SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Compacted Hardfill Pre-DPM**
Inspection Outcome:	**Pass Non Compliance**
Inspected By:	**Mike Rowe**
Inspection Date:	**28 April 2021 12:03 PM**
Duration:	**45 minutes**

Inspection Element	**Status**
General Items	Pass
Building, Multi-unit, Lot or Tenancy ***completed 'on demand'***	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number **survey pegs in place** **Lot 156.**	Pass
Confirm siting ***yet to be completed**	Pass Non Compliance
Building Location Certificate Provided	N/A
Confirm any engineer's special requirements	N/A
Engineer's inspection/s	N/A
Building platform excavations **dwelling platform excavated**	Pass
Hardfill - type & compaction **compacted AP40**	Pass
Under-slab insulation provision	N/A
DPM protection **crusher dust in place**	Pass
Slab base level and height	N/A
Slab thickenings	N/A
Pipework	N/A
Prompt builder re: HWC safe-trays	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 12:00 PM on Wednesday 28/04/2021



Taken at 12:01 PM on Wednesday 28/04/2021



Taken at 12:01 PM on Wednesday 28/04/2021



Taken at 12:01 PM on Wednesday 28/04/2021



Taken at 12:01 PM on Wednesday 28/04/2021



Taken at 12:02 PM on Wednesday 28/04/2021



Taken at 12:02 PM on Wednesday 28/04/2021

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8900
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

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 BC200635 in the subject line.

Inspection Type:	**Compacted Hardfill Pre-DPM**
Inspection Outcome:	**Pass Non Compliance**
Inspected By:	**Mike Rowe - 021 310 389**
Inspection Date:	**28 April 2021**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy	**completed 'on demand'**
Approved Building Consent on site	

Inspection Items

Boundary peg locations and address/lot number	**survey pegs in place Lot 156.**
Building platform excavations	**dwelling platform excavated**
Hardfill - type & compaction	**compacted AP40**
DPM protection	**crusher dust in place**

Deferred Items

Inspection Items

Confirm siting	***yet to be completed**

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Compacted Hardfill Pre-DPM**
Inspection Outcome:	**Pass**
Inspected By:	**John Durand**
Inspection Date:	**14 May 2021 9:41 AM**
Duration:	**0 minutes**

Inspection Element	**Status**
Inspection Items	Pass
Confirm siting	Pass

***yet to be completed - checked at foundation.**

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome:	**Pass**
Inspected By:	**John Durand**
Inspection Date:	**14 May 2021 9:51 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
Boundary peg locations and address/lot number **Pegs located, lot identified.**	Pass
Confirm siting **Siting consistent with plans.**	Pass
Building Location Certificate Provided	N/A
Finished floor level **225mm above ground achieved at front - see directive**	Pass
DPM **DPM correctly lapped and taped**	Pass
Polystyrene pods set-out	N/A
Foundation width and depth **250mm wide, 400mm below ground**	Pass
Reinforcing type, size, laps and spacing **2/3 x D16**	Pass
Reinforcing cover **Cover achieved**	Pass
Wastes and foundation penetrations **Wastes installed with correct gradient and lagging.**	Pass
Mesh reinforcing **SE62 mesh lapped and tied**	Pass
Slab thickenings and recesses	N/A
Free-joints	N/A
Supplementary reinforcing	N/A
Check slab thickness **100mm**	Pass
Slab rebates **Rebates in place for veneer and garage door**	Pass

Under slab insulation	N/A
HWC relief drain **HWC copper relief drain in place**	Pass
Hot Water Cylinder Safe-tray Drain **40mm wastepipe installed to suitable discharge point**	Pass
Advise actual truss as-built's approval required	Pass
Electrical earth bar to mesh installed **Electrical earth bar to mesh installed**	Pass
Engineers inspection completed	N/A
OK to Pour	Pass
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) **Sloping site to be contoured to ensure that floor and cladding clearances are achieved and stormwater controlled without undermining ground support at boundaries.**	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



