

SITE INSPECTION AUDIT REPORT

Consent No: **BC170237**
 Applicant: **Mike Greer Homes North Canterbury Limited**
 Site Address: **42 Watkins Drive RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Andrew Kendall**
 Inspection Date: **9 April 2018 1:32 p.m.**
 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number	Pass
-42 Watkins Drive (Lot 77) site address identified.	
Confirm siting	Pass Non Compliance
-Dwelling site location to be confirmed at next inspection once foundation/slab constructed ready for concrete placement.	
Building Location Certificate Provided	N/A
Confirm any engineer's special requirements	Pass
-Engineer to have viewed and approved foundation excavations.	
Building platform excavations	Pass
-Building platform excavated.	
Hardfill - type & compaction	Pass
-AP40 hardfill material being installed and compacted at time of inspection.	
Under-slab insulation provision	N/A
DPM protection	Pass
-Crusher dust layer yet to position.	
Slab base level and height	Pass
-Slab base level.	
Slab thickenings	N/A
Pipework	N/A
Prompt builder re: HWC safe-trays	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
-Engineer to have viewed and approved foundation excavations.	
-Crusher dust layer to position.	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

Documentation

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

Required



Taken at 1:28 PM on Monday 9/04/2018



Taken at 1:28 PM on Monday 9/04/2018



Taken at 1:29 PM on Monday 9/04/2018



Taken at 1:29 PM on Monday 9/04/2018



Taken at 1:29 PM on Monday 9/04/2018



Taken at 1:29 PM on Monday 9/04/2018



Taken at 1:31 PM on Monday 9/04/2018

SITE INSPECTION NOTICE

Consent No: **BC170237**
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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **9 April 2018**

Passed Items

General Items

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

Inspection Items

Boundary peg locations and address/lot number
Confirm any engineer's special requirements

Building platform excavations
Hardfill - type & compaction

DPM protection
Slab base level and height

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

-42 Watkins Drive (Lot 77) site address identified.
-Engineer to have viewed and approved foundation excavations.
-Building platform excavated.
-AP40 hardfill material being installed and compacted at time of inspection.
-Crusher dust layer yet to position.
-Slab base level.
-Engineer to have viewed and approved foundation excavations.
-Crusher dust layer to position.

Deferred Items

Inspection Items

Confirm siting

-Dwelling site location to be confirmed at next inspection once foundation/slab constructed ready for concrete placement.

Documentation

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

Status

Required

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **1 May 2018 1:56 p.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Confirm siting	Pass
-Dwelling site location to be confirmed at next inspection once foundation/slab constructed ready for concrete placement.	
Siting consistent with plans 1.5.18	

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 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
 Inspection Outcome: **Pass**
 Inspected By: **Evan Connor**
 Inspection Date: **1 May 2018 2:12 p.m.**
 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Boundary peg locations and address/lot number	N/A
Confirm siting	Pass
Siting consistent with plan	
Building Location Certificate Provided	N/A
Finished floor level	Pass
Builder confirms datum used for set out.	
DPM	Pass
DPM correctly lapped and taped	
Polystyrene pods set-out	Pass
Pod set out as engineers design sheet S.01	
Foundation width and depth	Pass
Slab edge beam width in place as engineers design. Sheet S02	
Reinforcing type, size, laps and spacing	Pass
Reinforcing viewed by Engineer and confirms completed as details sheet S.02	
Reinforcing cover	Pass
Cover achieved to steel as required to atmosphere and ground	
Wastes and foundation penetrations	Pass
Wastes installed with correct gradient and lagging.	
Mesh reinforcing	Pass
Mesh SE 62 lapped as required mesh finishing within 75mm of slab edge and no closer than 35mm	
Slab thickenings and recesses	N/A
Free-joints	N/A
Supplementary reinforcing	Pass
Supplementary reinforcing in place to internal corners	
Check slab thickness	Pass
Slab 85 mm	
Slab rebates	Pass

Rebates in place for garage door	
Under slab insulation	Pass
220 thick pods in place	
HWC relief drain	Pass
HWC copper relief drain in place	
Hot Water Cylinder Safe-tray Drain	Pass
40mm wastepipe installed	
Advise actual truss as-built's approval required	N/A
Electrical earth bar to mesh installed	Pass
Electrical earth bar to mesh installed	
Engineers inspection completed	Pass
Engineers inspection completed	
OK to Pour	Pass
Confirmed as all ready to pour	
ADDITIONAL ITEMS (as applicable)	N/A

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **1 May 2018**

Passed Items

Inspection Items

Confirm siting

**-Dwelling site location to be confirmed at next inspection once foundation/slab constructed ready for concrete placement.
Siting consistent with plans 1.5.18**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **1 May 2018**

Passed Items

General Items

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

Inspection Items

Confirm siting
Finished floor level
DPM
Polystyrene pods set-out
Foundation width and depth

