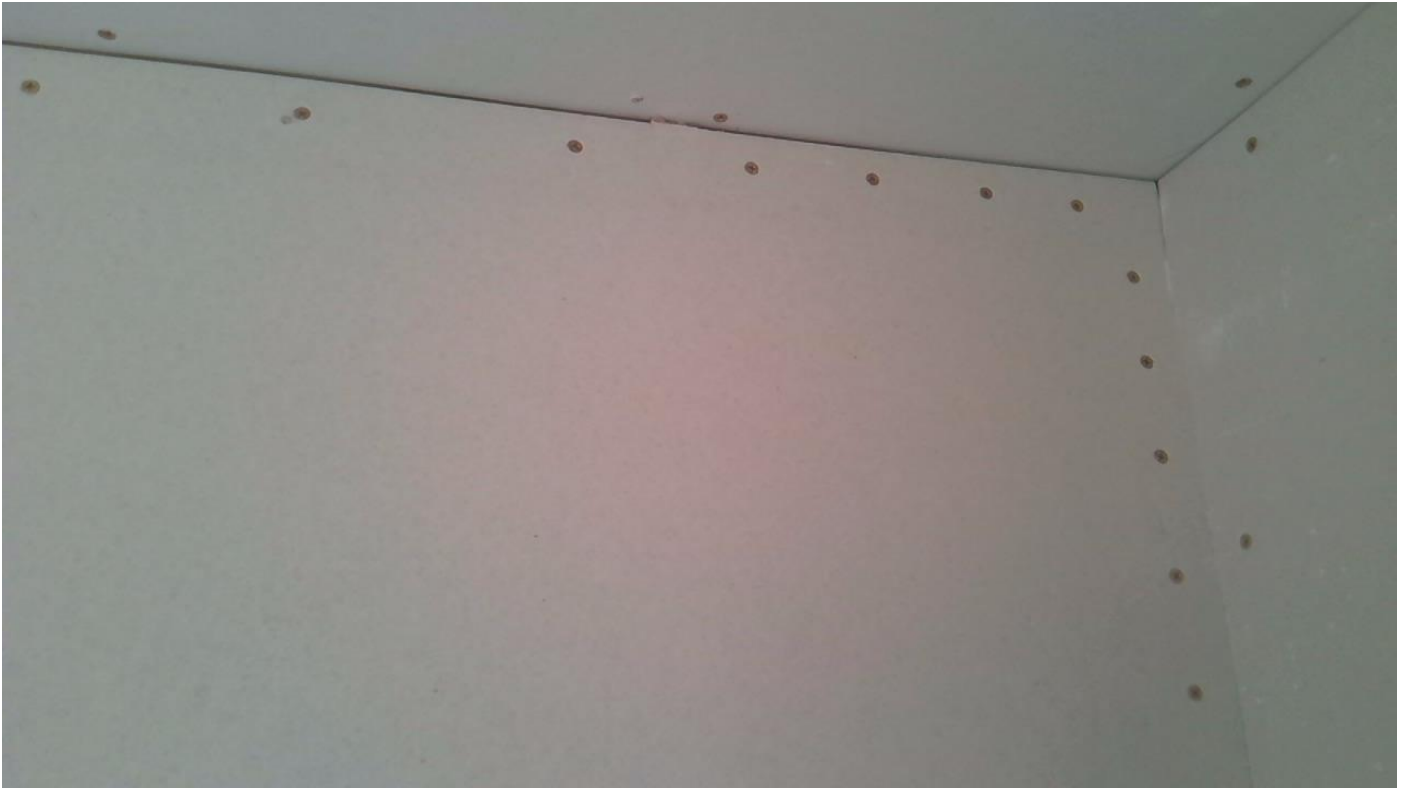
Taken at 9:21 AM on Friday 21/06/2024



13mm to ceiling
Taken at 9:21 AM on Friday 21/06/2024



Taken at 9:21 AM on Friday 21/06/2024



Taken at 9:22 AM on Friday 21/06/2024



Taken at 9:22 AM on Friday 21/06/2024



Taken at 9:23 AM on Friday 21/06/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com,john.badden@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **21 June 2024**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy	Lot 115
Approved Building Consent on site	Approved building consent documentation including plans and specification have been reviewed onsite.

