

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Graham Wayne Thomas**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **4 November 2021 9:12 AM**
 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 most pegs in place.	Pass
Confirm siting BLC required for recession planes, thus siting and FFL check required. -boxing yet to be fully completed/ braced	Pass Non Compliance
Building Location Certificate Provided BLC required for recession planes, thus siting and FFL check required	Pass Non Compliance
Confirm any engineer's special requirements engineer ground bearing report required	Pass
Engineer's inspection/s engineer ground bearing report required	Pass
Building platform excavations engineer ground bearing report required	Pass
Hardfill - type & compaction AP40 as page 2	Pass
Under-slab insulation provision	N/A
DPM protection crusher dust layer approx 25mm	Pass
Slab base level and height BLC to confirm recession planes.	Pass Non Compliance
Slab thickenings ensure thickening provided under area of soakpit influence as ammended plans and engineer to approve work.	Pass Non Compliance
Pipework pipes to be checked at slab inspection when all fitted	Pass
Prompt builder re: HWC safe-trays	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A

Documentation

(Struct.) Surveyor's Building Location Certificate
(Struct.) Engineer's ground bearing notes/report
(Struct.) PS4 - Foundations (Engineer's supervision)

Required
Required
Required



Taken at 9:18 AM on Thursday 4/11/2021 Status: Pass



Taken at 9:18 AM on Thursday 4/11/2021 Status: Pass



Taken at 9:19 AM on Thursday 4/11/2021



Taken at 9:19 AM on Thursday 4/11/2021 Status: Pass



Taken at 9:19 AM on Thursday 4/11/2021

Status: Pass



Taken at 9:19 AM on Thursday 4/11/2021

Status: Pass



Taken at 9:19 AM on Thursday 4/11/2021

Status: Pass



Taken at 9:19 AM on Thursday 4/11/2021

Status: Pass



Taken at 9:20 AM on Thursday 4/11/2021

Status: Pass



Taken at 9:21 AM on Thursday 4/11/2021

Status: Pass



Taken at 9:21 AM on Thursday 4/11/2021

Status: Pass



Taken at 9:21 AM on Thursday 4/11/2021

Status: Pass

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Graham Wayne Thomas**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Post Holes**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **4 November 2021 10:03 AM**
 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
Pegs/boundaries inspection for verandah holes only layout as page 3 with LBP to ensure all aligned correctly	Pass
Building work siting BLC required for recession planes for dwelling	Pass Non Compliance
Building Location Certificate Provided BLC required for recession planes for dwelling	Pass Non Compliance
Correct number of holes 3 holes as page 3	Pass
Hole depth and diameter holes as page 7	Pass
Bearing achieved sand bearing	Pass
Holes clean prior to pouring ensure all cleaned out	Pass
Concrete cover to poles yet to place posts	Pass
Pole/hole alignment yet to do	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
OK to Pour	Pass
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) ensure all depths acheived as ammended plans	Pass
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.) Surveyor's Building Location Certificate

Required

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

Required

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

Required



Taken at 10:02 AM on Thursday 4/11/2021

Status: Pass



Taken at 10:02 AM on Thursday 4/11/2021

Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Graham Wayne Thomas**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

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 BC210889 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **4 November 2021**

Passed Items

General Items

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

Inspection Items

Boundary peg locations and address/lot number	most pegs in place.
Confirm any engineer's special requirements	engineer ground bearing report required
Engineer's inspection/s	engineer ground bearing report required
Building platform excavations	engineer ground bearing report required
Hardfill - type & compaction	AP40 as page 2
DPM protection	crusher dust layer approx 25mm
Pipework	pipes to be checked at slab inspection when all fitted

Deferred Items

Inspection Items

Confirm siting	BLC required for recession planes, thus siting and FFL check required. -boxing yet to be fully completed/ braced
Building Location Certificate Provided	BLC required for recession planes, thus siting and FFL check required
Slab base level and height	BLC to confirm recession planes.
Slab thickenings	ensure thickening provided under area of soakpit influence as ammended plans and engineer to approve work.

Inspection Type: **Post Holes**
Inspection Outcome: **Pass Non Compliance**

Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **4 November 2021**

Passed Items

General Items

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

Inspection Items

Pegs/boundaries

**inspection for verandah holes only
layout as page 3 with LBP to ensure all aligned
correctly**

Correct number of holes

3 holes as page 3

Hole depth and diameter

holes as page 7

Bearing achieved

sand bearing

Holes clean prior to pouring

ensure all cleaned out

Concrete cover to poles

yet to place posts

Pole/hole alignment

yet to do

OK to Pour

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives
to Complete)

ensure all depths acheived as ammended plans

Deferred Items

Inspection Items

Building work siting

BLC required for recession planes for dwelling

Building Location Certificate Provided

BLC required for recession planes for dwelling

Documentation

Status

(Struct.) Surveyor's Building Location Certificate

Required

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

Required

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

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Graham Wayne Thomas**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
 Inspection Outcome: **Fail**
 Inspected By: **John Thornton**
 Inspection Date: **9 November 2021 9:19 AM**
 Duration: **45 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	Fail
Boundary peg locations and address/lot number Unable to locate pegs on the east boundary appear to be removed. Discussed with Foundation contractor who confirms a BLC has been submitted to WDC	Pass
Confirm siting *BLC for siting sent to WDC to be approved	Fail
Building Location Certificate Provided * As above	Fail
Finished floor level By LBP	Pass
DPM DPM under pods	Pass
Polystyrene pods set-out 300mm pod layout as plans	Pass
Foundation width and depth 300/420mm perimeter beams	Pass
Reinforcing type, size, laps and spacing HD12 Reinforcing to be inspected by Engineer	Pass
Reinforcing cover To be apporved by Engineer	Pass
Wastes and foundation penetrations In place sleeved in slab with grade. *Branch vent shown run internal through bulkhead to upper floor wall on sheet 203 not installed. Complete as plans or review venting at later inspection. Owner to approve external vent location if not installed as plans	Pass Non Compliance
Mesh reinforcing SE62 Lapped, tied and supported - Engineer to inspect	Pass
Slab thickenings and recesses Ribs and thickenings formed. *See below	Pass
Free-joints	N/A

Supplementary reinforcing To corners shown	Pass
Check slab thickness 100mm shown - Engineer to inspect	Pass
Slab rebates In place for brickwork and garage doors	Pass
Under slab insulation	N/A
HWC relief drain	N/A
Hot Water Cylinder Safe-tray Drain	N/A
Advise actual truss as-built's approval required	N/A
Electrical earth bar to mesh installed Reinforcing has provision for earthing by Electrician at later date.	Pass
Engineers inspection completed -Site notes to be provided. *Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	Pass Non Compliance
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required -Engineer approval for removal of concrete piles shown	Pass Non Compliance
OK to Pour *BLC for siting to be approved *Engineer to approve construction	N/A
ADDITIONAL ITEMS (as applicable)	N/A
<hr/>	
Documentation	
As-Built Truss Design	Required
(Struct.) Surveyor's Building Location Certificate 1) For siting 2) For recession plane	Required
(Struct.) Engineer's site notes/reports (Specify) Foundation slab.	Required
<hr/>	
Licensed Building Practitioners	
Foundations 1	Required