Taken at 9:42 AM on Friday 14/05/2021



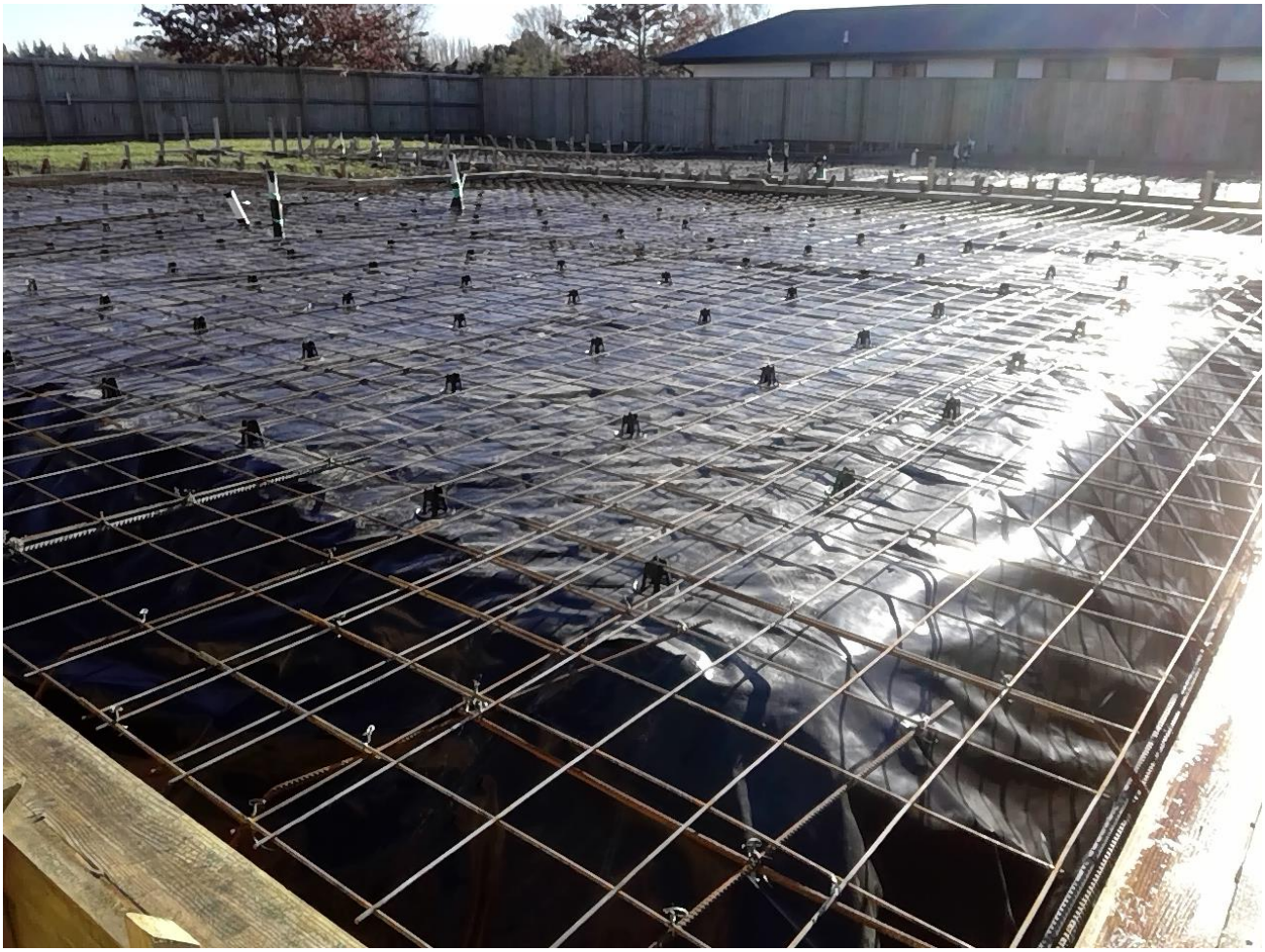
Taken at 9:42 AM on Friday 14/05/2021



Taken at 9:42 AM on Friday 14/05/2021



Taken at 9:43 AM on Friday 14/05/2021



Taken at 9:43 AM on Friday 14/05/2021



Taken at 9:43 AM on Friday 14/05/2021

Waimakariri District Council
215 High Street
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Rangiora 7440
Phone 03 311 8900
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

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 BC200635 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **14 May 2021**

Passed Items

Inspection Items

Confirm siting	***yet to be completed - checked at foundation.**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **14 May 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	**Pegs located, lot identified.**
Confirm siting	**Siting consistent with plans.**
Finished floor level	**225mm above ground achieved at front - see directive**
DPM	**DPM correctly lapped and taped**
Foundation width and depth	**250mm wide, 400mm below ground**
Reinforcing type, size, laps and spacing	**2/3 x D16**
Reinforcing cover	**Cover achieved**
Wastes and foundation penetrations	**Wastes installed with correct gradient and lagging.**
Mesh reinforcing	**SE62 mesh lapped and tied**
Check slab thickness	**100mm**
Slab rebates	**Rebates in place for veneer and garage door**
HWC relief drain	**HWC copper relief drain in place**

Hot Water Cylinder Safe-tray Drain	**40mm wastepipe installed to suitable discharge point**
Advise actual truss as-built's approval required	
Electrical earth bar to mesh installed	**Electrical earth bar to mesh installed**
OK to Pour	

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	**Sloping site to be contoured to ensure that floor and cladding clearances are achieved and stormwater controlled without undermining ground support at boundaries.**

SITE INSPECTION AUDIT REPORT

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Mike Rowe**
Inspection Date: **2 December 2021 2:37 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
As-Built Truss/Frame Design	Pass
Current PS1 provided **New PS 1 provided**	Pass
Design Statement Correct **correct**	Pass
Roof Layout **provided**	Pass
Fixings **provided**	Pass
Reminder - Complete Documentation tab	N/A
Inspection Items	Pass Non Compliance
As-Built truss design approved	Pass
Control cuts to slab **Control cuts to slab completed**	Pass
Framing **90 x 45mm H1.2, studs at 600mm centres**	Pass
DPC **DPC under bottom plates**	Pass
Plate hold down fixings **tru bolts at 800mm centres**	Pass
Frame connections	Pass
Truss and rafter connections **truss fixings all completed**	Pass
Purlins **70 x 45mm P/Rad purlins, all blue screw fixed**	Pass
Outriggers at gables	N/A
Roof bracing **valleys and hips**	Pass
Stud to top plate **Stud to top plate fixings completed with studlok screws**	Pass

Lintel hold downs and fixings **Lintel hold downs and fixings completed**	Pass
Lintels	Pass
Post/beam connections	N/A
Structural steel & beams	N/A
Valley boards **150 25mm H3.2 valley boards, well supported at ends**	Pass
Brace panel hold downs **Brace panel hold downs mostly completed and locations checked** ***to completed screws bolts to brackets, Q3, C2, N1**	Pass Non Compliance
Dragon Ties	N/A
External sheet bracing **H3.2 ply in place**	Pass
Bottom chord restraints ***yet to fit**	Pass Non Compliance
Diaphragm Ceilings	N/A
Fire wall hold-downs and solid blocking	N/A
Engineer's inspection completed	N/A
Cricket Flashings Required	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

As-Built Truss Design	Accepted

Licensed Building Practitioners

Carpentry 1	Required
Foundations 1	Required



Taken at 2:31 PM on Thursday 2/12/2021



Taken at 2:32 PM on Thursday 2/12/2021



Taken at 2:32 PM on Thursday 2/12/2021



Taken at 2:32 PM on Thursday 2/12/2021



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Taken at 2:35 PM on Thursday 2/12/2021