Inspection Items

Wall linings	Gib 10mm standard
Bracing	Bracing has been completed in accordance with latest amendment
Wet area water resistant linings	10mm gib aqualine
Manhole access openings	Garage
Ceiling linings and battens	13mm on battens at 400mm crs

Documentation

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
28/11/2023 : Verified and Approved FFL only : BO	
(Serv.) As-built Drainage Plan	Accepted
(Struct.) Engineer's site notes/reports (Specify)	Received
Prepour	
(Struct.) Engineer's ground bearing notes/report	Received
Foundation excavations	
(Struct.) PS4 - Foundations (Engineer's supervision)	Received
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners

Carpentry 1

Foundations 1

Cladding Installer 1

Roofing 1

Status

Required

Required

Required

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **John Durand**
Inspection Date: **4 October 2024 1:38 PM**
Duration: **60 minutes**

Inspection Element	Status
NOTE ONLY - HOW TO APPLY FOR CODE COMPLIANCE	NoStatus
Notes to Owner / Applicant / Agent	NoStatus
A Building Consent is not completed until it has been issued with a Code Compliance Certificate after a passed Final inspection. The owner or their agent is required to complete a separate application for the Code Compliance Certificate (Form 6) as soon as possible after the building work is completed. The application form to apply can be downloaded via the link below or call 03 311 8906 for further information. https://www.waimakariri.govt.nz/building-services/building-services/building-consents/related-content/building-application-forms-and-fact-sheets	
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Finished ground level and clearances to cladding	Pass
Finished ground level and clearances to cladding correct	
Paved area levels/falls and storm water control	Pass
Paved area levels/falls and storm water control completed	
Gully traps	Pass
Finished height of gully traps checked.	
Storm water disposal	Pass
Storm water disposal complete with strip drains and sumps in place.	
Soffit/windows/doors sealed	Pass
Soffit/windows/doors sealed	
Drain ventilation	Pass
Drain ventilation installed and flashed	
Cladding/soffits	Pass
Cladding/soffits painted	
Ventilation/weep holes	N/A
Drainage venting to sewer and WC fixture	Pass
Drainage venting to sewer and WC fixtures in place	
Snow straps	N/A
Vermin proofing	Pass

Vermin proofing completed	
Garage door reveals and cladding junctions	Pass
Garage door reveals and cladding junctions completed and sealed	
Step down to door openings	Pass
190mm maximum step down to door openings	
Stair treads and risers correct with anti-slip resistance	N/A
Hand rail dimension and height	N/A
Hand rail brackets	N/A
Balcony hand rail barrier and overflow drain	N/A
Water isolation valve location	Pass
Valve in garage	
Hot water cylinder relief drain	Pass
Hot water cylinder relief drain terminating in safe location	
Hot water cylinder valving	Pass
Hot water cylinder valving correct	
Hot water cylinder temperature	Pass
45 degrees	
HWC seismic restraints	Pass
HWC seismic restraints in place, adequately secured	
Safe tray in place	Pass
Safe tray in place	
Smoke alarms	Pass
Smoke alarms in place	
Window identification stickers, safety glass labels and opening restrictors	Pass
Window identification stickers in place and safety glass labels in place.	
Shower leak test	Pass
Shower leak test completed	
Gas hob shield	N/A
Ventilation provided to all wet areas	Pass
Wet areas ventilated	
Fixtures sealed to walls	Pass
Fixtures sealed to walls	
Plumbing fixtures	Pass
Plumbing fixtures installed	
Insulation	Pass
Insulation in place	
Mechanical vents	Pass
Vertical insulation in roof space	N/A
Gas Cylinders	N/A
Effluent Field Fencing/Protection	N/A
On-site maneuvering	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
Sheds/Garages (Sheds/Garages only Final)	N/A
Solar Final (Solar Only final)	N/A
ADDITIONAL ITEMS (as applicable)	N/A
Documentation	
Application form for CCC (Form 6)	Required
(Clad.) PS3 - Wall Cladding	Required
Licensed Building Practitioners	
External Plasterer 1	Required