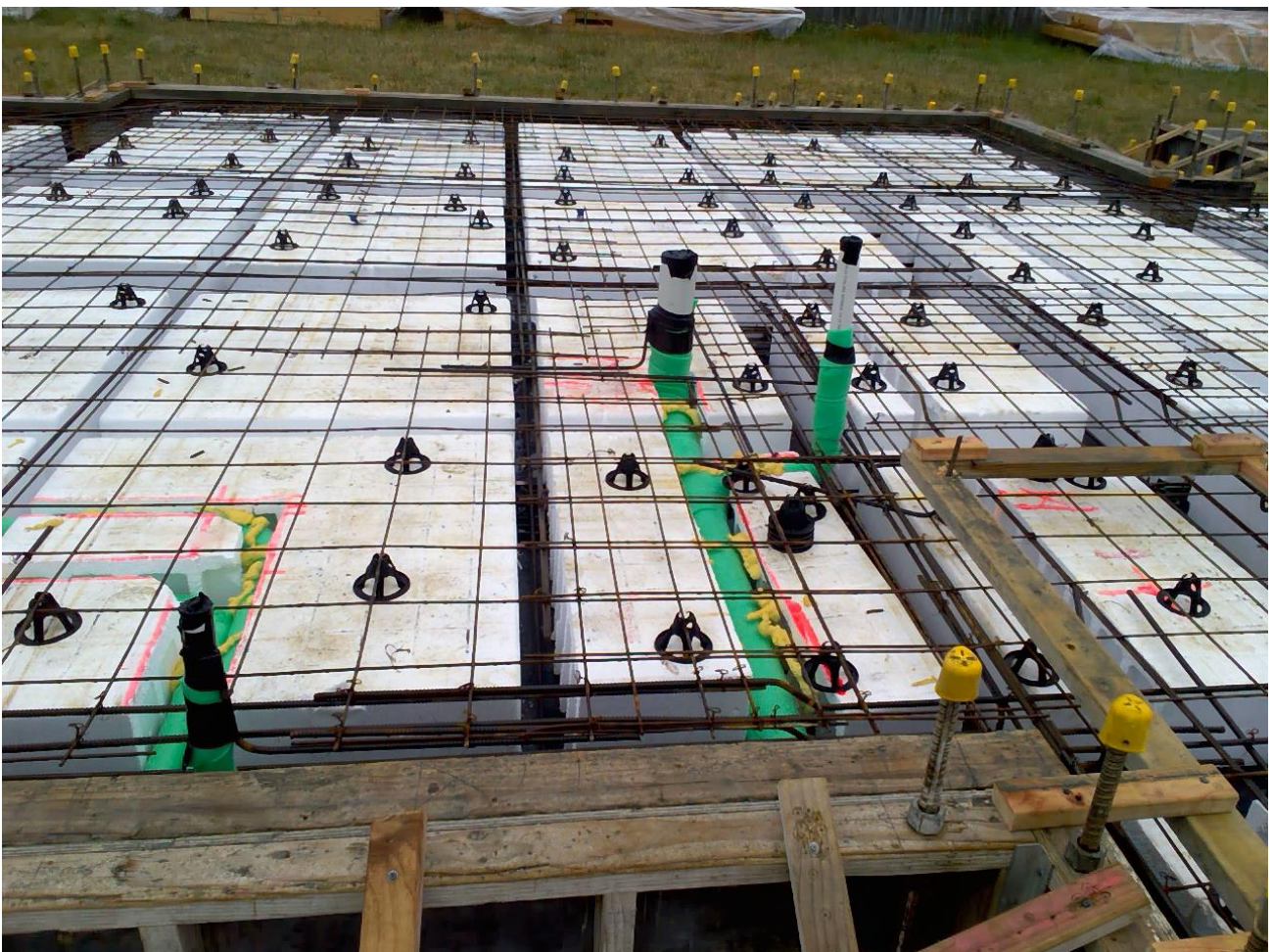
Taken at 9:01 AM on Tuesday 9/11/2021



Taken at 9:01 AM on Tuesday 9/11/2021



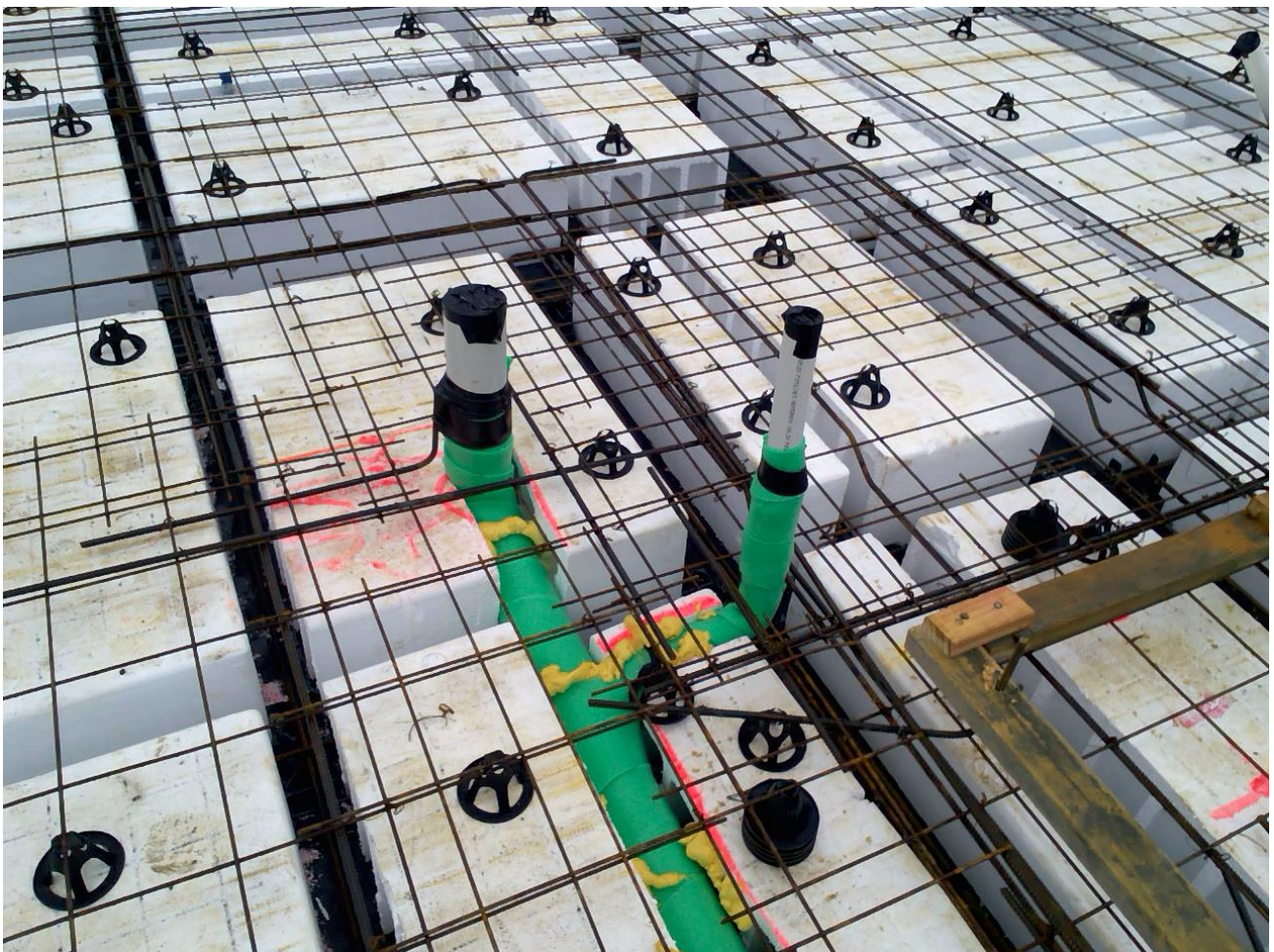
Taken at 9:01 AM on Tuesday 9/11/2021



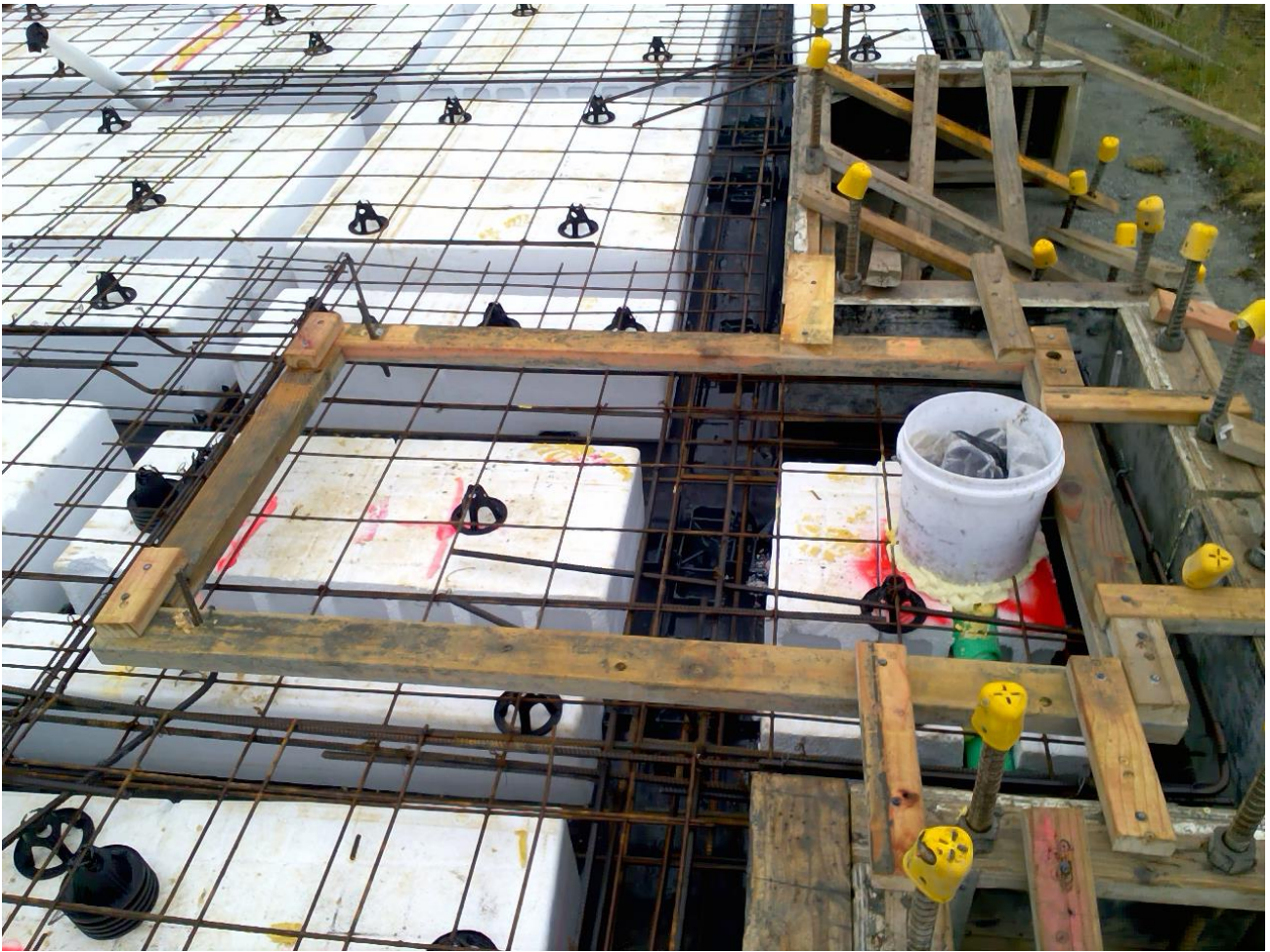
Taken at 9:02 AM on Tuesday 9/11/2021



Taken at 9:02 AM on Tuesday 9/11/2021



Taken at 9:02 AM on Tuesday 9/11/2021



Taken at 9:03 AM on Tuesday 9/11/2021



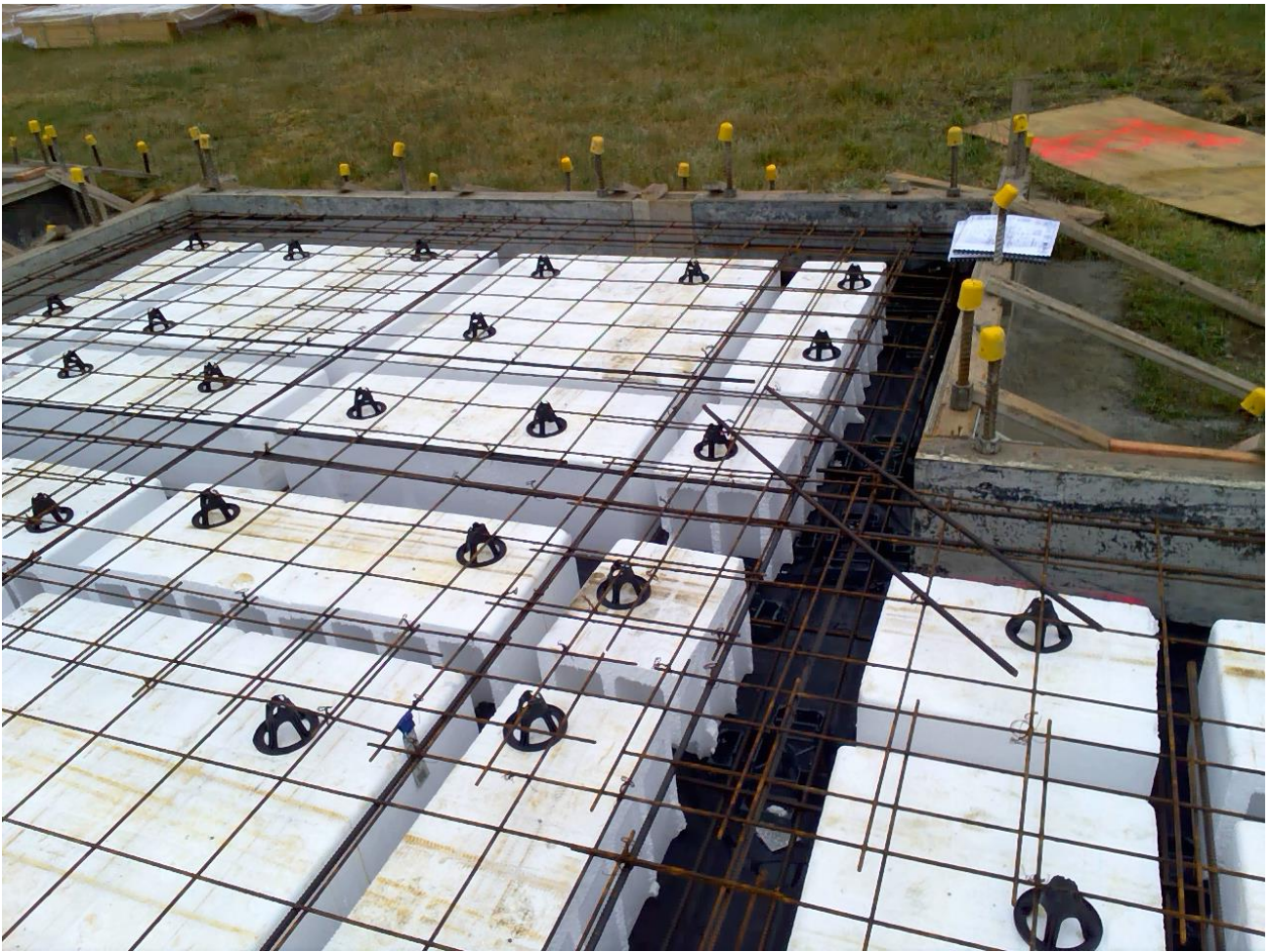
Taken at 9:03 AM on Tuesday 9/11/2021



Taken at 9:03 AM on Tuesday 9/11/2021



Taken at 9:03 AM on Tuesday 9/11/2021



Taken at 9:03 AM on Tuesday 9/11/2021



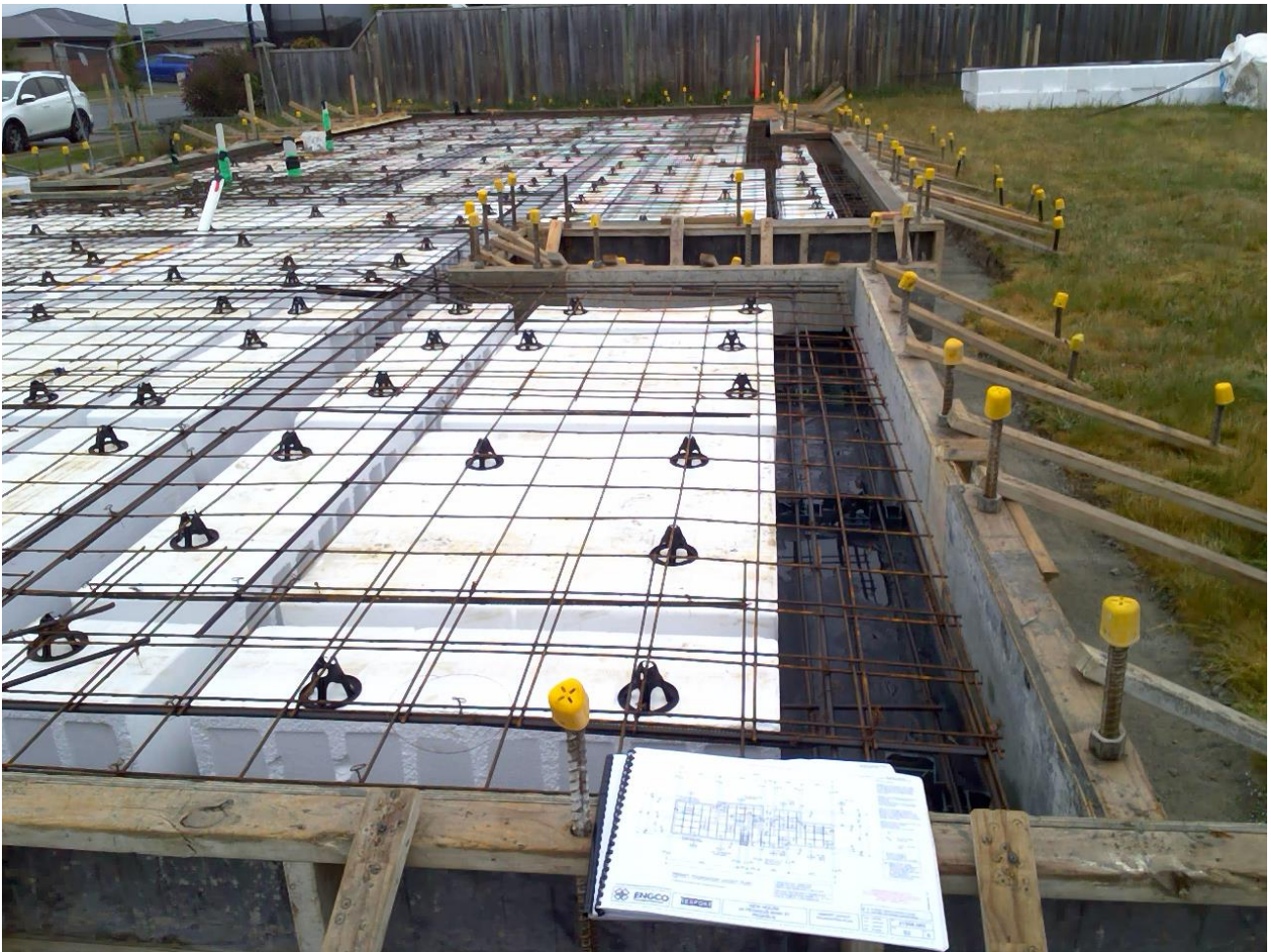
Taken at 9:04 AM on Tuesday 9/11/2021



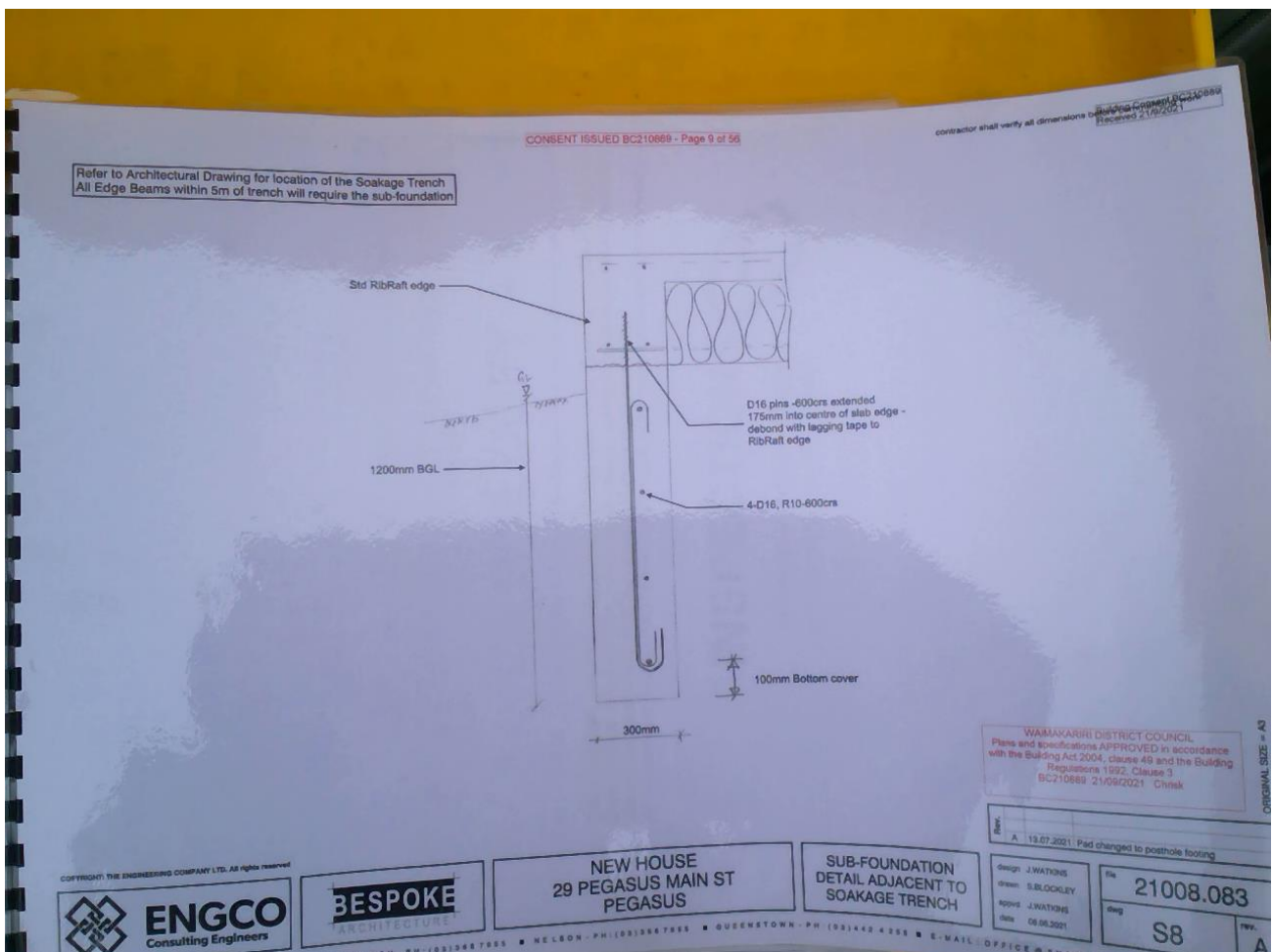
Taken at 9:04 AM on Tuesday 9/11/2021



Taken at 9:04 AM on Tuesday 9/11/2021



Taken at 9:04 AM on Tuesday 9/11/2021



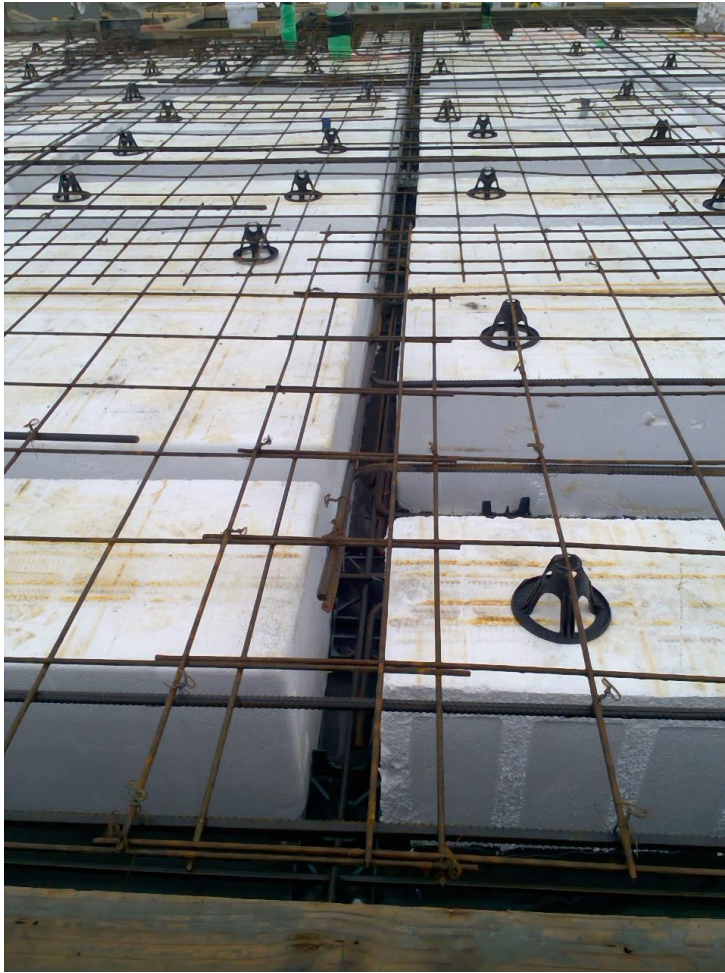
Taken at 9:05 AM on Tuesday 9/11/2021



Taken at 9:06 AM on Tuesday 9/11/2021



Taken at 9:06 AM on Tuesday 9/11/2021



Taken at 9:06 AM on Tuesday 9/11/2021

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Graham Wayne Thomas**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

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 BC210889 in the subject line.

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Fail**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **9 November 2021**

Passed Items

General Items

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

Inspection Items

Boundary peg locations and address/lot number	Unable to locate pegs on the east boundary appear to be removed. Discussed with Foundation contractor who confirms a BLC has been submitted to WDC
Finished floor level	By LBP
DPM	DPM under pods
Polystyrene pods set-out	300mm pod layout as plans
Foundation width and depth	300/420mm perimeter beams
Reinforcing type, size, laps and spacing	HD12 Reinforcing to be inspected by Engineer
Reinforcing cover	To be apporved by Engineer
Mesh reinforcing	SE62 Lapped, tied and supported - Engineer to inspect
Slab thickenings and recesses	Ribs and thickenings formed. *See below
Supplementary reinforcing	To corners shown
Check slab thickness	100mm shown - Engineer to inspect
Slab rebates	In place for brickwork and garage doors
Electrical earth bar to mesh installed	Reinforcing has provision for earthing by Electrician at later date.

Deferred Items

Inspection Items

Wastes and foundation penetrations	In place sleeved in slab with grade. *Branch vent shown run internal through bulkhead to
------------------------------------	---

Engineers inspection completed	upper floor wall on sheet 203 not installed. Complete as plans or review venting at later inspection. Owner to approve external vent location if not installed as plans
	-Site notes to be provided.
	*Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval
Amendment Required	-Engineer approval for removal of concrete piles shown

Failed Items

Inspection Items

Confirm siting	*BLC for siting sent to WDC to be approved
Building Location Certificate Provided	* As above

Documentation	Status
As-Built Truss Design	Required
(Struct.) Surveyor's Building Location Certificate	Required
1) For siting	
2) For recession plane	
(Struct.) Engineer's site notes/reports (Specify)	Required
Foundation slab.	
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
Licensed Building Practitioners	Status
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Graham Wayne Thomas**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Drains**
 Inspection Outcome: **Fail**
 Inspected By: **Andrew Kendall**
 Inspection Date: **17 November 2021 10:49 AM**
 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
Drain-layers details and registration number -Drainlayer: Ray Vincent, Reg: 24613.	Pass
Storm-water, &/or sewer pipework in position and exposed -Storm-water, sewer pipe work laid in position and exposed with correct inspection point locations.	Pass
Gradient -Adequate 1:90 gradient achieved.	Pass
Pipework support & bedding -Pipe work supported in clean natural sand.	Pass
Sumps and soak holes -Driveway sump in position.	Pass
Water test	Pass
Primer used -Primer used on 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)	Fail
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) -Foul water connection lateral has not been located due to being too deep and groundwater at 1.8m depth, drainlayer has notified Rob Frizzell from WDC to have sub-contractor to connect lateral, as per noted on drainlayers as-laid plan.	Pass
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	Fail

-Previously failed foundation/slab pre-pour inspection items and site instructions have yet to be addressed prior to proceeding with any further work. Note: Concrete placement completed to foundation/slab at time of drainage inspection.

HARDCOPY (Refer Hardcopy inspection Sheet)

N/A

Documentation

(Serv.) As-built Drainage Plan

Accepted



Taken at 10:23 AM on Wednesday 17/11/2021



Taken at 10:23 AM on Wednesday 17/11/2021



Taken at 10:25 AM on Wednesday 17/11/2021



Taken at 10:25 AM on Wednesday 17/11/2021



Taken at 10:25 AM on Wednesday 17/11/2021



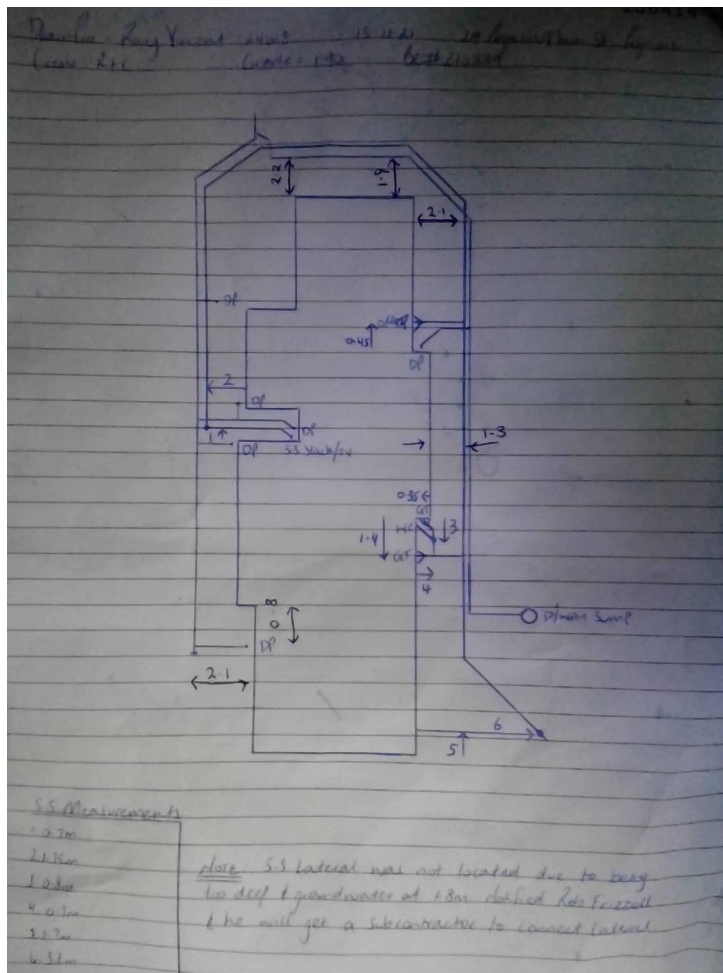
Taken at 10:25 AM on Wednesday 17/11/2021



Taken at 10:25 AM on Wednesday 17/11/2021



Taken at 10:25 AM on Wednesday 17/11/2021



Taken at 10:41 AM on Wednesday 17/11/2021

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Graham Wayne Thomas**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

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 BC210889 in the subject line.

Inspection Type: **Drains**
Inspection Outcome: **Fail**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **17 November 2021**

Passed Items

General Items

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

Inspection Items

Drain-layers details and registration number
Storm-water, &/or sewer pipework in position and exposed
Gradient
Pipework support & bedding
Sumps and soak holes
Water test
Primer used
As-laid plan

-Drainlayer: Ray Vincent, Reg: 24613.
-Storm-water, sewer pipe work laid in position and exposed with correct inspection point locations.
-Adequate 1:90 gradient achieved.
-Pipe work supported in clean natural sand.
-Driveway sump in position.

-Primer used on glued joints.
-Drainage as-laid plan accurately drawn with all measurements clearly identified provided.

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

-Foul water connection lateral has not been located due to being too deep and groundwater at 1.8m depth, drainlayer has notified Rob Frizzell from WDC to have sub-contractor to connect lateral, as per noted on drainlayers as-laid plan.

Failed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

-Previously failed foundation/slab pre-pour inspection items and site instructions have yet to be addressed prior to proceeding with any further work. Note: Concrete placement completed to foundation/slab at time of drainage inspection.

Documentation

(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Required
(Struct.) Surveyor's Building Location Certificate	Required
1) For siting	
2) For recession plane	
(Struct.) Engineer's site notes/reports (Specify)	Required
Foundation slab.	
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required

Licensed Building Practitioners

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

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Graham Wayne Thomas**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Fail**
Inspected By: **John Durand**
Inspection Date: **7 December 2021 9:58 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Fail
Engineers inspection completed	N/A
-Site notes to be provided.	
*Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	
Amendment Required	N/A
-Engineer approval for removal of concrete piles shown	

Documentation

Application form for CCC (Form 6)	Required
As-Built Truss Design	Accepted
Other (Specify)	Required
Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	

Licensed Building Practitioners

Carpentry 1	Required
-------------	----------

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Graham Wayne Thomas**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **First Floor Framing**
 Inspection Outcome: **Fail**
 Inspected By: **John Durand**
 Inspection Date: **7 December 2021 10:30 AM**
 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
As-Built Truss/Frame Design	Pass
Current PS1 provided PS1 provided with as built	Pass
Design Statement Correct Parameters checked	Pass
Roof Layout As buildable	Pass
Fixings Truss fixings provided for As-built design	Pass
Reminder - Complete Documentation tab	N/A
Inspection Items	Pass
Joists 240 x 45mm joists at 400mmccs, H3 under bathroom	Pass
Connections Connections completed	Pass
Boundary joists Boundary joists in place	Pass
Solid blocking Solid blocking completed	Pass
Structural steel & beams Structural beams inspected by engineer	Pass
Engineers inspection	Pass
Hold downs Ground floor hold downs in place	Pass
Flooring Strandfloor boarding, H3 under bathroom.	Pass
Joist layout Joist layout correct	Pass

BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	Fail
Additional PASSED Items	Pass
Lintel connections all complete to both levels.	
Lower level truss and purlin connections all checked ok, lower roofing can be installed.	
Additional PASSED with Site Instructions (Directives to Complete)	N/A
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	Pass Non Compliance
Branch vent not in place for venting through bulkhead, plumber to advise.	
IBS brace sheets to be in place and inspected at prerroof.	
Additional FAILED Items	Fail
BLC not yet verified, continue at own risk.	
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A
<hr/>	
Documentation	
Application form for CCC (Form 6)	Required
As-Built Truss Design	Accepted
Other (Specify)	Required
Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	
<hr/>	
Licensed Building Practitioners	
Carpentry 1	Required



Taken at 10:07 AM on Tuesday 7/12/2021



Taken at 10:07 AM on Tuesday 7/12/2021



Taken at 10:07 AM on Tuesday 7/12/2021



Taken at 10:07 AM on Tuesday 7/12/2021



Taken at 10:08 AM on Tuesday 7/12/2021



Taken at 10:24 AM on Tuesday 7/12/2021

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Graham Wayne Thomas**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Membrane - Pre-Installation**
 Inspection Outcome: **Pass**
 Inspected By: **John Durand**
 Inspection Date: **7 December 2021 10:32 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
Support framing 90 x 45mm framing at 400mm ccs	Pass
Correct fall Over 1:100 achieved	Pass
Substrate H3 17mm ply	Pass
Fillets Angled timber fillets in place to corners	Pass
Substrate fixings Stainless screws.	Pass
Scupper outlets and overflow relief Scupper outlets and overflow relief in place	Pass
Drip edges	N/A
Cricket Flashings Required	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

Application form for CCC (Form 6)	Required
As-Built Truss Design	Accepted
Other (Specify)	Required
Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	

Licensed Building Practitioners

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Graham Wayne Thomas**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

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 BC210889 in the subject line.

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Fail**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **7 December 2021**

Failed Items

Inspection Items

Inspection Type: **First Floor Framing**
Inspection Outcome: **Fail**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **7 December 2021**

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

**PS1 provided with as built
Parameters checked
As buildable
Truss fixings provided for As-built design**

Inspection Items

Joists
Connections
Boundary joists
Solid blocking
Structural steel & beams
Engineers inspection
Hold downs
Flooring

**240 x 45mm joists at 400mmccs, H3 under bathroom
Connections completed
Boundary joists in place
Solid blocking completed
Structural beams inspected by engineer

Ground floor hold downs in place
Strandfloor boarding, H3 under bathroom.**

Joist layout
ADDITIONAL ITEMS (as applicable)
Additional PASSED Items

Joist layout correct

**Lintel connections all complete to both levels.
Lower level truss and purlin connections all checked
ok, lower roofing can be installed.**

Deferred Items

ADDITIONAL ITEMS (as applicable)
Additional PASS NC (Site Instructions) Requiring
Review at Next Inspection

**Branch vent not in place for venting through
bulkhead, plumber to advise.**

**IBS brace sheets to be in place and inspected at
prerroof.**

Failed Items

ADDITIONAL ITEMS (as applicable)
Additional FAILED Items

BLC not yet verified, continue at own risk.