Reinforcing type, size, laps and spacing

Reinforcing cover

Wastes and foundation penetrations
Mesh reinforcing

Supplementary reinforcing
Check slab thickness

**Siting consistent with plan
Builder confirms datum used for set out.
DPM correctly lapped and taped
Pod set out as engineers design sheet S.01
Slab edge beam width in place as engineers design. Sheet S02
Reinforcing viewed by Engineer and confirms completed as details sheet S.02
Cover achieved to steel as required to atmosphere and ground
Wastes installed with correct gradient and lagging.
Mesh SE 62 lapped as required mesh finishing within 75mm of slab edge and no closer than 35mm
Supplementary reinforcing in place to internal corners
Slab 85 mm**

Slab rebates
Under slab insulation
HWC relief drain
Hot Water Cylinder Safe-tray Drain
Electrical earth bar to mesh installed
Engineers inspection completed
OK to Pour

Rebates in place for garage door
220 thick pods in place
HWC copper relief drain in place
40mm wastepipe installed
Electrical earth bar to mesh installed
Engineers inspection completed
Confirmed as all ready to pour

Documentation

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

Status

Required

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 Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Drains**
 Inspection Outcome: **Pass**
 Inspected By: **Andrew Kendall**
 Inspection Date: **3 May 2018 1:04 p.m.**
 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Drain-layers details and registration number	Pass
-D & B Drainage Ltd.	
Storm-water, &/or sewer pipework in position and exposed	Pass
-Storm-water, sewer pipework laid in position and exposed with correct inspection point locations.	
Gradient	Pass
-Adequate 1:80 gradient achieved.	
Pipework support & bedding	Pass
-Pipework supported in bedding chip.	
Sumps and soak holes	Pass
-Storm-water bubble-up sump installed.	
Water test	Pass
-Water test to sewer on and holding at time of inspection.	
Primer used	Pass
-Primer used on glued joints.	
Septic tank system and location	N/A
As-laid plan	Pass
-As-laid drainage plan accurately drawn with all measurements clearly identified provided.	
ADDITIONAL ITEMS (as applicable)	N/A
Additional PASSED Items	N/A
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

