

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Lee Bithray**
Inspection Date: **18 December 2017 1:25 p.m.**
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 on site. 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 By surveyor	Pass Non Compliance
Confirm siting By surveyor	Pass Non Compliance
Building Location Certificate Provided to be provided	Pass Non Compliance
Confirm any engineer's special requirements	N/A
Building platform excavations	Pass
Hardfill - type & compaction hardfill well Compacted	Pass
Under-slab insulation provision	N/A
DPM protection Blinding laid	Pass
Slab base level and height	Pass
Slab thickenings	N/A
Pipework	N/A
Prompt builder re: HWC safe-trays	N/A
ADDITIONAL ITEMS (as applicable)	N/A

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 Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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: **Lee Bithray**
 Inspection Date: **18 December 2017 1:36 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number	N/A
Confirm siting	Pass Non Compliance
By surveyor	
Building Location Certificate Provided	Pass Non Compliance
to be provided	
Finished floor level	Pass
DPM	Pass
Black poly dpm	
Polystyrene pods set-out	Pass
as plans	
Foundation width and depth	Pass
Reinforcing type, size, laps and spacing	Pass
H12 Steelwork as plans	
Reinforcing cover	Pass
Wastes and foundation penetrations	Pass
Wastes Cut in at poly pods	
lagged. Falls as required	
Mesh reinforcing	Pass
Ductile mesh lapped tied lifted and tagged	
Slab thickenings and recesses	Pass
Beams as plans	
Free-joints	N/A
Supplementary reinforcing	Pass
Bars at internal corners	
Check slab thickness	Pass
100mm	
Slab rebates	Pass

at garage door	
Under slab insulation	N/A
HWC relief drain	N/A
gas hot water	
Hot Water Cylinder Safe-tray Drain	N/A
Advise actual truss as-built's approval required	Pass
Electrical earth bar to mesh installed	Pass
Fitted	
Engineers inspection completed	Pass
Copy received	
OK to Pour	Pass
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 1:30 PM on Monday 18/12/2017



Taken at 1:31 PM on Monday 18/12/2017



Taken at 1:31 PM on Monday 18/12/2017



Taken at 1:32 PM on Monday 18/12/2017

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

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **18 December 2017**

Passed Items

General Items

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

Inspection Items

Building platform excavations	
Hardfill - type & compaction	hardfill well Compacted
DPM protection	Blinding laid
Slab base level and height	

Deferred Items

Inspection Items

Boundary peg locations and address/lot number	By surveyor
Confirm siting	By surveyor
Building Location Certificate Provided	to be provided

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **18 December 2017**

Passed Items

General Items

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

Inspection Items

Finished floor level	
DPM	Black poly dpm
Polystyrene pods set-out	as plans
Foundation width and depth	

Reinforcing type, size, laps and spacing
Reinforcing cover
Wastes and foundation penetrations

Mesh reinforcing
Slab thickenings and recesses
Supplementary reinforcing
Check slab thickness
Slab rebates
Advise actual truss as-built's approval required
Electrical earth bar to mesh installed
Engineers inspection completed
OK to Pour

Deferred Items

Inspection Items

Confirm siting
Building Location Certificate Provided

H12 Steelwork as plans

Wastes Cut in at poly pods
lagged. Falls as required
Ductile mesh lapped tied lifted and tagged
Beams as plans
Bars at internal corners
100mm
at garage door

Fitted
Copy received

By surveyor
to be provided

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

Inspection Type: **Drains**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Andrew Kendall**
Inspection Date: **26 January 2018 1:16 p.m.**
Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Drain-layers details and registration number	Pass
-Tom Kemp, Reg: 25280.	
Storm-water, &/or sewer pipework in position and exposed	Pass
-100mm diameter uPVC storm-water & sewer pipework laid in position and exposed with correct inspection point locations.	
Gradient	Pass
-Adequate 1:80 gradient achieved.	
Pipework support & bedding	Pass
-Pipework supported in compacted harfill material where laid deep, otherwise laid in either bedding chip or clean natural sand.	
Sumps and soak holes	Pass Non Compliance
-Storm-water bubble-up sump yet to position.	
Water test	Pass
-Water test to sewer on and holding at time of inspection.	
Primer used	Pass
-Primer used on glued joints.	
Septic tank system and location	N/A
As-laid plan	Pass
-As-laid drainage plan accurately drawn with all measurements clearly identified provided.	
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(Serv.) As-built Drainage Plan Accepted



Taken at 12:56 PM on Friday 26/01/2018



Taken at 12:57 PM on Friday 26/01/2018



Taken at 12:57 PM on Friday 26/01/2018



Taken at 12:58 PM on Friday 26/01/2018



Taken at 12:58 PM on Friday 26/01/2018



Taken at 12:58 PM on Friday 26/01/2018



Taken at 12:58 PM on Friday 26/01/2018



Taken at 12:58 PM on Friday 26/01/2018



Taken at 12:59 PM on Friday 26/01/2018



Taken at 12:59 PM on Friday 26/01/2018



Taken at 12:59 PM on Friday 26/01/2018



Taken at 1:01 PM on Friday 26/01/2018

SITE INSPECTION NOTICE

Consent No: **BC160644**
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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Drains**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **26 January 2018**

Passed Items

General Items

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

Inspection Items

Drain-layers details and registration number	-Tom Kemp, Reg: 25280.
Storm-water, &/or sewer pipework in position and exposed	-100mm diameter uPVC storm-water & sewer pipework laid in position and exposed with correct inspection point locations.
Gradient	-Adequate 1:80 gradient achieved.
Pipework support & bedding	-Pipework supported in compacted harfill material where laid deep, otherwise laid in either bedding chip or clean natural sand.
Water test	-Water test to sewer on and holding at time of inspection.
Primer used	-Primer used on glued joints.
As-laid plan	-As-laid drainage plan accurately drawn with all measurements clearly identified provided.