Inspection Type: **Membrane - Pre-Installation**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **7 December 2021**

Passed Items

General Items

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

Inspection Items

Support framing	90 x 45mm framing at 400mm ccs
Correct fall	Over 1:100 achieved
Substrate	H3 17mm ply
Fillets	Angled timber fillets in place to corners
Substrate fixings	Stainless screws.
Scupper outlets and overflow relief	Scupper outlets and overflow relief in place

Documentation

Status

As-Built Truss Design	Accepted
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Surveyor's Building Location Certificate	Required
1) For siting	
2) For recession plane	
(Struct.) Engineer's site notes/reports (Specify) Foundation slab.	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
Other (Specify)	Required
Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	

Licensed Building Practitioners

Status

Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R03**

Inspection Type: **Compacted Hardfill Pre-DPM**

Inspection Outcome: **Pass Non Compliance**

Inspected By: **Mark McLaughlin**

Inspection Date: **20 January 2022 10:58 AM**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass Non Compliance

Confirm siting

Pass

BLC required for recession planes, thus siting and FFL check required.
-boxing yet to be fully completed/ braced
***slab now poured and floor inspection passed.**
***BLC approved**

Building Location Certificate Provided

Pass

BLC required for recession planes, thus siting and FFL check required
***has been supplied for recession planes and siting**

Slab base level and height

Pass

BLC to confirm recession planes.
-has been approved, FFL passed at foundation inspection

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R03**

Inspection Type: **Post Holes**

Inspection Outcome: **Pass**

Inspected By: **Mark McLaughlin**

Inspection Date: **20 January 2022 10:57 AM**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass

Building work siting

Pass

**BLC required for recession planes for dwelling
-now approved**

Building Location Certificate Provided

Pass

**BLC required for recession planes for dwelling
-now approved**

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin**
Inspection Date: **20 January 2022 10:57 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass Non Compliance
Confirm siting	Pass
*BLC for siting sent to WDC to be approved	
-now verified by WDC	
Building Location Certificate Provided	Pass
* As above	
-now verified for siting and recession planes	
Wastes and foundation penetrations	Pass Non Compliance
In place sleeved in slab with grade.	
*Branch vent shown run internal through bulkhead to upper floor wall on sheet 203 not installed. Complete as plans or review venting at later inspection.	
Owner to approve external vent location if not installed as plans	
-still to confirm	

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **First Floor Framing**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin**
Inspection Date: **20 January 2022 10:56 AM**
Duration: **0 minutes**

Inspection Element	Status
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection Branch vent not in place for venting through bulkhead, plumber to advise. -provide solution prior to preline IBS brace sheets to be in place and inspected at prerroof. -now in place	Pass
Additional FAILED Items BLC not yet verified, continue at own risk. * has now been verified for siting and recesion planes	Pass

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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: **20 January 2022 9:14 AM**
 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
As-Built Truss/Frame Design	N/A
Inspection Items	Pass Non Compliance
As-Built truss design approved as builds checked at first floor framing inspection	Pass
Control cuts to slab	N/A
Framing timber framing as sheet no 102 140x45 ext frames 600c 90x45 internal frames. all framing SG8 H1.2	Pass
DPC under bottom plates	Pass
Plate hold down fixings bolts in place	Pass
Frame connections	Pass
Truss and rafter connections truss fixings in place first floor. ground floor already checked as first floor framing	Pass
Purlins 70x45 screw fixed to first floor as sheet 102 ground floor checked as first floor framing	Pass
Outriggers at gables	N/A
Roof bracing strap bracing in place	Pass
Stud to top plate completed with factory screw and spray marked	Pass
Lintel hold downs and fixings intel fixings checked at first floor framing	Pass
Lintels	Pass

as truss design	
Post/beam connections	Pass
engineer to inspect	
Structural steel & beams	Pass
PFC beam to garage covered by engineer	
Valley boards	N/A
Brace panel hold downs	Pass
bracing in place with engineer to approve	
Dragon Ties	N/A
External sheet bracing	Pass
IBS sheets nailing appears completed	
Bottom chord restraints	Pass Non Compliance
to be completed.	
Diaphragm Ceilings	N/A
Fire wall hold-downs and solid blocking	N/A
Engineer's inspection completed	Pass
engineer to inspect preline/ bracing	
Cricket Flashings Required	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 9:20 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:21 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:21 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:21 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:21 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:22 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:22 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:22 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:22 AM on Thursday 20/01/2022 Status: Pass



Taken at 9:22 AM on Thursday 20/01/2022 Status: Pass

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Building Wrap & Sill Tape**
 Inspection Outcome: **Fail**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **20 January 2022 10:51 AM**
 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	Fail
Building wrap type IBS rigid rap	Pass
Wrap fastening and laps galv round head nails, nailing appears completed as tape in place unable to view all areas	Pass
Wrap at openings rigid rap up to edge	Pass
Wrap bottom edge IBS approx 25mm below bottom plate	Pass
Slab edge protection mulseal to rebate	Pass
Sill tape Masons tape to windows in place	Fail
*Ecoply barrier sealing tape to sheet joints not approved tape.	
Thermal break	N/A
Penetrations ensure taped when made	Pass
Wrap support IBS rigid ap	Pass
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 10:07 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:07 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:07 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:07 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:07 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:07 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:07 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:08 AM on Thursday 20/01/2022 Status: Pass



Taken at 10:08 AM on Thursday 20/01/2022 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

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 BC210889 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **20 January 2022**

Passed Items

Inspection Items

Confirm siting

BLC required for recession planes, thus siting and FFL check required.**-boxing yet to be fully completed/ braced*****slab now poured and floor inspection passed.*****BLC approved**

Building Location Certificate Provided

BLC required for recession planes, thus siting and FFL check required***has been supplied for recession planes and siting**

Slab base level and height

BLC to confirm recession planes.**-has been approved, FFL passed at foundation inspection****Deferred Items**

Inspection Items

Inspection Type: **Post Holes**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **20 January 2022**

Passed Items

Inspection Items

Building work siting

BLC required for recession planes for dwelling
-now approved

Building Location Certificate Provided

BLC required for recession planes for dwelling
-now approved

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
BC210889 **KEEP ON SITE FOR RECHECK**

Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **20 January 2022**

Passed Items

Inspection Items

Confirm siting

***BLC for siting sent to WDC to be approved
-now verified by WDC**

Building Location Certificate Provided

*** As above
-now verified for siting and recession planes**

Deferred Items

Inspection Items

Wastes and foundation penetrations

**In place sleeved in slab with grade.
*Branch vent shown run internal through bulkhead to upper floor wall on sheet 203 not installed. Complete as plans or review venting at later inspection. Owner to approve external vent location if not installed as plans
-still to confirm**

Inspection Type: **First Floor Framing**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **20 January 2022**

Passed Items

ADDITIONAL ITEMS (as applicable)

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

**Branch vent not in place for venting through bulkhead, plumber to advise.
-provide solution prior to preline
IBS brace sheets to be in place and inspected at preroof.
-now in place**

Additional FAILED Items

**BLC not yet verified, continue at own risk.
* has now been verified for siting and recession planes**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **20 January 2022**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy

Approved Building Consent on site

Inspection Items

As-Built truss design approved

Framing

**as built checked at first floor framing inspection
timber framing as sheet no 102
140x45 ext frames 600c
90x45 internal frames.
all framing SG8 H1.2**

DPC

under bottom plates

Plate hold down fixings

bolts in place

Frame connections

Truss and rafter connections

truss fixings in place first floor.

Purlins	ground floor already checked as first floor framing
Roof bracing	70x45 screw fixed to first floor as sheet 102
Stud to top plate	ground floor checked as first floor framing
Lintel hold downs and fixings	strap bracing in place
Lintels	completed with factory screw and spray marked
Post/beam connections	lintel fixings checked at first floor framing
Structural steel & beams	as truss design
Brace panel hold downs	engineer to inspect
External sheet bracing	PFC beam to garage covered by engineer
Engineer's inspection completed	bracing in place with engineer to approve
	IBS sheets nailing appears completed
	engineer to inspect preline/ bracing

Deferred Items

Inspection Items

Bottom chord restraints	to be completed.
-------------------------	------------------

Inspection Type:	Building Wrap & Sill Tape
Inspection Outcome:	Fail
Inspected By:	Mark McLaughlin - 021 825 067
Inspection Date:	20 January 2022

Passed Items

General Items

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

Inspection Items

Building wrap type	IBS rigid rap
Wrap fastening and laps	galv round head nails, nailing appears completed as tape in place unable to view all areas
Wrap at openings	rigid rap up to edge
Wrap bottom edge	IBS approx 25mm below bottom plate
Slab edge protection	mulseal to rebate
Penetrations	ensure taped when made
Wrap support	IBS rigid ap

Failed Items

Inspection Items

Sill tape	Masons tape to windows in place
	*Ecoply barrier sealing tape to sheet joints not approved tape.

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
1) For siting - Verified & Approved 9/11/21 BM	
2) For recession plane - Verified & Approved 7/12/21 BM	
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Foundation slab.	

(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
Other (Specify)	Required
Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	

Licensed Building Practitioners

Status

Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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: **John Durand**

Inspection Date: **1 February 2022 9:38 AM**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass Non Compliance

Bottom chord restraints
to be completed

Pass Non Compliance

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R03**

Inspection Type: **Building Wrap & Sill Tape**

Inspection Outcome: **Pass**

Inspected By: **John Durand**

Inspection Date: **1 February 2022 9:44 AM**

Duration: **0 minutes**

Inspection Element

Status

Inspection Items

Pass

Sill tape

N/A

Masons tape to windows in place

***Ecoply barrier sealing tape to sheet joints not approved tape.**

Carried forward

SITE INSPECTION AUDIT REPORT

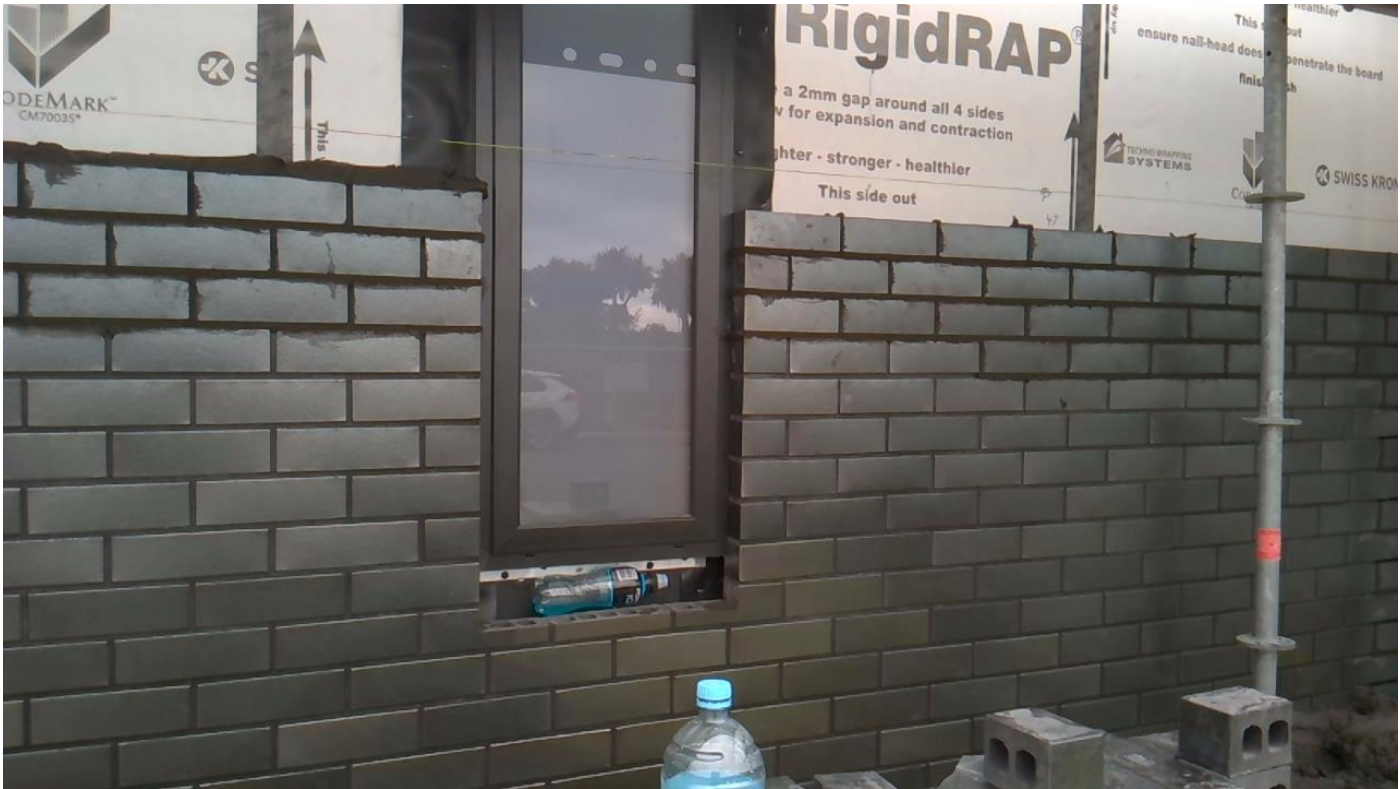
Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

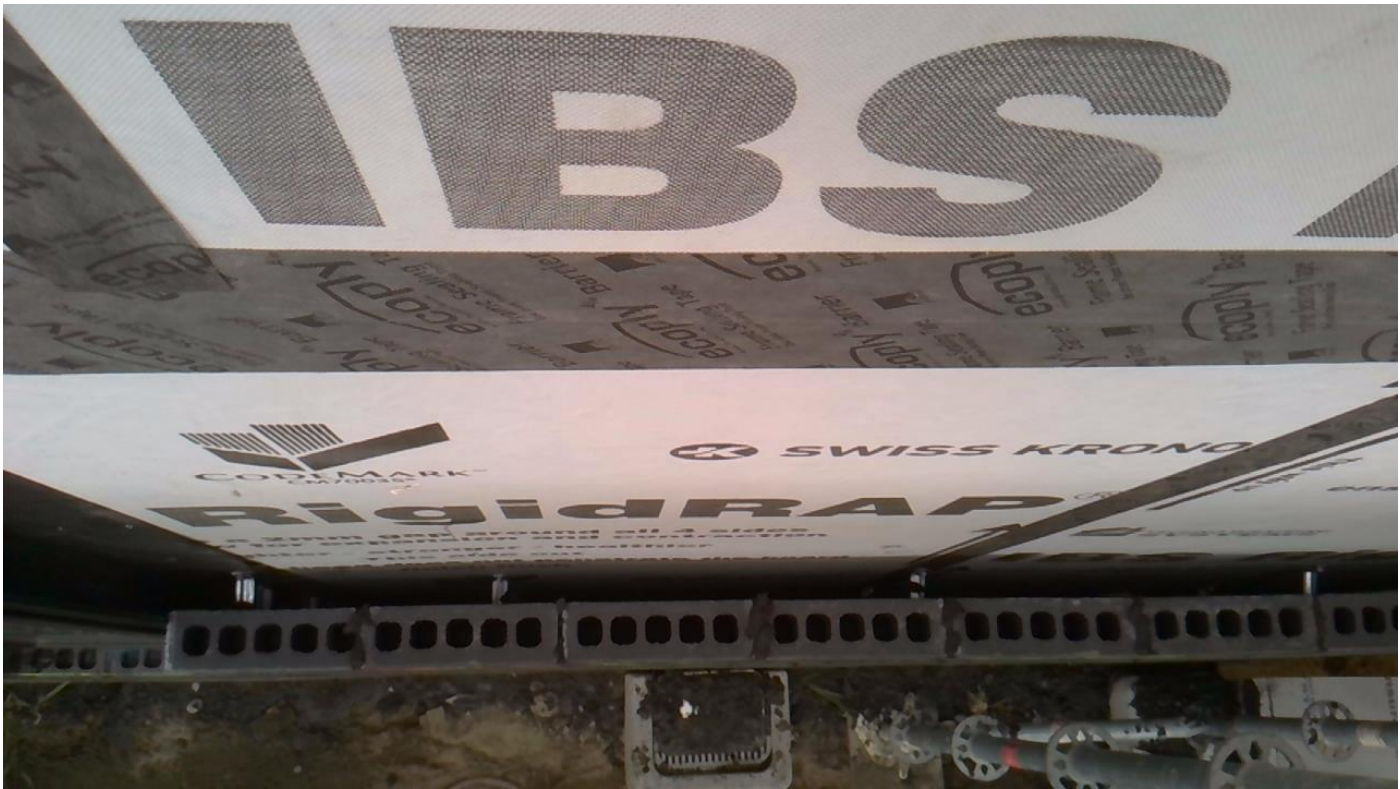
Inspection Type: **Mid-Height Veneer**
 Inspection Outcome: **Fail**
 Inspected By: **John Durand**
 Inspection Date: **1 February 2022 9:36 AM**
 Duration: **45 minutes**

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
Cavity size Cavity 40mm minimum achieved and no more than 65mm	Pass
Cavity clean and clear of mortar Cavity clean and clear of mortar	Pass
Brickwork overhang Brick work overhanging foundation no more than 20mm	Pass
Brick ties Brick ties in place with correct spacing and fixings.	Pass
Weep holes Weep holes in place correctly spaced	Pass
Slip joints	N/A
Brick panel widths Brick panel widths no less than 230mm	Pass
Lintel bars, shelf angles & flashings	N/A
Door & Window support WANZ support bars in place	Pass
All panels as close as practical to half height All panels as close as practical to half height	Pass
Flashings Supercourse dpc to sills and jambs with kickout to sill dpc in place.	Pass
Penetrations Taped	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	Fail
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	N/A

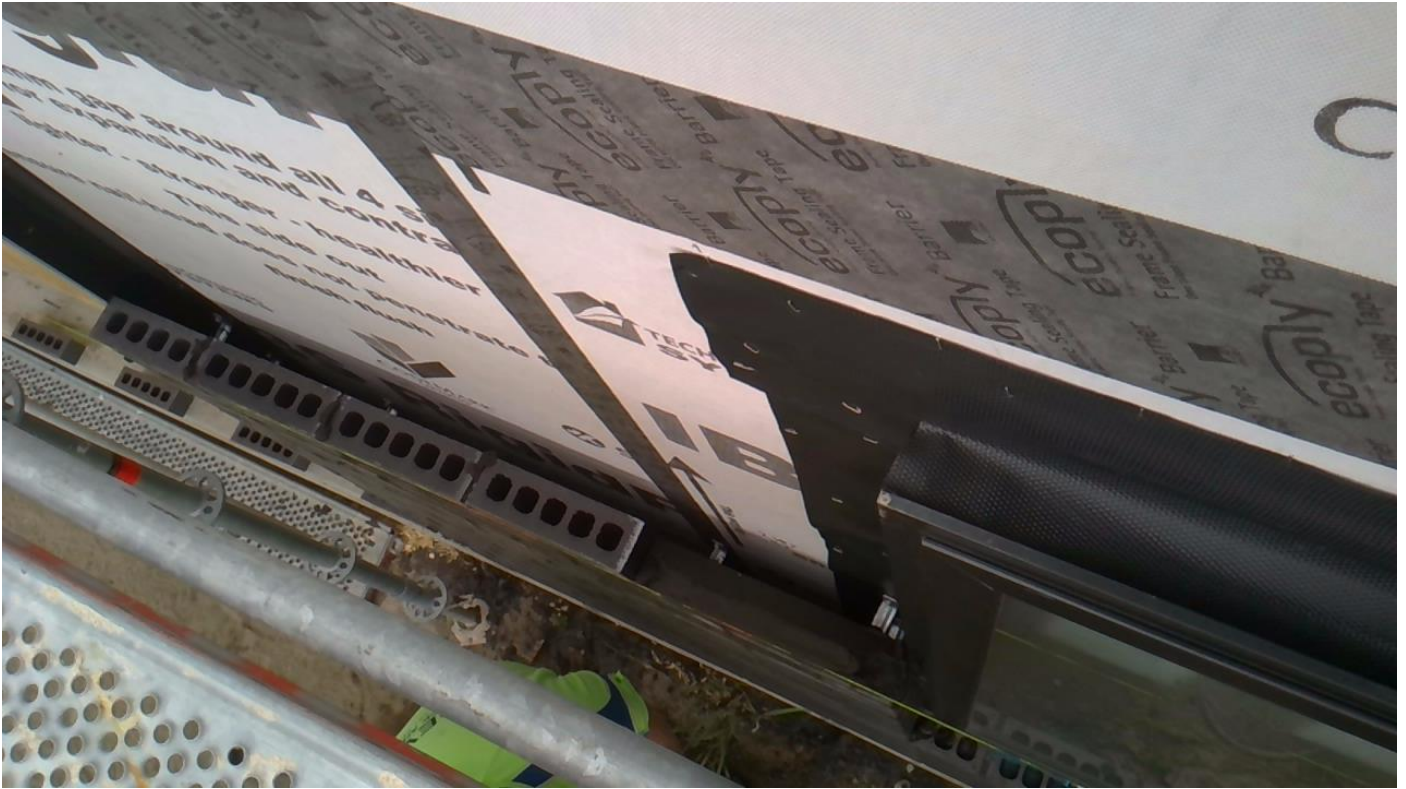
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	Fail
*Ecoply barrier sealing tape to sheet joints not approved tape as per wrap inspection. Use of tape only permitted with IBS RigidRap written approval, continue at own risk.	
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