Documentation

As-Built Truss Design	Required
(Serv.) As-built Drainage Plan	Accepted



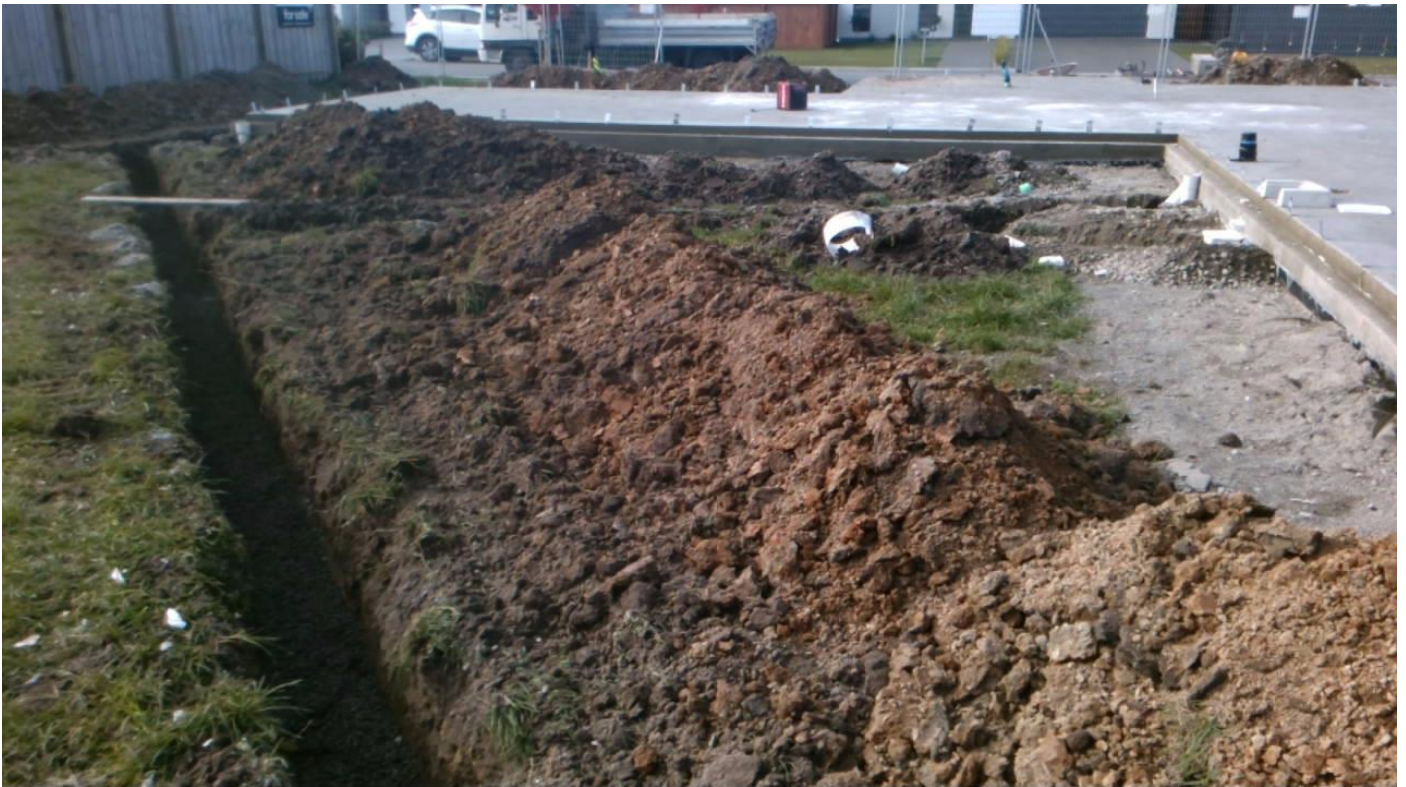
Taken at 12:54 PM on Thursday 3/05/2018



Taken at 12:55 PM on Thursday 3/05/2018



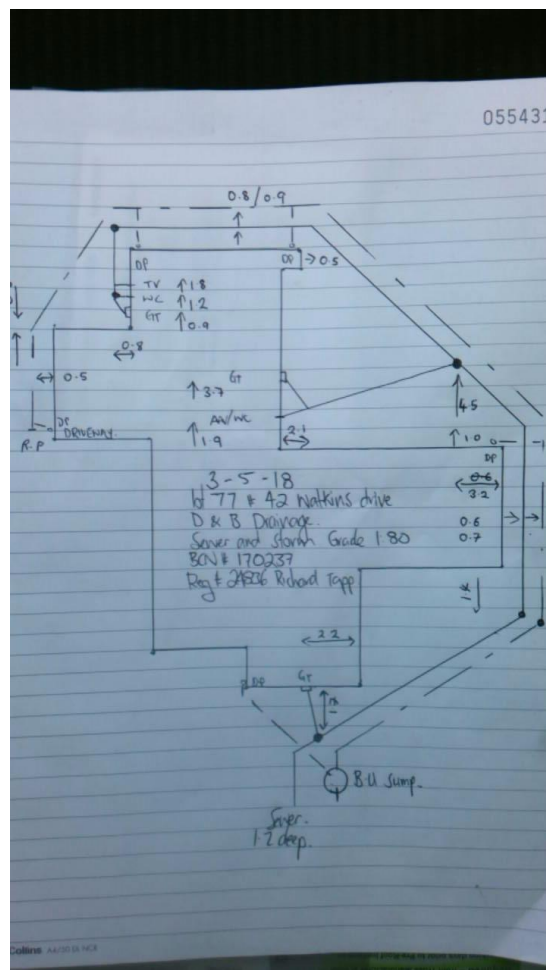
Taken at 12:55 PM on Thursday 3/05/2018



Taken at 1:04 PM on Thursday 3/05/2018



Taken at 1:04 PM on Thursday 3/05/2018



Taken at 1:34 PM on Thursday 3/05/2018

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 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Drains**
 Inspection Outcome: **Pass**
 Inspected By: **Andrew Kendall - 027 453 8144**
 Inspection Date: **3 May 2018**

Passed Items

General Items

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

Inspection Items

Drain-layers details and registration number	-D & B Drainage Ltd.
Storm-water, &/or sewer pipework in position and exposed	-Storm-water, sewer pipework laid in position and exposed with correct inspection point locations.
Gradient	-Adequate 1:80 gradient achieved.
Pipework support & bedding	-Pipework supported in bedding chip.
Sumps and soak holes	-Storm-water bubble-up sump installed.
Water test	-Water test to sewer on and holding at time of inspection.
Primer used	-Primer used on glued joints.
As-laid plan	-As-laid drainage plan accurately drawn with all measurements clearly identified provided.

Documentation

(Serv.) As-built Drainage Plan
 As-Built Truss Design
 (Struct.) Engineer's ground bearing notes/report

Status

Accepted
 Required
 Required

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 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **15 May 2018 2:24 p.m.**
 Duration: **60 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
As-Built Truss/Frame Design	Pass
Current PS1 provided	Pass
Design Statement Correct	Pass
Roof Layout	Pass
Fixings	Pass
Reminder - Complete Documentation tab	N/A
Inspection Items	Pass Non Compliance
As-Built truss design approved	Pass
Control cuts to slab	N/A
Framing	Pass
-As sheet A11 and A17.	
-90x45 H1.2 SG8 studs 600c	
DPC	Pass
DPC under bottom plates	
Plate hold down fixings	Pass
trifolds and shots approx 900c	
Frame connections	Pass
Truss and rafter connections	Pass Non Compliance
Truss and rafter connections completed.	
*complete joist hangers J14,J19	
Purlins	Pass
As sheet A13a 70x45 screw fixed.	
Outriggers at gables	Pass
Z nails to outriggers on gable ends completed	
Roof bracing	Pass
strap bracing fitted	
Stud to top plate	Pass
Stud to top plate fixings completed	