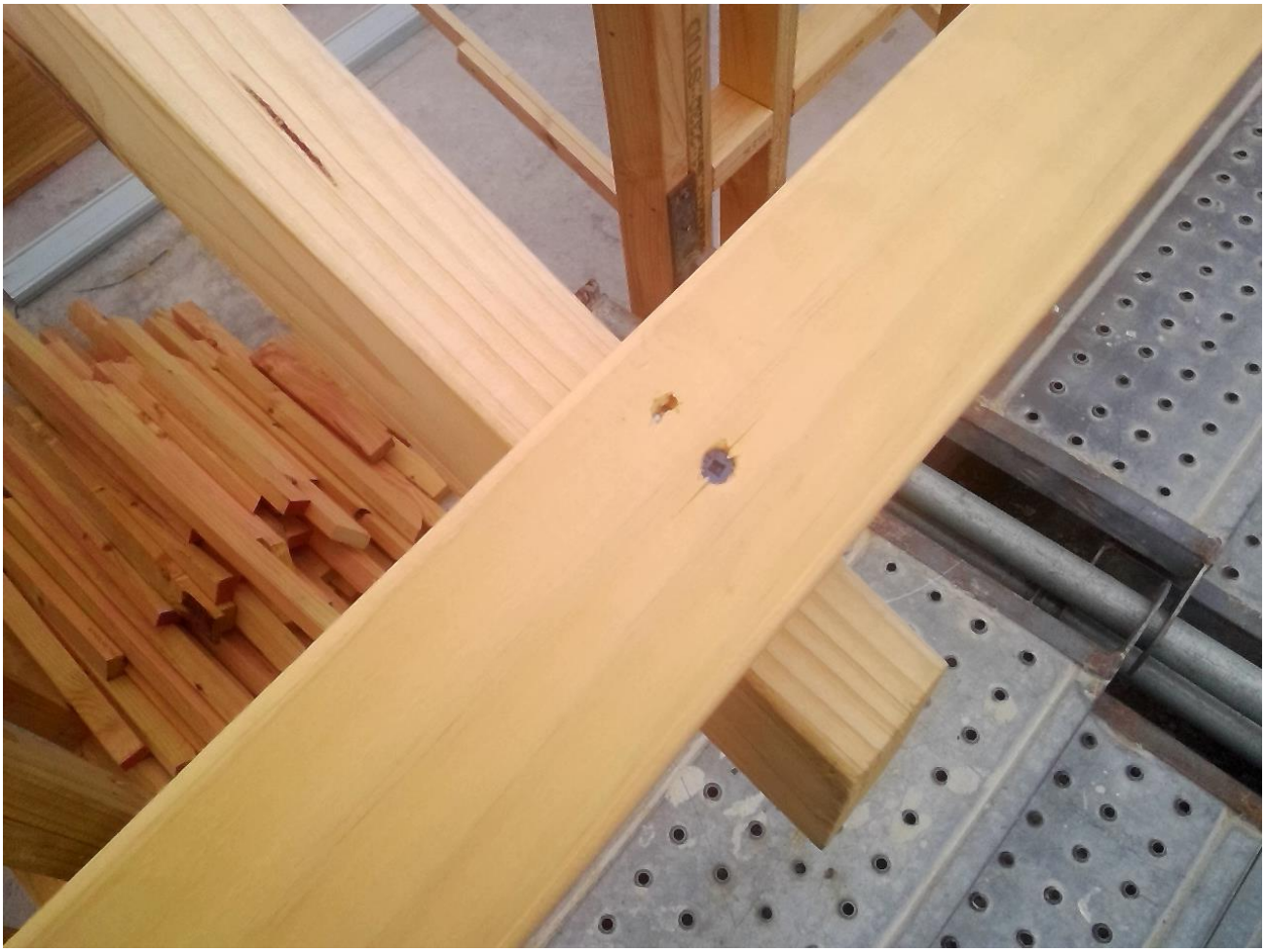
Taken at 2:35 PM on Thursday 2/12/2021



Taken at 2:36 PM on Thursday 2/12/2021



Taken at 2:36 PM on Thursday 2/12/2021



Taken at 2:36 PM on Thursday 2/12/2021



Taken at 2:36 PM on Thursday 2/12/2021



Taken at 2:36 PM on Thursday 2/12/2021

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8906
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

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 BC200635 in the subject line.

Inspection Type:	**Structure Pre-Roof Pre-Wrap**
Inspection Outcome:	**Pass Non Compliance**
Inspected By:	**Mike Rowe - 021 310 389**
Inspection Date:	**2 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	**New PS 1 provided**
Design Statement Correct	**correct**
Roof Layout	**provided**
Fixings	**provided**
Inspection Items	
As-Built truss design approved	
Control cuts to slab	**Control cuts to slab completed**
Framing	**90 x 45mm H1.2, studs at 600mm centres**
DPC	**DPC under bottom plates**
Plate hold down fixings	**tru bolts at 800mm centres**
Frame connections	
Truss and rafter connections	**truss fixings all completed**
Purlins	**70 x 45mm P/Rad purlins, all blue screw fixed**
Roof bracing	**valleys and hips**
Stud to top plate	**Stud to top plate fixings completed with studlok screws**
Lintel hold downs and fixings	**Lintel hold downs and fixings completed**
Lintels	
Valley boards	**150 25mm H3.2 valley boards, well supported at ends**
External sheet bracing	**H3.2 ply in place**

Deferred Items

Inspection Items

Brace panel hold downs	**Brace panel hold downs mostly completed and locations checked**
	***to completed screws bolts to brackets, Q3, C2, N1**
Bottom chord restraints	***yet to fit**

Documentation	Status
As-Built Truss Design	Accepted

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Structure Pre-Roof Pre-Wrap**
Inspection Outcome:	**Pass**
Inspected By:	**John Durand**
Inspection Date:	**25 January 2022 1:46 PM**
Duration:	**0 minutes**

Inspection Element	**Status**
Inspection Items	Pass
Brace panel hold downs	Pass
Brace panel hold downs mostly completed and locations checked ***to completed screws bolts to brackets, Q3, C2, N1 - 25.1.22 screws in position and ready to fit.**	
Bottom chord restraints	Pass
25.1.22 ceiling battens direct fixed	