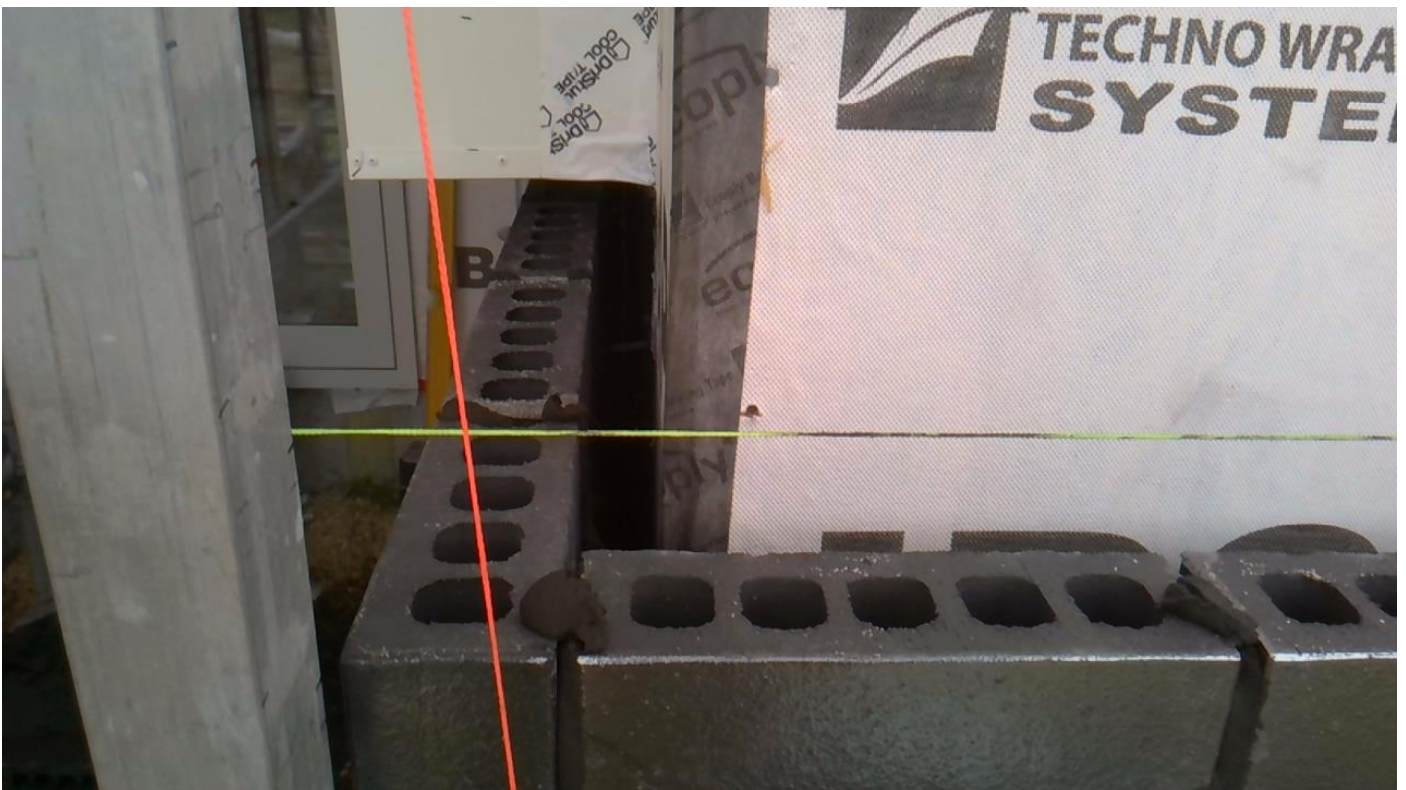
Taken at 9:24 AM on Tuesday 1/02/2022



Taken at 9:26 AM on Tuesday 1/02/2022



Taken at 9:26 AM on Tuesday 1/02/2022



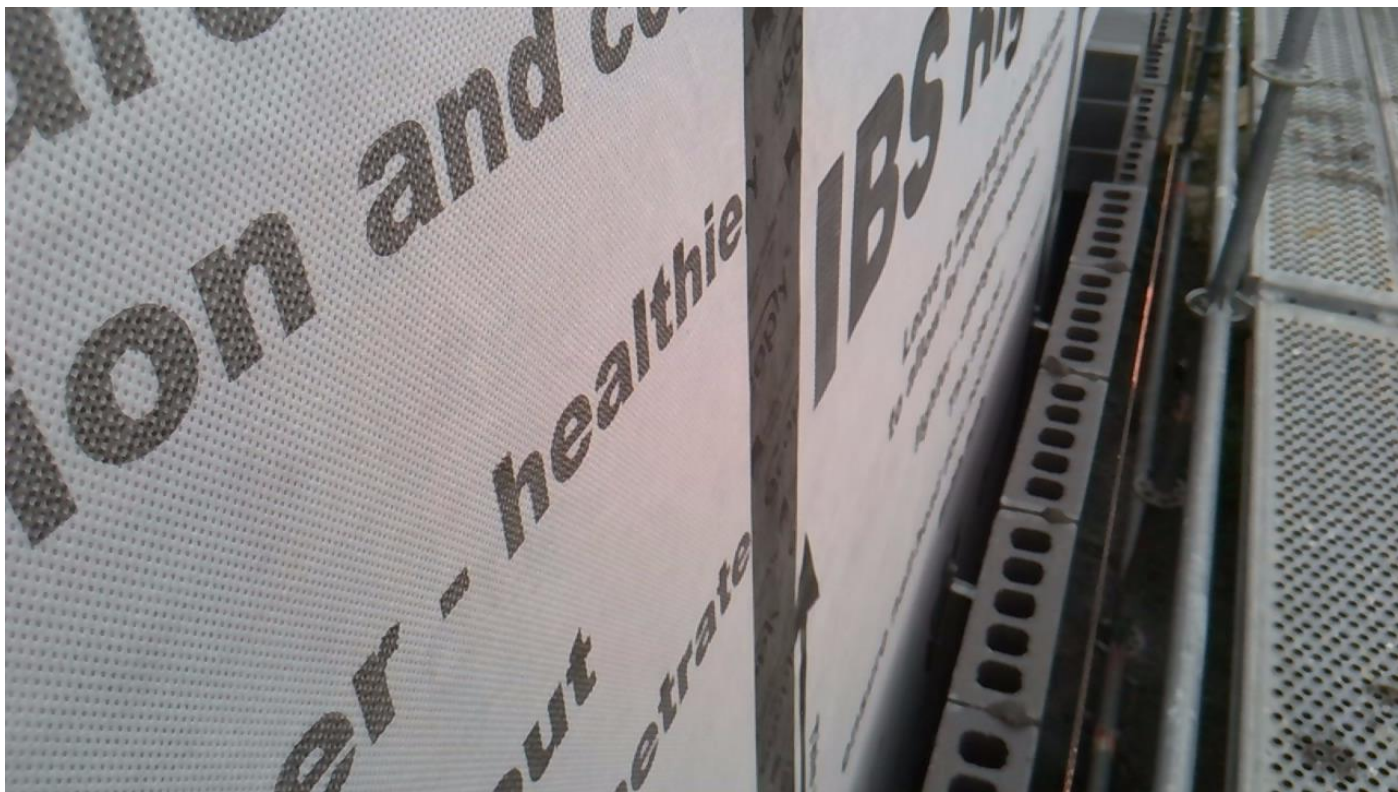
Taken at 9:29 AM on Tuesday 1/02/2022



Taken at 9:29 AM on Tuesday 1/02/2022



Taken at 9:29 AM on Tuesday 1/02/2022



Taken at 9:39 AM on Tuesday 1/02/2022

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

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 BC210889 in the subject line.

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **1 February 2022**

Deferred Items

Inspection Items

Bottom chord restraints	to be completed
-------------------------	-----------------

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **1 February 2022**

Passed Items

Inspection Items

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Fail**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **1 February 2022**

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 65mm
Cavity clean and clear of mortar	Cavity clean and clear of mortar
Brickwork overhang	Brick work overhanging foundation no more than 20mm

Brick ties
 Weep holes
 Brick panel widths
 Door & Window support
 All panels as close as practical to half height
 Flashings

 Penetrations

Brick ties in place with correct spacing and fixings.
 Weep holes in place correctly spaced
 Brick panel widths no less than 230mm
 WANZ support bars in place
 All panels as close as practical to half height
 Supercourse dpc to sills and jambs with kickout to sill
 dpc in place.
 Taped

Failed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

***Ecoply barrier sealing tape to sheet joints not approved tape as per wrap inspection. Use of tape only permitted with IBS RigidRap written approval, continue at own risk.**

Documentation

Status

As-Built Truss Design

Accepted

(Struct.) Surveyor's Building Location Certificate

Accepted

1) For siting - Verified & Approved 9/11/21 BM

2) For recession plane - Verified & Approved 7/12/21 BM

(Serv.) As-built Drainage Plan

Accepted

Application form for CCC (Form 6)

Required

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

Required

Foundation slab.

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

Required

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

Required

Other (Specify)

Required

Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval

Licensed Building Practitioners

Status

Carpentry 1

Required

Foundations 1

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Shelf Angles - Fixings & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Paul Jones**
Inspection Date: **2 February 2022 10:37 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
Shelf Angle location, type, fixing and sizes Lintel bars in place with one to complete. Garage shelf bolted and taped	Pass
Steel protection (anti-corrosion) Galvanised lintel bars	Pass
Timber lintel treatment H3.1	Pass
Engineers inspection	N/A
Provision for kick out flashings	N/A
Flashings Flashings in place	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 10:29 AM on Wednesday 2/02/2022 Status: Pass



Taken at 10:29 AM on Wednesday 2/02/2022 Status: Pass



Taken at 10:30 AM on Wednesday 2/02/2022 Status: Pass



Taken at 10:31 AM on Wednesday 2/02/2022 Status: Pass



Taken at 10:32 AM on Wednesday 2/02/2022



Taken at 10:32 AM on Wednesday 2/02/2022 Status: Pass



Taken at 10:33 AM on Wednesday 2/02/2022 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

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 BC210889 in the subject line.

Inspection Type: **Shelf Angles - Fixings & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Paul Jones - 027 434 5121**
Inspection Date: **2 February 2022**

Passed Items

General Items

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

Inspection Items

Shelf Angle location, type, fixing and sizes	Lintel bars in place with one to complete. Garage shelf bolted and taped
Steel protection (anti-corrosion)	Galvanised lintel bars
Timber lintel treatment	H3.1
Flashings	Flashings in place

Documentation

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
1) For siting - Verified & Approved 9/11/21 BM	
2) For recession plane - Verified & Approved 7/12/21 BM	
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Foundation slab.	
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
Other (Specify)	Required

Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval

Licensed Building Practitioners

Status

Carpentry 1
Foundations 1

Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Cavity Battens & Flashings**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **John Durand**
 Inspection Date: **3 March 2022 1:42 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
Cavity batten type, spacing and fixings H3 battens at 600mm ccs for horizontal timber weatherboards	Pass
H3 castellated battens in place for Colorsteel cladding, ensure that supercourse is fitted to all battens by mid height cladding inspection.	
Cavity closers Cavity closers in place	Pass
Flashings Head flashings with stop ends and vermin strip, and cladding junction flashings fitted.	Pass Non Compliance
Saddle flashings in place, still to fit where garage roof parapet abuts upper level wall. Joinery / cladding flashings to be complete for mid height cladding inspection.	
Door & Window support with correct fixings and spacing	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) Ensure that Rigidrap is not left exposed to weather for 90 days or more.	Pass
Brick veneer inspection still failed pending confirmation of IBS approval of tape.	
Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



Taken at 1:24 PM on Thursday 3/03/2022



Taken at 1:26 PM on Thursday 3/03/2022



Taken at 1:26 PM on Thursday 3/03/2022



Taken at 1:27 PM on Thursday 3/03/2022



Taken at 1:27 PM on Thursday 3/03/2022



Taken at 1:28 PM on Thursday 3/03/2022



Taken at 1:28 PM on Thursday 3/03/2022



Taken at 1:28 PM on Thursday 3/03/2022



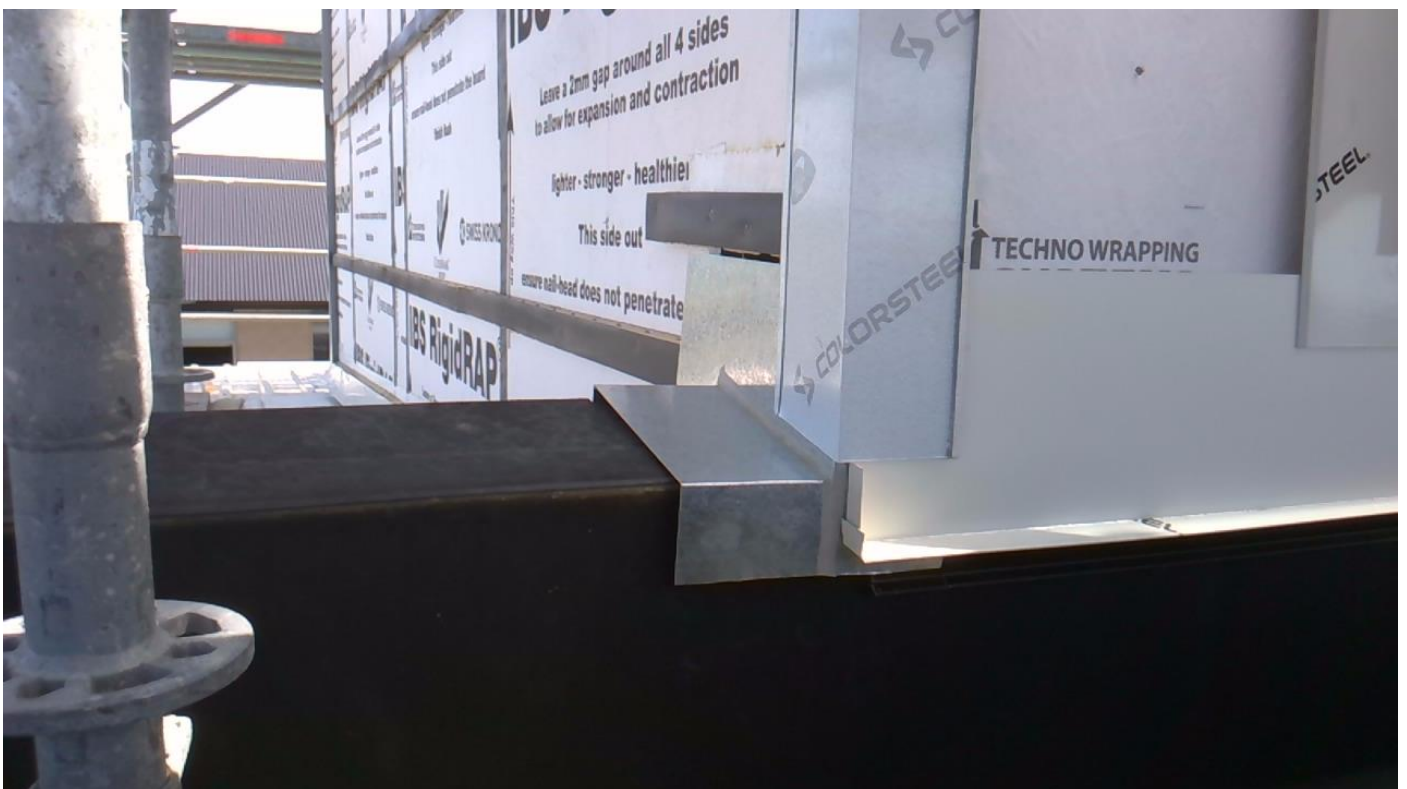
Taken at 1:28 PM on Thursday 3/03/2022



Taken at 1:28 PM on Thursday 3/03/2022



Taken at 1:29 PM on Thursday 3/03/2022



Taken at 1:31 PM on Thursday 3/03/2022



Taken at 1:31 PM on Thursday 3/03/2022



Taken at 1:31 PM on Thursday 3/03/2022



Taken at 1:32 PM on Thursday 3/03/2022



Taken at 1:32 PM on Thursday 3/03/2022

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Email To: **MATT@VERTEXCONSTRUCTION.CO.NZ,erwin@vbuild.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 BC210889 in the subject line.

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Durand**
Inspection Date: **3 March 2022**

Passed Items

General Items

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

Inspection Items

Cavity batten type, spacing and fixings

H3 battens at 600mm ccs for horizontal timber weatherboards

H3 castellated battens in place for Colorsteel cladding, ensure that supercourse is fitted to all battens by mid height cladding inspection.

Cavity closers

Cavity closers in place

Door & Window support

with correct fixings and spacing

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

Ensure that Rigidrap is not left exposed to weather for 90 days or more.

Brick veneer inspection still failed pending confirmation of IBS approval of tape.

Passed - With Conditions

Inspection Items

Flashings

Head flashings with stop ends and vermin strip, and cladding junction flashings fitted.

**Saddle flashings in place, still to fit where garage roof parapet abuts upper level wall.
Joinery / cladding flashings to be complete for mid height cladding inspection.**

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Durand**
Inspection Date: **8 March 2022 8:48 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Slab thickenings	N/A
ensure thickening provided under area of soakpit influence as ammended plans and engineer to approve work - see documentation	

Documentation

(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
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: **John Durand**
Inspection Date: **8 March 2022 11:15 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Wastes and foundation penetrations	Pass
In place sleeved in slab with grade.	
*Branch vent shown run internal through bulkhead to upper floor wall on sheet 203 not installed. Complete as plans or review venting at later inspection.	
Owner to approve external vent location if not installed as plans	
-still to confirm	
Venting now provided 8.3.22	

Documentation

(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **John Durand**
Inspection Date: **8 March 2022 11:16 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Bottom chord restraints	Pass
to be completed - complete 8.3.22	

Documentation

(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **John Durand**
Inspection Date: **8 March 2022 10:01 AM**
Duration: **0 minutes**

Inspection Element	Status
ADDITIONAL ITEMS (as applicable)	Pass
Additional FAILED Items	Pass
*Ecoply barrier sealing tape to sheet joints not approved tape as per wrap inspection. Use of tape only permitted with IBS RigidRap written approval, continue at own risk.	
8.3.22 IBS approval received	

Documentation

(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R03**

Inspection Type: **Drains**

Inspection Outcome: **Pass**

Inspected By: **John Durand**

Inspection Date: **8 March 2022 10:03 AM**

Duration: **0 minutes**

Inspection Element	Status
ADDITIONAL ITEMS (as applicable)	Pass
Additional FAILED Items	N/A

Documentation

(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Preline & Plumbing**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **John Durand**
 Inspection Date: **8 March 2022 11:15 AM**
 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
Exterior claddings completed Weathertightness achieved by wrap	Pass
Temporary weather proofing in place to garage door and chimney cap Temporary weather proofing in place to garage door	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 Correct pipe work size	Pass
Solar pipework	N/A
Gas pipework Gas pipework installed	Pass
Wastes and vents Wastes and vents in place	Pass
Soil stack venting Soil stack venting in place	Pass
Bottom-plate hold downs Hold downs to bottom plates including brace panel elements complete	Pass
Brace F2 reduced to 1200mm as minor on site variation after brace calculation review.	

Flush boxes in bracing panels	Pass
Flush boxes are 90mm minimum away from brace panel sheet perimeters	
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Moisture content readings	Pass
Below 18% throughout	
Ceiling battens	Pass
Rondo direct fixed at 600mm ccs	
Diaphragm Ceilings	N/A
Bottom-chord restraint	Pass
Stud strengtheners	N/A
Top plate strengtheners	Pass
Top plate strengtheners in place to over sized penetrations	
Dwangs in place above shower trays	N/A
Metal angles to internal corners of tiled shower wall	Pass
Metal angles to internal corners of tiled shower wall	
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)	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
Designer to advise on how compliant handrail will be provided to the staircase (window in way)	
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A
<hr/>	
Documentation	
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required



Taken at 10:33 AM on Tuesday 8/03/2022



Taken at 10:34 AM on Tuesday 8/03/2022



Taken at 10:34 AM on Tuesday 8/03/2022



Taken at 10:37 AM on Tuesday 8/03/2022



Taken at 10:37 AM on Tuesday 8/03/2022



Taken at 10:38 AM on Tuesday 8/03/2022



Taken at 10:38 AM on Tuesday 8/03/2022



Taken at 10:38 AM on Tuesday 8/03/2022



Taken at 10:38 AM on Tuesday 8/03/2022



Taken at 10:39 AM on Tuesday 8/03/2022

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Email To: **MATT@VERTEXCONSTRUCTION.CO.NZ,erwin@vbuild.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 BC210889 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **8 March 2022**

Passed Items

Inspection Items

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **8 March 2022**

Passed Items

Inspection Items

Wastes and foundation penetrations

In place sleeved in slab with grade.

*Branch vent shown run internal through bulkhead to upper floor wall on sheet 203 not installed. Complete as plans or review venting at later inspection.