Deferred Items

Inspection Items

Sumps and soak holes	-Storm-water bubble-up sump yet to position.
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Documentation

(Serv.) As-built Drainage Plan

Status

Accepted

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

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **Andrew Kendall**
 Inspection Date: **9 March 2018 8:45 a.m.**
 Duration: **60 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
As-Built Truss/Frame Design	Pass
Current PS1 provided	Pass
Design Statement Correct	Pass
Roof Layout	Pass
Fixings	Pass
Reminder - Complete Documentation tab	N/A
Inspection Items	Pass
As-Built truss design approved	Pass
-Actual as-built truss design approved on-site.	
Control cuts to slab	Pass
-Control cuts to slab completed.	
Framing	Pass
-H1.2 treated, 90 x 45mm, LVL-8 framing.	
DPC	Pass
-DPC in position beneath bottom plates.	
Plate hold down fixings	Pass
-Perimeter bottom plate hold downs in place.	
Frame connections	Pass
-Frame connections completed.	
Truss and rafter connections	Pass
-Truss and rafter connections completed.	
Purlins	Pass
-Purlins screw fixed in accordance with NZS 3604: 2011.	
Outriggers at gables	N/A
Roof bracing	N/A
Stud to top plate	Pass
-Stud to top plate fixings in place.	
Lintel hold downs and fixings	Pass

-Lintel hold downs and fixings completed.	
Lintels	Pass
-Lintel sizes checked.	
Post/beam connections	N/A
Structural steel & beams	N/A
Valley boards	Pass
-H4 treated valley boards supported in place.	
Brace panel hold downs	Pass
-Brace panel hold downs completed and locations checked.	
Dragon Ties	N/A
Bracing plywood	Pass
-Bracing plywood fixings completed and hold downs in place.	
Bottom chord restraints	Pass
-Direct fixed ceiling battens being installed for bottom chord restraints.	
Fire wall hold-downs and solid blocking	N/A
Engineer's inspection completed	N/A
Cricket Flashings 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
-Building Location Certificate from Surveyor yet to be received and Council approved, as per the Building Consent conditions and previously requested.	
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A
Documentation	
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Required
Licensed Building Practitioners	
Carpentry 1	Required
Foundations 1	Required



Taken at 8:39 AM on Friday 9/03/2018



Taken at 8:40 AM on Friday 9/03/2018



Taken at 8:40 AM on Friday 9/03/2018



Taken at 8:40 AM on Friday 9/03/2018



Taken at 8:40 AM on Friday 9/03/2018



Taken at 8:41 AM on Friday 9/03/2018



Taken at 8:41 AM on Friday 9/03/2018



Taken at 8:41 AM on Friday 9/03/2018



Taken at 8:41 AM on Friday 9/03/2018



Taken at 8:41 AM on Friday 9/03/2018



Taken at 8:41 AM on Friday 9/03/2018



Taken at 8:42 AM on Friday 9/03/2018



Taken at 8:42 AM on Friday 9/03/2018



Taken at 8:43 AM on Friday 9/03/2018



Taken at 8:43 AM on Friday 9/03/2018



Taken at 8:44 AM on Friday 9/03/2018



Taken at 8:44 AM on Friday 9/03/2018



Taken at 8:44 AM on Friday 9/03/2018



Taken at 8:45 AM on Friday 9/03/2018

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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Fail**
Inspected By: **Andrew Kendall - 027 453 8144**
Inspection Date: **9 March 2018**

Passed Items

General Items

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

As-Built Truss/Frame Design

Current PS1 provided
Design Statement Correct
Roof Layout
Fixings

Inspection Items

As-Built truss design approved	-Actual as-built truss design approved on-site.
Control cuts to slab	-Control cuts to slab completed.
Framing	-H1.2 treated, 90 x 45mm, LVL-8 framing.
DPC	-DPC in position beneath bottom plates.
Plate hold down fixings	-Perimeter bottom plate hold downs in place.
Frame connections	-Frame connections completed.
Truss and rafter connections	-Truss and rafter connections completed.
Purlins	-Purlins screw fixed in accordance with NZS 3604: 2011.
Stud to top plate	-Stud to top plate fixings in place.
Lintel hold downs and fixings	-Lintel hold downs and fixings completed.
Lintels	-Lintel sizes checked.
Valley boards	-H4 treated valley boards supported in place.
Brace panel hold downs	-Brace panel hold downs completed and locations checked.
Bracing plywood	-Bracing plywood fixings completed and hold downs in place.
Bottom chord restraints	-Direct fixed ceiling battens being installed for bottom chord restraints.

Failed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

-Building Location Certificate from Surveyor yet to be received and Council approved, as per the Building Consent conditions and previously requested.

Documentation

As-Built Truss Design

(Serv.) As-built Drainage Plan

(Struct.) Surveyor's Building Location Certificate

Status

Accepted

Accepted

Required

Licensed Building Practitioners

Carpentry 1

Foundations 1

Status

Required

Required

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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**

Inspection Outcome: **Pass**

Inspected By: **Lee Bithray**

Inspection Date: **11 April 2018 9:45 a.m.**

Duration: **0 minutes**

Inspection Element

Status

ADDITIONAL ITEMS (as applicable)

Pass

Additional FAILED Items

Pass

**-Building Location Certificate from Surveyor yet to be received and Council approved, as per the Building Consent conditions and previously requested.
11/4/18 received and approved**

SITE INSPECTION AUDIT REPORT

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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **11 April 2018 9:51 a.m.**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Building wrap type	Pass
tekton	
Wrap fastening and laps	Pass
Wrap at openings	Pass
taken into openings	
Wrap bottom edge	Pass
past bottom plate	
Slab edge protection	Pass
Mulseal	
Sill tape	Pass
fitted as required	
Thermal break	N/A
Penetrations	N/A
Wrap support	Pass
Blue band fitted	
Fire walls	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 9:48 AM on Wednesday 11/04/2018



Taken at 9:48 AM on Wednesday 11/04/2018



Taken at 9:49 AM on Wednesday 11/04/2018



Taken at 9:49 AM on Wednesday 11/04/2018

SITE INSPECTION NOTICE

Consent No: **BC160644**
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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **11 April 2018**

Passed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

-Building Location Certificate from Surveyor yet to be received and Council approved, as per the Building Consent conditions and previously requested. 11/4/18 received and approved

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **11 April 2018**

Passed Items

General Items

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

Inspection Items

Building wrap type	tekton
Wrap fastening and laps	
Wrap at openings	taken into openings
Wrap bottom edge	past bottom plate
Slab edge protection	Mulseal
Sill tape	fitted as required
Wrap support	Blue band fitted

Documentation

As-Built Truss Design
(Struct.) Surveyor's Building Location Certificate
Setout confirmed as per plans - gfb
(Serv.) As-built Drainage Plan