Taken at 1:07 PM on Friday 4/10/2024



Taken at 1:07 PM on Friday 4/10/2024



Taken at 1:08 PM on Friday 4/10/2024



Taken at 1:08 PM on Friday 4/10/2024



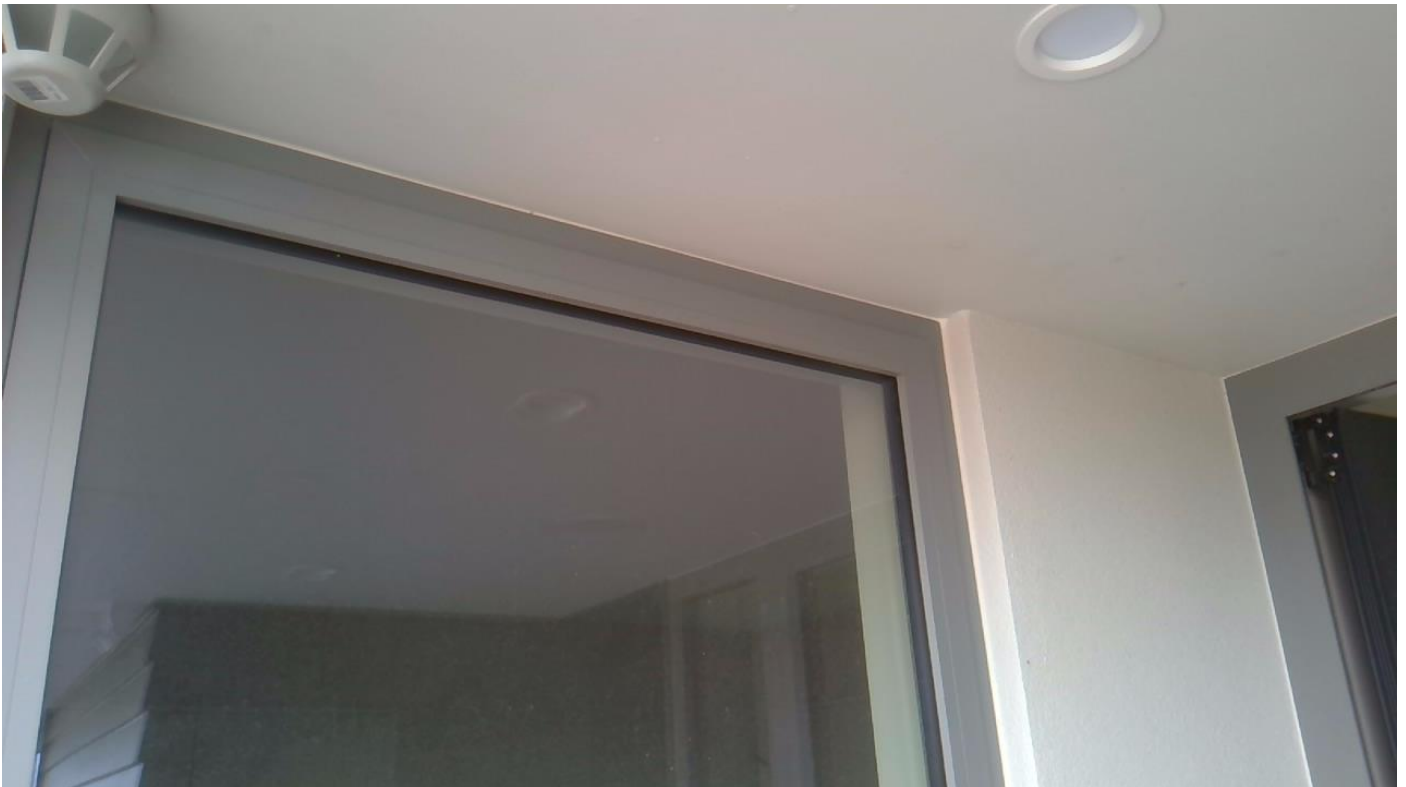
Taken at 1:08 PM on Friday 4/10/2024



Taken at 1:08 PM on Friday 4/10/2024



Taken at 1:08 PM on Friday 4/10/2024



Taken at 1:08 PM on Friday 4/10/2024



Taken at 1:09 PM on Friday 4/10/2024



Taken at 1:09 PM on Friday 4/10/2024



Taken at 1:09 PM on Friday 4/10/2024



Taken at 1:09 PM on Friday 4/10/2024



Taken at 1:09 PM on Friday 4/10/2024



Taken at 1:10 PM on Friday 4/10/2024



Taken at 1:10 PM on Friday 4/10/2024



Taken at 1:10 PM on Friday 4/10/2024



Taken at 1:10 PM on Friday 4/10/2024



Taken at 1:10 PM on Friday 4/10/2024



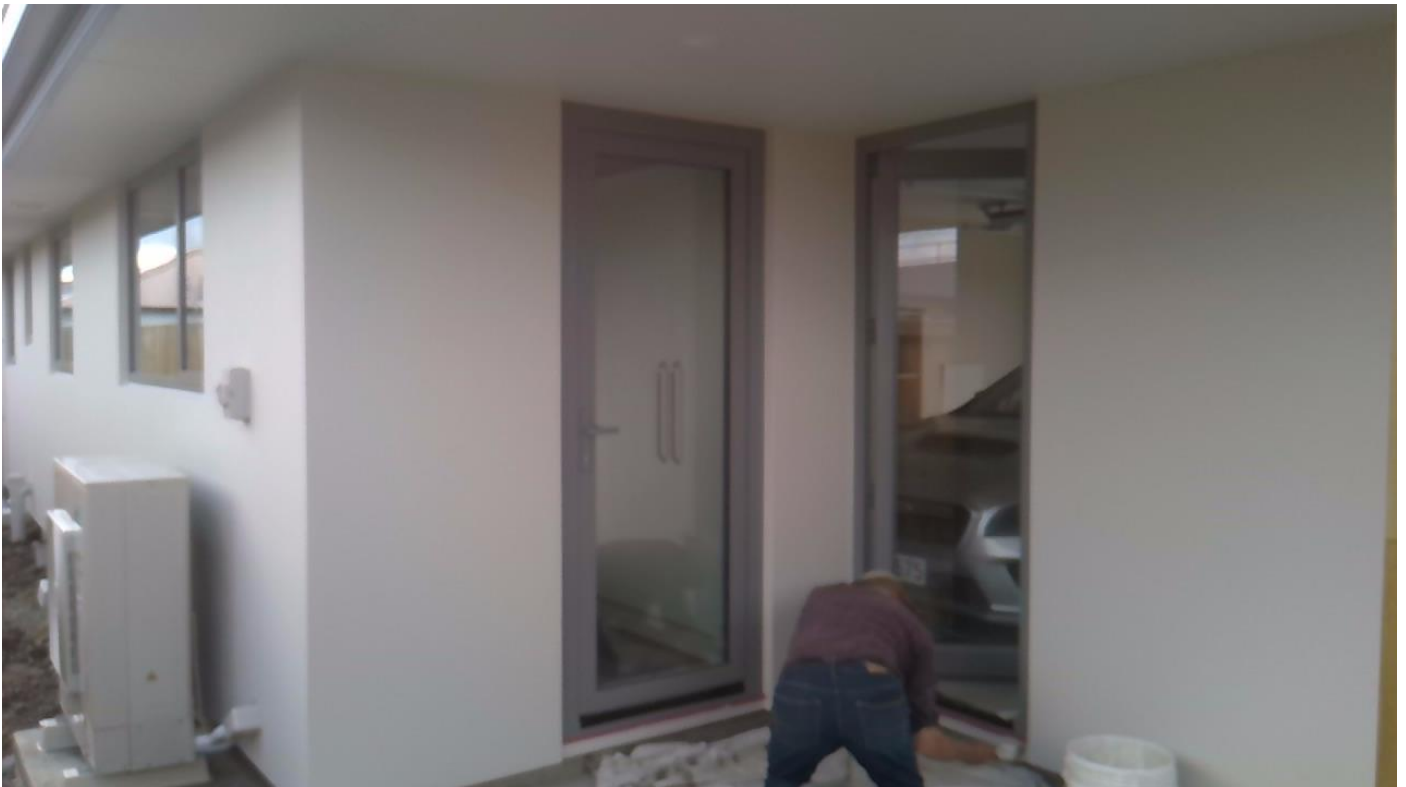
Taken at 1:10 PM on Friday 4/10/2024



Taken at 1:10 PM on Friday 4/10/2024



Taken at 1:11 PM on Friday 4/10/2024



Taken at 1:11 PM on Friday 4/10/2024



Taken at 1:13 PM on Friday 4/10/2024



Taken at 1:16 PM on Friday 4/10/2024



Taken at 1:16 PM on Friday 4/10/2024



Taken at 1:17 PM on Friday 4/10/2024



Taken at 1:17 PM on Friday 4/10/2024



Taken at 1:17 PM on Friday 4/10/2024



Taken at 1:18 PM on Friday 4/10/2024



Taken at 1:18 PM on Friday 4/10/2024



Taken at 1:18 PM on Friday 4/10/2024



Taken at 1:20 PM on Friday 4/10/2024



Taken at 1:20 PM on Friday 4/10/2024



Taken at 1:21 PM on Friday 4/10/2024



Taken at 1:22 PM on Friday 4/10/2024



Taken at 1:22 PM on Friday 4/10/2024



Taken at 1:23 PM on Friday 4/10/2024



Taken at 1:37 PM on Friday 4/10/2024



Taken at 1:37 PM on Friday 4/10/2024

SITE INSPECTION NOTICE

Consent No: **BC230758**
Applicant: **Baddock Haydon Gifford**