Owner to approve external vent location if not installed as plans

-still to confirm

Venting now provided 8.3.22

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **8 March 2022**

Passed Items

Inspection Items

Bottom chord restraints

to be completed - complete 8.3.22

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **8 March 2022**

Passed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

***Ecoply barrier sealing tape to sheet joints not approved tape as per wrap inspection. Use of tape only permitted with IBS RigidRap written approval, continue at own risk.**
8.3.22 IBS approval received

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **8 March 2022**

Passed Items

ADDITIONAL ITEMS (as applicable)

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **8 March 2022**

Passed Items

General Items

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

Inspection Items

Exterior claddings completed
Temporary weather proofing in place to garage door and chimney cap
Wall and ceiling insulation
Air seals & backing rods
Window identification stickers and safety glass labels

Packers sealed over
Plumbing pipework
Pressure test statement requested for final (Site Instruction)
Correct pipe work size, runs and distance to Hot Water Cylinder
Gas pipework
Wastes and vents
Soil stack venting
Bottom-plate hold downs

Weathertightness achieved by wrap
Temporary weather proofing in place to garage door

Wall and ceiling insulation complete
Air seals completed to all openings
Window identification stickers in place and safety glass labels in place

Packers sealed over
Plumbing pipe work complete

Correct pipe work size

Gas pipework installed
Wastes and vents in place
Soil stack venting in place
Hold downs to bottom plates including brace panel elements complete

Brace F2 reduced to 1200mm as minor on site variation after brace calculation review.
Flush boxes are 90mm minimum away from brace panel sheet perimeters

Moisture content readings	Below 18% throughout
Ceiling battens	Rondo direct fixed at 600mm ccs
Bottom-chord restraint	
Top plate strengtheners	Top plate strengtheners in place to over sized penetrations
Metal angles to internal corners of tiled shower wall	Metal angles to internal corners of tiled shower wall

Passed - With Conditions

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	Designer to advise on how compliant handrail will be provided to the staircase (window in way)
--	---

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
1) For siting - Verified & Approved 9/11/21 BM	
2) For recession plane - Verified & Approved 7/12/21 BM	
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Foundation slab.	
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required
Other (Specify)	Required
Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Pre-Stopping**
 Inspection Outcome: **Fail**
 Inspected By: **John Thornton**
 Inspection Date: **14 March 2022 11:36 AM**
 Duration: **30 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 Plans on site	Pass
Previous site instructions	N/A
Inspection Items	Fail
Wall linings 10mm Gib	Pass
Bracing OSB7, 8 & 9 panels required to be fixed as GS1 brace panels on inner face as noted sheet 207	Fail
B2 BL1 will need to be installed on the bedroom side of the wall as the fuseboard has been installed on the brace side & the Handibracs are at the ends	
Wet area water resistant linings Aqualine to walls and ceilings	Pass
Metal angle in place to internal corners of tiled shower Viewed at preline inspection	Pass
Tiled area fixings Fixings within 150mm centres	Pass
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings	N/A
Ceiling linings and battens 13mm linings	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 11:23 AM on Monday 14/03/2022



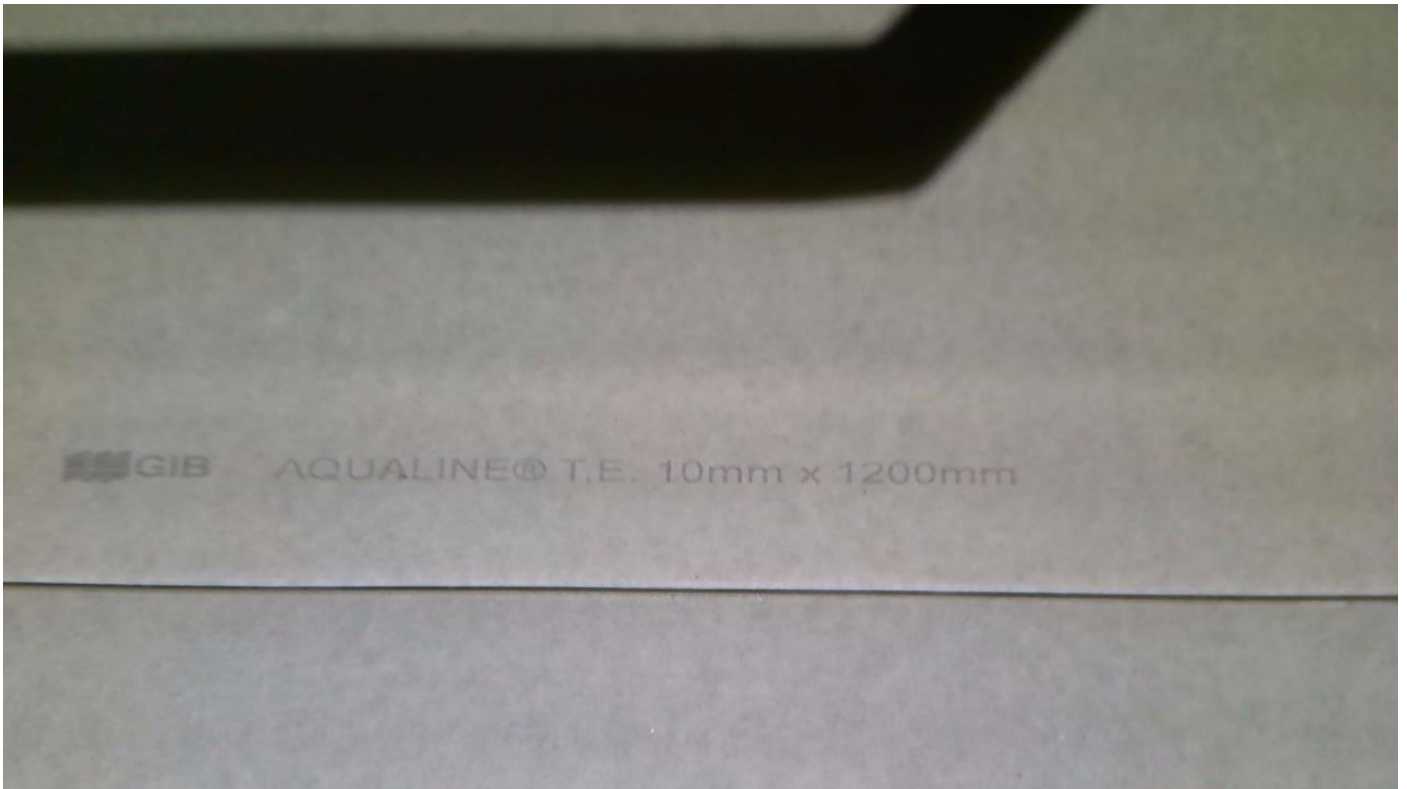
Taken at 11:25 AM on Monday 14/03/2022



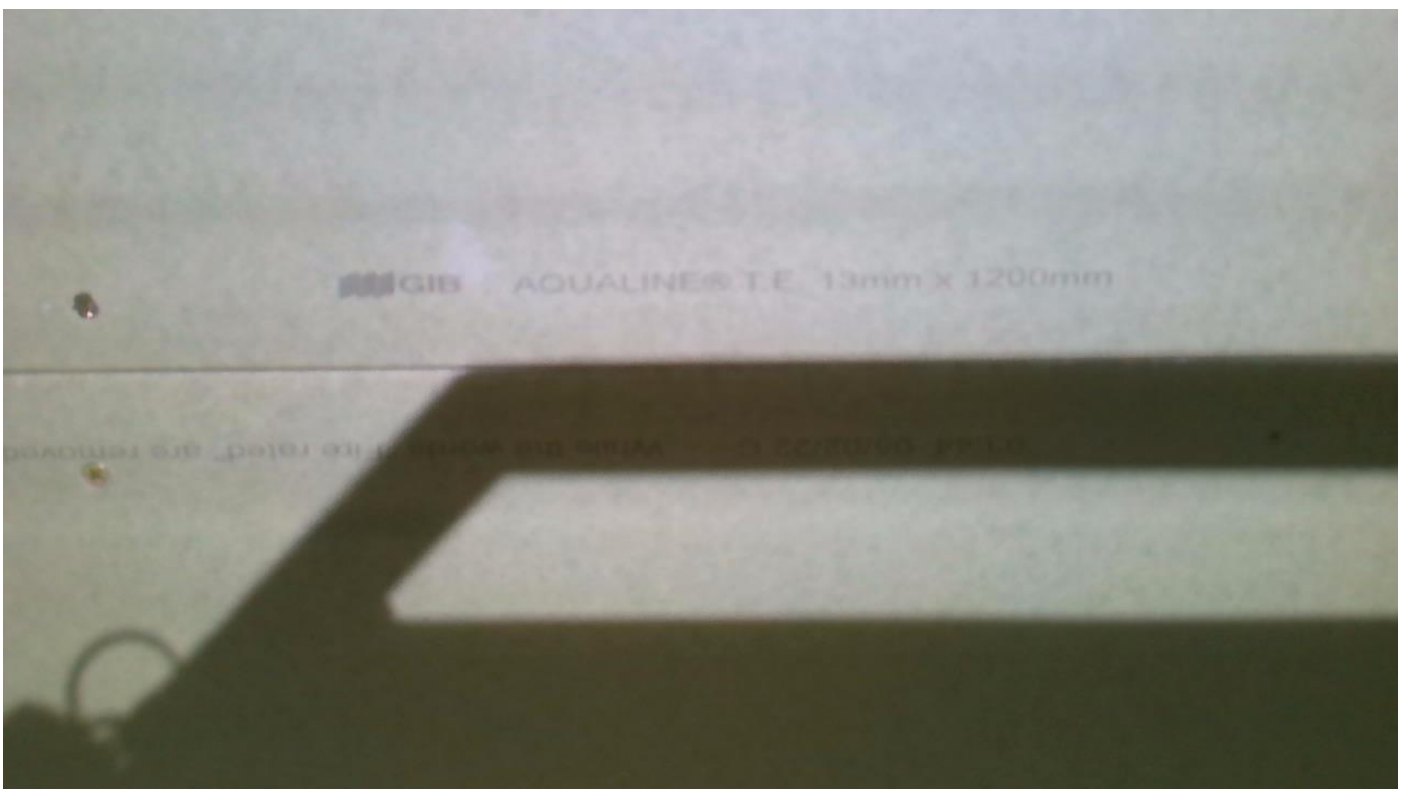
Taken at 11:27 AM on Monday 14/03/2022



Taken at 11:27 AM on Monday 14/03/2022



Taken at 11:27 AM on Monday 14/03/2022



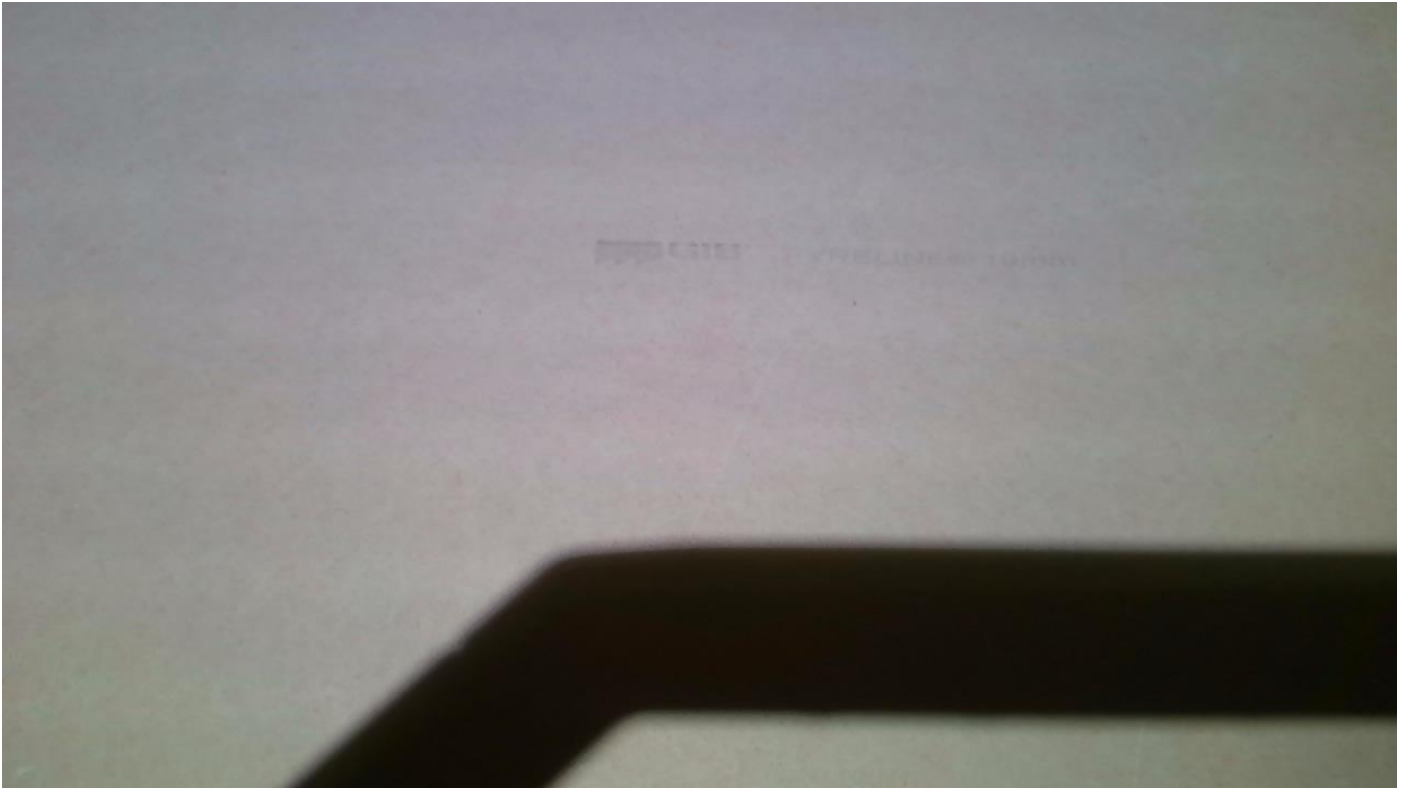
Taken at 11:27 AM on Monday 14/03/2022



Taken at 11:27 AM on Monday 14/03/2022



Taken at 11:29 AM on Monday 14/03/2022



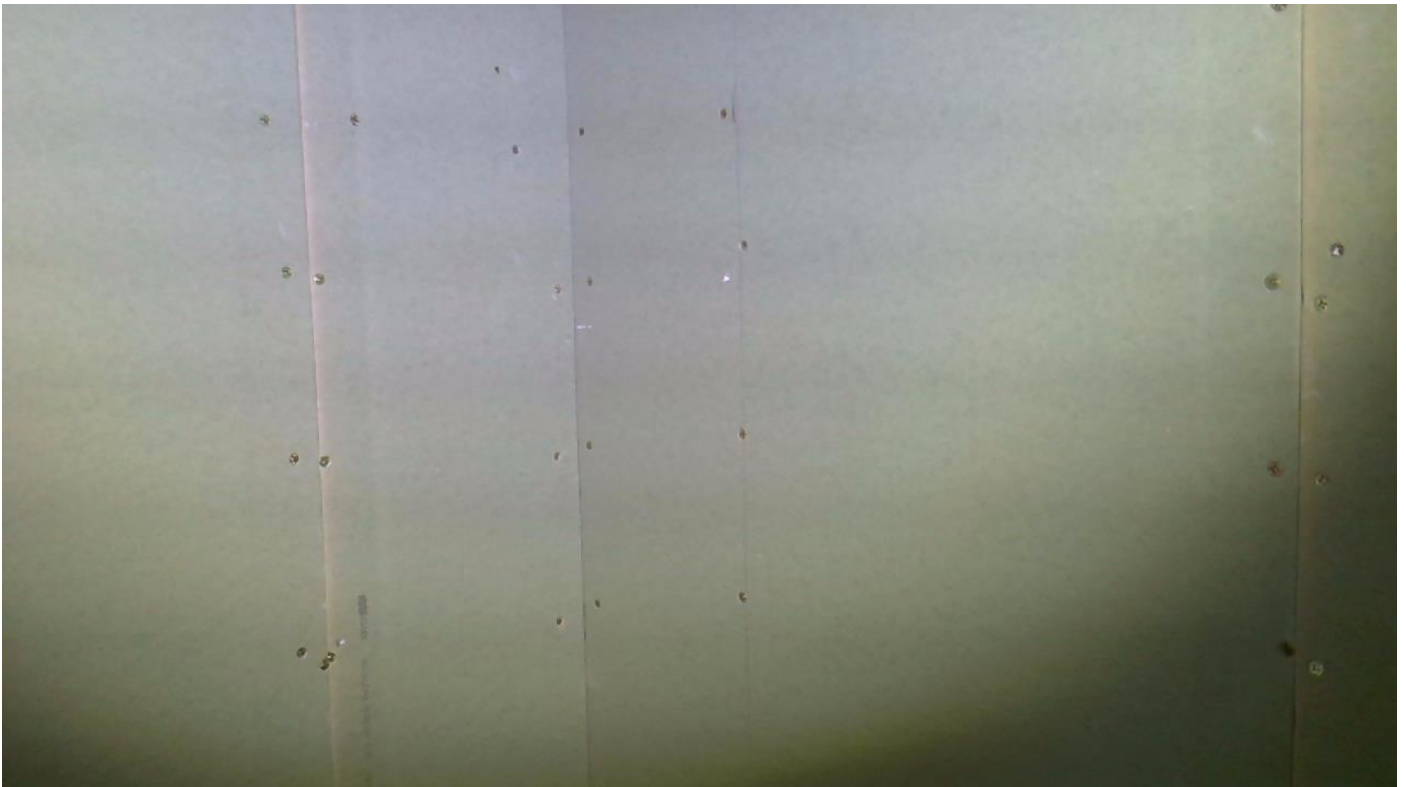
Taken at 11:29 AM on Monday 14/03/2022



Taken at 11:30 AM on Monday 14/03/2022



Taken at 11:30 AM on Monday 14/03/2022



Taken at 11:30 AM on Monday 14/03/2022

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Email To: **MATT@VERTEXCONSTRUCTION.CO.NZ,erwin@vbuild.co.nz,janer@laip.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 BC210889 in the subject line.

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Fail**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **14 March 2022**

Passed Items

General Items

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

Plans on site

Inspection Items

Wall linings
Wet area water resistant linings
Metal angle in place to internal corners of tiled shower
Tiled area fixings
Ceiling linings and battens

10mm Gib
Aqualine to walls and ceilings
Viewed at preline inspection
Fixings within 150mm centres
13mm linings

Failed Items

Inspection Items

Bracing

OSB7, 8 & 9 panels required to be fixed as GS1 brace panels on inner face as noted sheet 207

B2 BL1 will need to be installed on the bedroom side of the wall as the fuseboard has been installed on the brace side & the Handibracs are at the ends

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
1) For siting - Verified & Approved 9/11/21 BM	
2) For recession plane - Verified & Approved 7/12/21 BM	
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required

Status

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

Foundation slab.

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

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

(Serv.) Electrical certificate	Required
--------------------------------	----------

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

(Serv.) Gas Certificate	Required
-------------------------	----------

Other (Specify)	Required
-----------------	----------

Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval

Licensed Building Practitioners

Status

Carpentry 1

Required

Foundations 1

Required

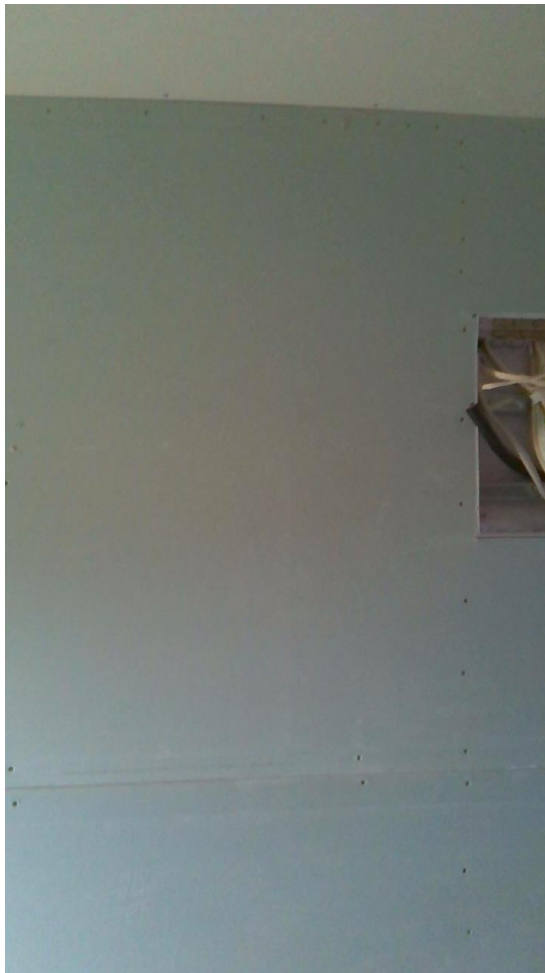
SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall**
Inspection Date: **17 March 2022 1:30 PM**
Duration: **45 minutes**

Inspection Element	Status
Inspection Items	Pass
Bracing	Pass
-Gib plaster board wall bracing elements have now been fixed in accordance with Winstone Wallboard specifications and positioned as per approved sheet numbers: 206 & 207, as previously requested.	
-Bracing element B2/BL1 has now been reduced in length clear from electrical fuse-board, with photographic evidence of Handibrac hold-downs having been installed to ends of bracing element and revised bracing plan of reduced length provided at time of re-inspection.	