Status

Accepted
Accepted
Accepted

Licensed Building Practitioners

Carpentry 1

Foundations 1

Status

Required

Required

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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **30 April 2018 2:45 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cavity size	Pass
40mm	
Cavity clean and clear of mortar	Pass
Brickwork overhang	Pass
Brick ties	Pass
at every 2nd Course	
Weep holes	Pass
clear	
Slip joints	N/A
Brick panel widths	Pass
Lintel bars, shelf angles & flashings	N/A
Door & Window support	Pass
Wanz bars fitted	
All panels as close as practical to half height	Pass
Flashings	Pass
in place	
Penetrations	Pass
taped	
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 2:40 PM on Monday 30/04/2018



Taken at 2:41 PM on Monday 30/04/2018



Taken at 2:41 PM on Monday 30/04/2018



Taken at 2:42 PM on Monday 30/04/2018



Taken at 2:42 PM on Monday 30/04/2018

SITE INSPECTION NOTICE

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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **30 April 2018**

Passed Items

General Items

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

Inspection Items

Cavity size	40mm
Cavity clean and clear of mortar	
Brickwork overhang	
Brick ties	at every 2nd Course
Weep holes	clear
Brick panel widths	
Door & Window support	Wanz bars fitted
All panels as close as practical to half height	
Flashings	in place
Penetrations	taped

Documentation

	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate Setout confirmed as per plans - gfb	Accepted
(Serv.) As-built Drainage Plan	Accepted

Licensed Building Practitioners

	Status
Carpentry 1	Required
Foundations 1	Required

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 Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Preline & Plumbing**
 Inspection Outcome: **Fail**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **17 May 2018 1:38 p.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Fail
Exterior claddings completed	Pass
Temporary weather proofing in place to garage door and chimney cap	Pass
Wall and ceiling insulation	Fail
*silencer wall batts used to exterior walls	
*R rating to be confirmed.	
*complete internal house/garage wall	
Air seals & backing rods	Pass
Air seals completed to all openings, last areas being done	
Window identification stickers and safety glass labels	Pass
Window identification stickers in place and safety glass labels in place	
Packers sealed over	Pass
to be completed	
Plumbing pipework	Pass
Plumbing pipe work complete, clipped and lagged outside the thermal envelope	
Pressure test statement requested for final (Site Instruction)	Pass
Correct pipe work size, runs and distance to Hot Water Cylinder	Pass
15,20mm pipesm gas hot water, last areas being completed	
Solar pipework	N/A
Gas pipework	Pass
Gas pipework installed	
Wastes and vents	Pass
PVC wastes to be completed	
Soil stack venting	N/A
Bottom-plate hold downs	Pass
Hold downs to bottom plates including brace panel elements complete	
Flush boxes in bracing panels	Pass
Flush boxes are 90mm minimum away from brace panel sheet perimeters	

Moisture content readings tested approx 15 places	Pass
Ceiling battens timber battens 400c	Pass
Diaphragm Ceilings	N/A
Bottom-chord restraint timber battens	Pass
Stud strengtheners	N/A
Top plate strengtheners	N/A
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Dwangs in place above shower trays	N/A
Metal angles to internal corners of tiled shower wall Metal angles to internal corners of tiled shower wall, x2 showers	Pass
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) -complete last plumbing fixtures and wates. -complete seal over window packers. -complete insulation near gas water unit	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	
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required



Taken at 1:14 PM on Thursday 17/05/2018 Status: Pass



Taken at 1:14 PM on Thursday 17/05/2018 Status: Pass



Taken at 1:15 PM on Thursday 17/05/2018

SITE INSPECTION NOTICE

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Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Fail**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **17 May 2018**

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	
Air seals & backing rods	Air seals completed to all openings, last areas being done
Window identification stickers and safety glass labels	Window identification stickers in place and safety glass labels in place
Packers sealed over	to be completed
Plumbing pipework	Plumbing pipe work complete, clipped and lagged outside the thermal envelope
Pressure test statement requested for final (Site Instruction)	
Correct pipe work size, runs and distance to Hot Water Cylinder	15,20mm pipesm gas hot water, last areas being completed
Gas pipework	Gas pipework installed
Wastes and vents	PVC wastes to be completed
Bottom-plate hold downs	Hold downs to bottom plates including brace panel elements complete
Flush boxes in bracing panels	Flush boxes are 90mm minimum away from brace panel sheet perimeters
Moisture content readings	tested approx 15 places
Ceiling battens	timber battens 400c
Bottom-chord restraint	timber battens
Metal angles to internal corners of tiled shower wall	Metal angles to internal corners of tiled shower wall, x2 showers

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

-complete last plumbing fixtures and wates.
-complete seal over window packers.
-complete insulation near gas water unit

Failed Items

Inspection Items

Wall and ceiling insulation

*silencer wall batts used to exterior walls
*R rating to be confirmed.
*complete internal house/garage wall

Documentation

As-Built Truss Design

Accepted

(Struct.) Surveyor's Building Location Certificate

Accepted

Setout confirmed as per plans - gfb

(Serv.) As-built Drainage Plan

Accepted

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

Required

(Serv.) Gas Certificate

Required

Licensed Building Practitioners

Status

Carpentry 1

Required

Foundations 1

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R03**

Inspection Type: **Preline & Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Mark McLaughlin**

Inspection Date: **22 May 2018 11:26 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site	
Inspection Items	Pass
Wall and ceiling insulation	Pass
*silencer wall batts used to exterior walls	
*R rating to be confirmed.	
*complete internal house/garage wall	
-dwelling now insulated as sheet 3.	
-R2.6 pink batts to external walls and garage/house wall	



Taken at 11:15 AM on Tuesday 22/05/2018 Status: Pass



Taken at 11:15 AM on Tuesday 22/05/2018 Status: Pass



Taken at 11:15 AM on Tuesday 22/05/2018 Status: Pass



Taken at 11:15 AM on Tuesday 22/05/2018 Status: Pass



Taken at 11:22 AM on Tuesday 22/05/2018 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **22 May 2018**

Passed Items

General Items

Inspection Items

Wall and ceiling insulation

***silencer wall batts used to exterior walls**

***R rating to be confirmed.**

***complete internal house/garage wall**

-dwelling now insulated as sheet 3.