Lintel hold downs and fixings	Pass Non Compliance
Lintel hold downs and fixings completed.	
*complete bed 1 type F.	
*complete internal areas	
Lintels	Pass
Lintel sizes checked	
Post/beam connections	N/A
Structural steel & beams	N/A
Valley boards	Pass
H3 valleys	
Brace panel hold downs	Pass Non Compliance
Brace panel hold downs completed and locations checked.	
*complete panel A2	
Dragon Ties	N/A
Bracing plywood	Pass
Bracing plywood fixings completed and hold downs in place, some require more nailing	
Bottom chord restraints	Pass
to complete	
Fire wall hold-downs and solid blocking	N/A
Engineer's inspection completed	N/A
Cricket Flashings Required	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
-complete all wiredogs at hip rafters.	
-complete nailing off plywood, ensure 150c sheet edges and 300c middle of sheets and nogs	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A
Documentation	
As-Built Truss Design	Accepted



Taken at 1:49 PM on Tuesday 15/05/2018 Status: Pass

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 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin - 021 825 067**
 Inspection Date: **15 May 2018**

Passed Items

General Items

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

As-Built Truss/Frame Design

Current PS1 provided
 Design Statement Correct
 Roof Layout
 Fixings

Inspection Items

As-Built truss design approved

Framing

**-As sheet A11 and A17.
 -90x45 H1.2 SG8 studs 600c**

DPC

**DPC under bottom plates
 trifolds and shots approx 900c**

Plate hold down fixings

Frame connections

Purlins

**As sheet A13a 70x45 screw fixed.
 Z nails to outriggers on gable ends completed
 strap bracing fitted**

Outriggers at gables

Roof bracing

Stud to top plate fixings completed

Stud to top plate

Lintels

Lintel sizes checked

Valley boards

H3 valleys

Bracing plywood

Bracing plywood fixings completed and hold downs in place, some require more nailing to complete

Bottom chord restraints

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

**-complete all wiredogs at hip rafters.
 -complete nailing off plywood, ensure 150c sheet edges and 300c middle of sheets and nogs**

Deferred Items

Inspection Items

Truss and rafter connections

Truss and rafter connections completed.

Lintel hold downs and fixings

***complete joist hangers J14,J19**

Lintel hold downs and fixings completed.

Brace panel hold downs

***complete bed 1 type F.**

***complete internal areas**

Brace panel hold downs completed and locations checked.

***complete panel A2**

Documentation

As-Built Truss Design

Status

Accepted

(Serv.) As-built Drainage Plan

Accepted

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

Required

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Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin**
Inspection Date: **30 May 2018 10:30 a.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Truss and rafter connections Truss and rafter connections completed.	Pass
*complete joist hangers J14,J19 -now completed	
Lintel hold downs and fixings Lintel hold downs and fixings completed.	Pass
*complete bed 1 type F. -in place *complete internal areas -still to do	
Brace panel hold downs Brace panel hold downs completed and locations checked.	Pass
*complete panel A2 -now completed	

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 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Building Wrap & Sill Tape**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **30 May 2018 10:54 a.m.**
 Duration: **30 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Building wrap type	Pass
-Masons barricade as details provided in specs and sheet A17	
Wrap fastening and laps	Pass
Wrap securely fastened with adequate lap	
Wrap at openings	Pass
Wrap returned to inside face of framing at openings	
Wrap bottom edge	Pass
Wrap overlapping bottom plate and trimmed above rebate to prevent wicking	
Slab edge protection	Pass
Slab edge protection completed bituminous emulsion applied	
Sill tape	Pass
-Masons sill tape to openings	
Thermal break	N/A
Penetrations	Pass
to tape when made	
Wrap support	Pass
Wrap supported with blue banding to prevent insulation entering cavity	
Fire walls	N/A
ADDITIONAL ITEMS (as applicable)	Pass Non Compliance
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
complete tape bottom of lounge door	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	Pass Non Compliance
-complete internal lintel fixings.	
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



Taken at 10:33 AM on Wednesday 30/05/2018 Status: Pass



Taken at 10:33 AM on Wednesday 30/05/2018 Status: Pass



Taken at 10:33 AM on Wednesday 30/05/2018 Status: Pass



Taken at 10:33 AM on Wednesday 30/05/2018 Status: Pass



Taken at 10:34 AM on Wednesday 30/05/2018 Status: Pass

SITE INSPECTION NOTICE

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Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **30 May 2018**

Passed Items

Inspection Items

Truss and rafter connections

Truss and rafter connections completed.

***complete joist hangers J14,J19
-now completed**

Lintel hold downs and fixings

Lintel hold downs and fixings completed.

***complete bed 1 type F.
-in place
*complete internal areas
-still to do**

Brace panel hold downs

Brace panel hold downs completed and locations checked.