Taken at 1:15 PM on Thursday 17/03/2022



Taken at 1:15 PM on Thursday 17/03/2022



Taken at 1:16 PM on Thursday 17/03/2022



Taken at 1:16 PM on Thursday 17/03/2022



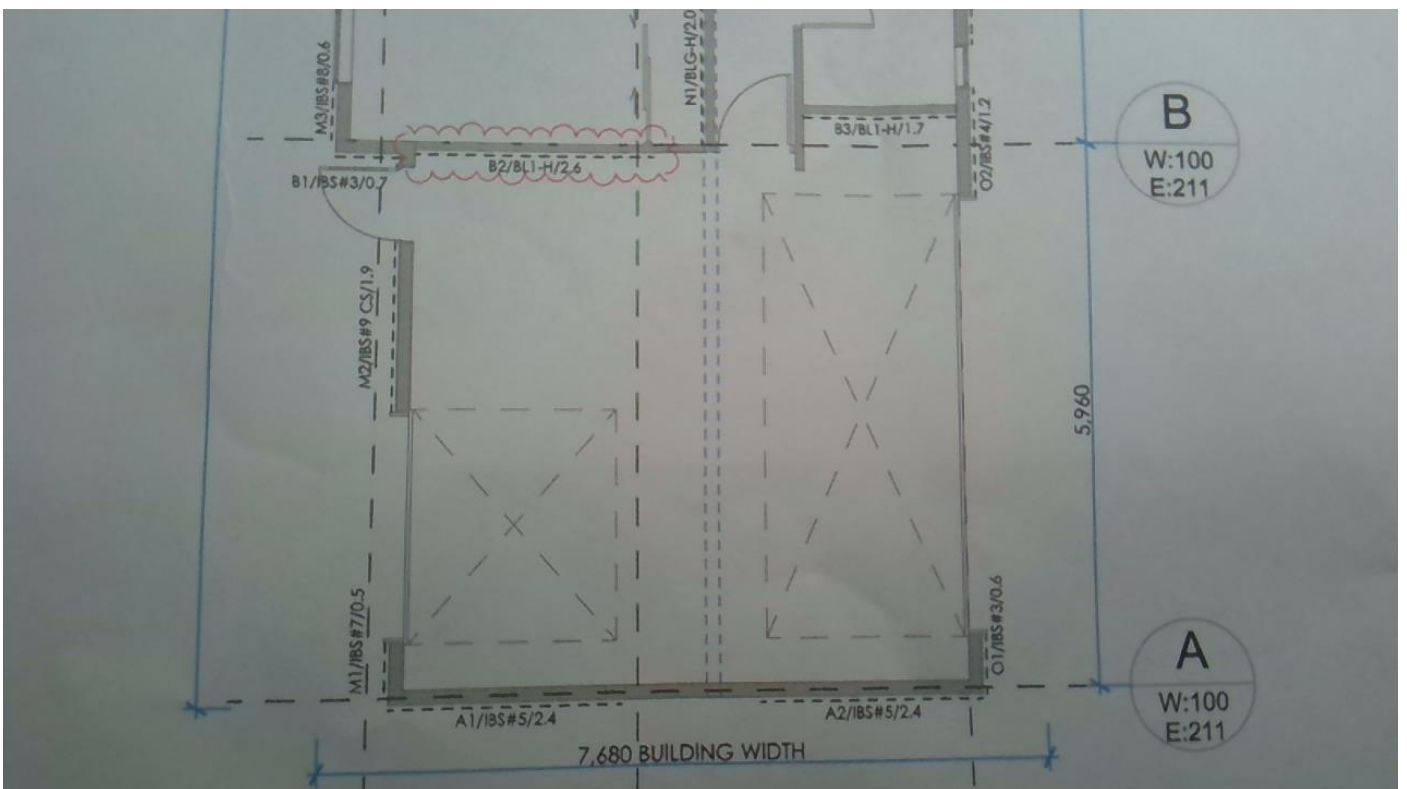
Taken at 1:22 PM on Thursday 17/03/2022



Taken at 1:29 PM on Thursday 17/03/2022



Taken at 1:29 PM on Thursday 17/03/2022



Taken at 1:29 PM on Thursday 17/03/2022

Gross Floor Area (GFA)	137.9m ²	W along	110BU/m
Lower floor level to apex	7m	W along x BW	845BU
Roof Height Above Eaves	1m	W across	110BU/m
Roof Pitch	0 - 25°	W across x BL	2421BU
Roof Style	Monopitch		
Double Top Plate	Yes	EQ	188BU/m ²
Floor Load	2kPa	EQ x GFA	2538BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Lower Floor	Heavy		
- Upper Floor	Light		
- Roof	Light		
Calculations based on NZS3604:2011			

BRACING ALONG											
Line	W BU	EQ BU	Provided Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved		
									W BU	EQ BU	
A	100	211	A-1	IBS#5	108	89	2.4	2.6	-	238	196
			A-2	IBS#5	108	89	2.4	2.6	-	238	196
										477	393
B	100	211	B-1	IBS#3	76	81	0.7	2.6	-	49	52
			B-2	BL1-H	125	105	2.6	2.5	-	317	266
			B-3	BL1-H	125	105	1.7	2.6	-	198	166
										564	485
C	100	211	C-1	GS2-N	95	85	3.9	2.5	-	361	323
			C-2	GS2-N	70	65	0.7	2.6	-	47	44
			C-3	GS1-N	70	60	1.8	2.5	-	124	106
			C-4	IBS#3	76	81	0.7	2.6	-	49	52
										580	524
D	110	211	D-1	IBS#4	131	107	2.0	2.6	-	243	199
			D-2	IBS#4	131	107	2.4	2.6	-	284	232
			D-3	BL1-H	125	105	3.2	2.3	-	400	336
			D-4	IBS#3	76	81	0.7	2.3	-	53	57
										981	824
E	100	211	E-1	IBS#4	131	107	2.0	2.6	-	243	199
			E-2	IBS#3	76	81	0.7	2.3	-	53	57
										297	255
F	100	211	F-1	IBS#3	76	81	0.7	2.6	-	49	53
			F-2	IBS#4	131	107	2.4	2.6	-	284	232
										333	284
Total										Achieved	
										Required	
										3231	2765
										845	2538

BRACING ACROSS											
Line	W BU	EQ BU	Provided Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved		
									W BU	EQ BU	
M	404	423	M-1	IBS#7	94	104	0.5	2.6	-	43	48
			M-2	IBS#9 CS	150	150	1.9	2.6	-	255	255
			M-3	IBS#8	130	130	0.6	2.6	-	77	77
			M-4	IBS#4	131	107	1.4	2.6	-	165	135
			M-5	IBS#8	130	130	0.6	2.6	-	77	77
			M-6	IBS#5	108	89	2.9	2.6	-	284	234
										900	824
N	404	423	N-1	BL1-H	150	145	2.0	2.6	-	277	268

Taken at 1:29 PM on Thursday 17/03/2022

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Email To: **MATT@VERTEXCONSTRUCTION.CO.NZ,erwin@vbuild.co.nz,janer@laip.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 BC210889 in the subject line.

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **17 March 2022**

Passed Items

Inspection Items

Bracing

-Gib plaster board wall bracing elements have now been fixed in accordance with Winstone Wallboard specifications and positioned as per approved sheet numbers: 206 & 207, as previously requested.

-Bracing element B2/BL1 has now been reduced in length clear from electrical fuse-board, with photographic evidence of Handibrac hold-downs having been installed to ends of bracing element and revised bracing plan of reduced length provided at time of re-inspection.

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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: **27 April 2022 1:32 PM**
Duration: **45 minutes**

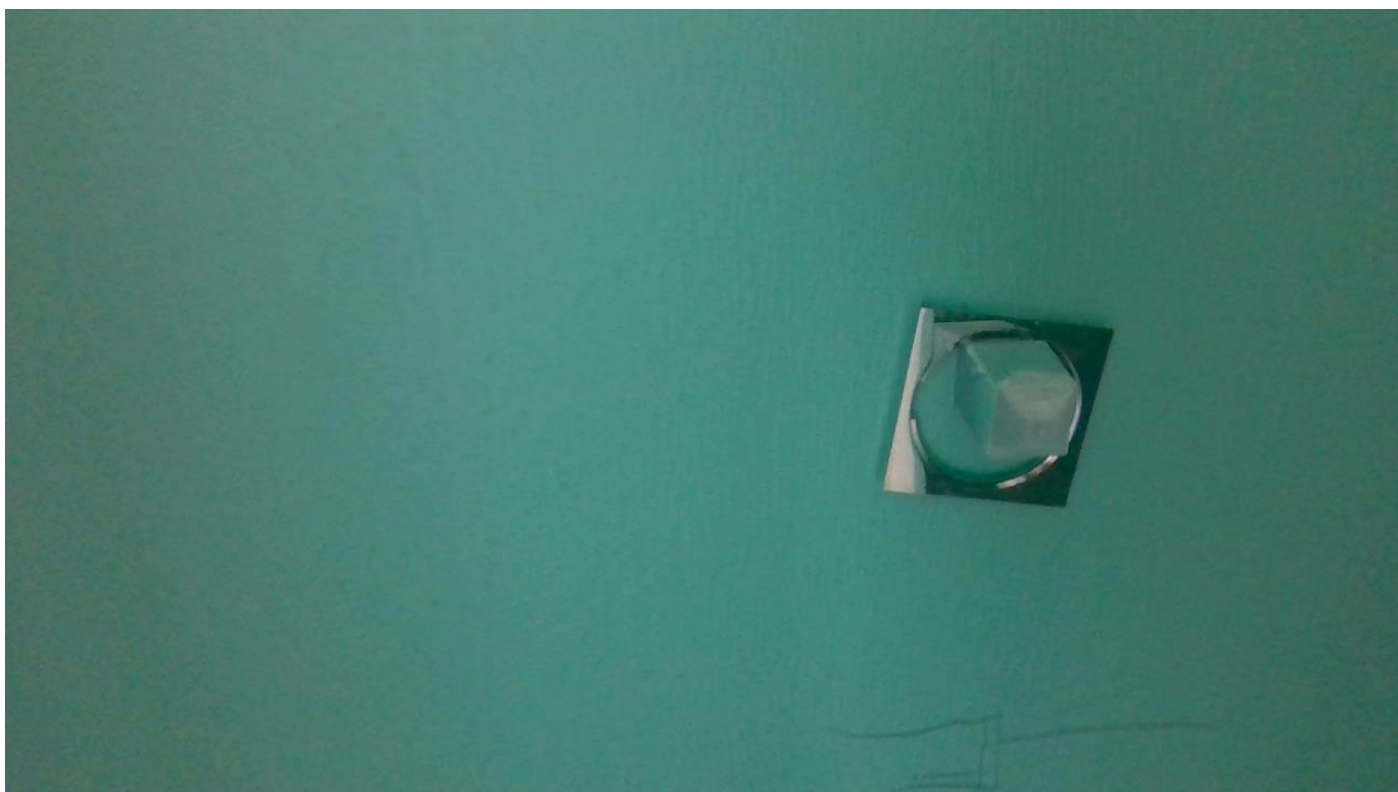
Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Tanking membrane product wet seal tanking in place ensuite - entire floor, returned up walls 75mm; shower recess bathroom- shower recess	Pass
Coatings applied 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 achieved	Pass
Penetrations sealed around	Pass
Applicator accredited	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 1:28 PM on Wednesday 27/04/2022



Taken at 1:28 PM on Wednesday 27/04/2022



Taken at 1:29 PM on Wednesday 27/04/2022



Taken at 1:29 PM on Wednesday 27/04/2022



Taken at 1:29 PM on Wednesday 27/04/2022



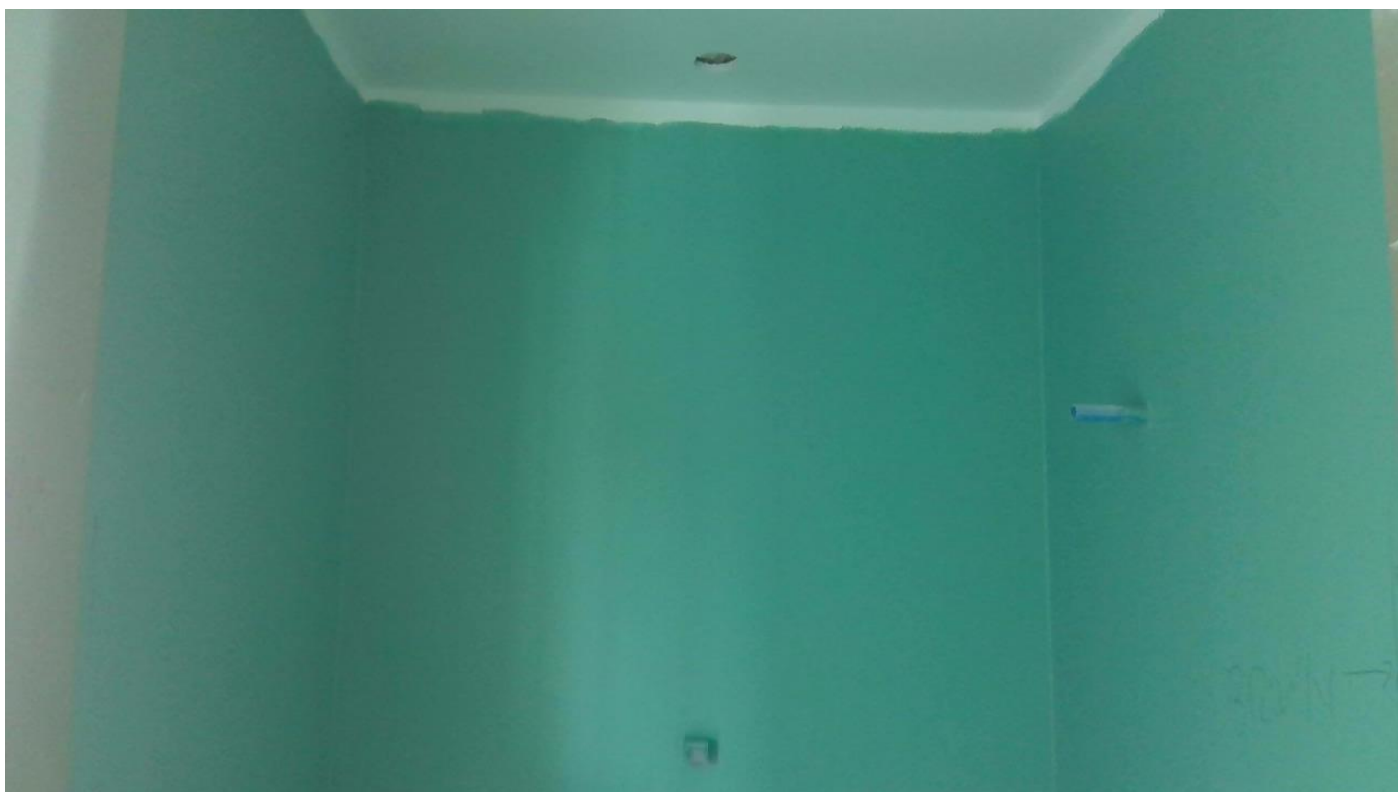
Taken at 1:31 PM on Wednesday 27/04/2022



Taken at 1:31 PM on Wednesday 27/04/2022



Taken at 1:31 PM on Wednesday 27/04/2022



Taken at 1:31 PM on Wednesday 27/04/2022

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Email To: **MATT@VERTEXCONSTRUCTION.CO.NZ,david@vbuild.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 BC210889 in the subject line.

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe - 021 310 389**
Inspection Date: **27 April 2022**

Passed Items

General Items

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

Inspection Items

Tanking membrane product	wet seal tanking in place ensuite - entire floor, returned up walls 75mm; shower recess bathroom- shower recess
Coatings applied	x2 coats applied
Bandaging to internal/external corners	Bandaging in place to internal and external corners
Slope to recess and floor	slope to waste achieved
Penetrations	sealed around
Applicator accredited	

Documentation

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
1) For siting - Verified & Approved 9/11/21 BM	
2) For recession plane - Verified & Approved 7/12/21 BM	
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Foundation slab.	
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Serv.) Electrical certificate	Required

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

Required

(Serv.) Gas Certificate

Required

Other (Specify)

Required

Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval

Licensed Building Practitioners

Status

Carpentry 1

Required

Foundations 1

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Final**
 Inspection Outcome: **Fail**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **24 May 2022 10:00 AM**
 Duration: **75 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	Fail
Finished ground level and clearances to cladding FGL to cladding achieved.	Pass
Paved area levels/falls and storm water control concrete levels to cladding achieved	Pass
Gully traps heights achieved, wastes sealed	Pass
Storm water disposal drive sump not connected to drain to confirm and no concrete at bottom	Fail
Soffit/windows/doors sealed to seal windows to soffit. to seal windows to lintels	Fail
Drain ventilation opn vent through first floor	Pass
Cladding/soffits cladding/ soffits painted	Pass
Ventilation/weep holes at brick veneer	Pass
Drainage venting to sewer and WC fixture	Pass
Snow straps	N/A
Vermin proofing	Pass
Garage door reveals and cladding junctions	Pass
Step down to door openings 190mm step in place	Pass
Stair treads and risers correct with anti-slip resistance	Pass
Hand rail dimension and height ensure completed all areas	Fail
Hand rail brackets	Fail

ensure fixings completed.	
Balcony hand rail barrier and overflow drain	N/A
Water isolation valve location	Pass
Hot water cylinder relief drain	N/A
Hot water cylinder valving	N/A
Hot water cylinder temperature	Pass
Gas hot water	
HWC seismic restraints	N/A
Safe tray in place	N/A
Smoke alarms	Pass
Window identification stickers, safety glass labels and opening restrictors	Pass
safety glass fitted.	
Shower leak test	Pass
Gas hob shield	Pass
metal fitted	
Ventilation provided to all wet areas	Pass
Fixtures sealed to walls	Pass
benches sealed to walls	
Plumbing fixtures	Pass
plumbing in place with air gaps	
Insulation	Pass
Mechanical vents	Pass
Vertical insulation in roof space	N/A
Gas Cylinders	N/A
Effluent Field Fencing/Protection	N/A
On-site maneuvering	N/A
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)	Fail
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	N/A
Additional FAILED Items	Fail
-mid cladding inspection missed.	
-sheet clad inspection missed.	
-confirm saddle flashings fitted.	
*to seal cladding to overflow pipes out wall.	
*lag water pipes at ext gas box	
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



Taken at 10:05 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:05 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:05 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:05 AM on Tuesday 24/05/2022 Status: Pass



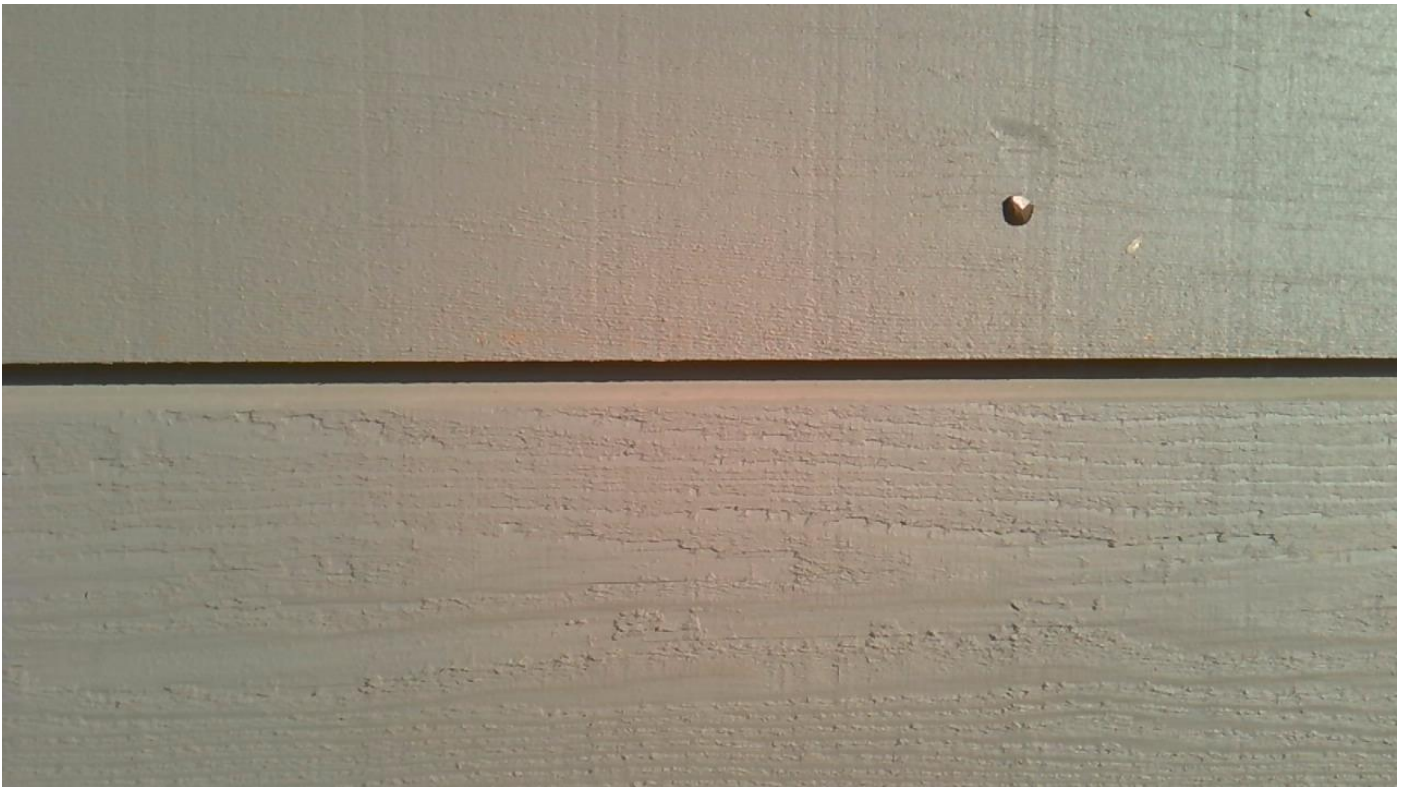
Taken at 10:05 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:06 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:07 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:07 AM on Tuesday 24/05/2022



Taken at 10:07 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:07 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



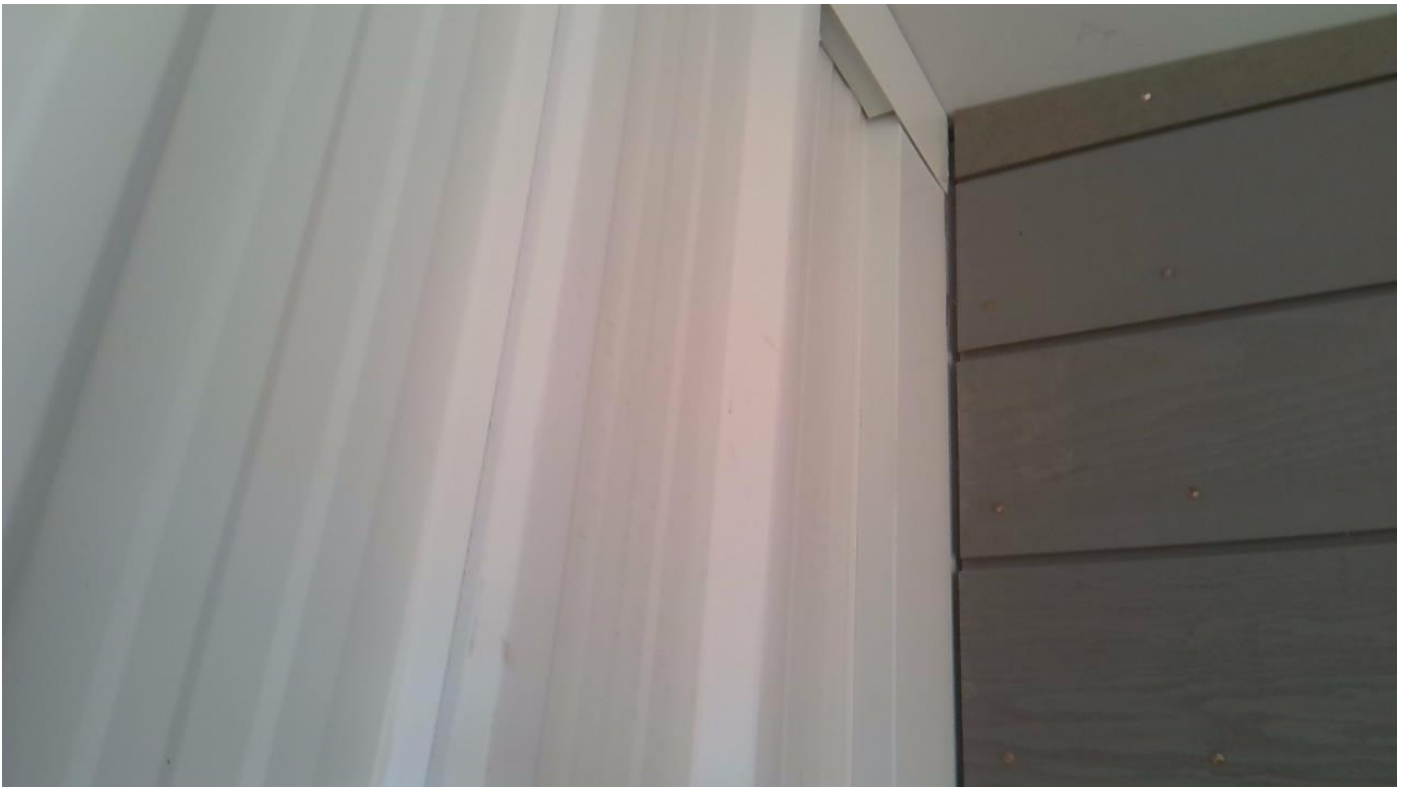
Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:08 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:09 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:09 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:09 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:09 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:09 AM on Tuesday 24/05/2022