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Building Wrap & Sill Tape**
Inspection Outcome:	**Pass**
Inspected By:	**John Durand**
Inspection Date:	**25 January 2022 1:45 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
Building wrap type **Waregate Plus accepted a minor on site variation subject to LBP ensuring owner approval.**	Pass
Wrap fastening and laps **Wrap securely fastened with adequate lap**	Pass
Wrap at openings **Wrap returned to inside face of framing at openings**	Pass
Wrap bottom edge **Wrap overlapping bottom plate and trimmed above rebate**	Pass
Slab edge protection **Mulseal to rebate**	Pass
Sill tape **Sill tapes in place as per manufacturers specification**	Pass
Thermal break	N/A
Penetrations **Penatrations sealed**	Pass
Wrap support **Wrap supported with blue banding**	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 1:40 PM on Tuesday 25/01/2022


Taken at 1:40 PM on Tuesday 25/01/2022



Taken at 1:40 PM on Tuesday 25/01/2022



Taken at 1:41 PM on Tuesday 25/01/2022



Taken at 1:41 PM on Tuesday 25/01/2022



Taken at 1:41 PM on Tuesday 25/01/2022



Taken at 1:41 PM on Tuesday 25/01/2022



Taken at 1:41 PM on Tuesday 25/01/2022



Taken at 1:42 PM on Tuesday 25/01/2022


Taken at 1:44 PM on Tuesday 25/01/2022

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8906
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

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Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC200635 in the subject line.

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **25 January 2022**

Passed Items

Inspection Items

Brace panel hold downs	**Brace panel hold downs mostly completed and locations checked** ***to completed screws bolts to brackets, Q3, C2, N1 - 25.1.22 screws in position and ready to fit.**
Bottom chord restraints	**25.1.22 ceiling battens direct fixed**

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **25 January 2022**

Passed Items

General Items

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

Inspection Items

Building wrap type	**Waregate Plus accepted a minor on site variation subject to LBP ensuring owner approval.**
Wrap fastening and laps	**Wrap securely fastened with adequate lap**
Wrap at openings	**Wrap returned to inside face of framing at openings**
Wrap bottom edge	**Wrap overlapping bottom plate and trimmed above rebate**
Slab edge protection	**Mulseal to rebate**
Sill tape	**Sill tapes in place as per manufacturers specification**
Penetrations	**Penatrations sealed**

Wrap support	**Wrap supported with blue banding**

Documentation	**Status**
As-Built Truss Design	Accepted

Licensed Building Practitioners	**Status**
Carpentry 1	Required
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Mid-Height Veneer**
Inspection Outcome:	**Pass Non Compliance**
Inspected By:	**Brendan Townsend**
Inspection Date:	**28 January 2022 1:01 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.** **Covid app scanned** **Face mask worn**	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Cavity size **-Cavity 40mm minimum achieved and no more than 70mm.**	Pass
Cavity clean and clear of mortar **-Cavity clean and clear of mortar at time of inspection**	Pass
Brickwork overhang **-Brick work overhanging foundation no more than 20mm.**	Pass
Brick ties **-Brick ties 600mm centres horizontally, within 400mm vertically.**	Pass
Weep holes **-600mm centres. Every second course.**	Pass
Slip joints **-Some slip joints in place. Firth to confirm location as not spaced as per Firths alternative detail.**	Pass Non Compliance
Brick panel widths **-Brick panel widths no less than 230mm**	Pass
Lintel bars, shelf angles & flashings	N/A
Door & Window support **-Wanz bars in place.**	Pass
All panels as close as practical to half height	Pass
Flashings **-Supercourse DPC in place to jambs and sills.** **-Joinery hard to soffit.** **-See directives**	Pass
Penetrations **-Penetrations through wrap sealed where visible.**	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A

Amendment Required	Pass Non Compliance

MINOR VARIATION REQUIRED.

-Change of brick to 70mm firth concrete brick. Owner approval required.
-Updated plan and confirmation from LBP designer and Firth to show required control joints spacing and construction is accepted.

ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete)	Pass

-LBP bricklayer and LBP builder to ensure missing timber kick out fillet are installed at missing window sills as discussed on site.

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	N/A
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

Licensed Building Practitioners

Bricklaying & Blocklaying 1	Required



Taken at 12:42 PM on Friday 28/01/2022



Taken at 12:42 PM on Friday 28/01/2022



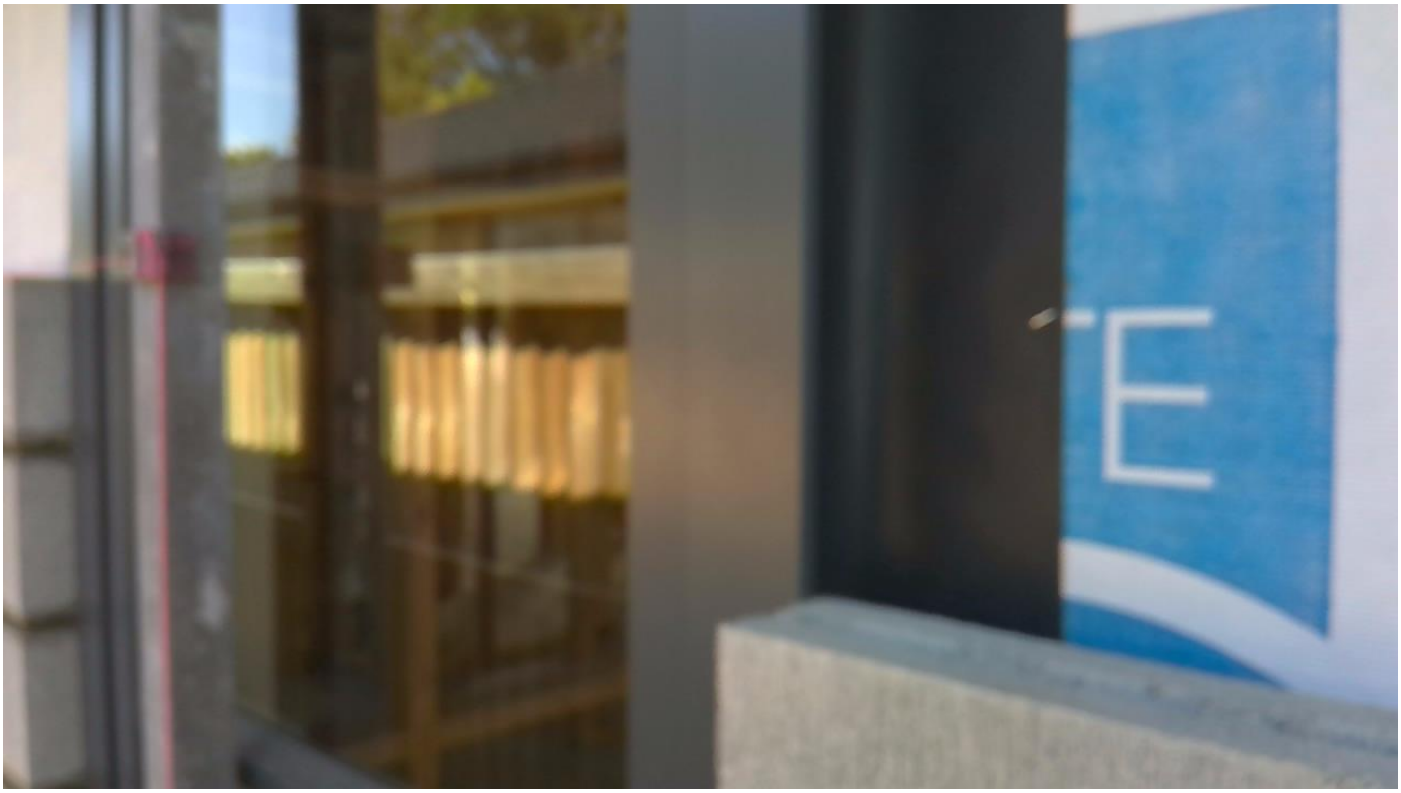
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Taken at 12:43 PM on Friday 28/01/2022