***complete panel A2
-now completed**

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **30 May 2018**

Passed Items

General Items

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

Inspection Items

Building wrap type

-Masons barricade as details provided in specs and sheet A17

Wrap fastening and laps

Wrap securely fastened with adequate lap

Wrap at openings

Wrap returned to inside face of framing at openings

Wrap bottom edge

Wrap overlapping bottom plate and trimmed above rebate to prevent wicking

Slab edge protection	Slab edge protection completed bituminous emulsion applied
Sill tape	-Masons sill tape to openings
Penetrations	to tape when made
Wrap support	Wrap supported with blue banding to prevent insulation entering cavity
ADDITIONAL ITEMS (as applicable)	
Additional PASSED with Site Instructions (Directives to Complete)	complete tape bottom of lounge door
Deferred Items	
ADDITIONAL ITEMS (as applicable)	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	-complete internal lintel fixings.

Documentation

As-Built Truss Design	Accepted
(Serv.) As-built Drainage Plan	Accepted
(Struct.) Engineer's ground bearing notes/report	Required

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **7 June 2018 11:37 a.m.**
Duration: **0 minutes**

Inspection Element	Status
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection -complete internal lintel fixings. See next inspection	Pass

SITE INSPECTION AUDIT REPORT

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 Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Mid-Height Veneer**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Evan Connor**
 Inspection Date: **7 June 2018 11:49 a.m.**
 Duration: **60 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Cavity size	Pass
Cavity 40mm minimum achieved and no more than 70mm	
Cavity clean and clear of mortar	Pass
Cavity clean and clear of mortar	
Brickwork overhang	Pass
Brick work overhanging foundation no more than 20mm	
Brick ties	Pass
Brick ties first course then every second course.	
Ties every course at openings.	
Weep holes	Pass
Weep holes in place correctly spaced	
Slip joints	N/A
Brick panel widths	Pass
Brick panel widths no less than 230mm	
Lintel bars, shelf angles & flashings	N/A
Door & Window support	Pass
WANZ bars installed as required.	
All panels as close as practical to half height	Pass
All panels as close as practical to half height	
Flashings	Pass
DPC up the sides of openings. 200 DPC along the bottom 15 degree kick out.	
Penetrations	Pass Non Compliance
Ensure meter box penetration sealed.	
ADDITIONAL ITEMS (as applicable)	Pass Non Compliance
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	N/A
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	Pass Non Compliance
As previously requested, complete internal lintel fixings. GTo be done by cavity batten	

inspection.

Additional FAILED Items

N/A

HARDCOPY (Refer Hardcopy inspection Sheet)

N/A



Taken at 11:43 AM on Thursday 7/06/2018



Taken at 11:44 AM on Thursday 7/06/2018



Taken at 11:45 AM on Thursday 7/06/2018



Taken at 11:46 AM on Thursday 7/06/2018

SITE INSPECTION NOTICE

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **7 June 2018**

Passed Items

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring
Review at Next Inspection

**-complete internal lintel fixings.
See next inspection**

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **7 June 2018**

Passed Items

General Items

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

Inspection Items

Cavity size	Cavity 40mm minimum achieved and no more than 70mm
Cavity clean and clear of mortar	Cavity clean and clear of mortar
Brickwork overhang	Brick work overhanging foundation no more than 20mm
Brick ties	Brick ties first course then every second course. Ties every course at openings.
Weep holes	Weep holes in place correctly spaced
Brick panel widths	Brick panel widths no less than 230mm
Door & Window support	WANZ bars installed as required.
All panels as close as practical to half height	All panels as close as practical to half height
Flashings	DPC up the sides of openings. 200 DPC along the bottom 15 degree kick out.

Deferred Items

Inspection Items

Penetrations **Ensure meter box penetration sealed.**

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring
Review at Next Inspection

**As previously requested, complete internal lintel
fixings. GTo be done by cavity batten inspection.**

Documentation

Status

As-Built Truss Design

Accepted

(Serv.) As-built Drainage Plan

Accepted

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

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **19 June 2018 2:02 p.m.**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Penetrations	Pass
Ensure meter box penetration sealed.	
19/6/18 completed	
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	Pass
As previously requested, complete internal lintel fixings. GTo be done by cavity batten inspection.	
19/6/18 Completed	

SITE INSPECTION AUDIT REPORT

Consent No: **BC170237**
 Applicant: **Mike Greer Homes North Canterbury Limited**
 Site Address: **42 Watkins Drive RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Preline Plumbing & Drainage**
 Inspection Outcome: **Pass**
 Inspected By: **Lee Bithray**
 Inspection Date: **19 June 2018 2:01 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Building Work as viewed at time of inspection is constructed as per the Consented Documents.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Exterior claddings completed	Pass
Temporary weather proofing in place to garage door and chimney cap	N/A
Wall and ceiling insulation	Pass
earthwool being completed at time of inspect-don	
Air seals & backing rods	Pass
to all openings	
Window identification stickers and safety glass labels	Pass
Packers sealed over	Pass
Plumbing pipework	Pass
Dux pipework and fittings lagged to Cold areas	
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	Pass
Waste positions as required	
Soil stack venting	N/A
Bottom-plate hold downs	Pass
Flush boxes in bracing panels	Pass
min 90 mm from edge	
Moisture content readings	Pass
Under 18%	
Ceiling battens	Pass
rondo at 600 c	
Diaphragm Ceilings	N/A
Bottom-chord restraint	Pass