Taken at 10:09 AM on Tuesday 24/05/2022 Status: Pass



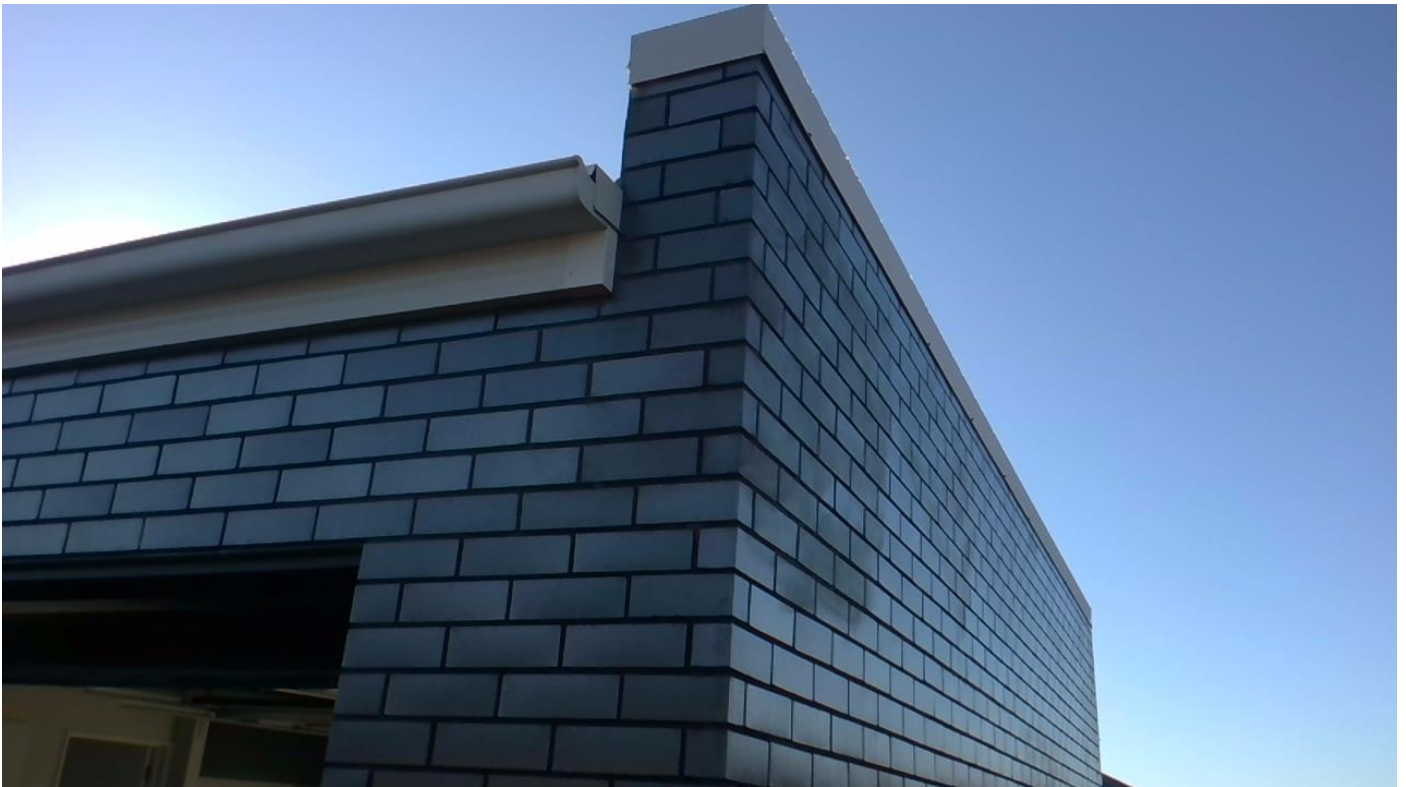
Taken at 10:10 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:10 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:10 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:10 AM on Tuesday 24/05/2022 Status: Pass



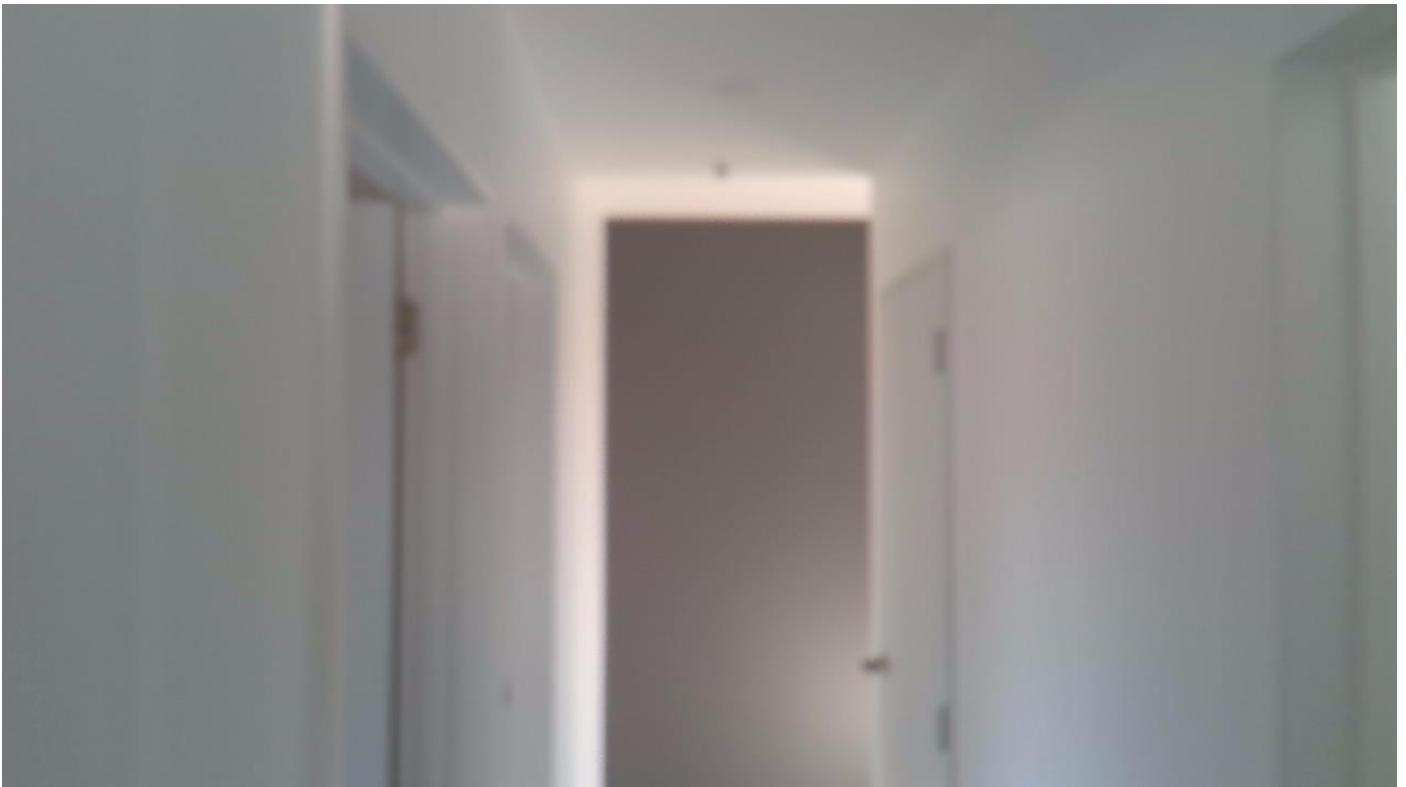
Taken at 10:10 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:10 AM on Tuesday 24/05/2022 Status: Pass



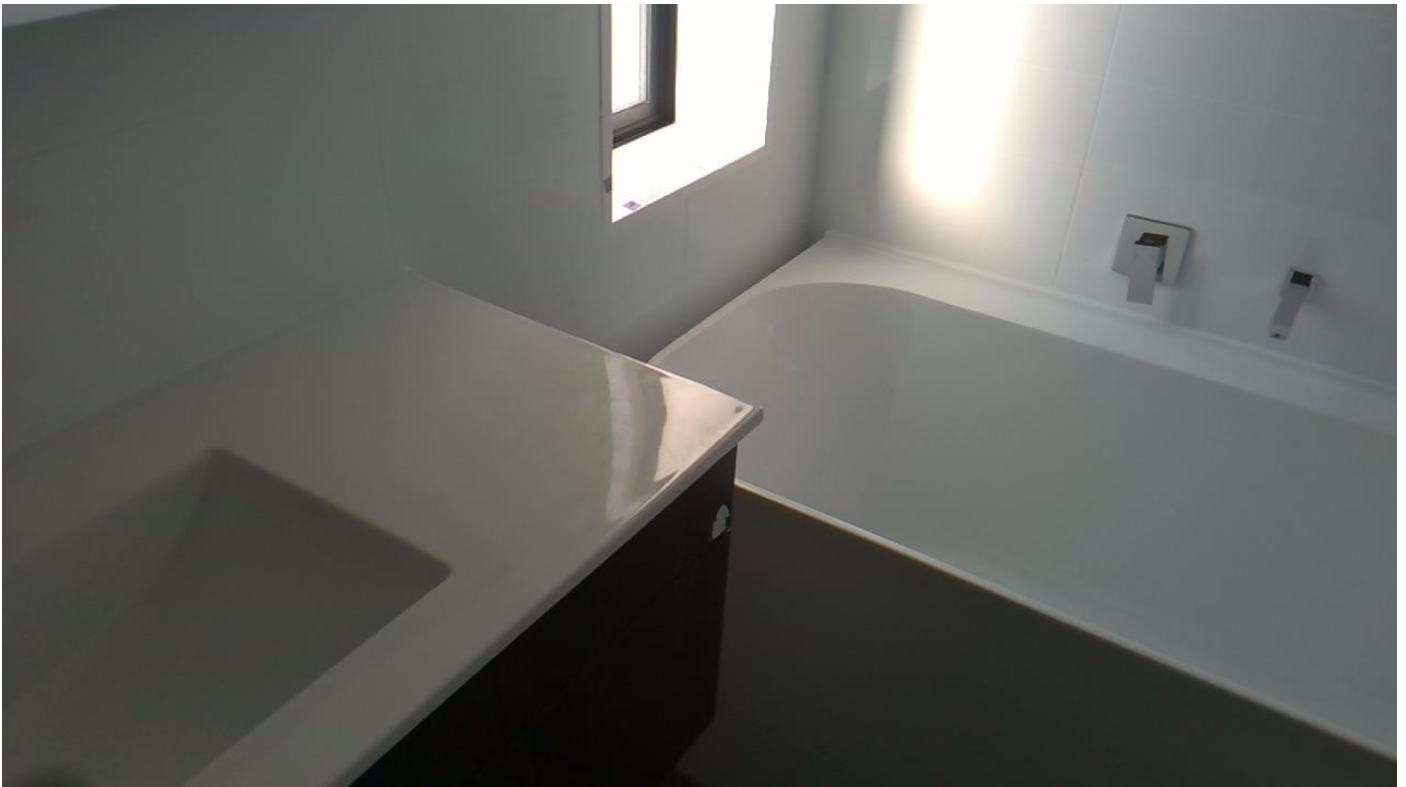
Taken at 10:11 AM on Tuesday 24/05/2022 Status: Pass



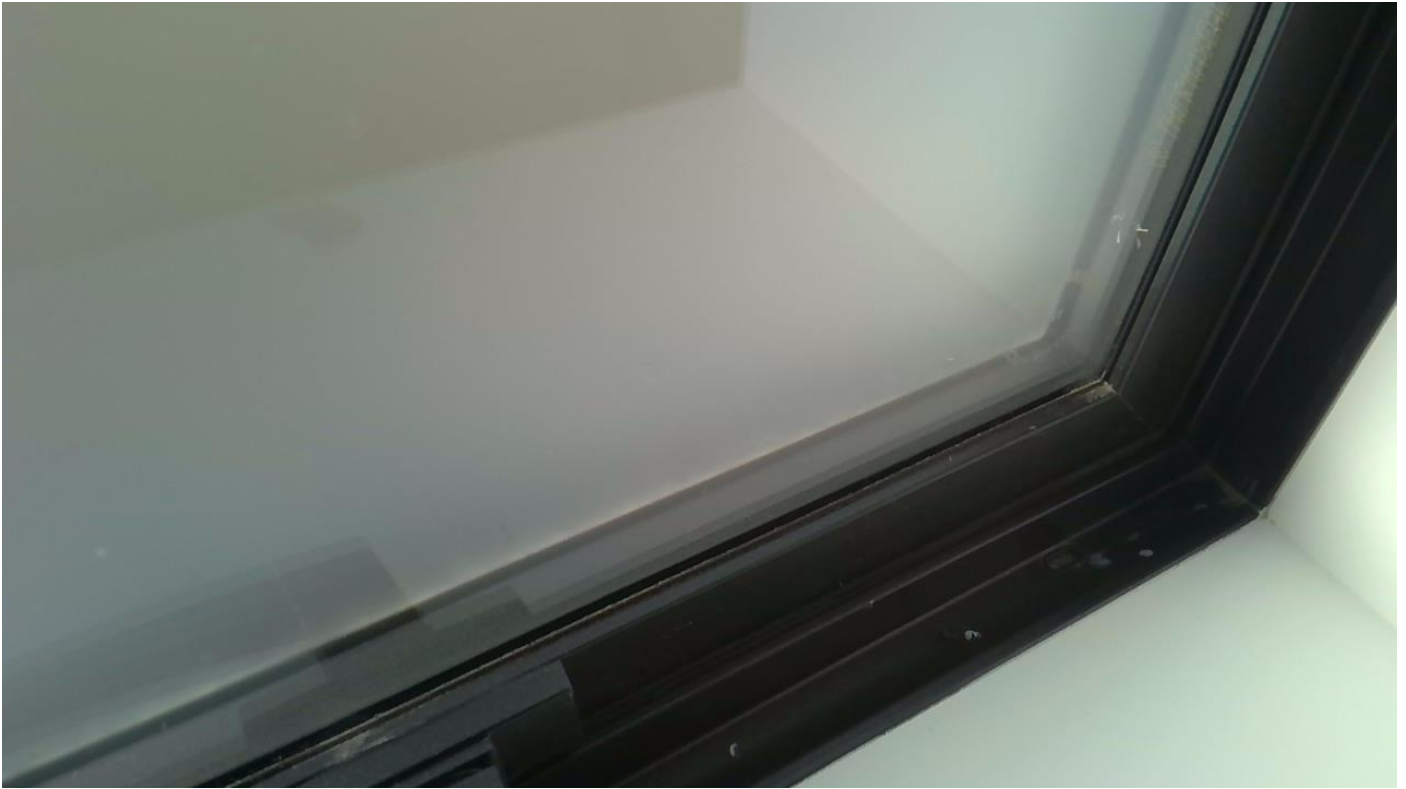
Taken at 10:41 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:41 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:41 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:41 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:41 AM on Tuesday 24/05/2022 Status: Pass



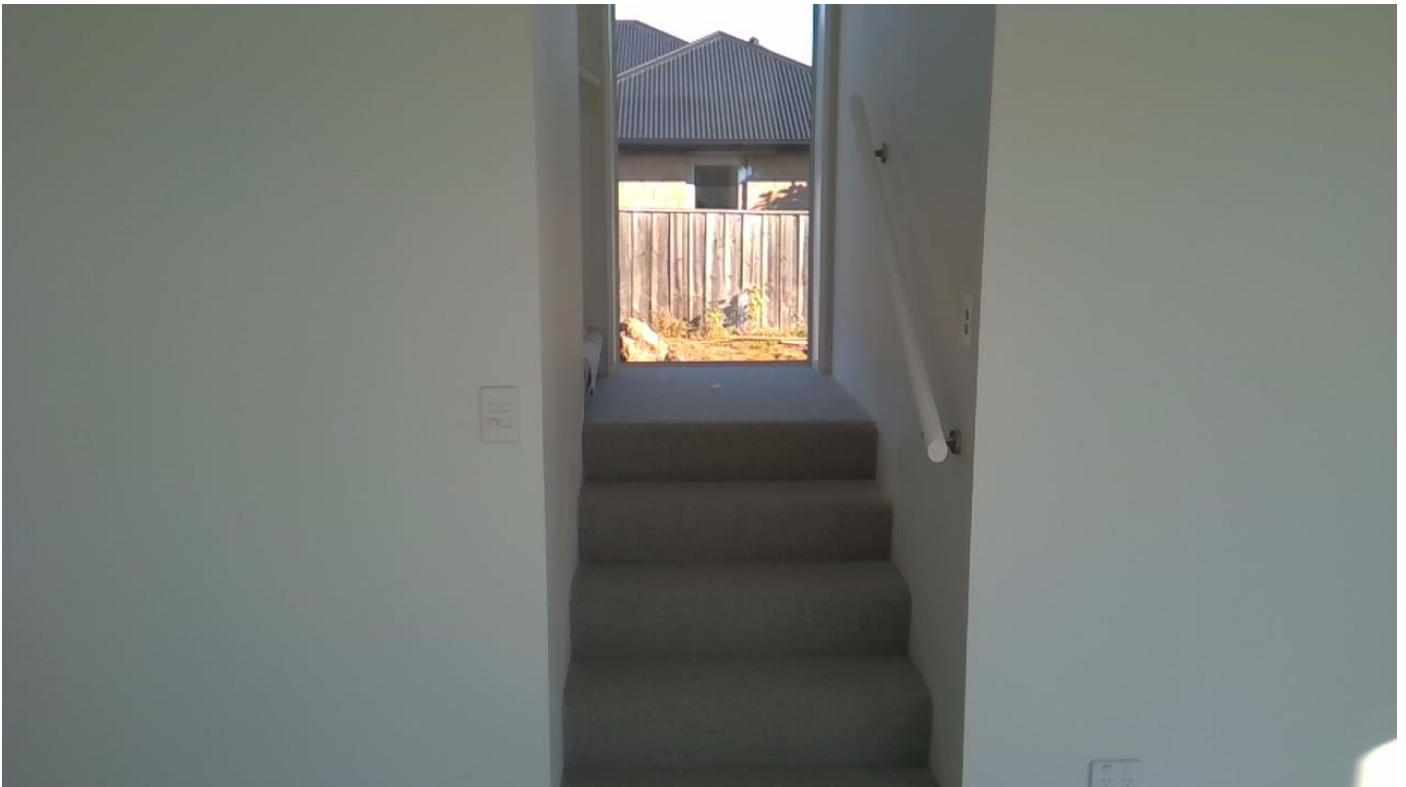
Taken at 10:42 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:42 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:42 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:42 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:42 AM on Tuesday 24/05/2022



Taken at 10:42 AM on Tuesday 24/05/2022



Taken at 10:42 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:42 AM on Tuesday 24/05/2022 Status: Pass



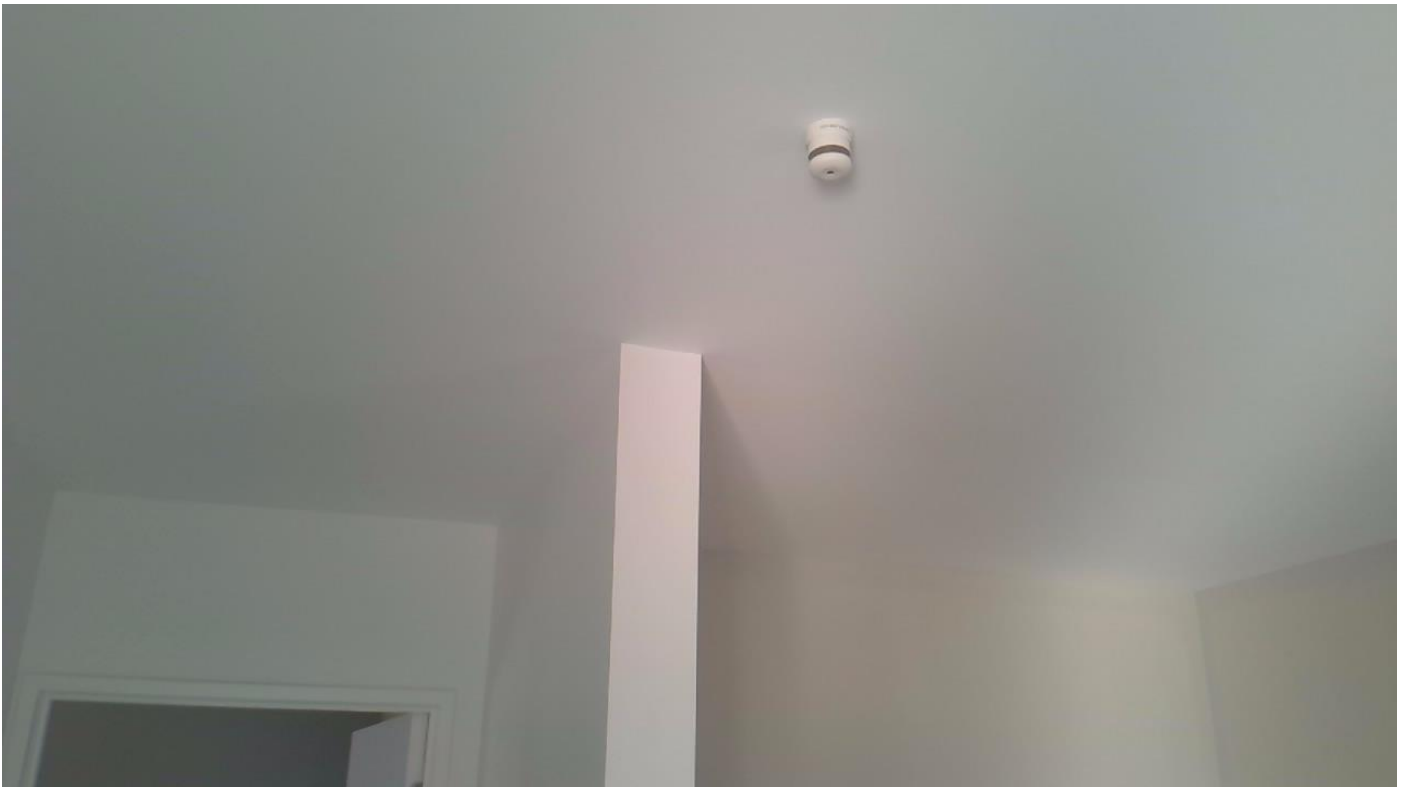
Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