-R2.6 pink batts to external walls and garage/house wall

Documentation

As-Built Truss Design
(Struct.) Surveyor's Building Location Certificate
Setout confirmed as per plans - gfb
(Serv.) As-built Drainage Plan
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)
(Serv.) Gas Certificate

Status

Accepted
Accepted
Accepted
Required
Required

Licensed Building Practitioners

Carpentry 1
Foundations 1

Status

Required
Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
 Applicant: **Clegg Stephen George**
 Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
 Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Pre-Stopping**
 Inspection Outcome: **Pass**
 Inspected By: **John Thornton**
 Inspection Date: **30 May 2018 12:27 p.m.**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Wall linings	Pass
10mm standard Gib.	
Bracing	Pass
Bracing completed.	
*GS2 Braces N3 & P3 have Proroc wet area boards to bathroom sides of brace walls.	
Inspector to discuss with processors	
Discussed above with processor and braces N3 & P3 now changed to GS1 1.8m as on site variation-BUs checked and required quantities still exceeded.	
Wet area water resistant linings	Pass
*90% boards to wet areas are BPB ProRoc, inspector to follow up.	
Checked above with processor and BPB ProRoc boards approved for use on this occasion	
Metal angle in place to internal corners of tiled shower	Pass
Viewed at preline to both showers	
Tiled area fixings	Pass
*ProRoc boards fixed at 100mm apr. centres to both tiled showers - to discuss with processors	
Checked above with processor and BPB ProRoc suitable for tile weights up to 32kg per M2, change of substrate accepted as on site variation.	
*See directives	
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings	N/A
Ceiling linings and battens	Pass

13mm standard Gib to main areas with 10mm Proroc to wet areas- battens at 400mm ctrs.

ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
NOTE: Showers now being tiled has on this ocassion been accepted as an on site variation and thus will require an extra inspection for the wet area tanking membrane prior to tiling. Ensure membrane used is appraised for use in NZ and product Specifications/Appraisal are on site for the inspection.	
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 1:03 PM on Wednesday 30/05/2018



Taken at 1:03 PM on Wednesday 30/05/2018



Taken at 1:06 PM on Wednesday 30/05/2018



Taken at 1:06 PM on Wednesday 30/05/2018



Taken at 1:07 PM on Wednesday 30/05/2018



Taken at 1:07 PM on Wednesday 30/05/2018

GIB® STANDARD T.E. 10mm x 120

Taken at 1:09 PM on Wednesday 30/05/2018

SITE INSPECTION NOTICE

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R03**
Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **30 May 2018**

Passed Items

General Items

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

Inspection Items

Wall linings
Bracing

10mm standard Gib.
Bracing completed.

***GS2 Braces N3 & P3 have Proroc wet area boards to bathroom sides of brace walls. Inspector to discuss with processors**

Discussed above with processor and braces N3 & P3 now changed to GS1 1.8m as on site variation-BUs checked and required quantities still exceeded.

***90% boards to wet areas are BPB ProRoc, inspector to follow up.**

Checked above with processor and BPB ProRoc boards approved for use on this occasion

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

Viewed at preline to both showers

***ProRoc boards fixed at 100mm apr. centres to both tiled showers - to discuss with processors**

Checked above with processor and BPB ProRoc suitable for tile weights up to 32kg per M2, change of substrate accepted as on site variation.

***See directives**

13mm standard Gib to main areas with 10mm Proroc to wet areas- battens at 400mm ctrs.

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)

NOTE: Showers now being tiled has on this occasion been accepted as an on site variation and thus will require an extra inspection for the wet area tanking

membrane prior to tiling. Ensure membrane used is appraised for use in NZ and product Specifications/Appraisal are on site for the inspection.

Documentation

As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate Setout confirmed as per plans - gfb	Accepted
(Serv.) As-built Drainage Plan	Accepted
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

Status

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required

Status

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
 Applicant: **Clegg Stephen George**
 Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
 Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Wet Area Tanking**
 Inspection Outcome: **Pass**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **12 July 2018 2:36 p.m.**
 Duration: **30 minutes**

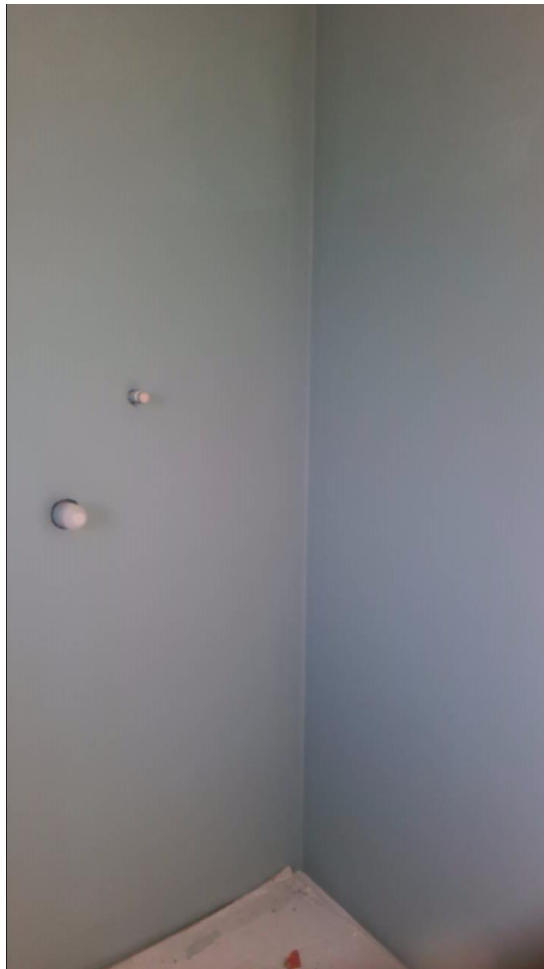
Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Standard WDC uniform Hi-Vis shirt/jacket worn on site.	
Standard safety footwear required and worn on site.	
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Tanking membrane product	Pass
Mapei product.	
Coatings applied	Pass
-membrane to shower areas to 2.3m high.	
-still to complete membrane at floor area x1 shower.	
Bandaging to internal/external corners	Pass
-Bandaging in place to internal/external corners.	
-bandage at wall/ tray junction	
Slope to recess and floor	Pass
Slope achieved to recess and floor	
Penetrations	Pass
to seal shower fixtures	
Applicator accredited	Pass
supply PS3	
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass
-to complete membrane to floor area in shower including bandaging bottom corner	
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