Stud strengtheners	N/A
Top plate strengtheners	N/A
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Dwangs in place above shower trays to fit	Pass
Metal angles to internal corners of tiled shower wall at ensuite shower	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 1:53 PM on Tuesday 19/06/2018



Taken at 1:55 PM on Tuesday 19/06/2018

SITE INSPECTION NOTICE

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **19 June 2018**

Passed Items

Inspection Items

Penetrations

**Ensure meter box penetration sealed.
19/6/18 completed**

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring
Review at Next Inspection

**As previously requested, complete internal lintel
fixings. GTo be done by cavity batten inspection.
19/6/18 Completed**

Inspection Type: **Preline Plumbing & Drainage**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **19 June 2018**

Passed Items

General Items

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

Inspection Items

Exterior claddings completed
Wall and ceiling insulation
Air seals & backing rods
Window identification stickers and safety glass labels
Packers sealed over
Plumbing pipework

**earthwool being completed at time of inspect-don
to all openings**

**Dux pipework and fittings
lagged to Cold areas**

Pressure test statement requested for final (Site
Instruction)

Correct pipe work size, runs and distance to Hot
Water Cylinder

Wastes and vents

Waste positions as required

Bottom-plate hold downs

Flush boxes in bracing panels	min 90 mm from edge
Moisture content readings	Under 18%
Ceiling battens	rondo at 600 c
Bottom-chord restraint	
Dwangs in place above shower trays	to fit
Metal angles to internal corners of tiled shower wall	at ensuite shower

Documentation

As-Built Truss Design
(Serv.) As-built Drainage Plan
(Struct.) Engineer's ground bearing notes/report

Status

Accepted
Accepted
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **20 June 2018 3:47 p.m.**
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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cavity batten type, spacing and fixings	Pass
20 x 45 H3.2 cavity batten at 600 crs to gable	
Cavity closers	Pass
Cavity closers in place	
Flashings	Pass
PVC flashings fitted	
Door & Window support	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 3:44 PM on Wednesday 20/06/2018



Taken at 3:44 PM on Wednesday 20/06/2018



Taken at 3:44 PM on Wednesday 20/06/2018

SITE INSPECTION NOTICE

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **20 June 2018**

Passed Items

General Items

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

Inspection Items

Cavity batten type, spacing and fixings	20 x 45 H3.2 cavity batten at 600 crs to gable
Cavity closers	Cavity closers in place
Flashings	PVC flashings fitted

Documentation

As-Built Truss Design
(Serv.) As-built Drainage Plan
(Struct.) Engineer's ground bearing notes/report

Status

Accepted
Accepted
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Evan Connor**
Inspection Date: **26 June 2018 2:30 p.m.**
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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Wall linings	Pass
10mm UBG board	
Bracing	Pass
Bracing elements completed as plan.	
Not all fixings visible due to internal plastering.	
Inspector believes on reasonable grounds all work complete.	
Wet area water resistant linings	Pass
Multi board in place	
Metal angle in place to internal corners of tiled shower	Pass
A previous	
Tiled area fixings	Pass
Tiled shower fixed at 100mm crs	
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings	N/A
Ceiling linings and battens	Pass
10mm UB	
ADDITIONAL ITEMS (as applicable)	N/A

SITE INSPECTION NOTICE

Consent No: **BC170237**
 Applicant: **Mike Greer Homes North Canterbury Limited**
 Site Address: **42 Watkins Drive RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Pre-Stopping**
 Inspection Outcome: **Pass**
 Inspected By: **Evan Connor - 021 308 092**
 Inspection Date: **26 June 2018**

Passed Items

General Items

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

Inspection Items

Wall linings	10mm UBG board
Bracing	Bracing elements completed as plan. Not all fixings visible due to internal plastering. Inspector believes on reasonable grounds all work complete.
Wet area water resistant linings	Multi board in place
Metal angle in place to internal corners of tiled shower	A previous
Tiled area fixings	Tiled shower fixed at 100mm crs
Ceiling linings and battens	10mm UB

Documentation

As-Built Truss Design
 (Serv.) As-built Drainage Plan
 (Struct.) Engineer's ground bearing notes/report

Status

Accepted
 Accepted
 Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Fail**
Inspected By: **Evan Connor**
Inspection Date: **24 July 2018 2:04 p.m.**
Duration: **0 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 on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
ADDITIONAL ITEMS (as applicable)	Fail
Additional PASSED Items	N/A
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	Fail
Drive and padios poured in the morning.	
No access to building due to wet concrete.	
Re inspection to be booked as discussed with tiler.	
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



Taken at 2:03 PM on Tuesday 24/07/2018



Taken at 2:03 PM on Tuesday 24/07/2018

SITE INSPECTION NOTICE

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Fail**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **24 July 2018**

Passed Items

General Items

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

Failed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

**Drive and padios poured in the morning.
No access to building due to wet concrete.
Re inspection to be booked as discussed with tiler.**