Taken at 12:43 PM on Friday 28/01/2022



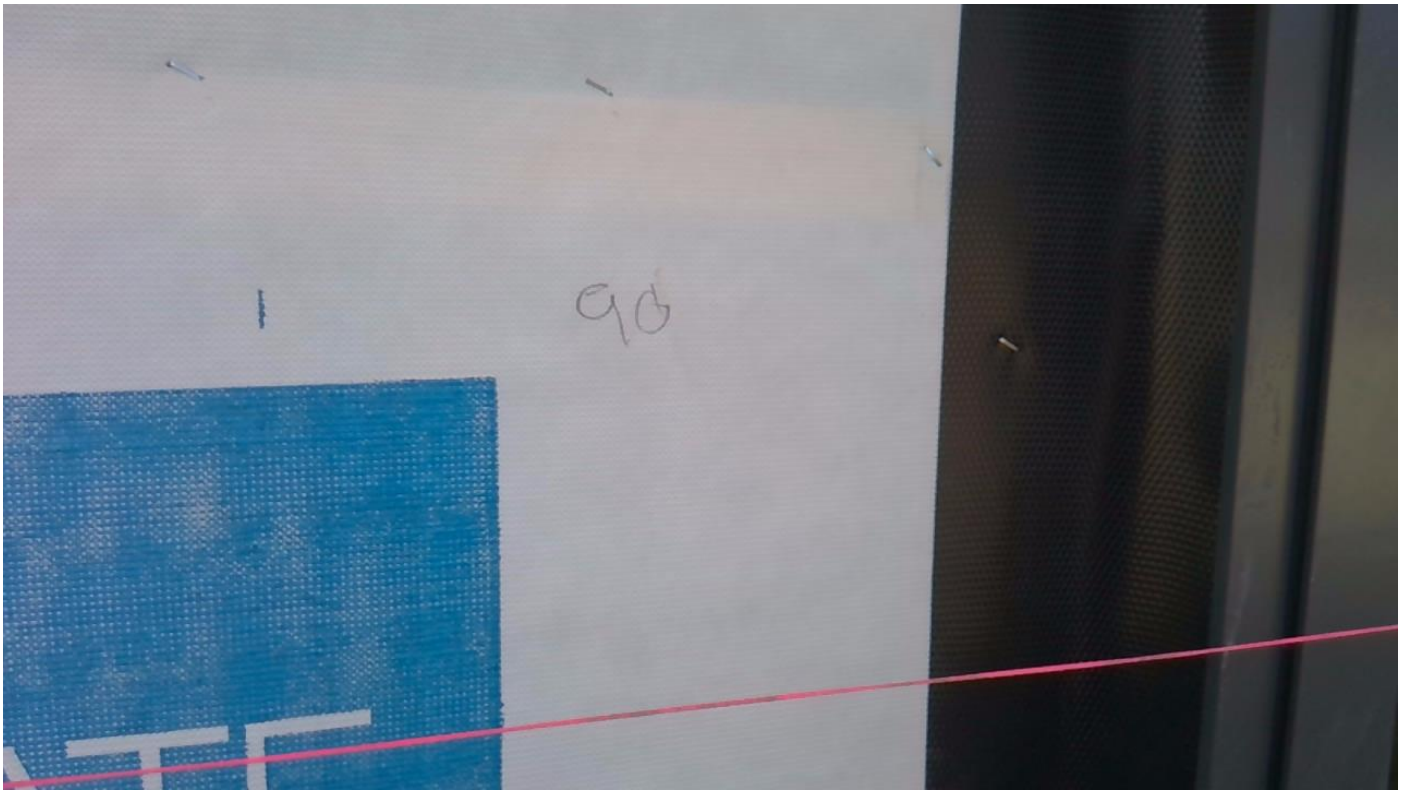
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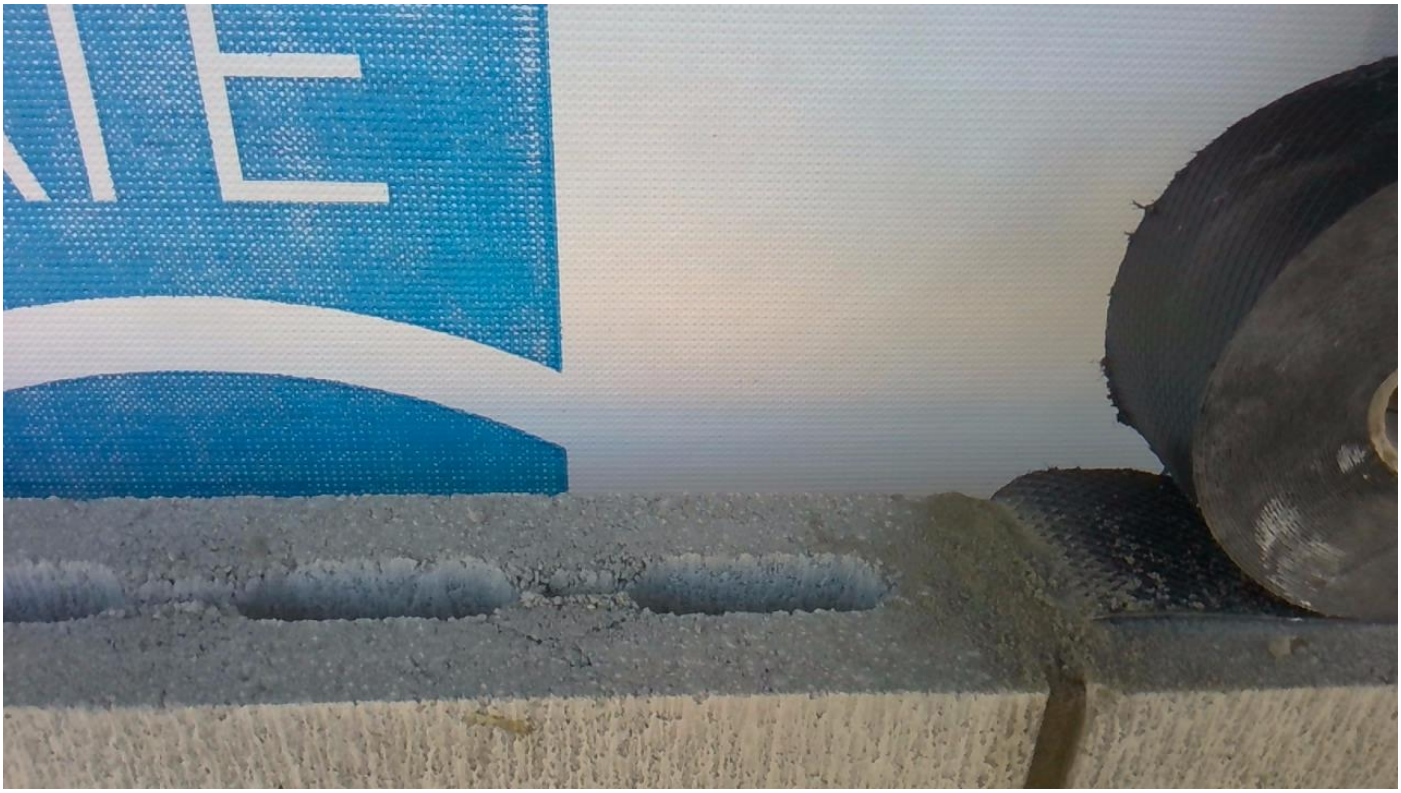
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Taken at 12:49 PM on Friday 28/01/2022