Site Address: **175 Townsend Road RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 175 TOWNSEND ROAD RANGIORA LOT 115 DP 575822**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **john.baddock@outlook.com,john.badden@outlook.com**

Enquiries about this inspection may be directed to the inspector listed on this notice, or via the contact details listed in the header.

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC230758 in the subject line.

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **4 October 2024**

Passed Items

NOTE ONLY - HOW TO APPLY FOR CODE COMPLIANCE

Notes to Owner / Applicant / Agent

A Building Consent is not completed until it has been issued with a Code Compliance Certificate after a passed Final inspection. The owner or their agent is required to complete a separate application for the Code Compliance Certificate (Form 6) as soon as possible after the building work is completed. The application form to apply can be downloaded via the link below or call 03 311 8906 for further information. <https://www.waimakariri.govt.nz/building-services/building-services/building-consents/related-content/building-application-forms-and-fact-sheets>

General Items

Building, Multi-unit, Lot or Tenancy
Approved Building Consent on site

Inspection Items

Finished ground level and clearances to cladding
Paved area levels/falls and storm water control
Gully traps
Storm water disposal
Soffit/windows/doors sealed
Drain ventilation
Cladding/soffits

Finished ground level and clearances to cladding correct
Paved area levels/falls and storm water control completed
Finished height of gully traps checked.
Storm water disposal complete with strip drains and sumps in place.
Soffit/windows/doors sealed
Drain ventilation installed and flashed
Cladding/soffits painted

Drainage venting to sewer and WC fixture
Vermin proofing
Garage door reveals and cladding junctions