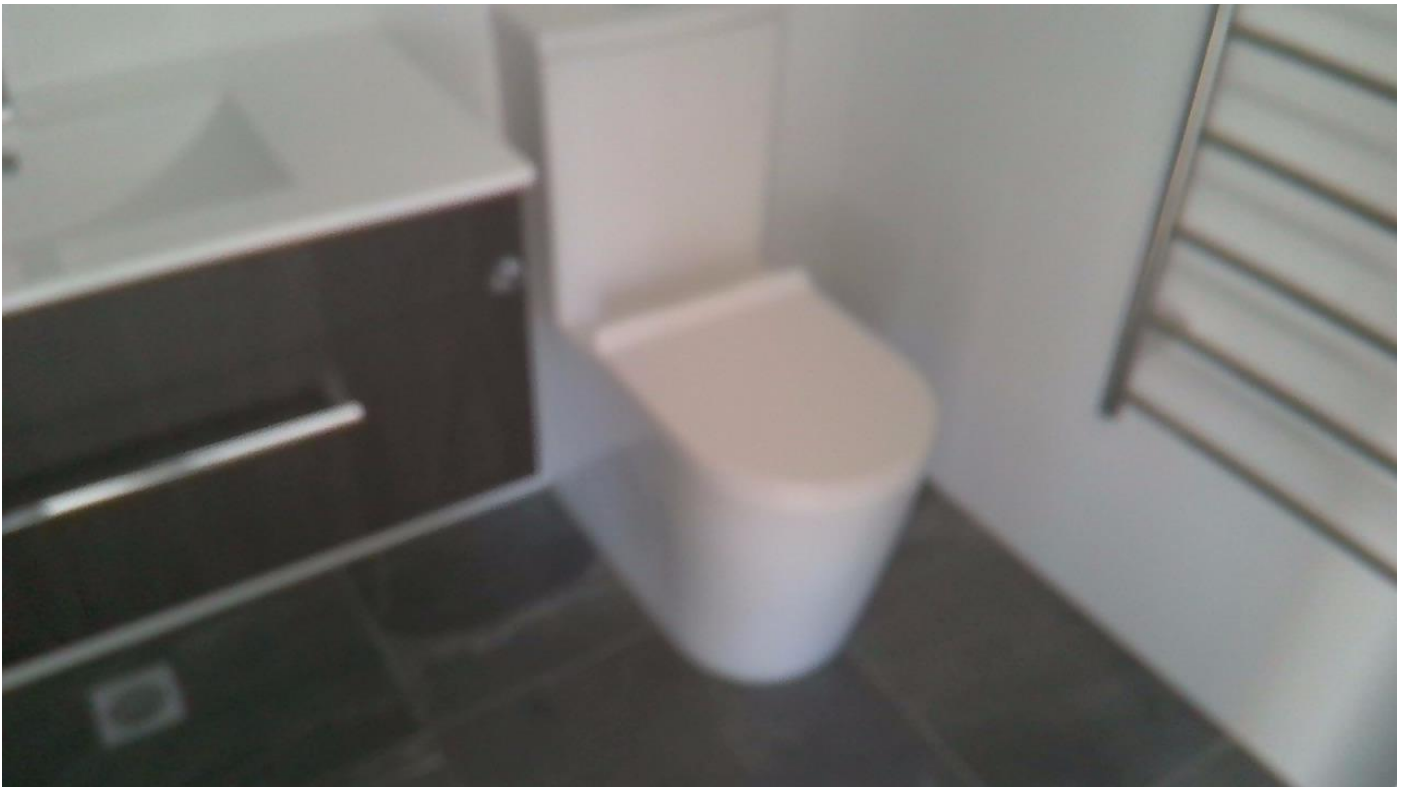
Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



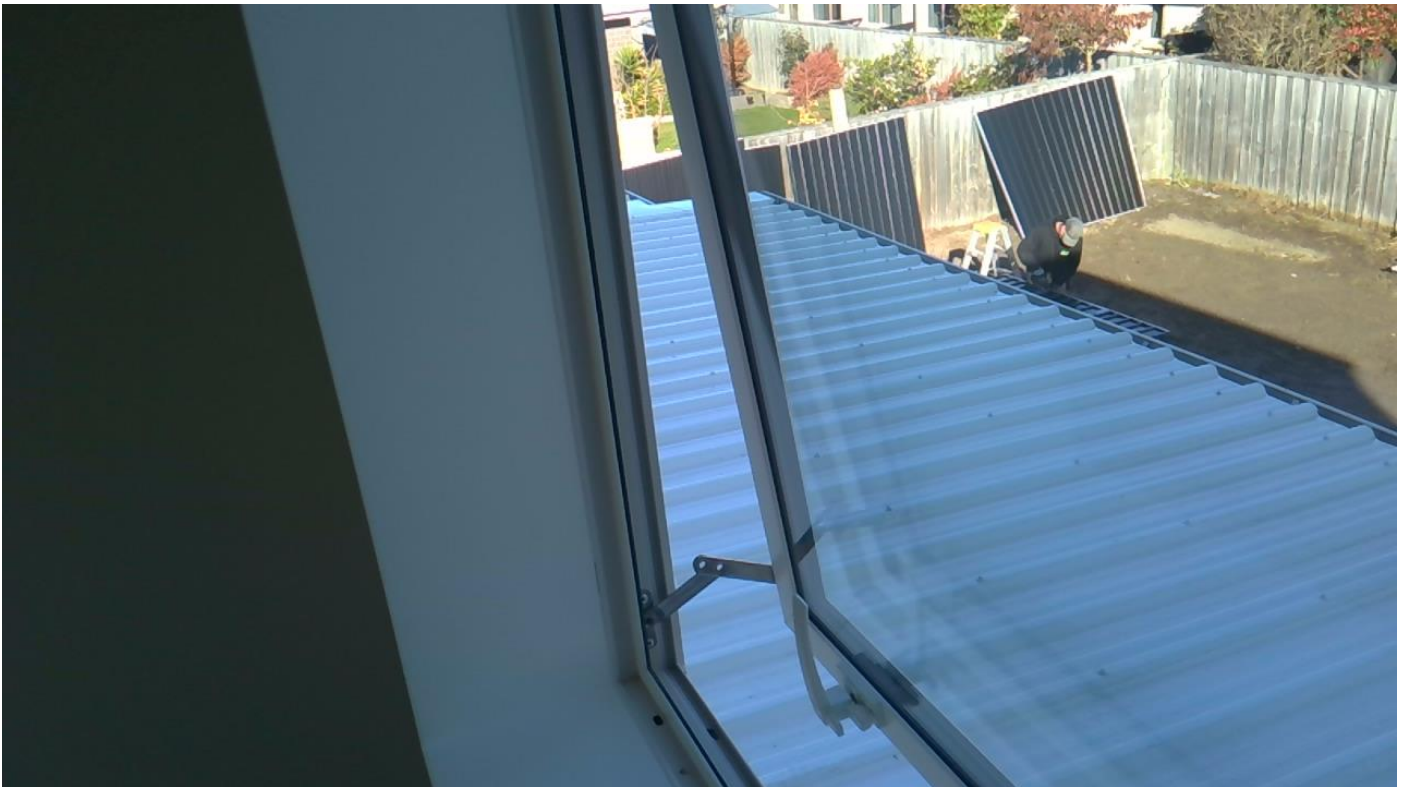
Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:43 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:44 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:44 AM on Tuesday 24/05/2022 Status: Pass



Taken at 10:44 AM on Tuesday 24/05/2022 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Email To: **david@vbuild.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 BC210889 in the subject line.

Inspection Type: **Final**
Inspection Outcome: **Fail**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **24 May 2022**

Passed Items

General Items

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

Inspection Items

Finished ground level and clearances to cladding	FGL to cladding achieved.
Paved area levels/falls and storm water control	concrete levels to cladding achieved
Gully traps	heights achieved, wastes sealed
Drain ventilation	opn vent through first floor
Cladding/soffits	cladding/ soffits painted
Ventilation/weep holes	at brick veneer
Drainage venting to sewer and WC fixture	
Vermin proofing	
Garage door reveals and cladding junctions	
Step down to door openings	190mm step in place
Stair treads and risers correct with anti-slip resistance	
Water isolation valve location	
Hot water cylinder temperature	Gas hot water
Smoke alarms	
Window identification stickers, safety glass labels and opening restrictors	safety glass fitted.
Shower leak test	
Gas hob shield	metal fitted
Ventilation provided to all wet areas	
Fixtures sealed to walls	benches sealed to walls

Plumbing fixtures
 Insulation
 Mechanical vents

plumbing in place with air gaps

Failed Items

Inspection Items

Storm water disposal

drive sump not connected to drain to confirm and no concrete at bottom

Soffit/windows/doors sealed

to seal windows to soffit.
 to seal windows to lintels

Hand rail dimension and height

ensure completed all areas

Hand rail brackets

ensure fixings completed.

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

-mid cladding inspection missed.
 -sheet clad inspection missed.
 -confirm saddle flashings fitted.
 *to seal cladding to overflow pipes out wall.
 *lag water pipes at ext gas box

Documentation

Status

As-Built Truss Design

Accepted

(Struct.) Surveyor's Building Location Certificate

Accepted

1) For siting - Verified & Approved 9/11/21 BM

2) For recession plane - Verified & Approved 7/12/21 BM

(Serv.) As-built Drainage Plan

Accepted

Application form for CCC (Form 6)

Required

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

Required

Foundation slab.

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

Required

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

Required

(Serv.) Electrical certificate

Required

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

Required

(Serv.) Gas Certificate

Required

Other (Specify)

Required

Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval

Licensed Building Practitioners

Status

Carpentry 1

Required

Foundations 1

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard**
Inspection Date: **27 May 2022 11:45 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Flashings	Pass
Head flashings with stop ends and vermin strip, and cladding junction flashings fitted.	
Saddle flashings in place, still to fit where garage roof parapet abuts upper level wall.	
-Completed (Photograph supplied and viewed)	
Joinery / cladding flashings to be complete for mid height cladding inspection.	

Documentation

(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(Clad.) PS3 - Wall Cladding	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required

Licensed Building Practitioners

Bricklaying & Blocklaying 1	Required
Cladding Installer 1	Required
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Mid Height Cladding**
 Inspection Outcome: **Pass**
 Inspected By: **Wes Hollard**
 Inspection Date: **27 May 2022 12:01 PM**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Note: Cladding completed at time of inspection	
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
Backflashings appear to be in place at time of cavity batten inspection.	
-Alluminium J mould flashings in place to window jambs	
Head flashings	Pass
Headflashings in place with stop ends and extending 20mm past joinery unit	
Sill tray flashings	N/A
Door & Window support	Pass
Wanz support bars can be seen in place at time of cavity batten inspection	
Cladding type and system as per consented	Pass
Cladding Fixings	Pass
Single Rose head fixings in place to boards with fixings at 35mm up from bottom edge	
Penetrations	Pass
Unable to view however builder confirms this has been completed. No major penetrations in weatherboard cladding	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
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

(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required

(Clad.) PS3 - Wall Cladding	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required

Licensed Building Practitioners

Bricklaying & Blocklaying 1	Required
Cladding Installer 1	Required
Roofing 1	Required



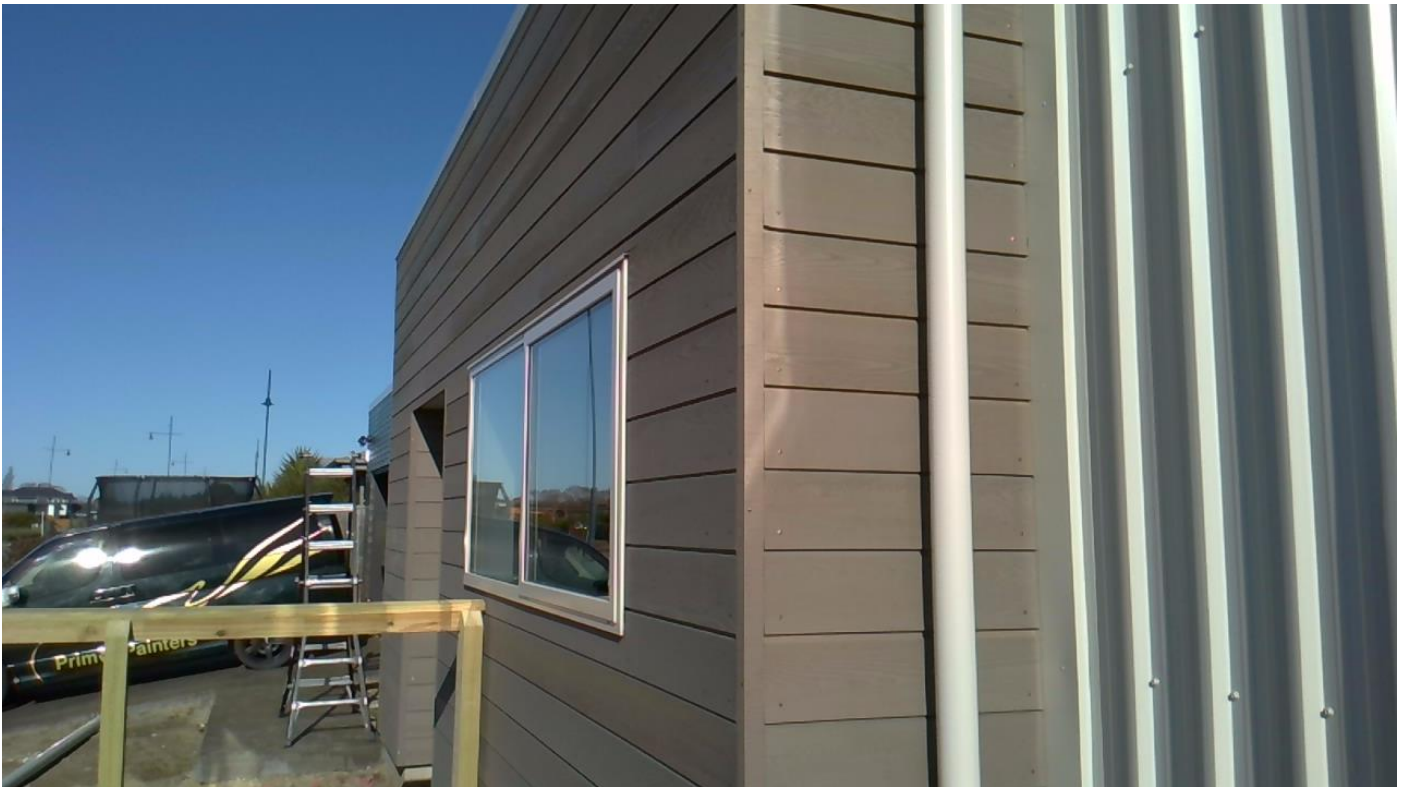
Taken at 11:47 AM on Friday 27/05/2022



Taken at 11:47 AM on Friday 27/05/2022



Taken at 11:48 AM on Friday 27/05/2022



Taken at 11:48 AM on Friday 27/05/2022



Taken at 11:49 AM on Friday 27/05/2022



Taken at 11:56 AM on Friday 27/05/2022

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
 Applicant: **Johnston Peter Graeme**
 Site Address: **29 Pegasus Main Street PEGASUS**
 Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Sheet Cladding Exterior Early Installation**
 Inspection Outcome: **Pass**
 Inspected By: **Wes Hollard**
 Inspection Date: **27 May 2022 12:03 PM**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Note: Cladding completed at time of inspection	
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
Backflashings viewed at Cavity Batten inspection	
Head flashings	Pass
Head flashings in place with turn ups at ends	
Sill tray flashings	N/A
Door & Window support	Pass
Checked at Cavity inspection	
Cladding type and system as per consented	Pass
Sheet edges primed	N/A
Sheet Fixings	Pass
Penetrations	Pass
Penetrations checked at cavity inspection	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
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	
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(Clad.) PS3 - Wall Cladding	Required

(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)

Required

Licensed Building Practitioners

Bricklaying & Blocklaying 1

Required

Cladding Installer 1

Required

Roofing 1

Required



Taken at 12:05 PM on Friday 27/05/2022



Taken at 12:05 PM on Friday 27/05/2022



Taken at 12:05 PM on Friday 27/05/2022



Taken at 12:06 PM on Friday 27/05/2022



Taken at 12:06 PM on Friday 27/05/2022



Taken at 12:06 PM on Friday 27/05/2022



Taken at 12:07 PM on Friday 27/05/2022



Taken at 12:11 PM on Friday 27/05/2022

SITE INSPECTION AUDIT REPORT

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**

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

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard**
Inspection Date: **27 May 2022 12:32 PM**
Duration: **45 minutes**

Inspection Element	Status
Inspection Items	Pass
Storm water disposal	Pass
drive sump not connected to drain to confirm and no concrete at bottom Note: Strip drain connected to sump acting as a small soakpit. Drainlayer unable to connect to main stormwater soakage trench due to height of connection. Minor variation accepted for following reasons: -Drive area only 30 square meters with minimal catchment area -Roadfront has developed swale where any excess surface water can be disposed of -Unlikely to cause any nuisance to others	
Soffit/windows/doors sealed to seal windows to soffit. to seal windows to lintels	Pass
-Completed	
Hand rail dimension and height ensure completed all areas	Pass
-Handrails completed as requested	
Hand rail brackets ensure fixings completed. -Fixings in place - Removed for painting final coat	Pass
ADDITIONAL ITEMS (as applicable)	Pass
Additional FAILED Items	Pass
-mid cladding inspection missed. -sheet clad inspection missed. -confirm saddle flashings fitted. *to seal cladding to overflow pipes out wall. *lag water pipes at ext gas box	
-Items above completed	

Documentation

(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(Clad.) PS3 - Wall Cladding	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required

Licensed Building Practitioners

Bricklaying & Blocklaying 1
Cladding Installer 1
Roofing 1

Required
Required
Required



Taken at 12:18 PM on Friday 27/05/2022



Taken at 12:21 PM on Friday 27/05/2022



Taken at 12:21 PM on Friday 27/05/2022



Taken at 12:23 PM on Friday 27/05/2022



Taken at 12:24 PM on Friday 27/05/2022



Taken at 12:24 PM on Friday 27/05/2022

SITE INSPECTION NOTICE

Consent No: **BC210889**
Applicant: **Johnston Peter Graeme**
Site Address: **29 Pegasus Main Street PEGASUS**
Work Type: **TWO STOREY DWELLING WITH GAS FIRE AND ATTACHED GARAGE 29 PEGASUS MAIN STREET PEGASUS LOT 382 DP 401487**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Email To: **david@vbuild.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 BC210889 in the subject line.

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard - 021 221 8377**
Inspection Date: **27 May 2022**

Passed Items

Inspection Items

Flashings

Head flashings with stop ends and vermin strip, and cladding junction flashings fitted.

Saddle flashings in place, still to fit where garage roof parapet abuts upper level wall.

-Completed (Photograph supplied and viewed)
Joinery / cladding flashings to be complete for mid height cladding inspection.

Inspection Type: **Mid Height Cladding**
Inspection Outcome: **Pass**
Inspected By: **Wes Hollard - 021 221 8377**
Inspection Date: **27 May 2022**

Passed Items

General Items

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

Inspection Items

Back flashings

Note: Cladding completed at time of inspection

Backflashings appear to be in place at time of cavity batten inspection.

-Alluminium J mould flashings in place to window jambs

Head flashings

Headflashings in place with stop ends and extending 20mm past joinery unit

Door & Window support

Wanz support bars can be seen in place at time of

Cladding type and system as per consented
Cladding Fixings
Penetrations

cavity batten inspection

Single Rose head fixings in place to boards with fixings at 35mm up from bottom edge

Unable to view however builder confirms this has been completed. No major penetrations in weatherboard cladding

Inspection Type: **Sheet Cladding Exterior Early Installation**

Inspection Outcome: **Pass**

Inspected By: **Wes Hollard - 021 221 8377**

Inspection Date: **27 May 2022**

Passed Items

General Items

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

Note: Cladding completed at time of inspection

Inspection Items

Back flashings
Head flashings
Door & Window support
Cladding type and system as per consented
Sheet Fixings
Penetrations

Backflashings viewed at Cavity Batten inspection
Head flashings in place with turn ups at ends
Checked at Cavity inspection

Penetrations checked at cavity inspection

Inspection Type: **Final**

Inspection Outcome: **Pass**

Inspected By: **Wes Hollard - 021 221 8377**

Inspection Date: **27 May 2022**

Passed Items

Inspection Items

Storm water disposal

drive sump not connected to drain to confirm and no concrete at bottom

Note: Strip drain connected to sump acting as a small soakpit.

Drainlayer unable to connect to main stormwater soakage trench due to height of connection.

Minor variation accepted for following reasons:
-Drive area only 30 square meters with minimal catchment area

-Roadfront has developed swale where any excess surface water can be disposed of
-Unlikely to cause any nuisance to others

Soffit/windows/doors sealed

to seal windows to soffit.
to seal windows to lintels

-Completed

Hand rail dimension and height

ensure completed all areas

Hand rail brackets

-Handrails completed as requested

ensure fixings completed.

-Fixings in place - Removed for painting final coat

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

-mid cladding inspection missed.

-sheet clad inspection missed.

-confirm saddle flashings fitted.
 *to seal cladding to overflow pipes out wall.
 *lag water pipes at ext gas box

-Items above completed

Documentation

Status

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
1) For siting - Verified & Approved 9/11/21 BM	
2) For recession plane - Verified & Approved 7/12/21 BM	
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's site notes/reports (Specify)	Required
Foundation slab.	
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(Clad.) PS3 - Roofing Membrane Installation	Required
(Clad.) PS3 - Roof Cladding Installation	Required
(Clad.) PS3 - Wall Cladding	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required
Other (Specify)	Required
Concrete reinforced piles not installed near soakpit as sheet S8 - Confirmed by phone call to foundation contractor these have been removed under Engineers guidance and now are timber piles. Engineers notes to confirm change and approval	

Licensed Building Practitioners

Status

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