Documentation

As-Built Truss Design
(Serv.) As-built Drainage Plan
(Struct.) Engineer's ground bearing notes/report

Status

Accepted
Accepted
Required

SITE INSPECTION AUDIT REPORT

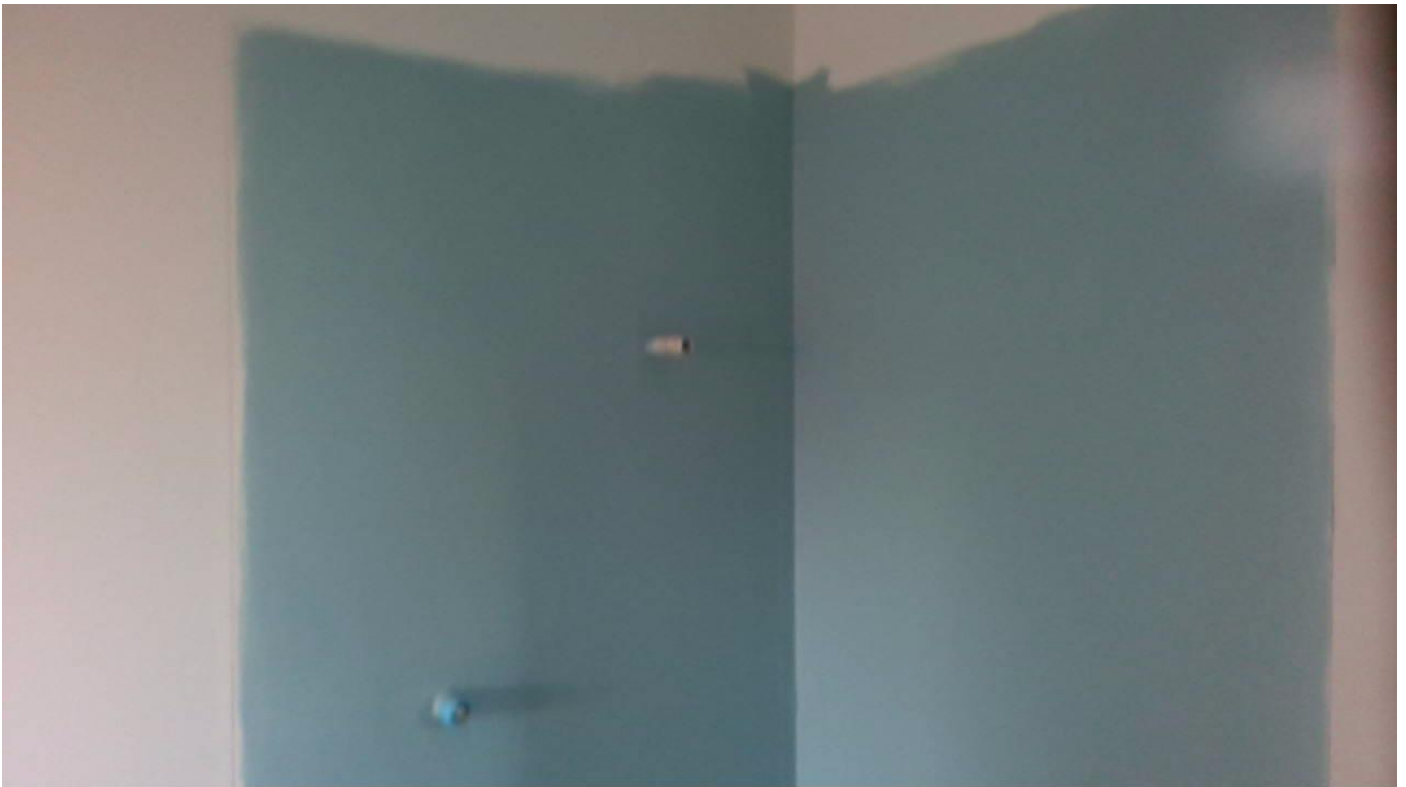
Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe**
Inspection Date: **25 July 2018 8:55 a.m.**
Duration: **45 minutes**

Inspection Element	Status
Inspection Items	Pass
Tanking membrane product Mapei to ensuite shower and bath hobb.	Pass
Coatings applied appears x2 coats applied.	Pass
Bandaging to internal/external corners Bandaging in place to internal and external corners	Pass
Slope to recess and floor slope to ¢ waste	Pass
Penetrations sealed around.	Pass
Applicator accredited	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional FAILED Items	Pass
Drive and padios poured in the morning.	
No access to building due to wet concrete.	
Re inspection to be booked as discussed with tiler.	
now completed. 25/07/2018	



Taken at 8:53 AM on Wednesday 25/07/2018



Taken at 8:53 AM on Wednesday 25/07/2018



Taken at 8:53 AM on Wednesday 25/07/2018



Taken at 8:54 AM on Wednesday 25/07/2018

SITE INSPECTION NOTICE

Consent No: **BC170237**
 Applicant: **Mike Greer Homes North Canterbury Limited**
 Site Address: **42 Watkins Drive RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Wet Area Tanking**
 Inspection Outcome: **Pass**
 Inspected By: **Mike Rowe - 021 310 389**
 Inspection Date: **25 July 2018**

Passed Items

Inspection Items

Tanking membrane product	Mapei to ensuite shower and bath hobb.
Coatings applied	appears x2 coats applied.
Bandaging to internal/external corners	Bandaging in place to internal and external corners
Slope to recess and floor	slope to ¢ waste
Penetrations	sealed around.