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



Taken at 2:26 PM on Thursday 12/07/2018 Status: Pass



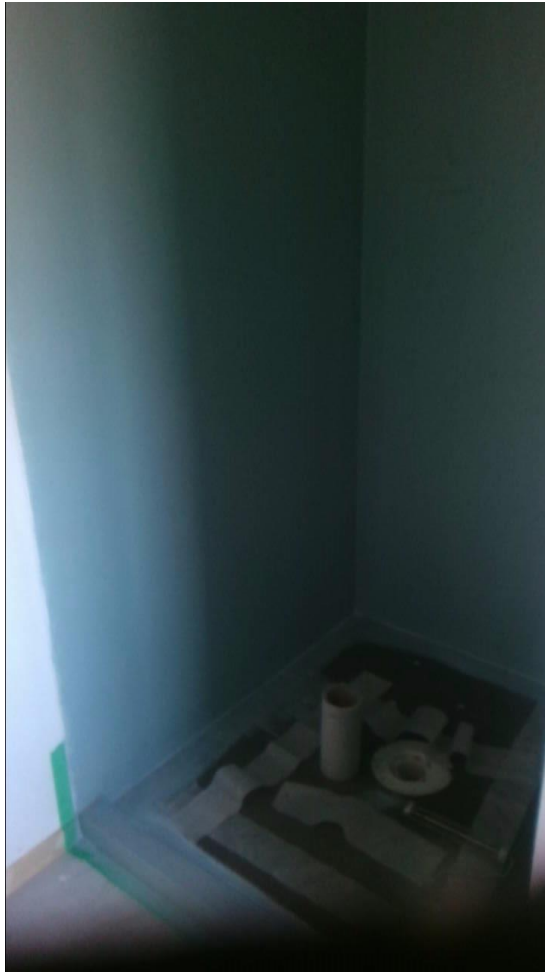
Taken at 2:26 PM on Thursday 12/07/2018 Status: Pass



Taken at 2:27 PM on Thursday 12/07/2018 Status: Pass



Taken at 2:27 PM on Thursday 12/07/2018 Status: Pass



Taken at 2:27 PM on Thursday 12/07/2018 Status: Pass

SITE INSPECTION NOTICE

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **12 July 2018**

Passed Items

General Items

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

Inspection Items

Tanking membrane product	Mapei product.
Coatings applied	-membrane to shower areas to 2.3m high. -still to complete membrane at floor area x1 shower.
Bandaging to internal/external corners	-Bandaging in place to internal/external corners. -bandage at wall/ tray junction
Slope to recess and floor	Slope achieved to recess and floor
Penetrations	to seal shower fixtures
Applicator accredited	supply PS3

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	-to complete membrane to floor area in shower including bandaging bottom corner
---	--

Documentation

Documentation	Status
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate Setout confirmed as per plans - gfb	Accepted
(Serv.) As-built Drainage Plan	Accepted
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required
(Serv.) Gas Certificate	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R03**

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

Inspection Outcome: **Pass**

Inspected By: **Mike Rowe**

Inspection Date: **24 November 2021 1:40 PM**

Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Boundary peg locations and address/lot number By surveyor BLC approved	Pass
Confirm siting By surveyor BLC approved	Pass
Building Location Certificate Provided to be provided BLC approved	Pass
Engineer's inspection/s	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A

Documentation

Application form for CCC (Form 6)	Accepted
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Accepted
(Serv.) Electrical certificate	Required

Licensed Building Practitioners

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

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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: **Mike Rowe**
Inspection Date: **24 November 2021 1:41 PM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Confirm siting	Pass
By surveyor	
BLC approved	
Building Location Certificate Provided	Pass
to be provided	
BLC approved	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A

Documentation

Application form for CCC (Form 6)	Accepted
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Accepted
(Serv.) Electrical certificate	Required

Licensed Building Practitioners

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

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe**
Inspection Date: **24 November 2021 1:41 PM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Sumps and soak holes	Pass
-Storm-water bubble-up sump yet to position. kerb in place	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A

Documentation

Application form for CCC (Form 6)	Accepted
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Accepted
(Serv.) Electrical certificate	Required

Licensed Building Practitioners

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

SITE INSPECTION AUDIT REPORT

Consent No: **BC160644**
 Applicant: **Clegg Stephen George**
 Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
 Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**

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

Inspection Type: **Final**
 Inspection Outcome: **Pass**
 Inspected By: **Mike Rowe**
 Inspection Date: **24 November 2021 12:17 PM**
 Duration: **60 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Finished ground level and clearances to cladding 200mm to FFL	Pass
Paved area levels/falls and storm water control 125mm to FFL	Pass
Gully traps 100mm above GL	Pass
Storm water disposal to kerb	Pass
Soffit/windows/doors sealed all windows and doors sealed to soffits	Pass
Drain ventilation 80mm open vent in place	Pass
Cladding/soffits all soffits painted	Pass
Ventilation/weep holes weep holes in place at 600mm centres	Pass
Drainage venting to sewer and WC fixture accepted AAV to kitchen gully drain	Pass
Snow straps	N/A
Vermin proofing Vermin proofing completed	Pass
Garage door reveals and cladding junctions Garage door reveals and cladding junctions completed and sealed	Pass
Step down to door openings less than 190mm	Pass
Stair treads and risers correct with anti-slip resistance	N/A
Hand rail dimension and height	N/A
Hand rail brackets	N/A
Balcony hand rail barrier and overflow drain	N/A

Water isolation valve location in garage wall	Pass
Hot water cylinder relief drain	N/A
Hot water cylinder valving	N/A
Hot water cylinder temperature	N/A
HWC seismic restraints	N/A
Safe tray in place	N/A
Smoke alarms x3 10 year smoke alarms in place	Pass
Window identification stickers, safety glass labels and opening restrictors First H safety glass to both bathroom windows and full height glazing	Pass
Shower leak test Shower leak test completed ok to both	Pass
Gas hob shield Gas hob shield in place- tiled splashback	Pass
Ventilation provided to all wet areas fans in place	Pass
Fixtures sealed to walls Fixtures sealed to walls	Pass
Plumbing fixtures Plumbing fixtures installed and sealed	Pass
Insulation generally tdiy	Pass
Mechanical vents Mechanical vents - ducting connected and venting to exterior	Pass
Vertical insulation in roof space	N/A
Gas Cylinders Siting, Restraint & Weather Protection; all ok, x2 45kg bottles	Pass
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)	N/A
Documentation	
Application form for CCC (Form 6)	Accepted
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Accepted
(Serv.) Electrical certificate	Required
Licensed Building Practitioners	
Carpentry 1	Accepted
Foundations 1	Accepted
Bricklaying & Blocklaying 1	Required
Roofing 1	Accepted