Taken at 12:49 PM on Friday 28/01/2022



Taken at 12:49 PM on Friday 28/01/2022



Taken at 12:50 PM on Friday 28/01/2022

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Rangiora 7440
Phone 03 311 8906
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SITE INSPECTION NOTICE

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

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 BC200635 in the subject line.

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Brendan Townsend - 027 453 8139**
Inspection Date: **28 January 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 70mm.**
Cavity clean and clear of mortar	**-Cavity clean and clear of mortar at time of inspection**
Brickwork overhang	**-Brick work overhanging foundation no more than 20mm.**
Brick ties	**-Brick ties 600mm centres horizontally, within 400mm vertically.**
Weep holes	**-600mm centres. Every second course.**
Brick panel widths	**-Brick panel widths no less than 230mm**
Door & Window support	**-Wanz bars in place.**
All panels as close as practical to half height	
Flashings	**-Supercourse DPC in place to jambs and sills.** **-Joinery hard to soffit.** **-See directives**
Penetrations	**-Penetrations through wrap sealed where visible.**

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	**-LBP bricklayer and LBP builder to ensure missing timber kick out fillet are installed at missing window sills as discussed on site.**

Deferred Items

Inspection Items

Slip joints	**-Some slip joints in place. Firth to confirm location as**

	not spaced as per Firths alternative detail.
Amendment Required	**MINOR VARIATION REQUIRED.** **-Change of brick to 70mm firth concrete brick. Owner approval required.** **-Updated plan and confirmation from LBP designer and Firth to show required control joints spacing and construction is accepted.**

Documentation	**Status**
As-Built Truss Design	Accepted

Licensed Building Practitioners	**Status**
Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Preline & Plumbing**
Inspection Outcome:	**Pass**
Inspected By:	**Andrew Kendall**
Inspection Date:	**21 February 2022 9:06 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	Pass
Exterior claddings completed **-Exterior brick cladding fully completed at time of inspection.**	Pass
Temporary weather proofing in place to garage door and chimney cap **-MPF board installed to garage door opening for temporary weather proofing.**	Pass
Wall and ceiling insulation **-Wall and ceiling insulation completed with snug fit, clearances to roof underlay and correct R values.**	Pass
Air seals & backing rods **-Aire seals completed around exterior joinery openings.**	Pass
Window identification stickers and safety glass labels **-Window wind zones: High.**	Pass
Packers sealed over **-Packers supporting exterior joinery units have been sealed over in conjunction with the air seal installation method in accordance with New Zealand Building Code, E2/AS1.**	Pass
Plumbing pipework **-Plumbing pipe work completed, clipped and lagged outside the thermal envelope.**	Pass
Pressure test statement requested for final (Site Instruction) **-Plumbers pipe work pressure test statement required prior to the Code Compliance Certificate being issued (see required documentation).**	Pass
Correct pipe work size, runs and distance to Hot Water Cylinder **-Correct pipe work size, runs and distance to hot water cylinder.**	Pass
Solar pipework	N/A
Gas pipework	N/A
Wastes and vents **-Plumbing fixture waste pipes in position.**	Pass
Soil stack venting	N/A
Bottom-plate hold downs **-Hold downs to bottom plates including brace panel elements completed as per approved**	Pass