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items	Drive and pados poured in the morning. No access to building due to wet concrete. Re inspection to be booked as discussed with tiler. now completed. 25/07/2018
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Documentation

As-Built Truss Design
 (Serv.) As-built Drainage Plan
 (Struct.) Engineer's ground bearing notes/report

Status

Accepted
 Accepted
 Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC170237**
 Applicant: **Mike Greer Homes North Canterbury Limited**
 Site Address: **42 Watkins Drive RANGIORA**
 Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
 Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R03**

Inspection Type: **Final**
 Inspection Outcome: **Pass**
 Inspected By: **Robert Bailey**
 Inspection Date: **24 August 2018 9:09 a.m.**
 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 on site.	
Standard safety footwear required and worn on site.	
Site visitors' register signed.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Finished ground level and clearances to cladding	Pass
Completed	
Paved area levels/falls and storm water control	Pass
Completed	
Gully traps	Pass
Completed	
Storm water disposal	Pass
Completed	
Soffit/windows/doors sealed	Pass
Completed	
Drain ventilation	Pass
Completed	
Cladding/soffits	Pass
Completed	
Ventilation/weep holes	Pass
Completed	
Drainage venting to sewer and WC fixture	Pass
Completed.	
Snow straps	N/A
Vermin proofing	Pass
Completed	
Garage door reveals and cladding junctions	Pass
Completed	
Step down to door openings	Pass
All less than 190 mm	
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 In garage wall	Pass
Hot water cylinder relief drain Tested	Pass
Hot water cylinder valving Completed	Pass
Hot water cylinder temperature 54°	Pass
HWC seismic restraints Three straps in place	Pass
Safe tray in place Completed	Pass
Smoke alarms Three in place	Pass
Window identification stickers and safety glass labels	Pass
Shower leak test Completed	Pass
Gas hob shield	N/A
Ventilation provided to all wet areas Ceiling fans vented to soffits	Pass
Fixtures sealed to walls Completed	Pass
Plumbing fixtures Completed	Pass
Insulation Completed	Pass
Mechanical vents Completed	Pass
Vertical insulation in roof space	N/A
Gas Cylinders	N/A
Effluent Field Fencing/Protection	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
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
Licensed Building Practitioners	
Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required
Roofing 1	Required



Taken at 8:45 AM on Friday 24/08/2018



Taken at 8:45 AM on Friday 24/08/2018



Taken at 8:46 AM on Friday 24/08/2018



Taken at 8:46 AM on Friday 24/08/2018



Taken at 8:48 AM on Friday 24/08/2018



Taken at 8:48 AM on Friday 24/08/2018



Taken at 8:48 AM on Friday 24/08/2018



Taken at 8:50 AM on Friday 24/08/2018



Taken at 8:50 AM on Friday 24/08/2018



Taken at 8:51 AM on Friday 24/08/2018



Taken at 8:54 AM on Friday 24/08/2018



Taken at 9:03 AM on Friday 24/08/2018



Taken at 9:03 AM on Friday 24/08/2018



Taken at 9:03 AM on Friday 24/08/2018

SITE INSPECTION NOTICE

Consent No: **BC170237**
Applicant: **Mike Greer Homes North Canterbury Limited**
Site Address: **42 Watkins Drive RANGIORA**
Work Type: **DWELLING WITH ATTACHED GARAGE 42 WATKINS DRIVE RANGIORA LOT 77 DP 497145**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **Robert Bailey - 027 453 8139**
Inspection Date: **24 August 2018**

Passed Items

General Items

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

Inspection Items

Finished ground level and clearances to cladding	Completed
Paved area levels/falls and storm water control	Completed
Gully traps	Completed
Storm water disposal	Completed
Soffit/windows/doors sealed	Completed
Drain ventilation	Completed
Cladding/soffits	Completed
Ventilation/weep holes	Completed
Drainage venting to sewer and WC fixture	Completed.
Vermin proofing	Completed
Garage door reveals and cladding junctions	Completed
Step down to door openings	All less than 190 mm
Water isolation valve location	In garage wall
Hot water cylinder relief drain	Tested
Hot water cylinder valving	Completed
Hot water cylinder temperature	54°
HWC seismic restraints	Three straps in place
Safe tray in place	Completed
Smoke alarms	Three in place
Window identification stickers and safety glass labels	
Shower leak test	Completed
Ventilation provided to all wet areas	Ceiling fans vented to soffits
Fixtures sealed to walls	Completed
Plumbing fixtures	Completed
Insulation	Completed

Documentation

As-Built Truss Design	Accepted
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's ground bearing notes/report	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Status

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required
Roofing 1	Required

Status