Taken at 11:37 AM on Wednesday 24/11/2021



Taken at 11:37 AM on Wednesday 24/11/2021



Taken at 11:37 AM on Wednesday 24/11/2021



Taken at 11:38 AM on Wednesday 24/11/2021



Taken at 11:39 AM on Wednesday 24/11/2021



Taken at 11:39 AM on Wednesday 24/11/2021



Taken at 11:39 AM on Wednesday 24/11/2021



Taken at 11:39 AM on Wednesday 24/11/2021



Taken at 11:43 AM on Wednesday 24/11/2021



Taken at 11:43 AM on Wednesday 24/11/2021



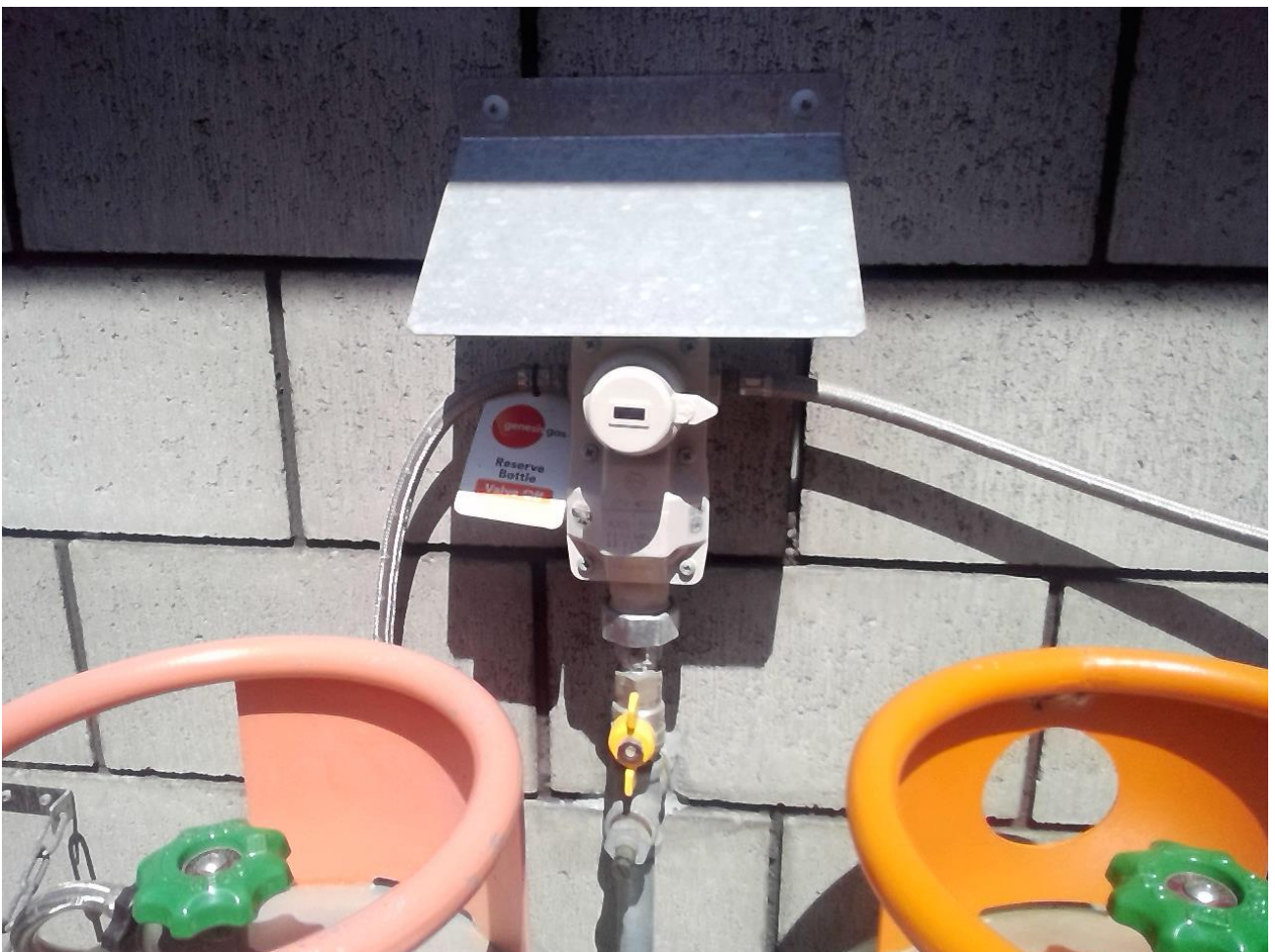
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Taken at 11:44 AM on Wednesday 24/11/2021



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Taken at 11:45 AM on Wednesday 24/11/2021



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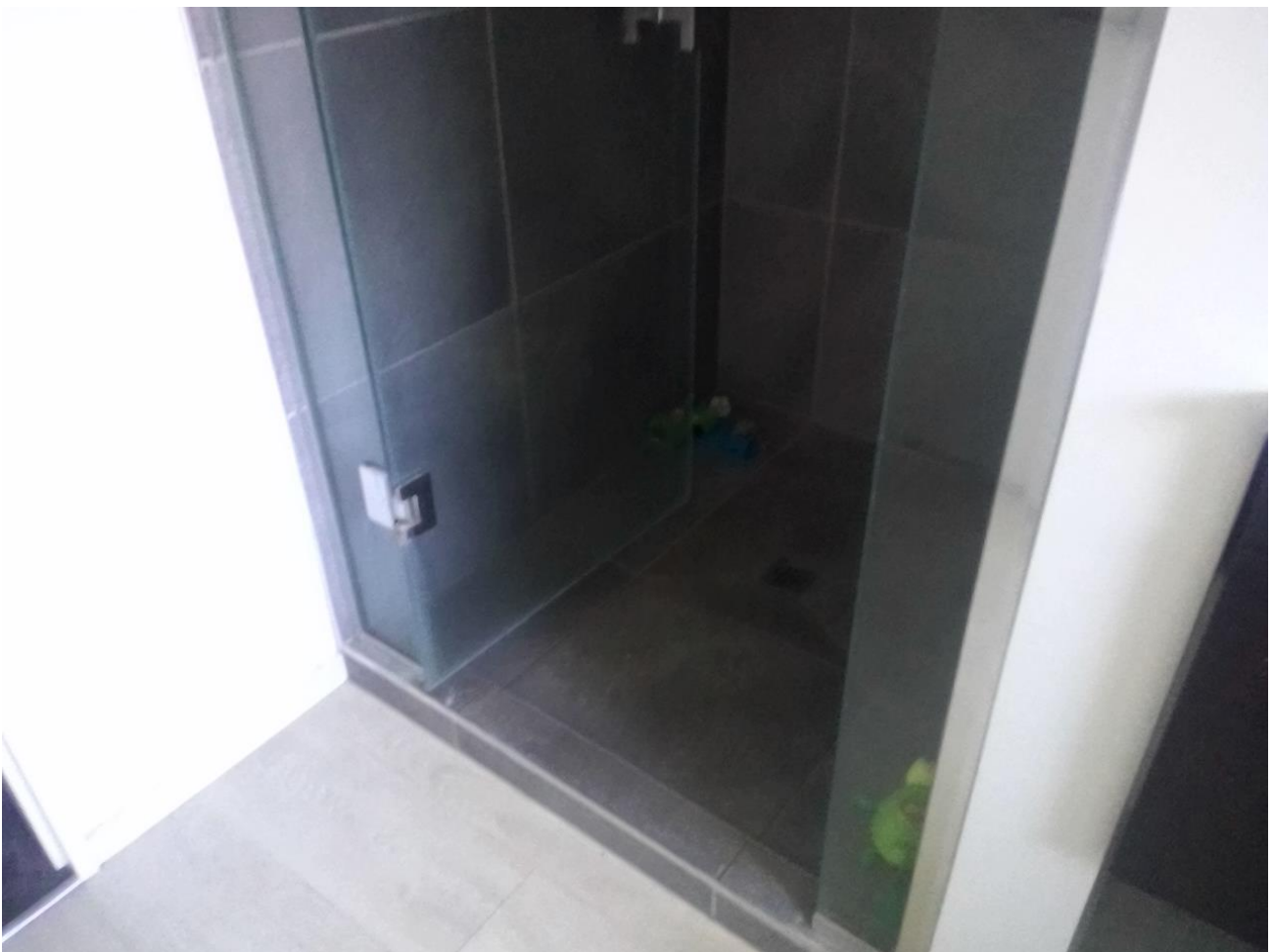
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Taken at 11:50 AM on Wednesday 24/11/2021