Step down to door openings
Water isolation valve location
Hot water cylinder relief drain

Hot water cylinder valving
Hot water cylinder temperature
HWC seismic restraints

Safe tray in place

Smoke alarms

Window identification stickers, safety glass labels and opening restrictors

Shower leak test

Ventilation provided to all wet areas

Fixtures sealed to walls

Plumbing fixtures

Insulation

Mechanical vents

On-site maneuvering

Drainage venting to sewer and WC fixtures in place

Vermin proofing completed

Garage door reveals and cladding junctions completed and sealed

190mm maximum step down to door openings

Valve in garage

Hot water cylinder relief drain terminating in safe location

Hot water cylinder valving correct

45 degrees

HWC seismic restraints in place, adequately secured

Safe tray in place

Smoke alarms in place

Window identification stickers in place and safety glass labels in place.

Shower leak test completed

Wet areas ventilated

Fixtures sealed to walls

Plumbing fixtures installed

Insulation in place

Documentation

As-Built Truss Design

(Struct.) Surveyor's Building Location Certificate

28/11/2023 : Verified and Approved FFL only : BO

(Serv.) As-built Drainage Plan

(Struct.) Engineer's site notes/reports (Specify)

Prepour

(Struct.) Engineer's ground bearing notes/report

Foundation excavations

(Struct.) PS4 - Foundations (Engineer's supervision)

Application form for CCC (Form 6)

(Clad.) PS3 - Wall Cladding

(Serv.) Electrical certificate

(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)

Status

Accepted

Accepted

Accepted

Received

Received

Received

Required

Required

Required

Required

Licensed Building Practitioners

Carpentry 1

Foundations 1

External Plasterer 1

Cladding Installer 1

Roofing 1

Status

Required

Required

Required

Required

Required