sheet number: 12.	
Flush boxes in bracing panels **-Flush boxes are 90mm minimum away from brace panel sheet perimeters.**	Pass
Solid blocking in place to fire walls with fire rated flush boxes	N/A
Moisture content readings **-Timber moisture content within 18%.**	Pass
Ceiling battens **-Tmber ceiling battens installed within 600mm centers.**	Pass
Diaphragm Ceilings	N/A
Bottom-chord restraint **-Direct fixed ceiling battens have been fitted for truss bottom-chord restraints within 600mm centers.**	Pass
Stud strengtheners	N/A
Top plate strengtheners	N/A
Dwangs in place above shower trays **-Dwangs in place above shower floors.**	Pass
Metal angles to internal corners of tiled shower wall **-Metal angles to internal corners of tiled shower walls in position as per amended plans and specifications.**	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
Commercial Preline Additional Items	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

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

Licensed Building Practitioners

Roofing 1	Required



Taken at 8:52 AM on Monday 21/02/2022



Taken at 8:53 AM on Monday 21/02/2022



Taken at 8:53 AM on Monday 21/02/2022



Taken at 8:53 AM on Monday 21/02/2022



Taken at 8:53 AM on Monday 21/02/2022



Taken at 8:54 AM on Monday 21/02/2022



Taken at 8:54 AM on Monday 21/02/2022



Taken at 8:54 AM on Monday 21/02/2022



Taken at 8:54 AM on Monday 21/02/2022



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Taken at 8:55 AM on Monday 21/02/2022



Taken at 8:55 AM on Monday 21/02/2022



Taken at 8:56 AM on Monday 21/02/2022



Taken at 8:56 AM on Monday 21/02/2022


Taken at 8:57 AM on Monday 21/02/2022



Taken at 8:57 AM on Monday 21/02/2022



Taken at 8:58 AM on Monday 21/02/2022



Taken at 8:59 AM on Monday 21/02/2022



Taken at 9:00 AM on Monday 21/02/2022

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8906
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

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 BC200635 in the subject line.

Inspection Type:	**Preline & Plumbing**
Inspection Outcome:	**Pass**
Inspected By:	**Andrew Kendall - 027 453 8144**
Inspection Date:	**21 February 2022**

Passed Items

General Items

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

Inspection Items

Exterior claddings completed	**-Exterior brick cladding fully completed at time of inspection.**
Temporary weather proofing in place to garage door and chimney cap	**-MPF board installed to garage door opening for temporary weather proofing.**
Wall and ceiling insulation	**-Wall and ceiling insulation completed with snug fit, clearances to roof underlay and correct R values.**
Air seals & backing rods	**-Aire seals completed around exterior joinery openings.**
Window identification stickers and safety glass labels	**-Window wind zones: High.**
Packers sealed over	**-Packers supporting exterior joinery units have been sealed over in conjunction with the air seal installation method in accordance with New Zealand Building Code, E2/AS1.**
Plumbing pipework	**-Plumbing pipe work completed, clipped and lagged outside the thermal envelope.**
Pressure test statement requested for final (Site Instruction)	**-Plumbers pipe work pressure test statement required prior to the Code Compliance Certificate being issued (see required documentation).**
Correct pipe work size, runs and distance to Hot Water Cylinder	**-Correct pipe work size, runs and distance to hot water cylinder.**
Wastes and vents	**-Plumbing fixture waste pipes in position.**
Bottom-plate hold downs	**-Hold downs to bottom plates including brace panel elements completed as per approved sheet number: 12.**

Flush boxes in bracing panels	**-Flush boxes are 90mm minimum away from brace panel sheet perimeters.**
Moisture content readings	**-Timber moisture content within 18%.**
Ceiling battens	**-Tmber ceiling battens installed within 600mm centers.**
Bottom-chord restraint	**-Direct fixed ceiling battens have been fitted for truss bottom-chord restraints within 600mm centers.**
Dwangs in place above shower trays	**-Dwangs in place above shower floors.**
Metal angles to internal corners of tiled shower wall	**-Metal angles to internal corners of tiled shower walls in position as per amended plans and specifications.**

Documentation	Status
As-Built Truss Design	Accepted
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required
Roofing 1	Required