Taken at 11:50 AM on Wednesday 24/11/2021



Taken at 11:50 AM on Wednesday 24/11/2021



Taken at 11:51 AM on Wednesday 24/11/2021



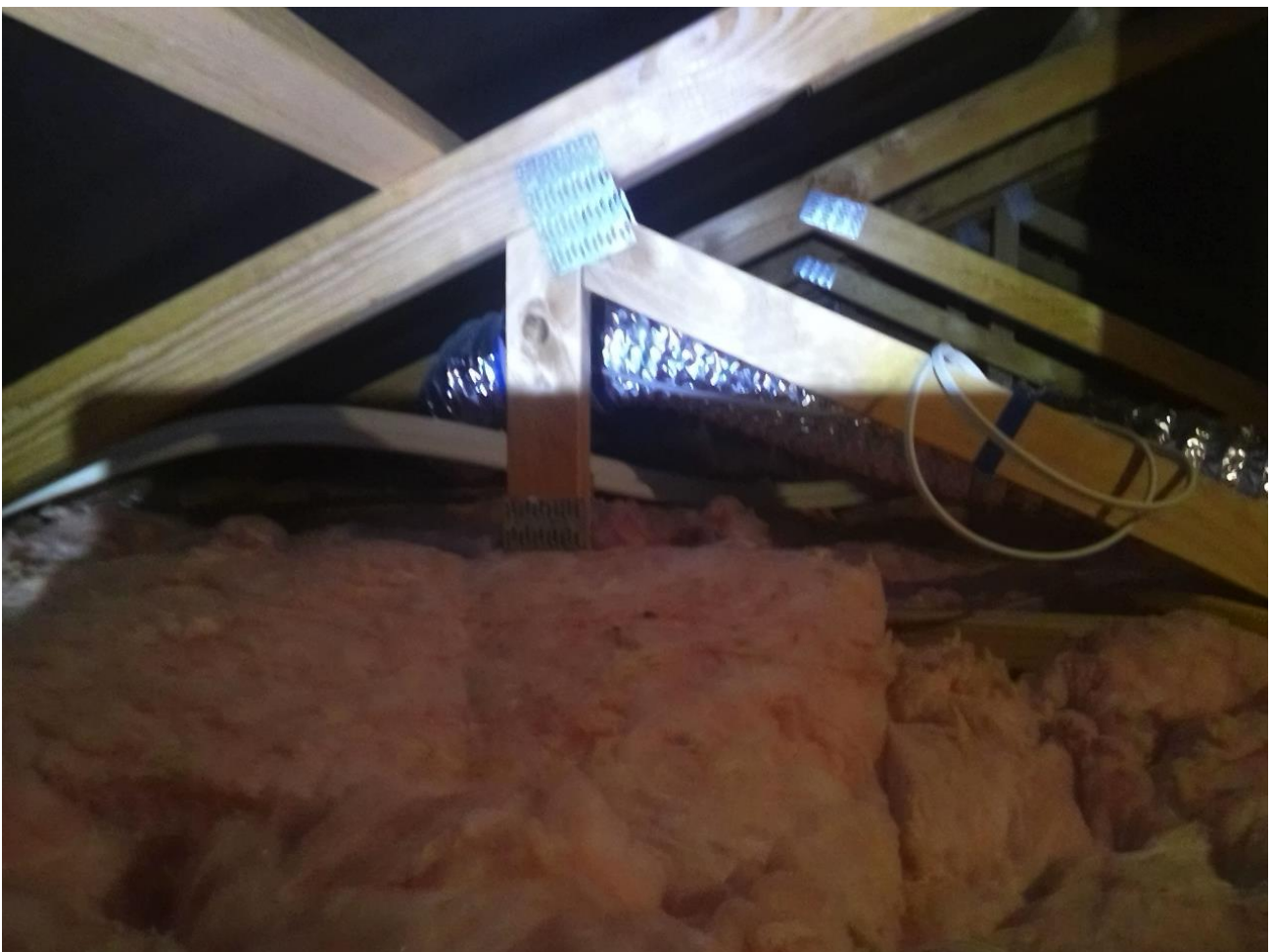
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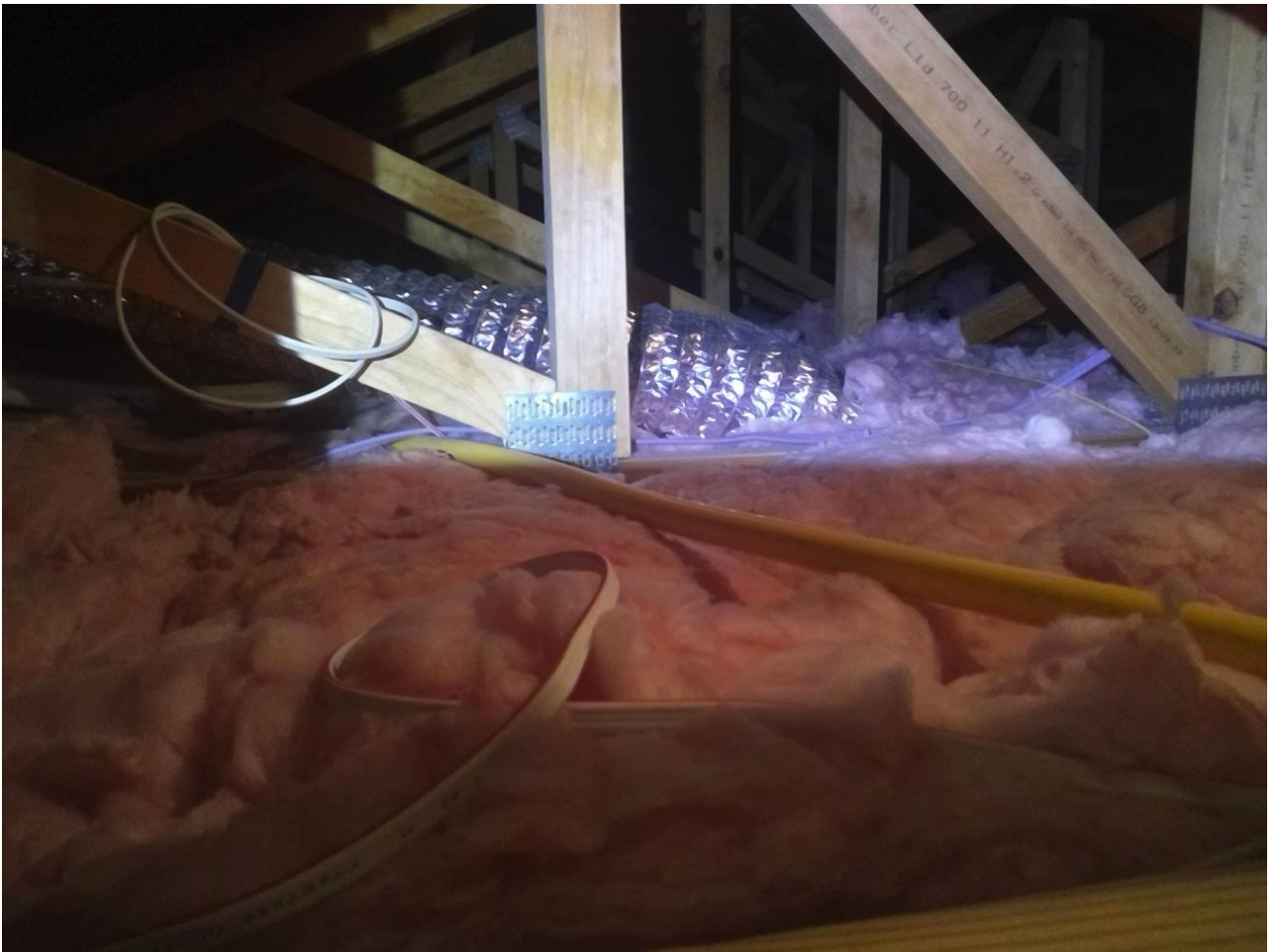
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Taken at 11:55 AM on Wednesday 24/11/2021



Taken at 11:58 AM on Wednesday 24/11/2021



Taken at 11:58 AM on Wednesday 24/11/2021



Taken at 11:58 AM on Wednesday 24/11/2021



Taken at 11:58 AM on Wednesday 24/11/2021



Taken at 11:59 AM on Wednesday 24/11/2021

SITE INSPECTION NOTICE

Consent No: **BC160644**
Applicant: **Clegg Stephen George**
Site Address: **112 Rangiora Woodend Road WAIMAKARIRI DISTRICT**
Work Type: **DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD WOODEND LOT 4 DP 70132 RC155046 / RC155047**
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 BC160644 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe - 021 310 389**
Inspection Date: **24 November 2021**

Passed Items

Inspection Items

Boundary peg locations and address/lot number	By surveyor BLC approved
Confirm siting	By surveyor BLC approved
Building Location Certificate Provided	to be provided BLC approved

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe - 021 310 389**
Inspection Date: **24 November 2021**

Passed Items

Inspection Items

Confirm siting	By surveyor BLC approved
Building Location Certificate Provided	to be provided BLC approved

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Mike Rowe - 021 310 389**
Inspection Date: **24 November 2021**

Passed Items

Inspection Items

Inspection Type: **Final**
 Inspection Outcome: **Pass**
 Inspected By: **Mike Rowe - 021 310 389**
 Inspection Date: **24 November 2021**

Passed Items

General Items

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

Inspection Items

Finished ground level and clearances to cladding	200mm to FFL
Paved area levels/falls and storm water control	125mm to FFL
Gully traps	100mm above GL
Storm water disposal	to kerb
Soffit/windows/doors sealed	all windows and doors sealed to soffits
Drain ventilation	80mm open vent in place
Cladding/soffits	all soffits painted
Ventilation/weep holes	weep holes in place at 600mm centres
Drainage venting to sewer and WC fixture	accepted AAV to kitchen gully drain
Vermin proofing	Vermin proofing completed
Garage door reveals and cladding junctions	Garage door reveals and cladding junctions completed and sealed
Step down to door openings	less than 190mm
Water isolation valve location	in garage wall
Smoke alarms	x3 10 year smoke alarms in place
Window identification stickers, safety glass labels and opening restrictors	First H safety glass to both bathroom windows and full height glazing
Shower leak test	Shower leak test completed ok to both
Gas hob shield	Gas hob shield in place- tiled splashback
Ventilation provided to all wet areas	fans in place
Fixtures sealed to walls	Fixtures sealed to walls
Plumbing fixtures	Plumbing fixtures installed and sealed
Insulation	generally tdiy
Mechanical vents	Mechanical vents - ducting connected and venting to exterior
Gas Cylinders	Siting, Restraint & Weather Protection; all ok, x2 45kg bottles

Documentation

Documentation	Status
Application form for CCC (Form 6)	Accepted
As-Built Truss Design	Accepted
(Struct.) Surveyor's Building Location Certificate	Accepted
Setout confirmed as per plans - gfb	
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Accepted
(Serv.) As-built Drainage Plan	Accepted
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test	

Certificate)	Required
(Serv.) Gas Certificate	Required

Licensed Building Practitioners

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