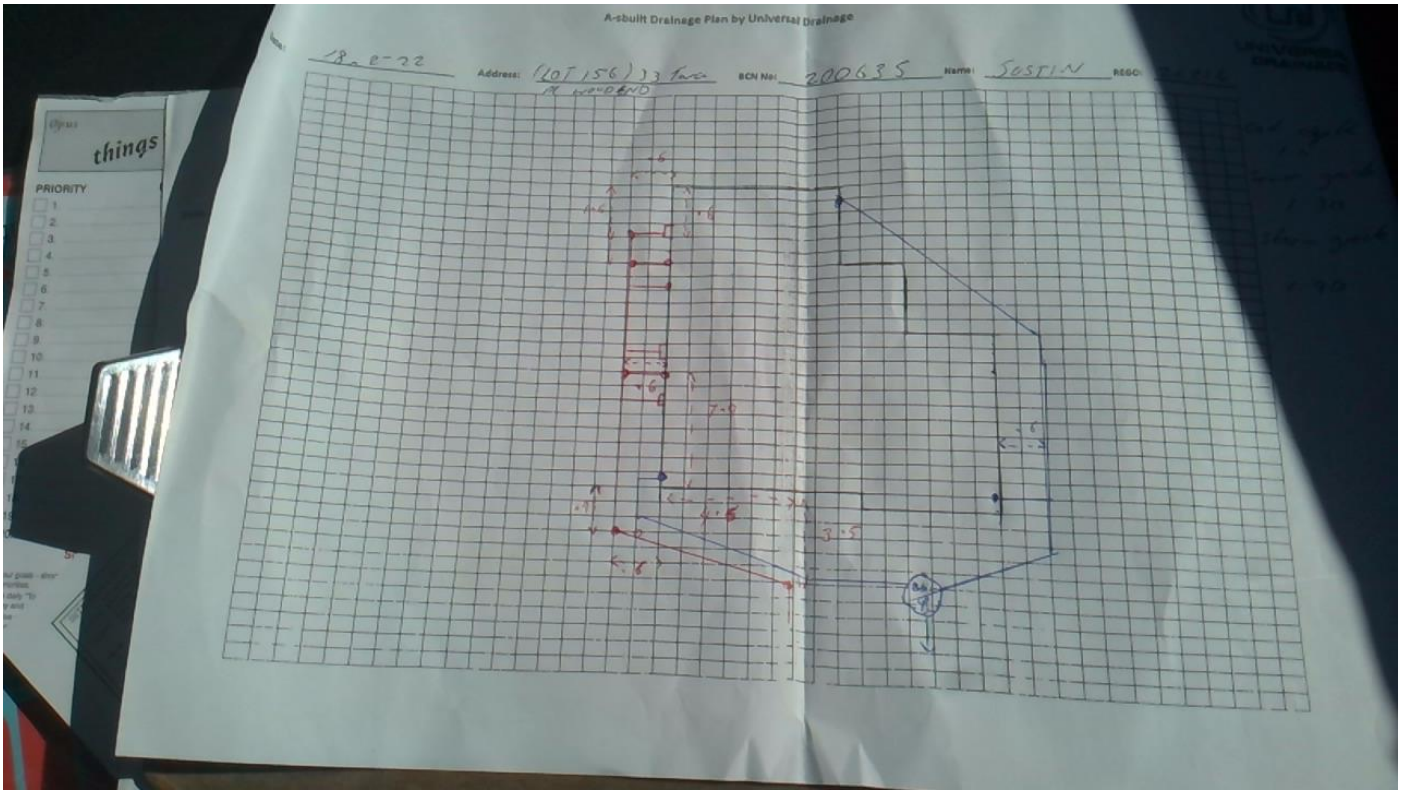
SITE INSPECTION AUDIT REPORT

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin**
Inspection Date: **21 February 2022 12:01 PM**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements **Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.**	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Drain-layers details and registration number ***26216 univeral drainage***	Pass
Storm-water, &/or sewer pipework in position and exposed **100mm pvc pipes to lateral connections**	Pass
Gradient **sewer laid 1:90 complies for G13 shown page 2**	Pass
Pipework support & bedding **pipes in bedding chip**	Pass
Sumps and soak holes **buble sump for s/water**	Pass
Water test **being completed**	Pass
Primer used **primer visible**	Pass
Septic tank system and location	N/A
As-laid plan **supplied**	Pass
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



Taken at 12:03 PM on Monday 21/02/2022 Status: Pass



Taken at 12:05 PM on Monday 21/02/2022 Status: Pass



Taken at 12:06 PM on Monday 21/02/2022 Status: Pass



Taken at 12:06 PM on Monday 21/02/2022 Status: Pass



Taken at 12:06 PM on Monday 21/02/2022 Status: Pass



Taken at 12:06 PM on Monday 21/02/2022 Status: Pass



Taken at 12:06 PM on Monday 21/02/2022 Status: Pass

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8906
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

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 BC200635 in the subject line.

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **21 February 2022**

Passed Items

General Items

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

Inspection Items

Drain-layers details and registration number	**26216 univeral drainage**
Storm-water, &/or sewer pipework in position and exposed	**100mm pvc pipes to lateral connections**
Gradient	**sewer laid 1:90 complies for G13 shown page 2**
Pipework support & bedding	**pipes in bedding chip**
Sumps and soak holes	**buble sump for s/water**
Water test	**being completed**
Primer used	**primer visible**
As-laid plan	**supplied**

Documentation	Status
As-Built Truss Design	Accepted
(Serv.) As-built Drainage Plan	Accepted
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required

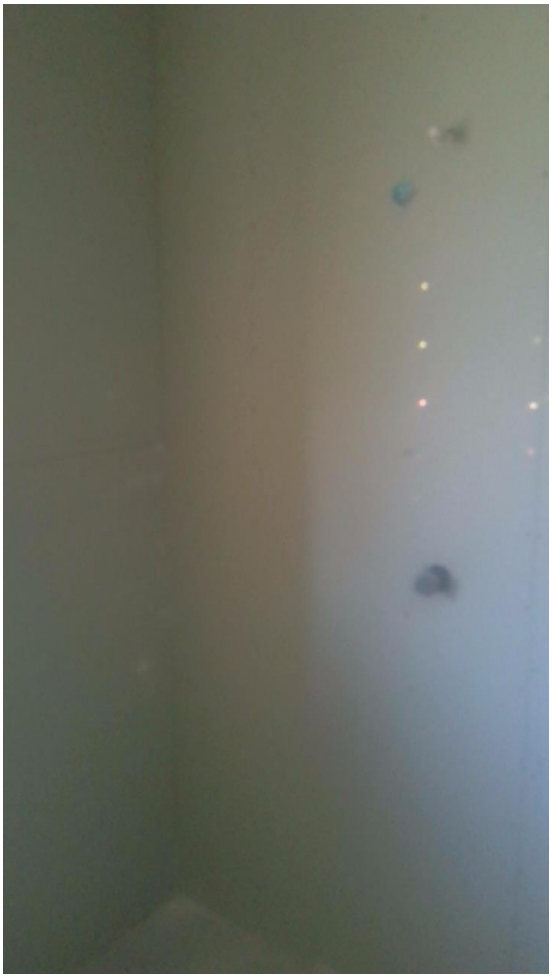
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Pre-Stopping**
Inspection Outcome:	**Pass**
Inspected By:	**John Thornton**
Inspection Date:	**24 February 2022 2:43 PM**
Duration:	**45 minutes**

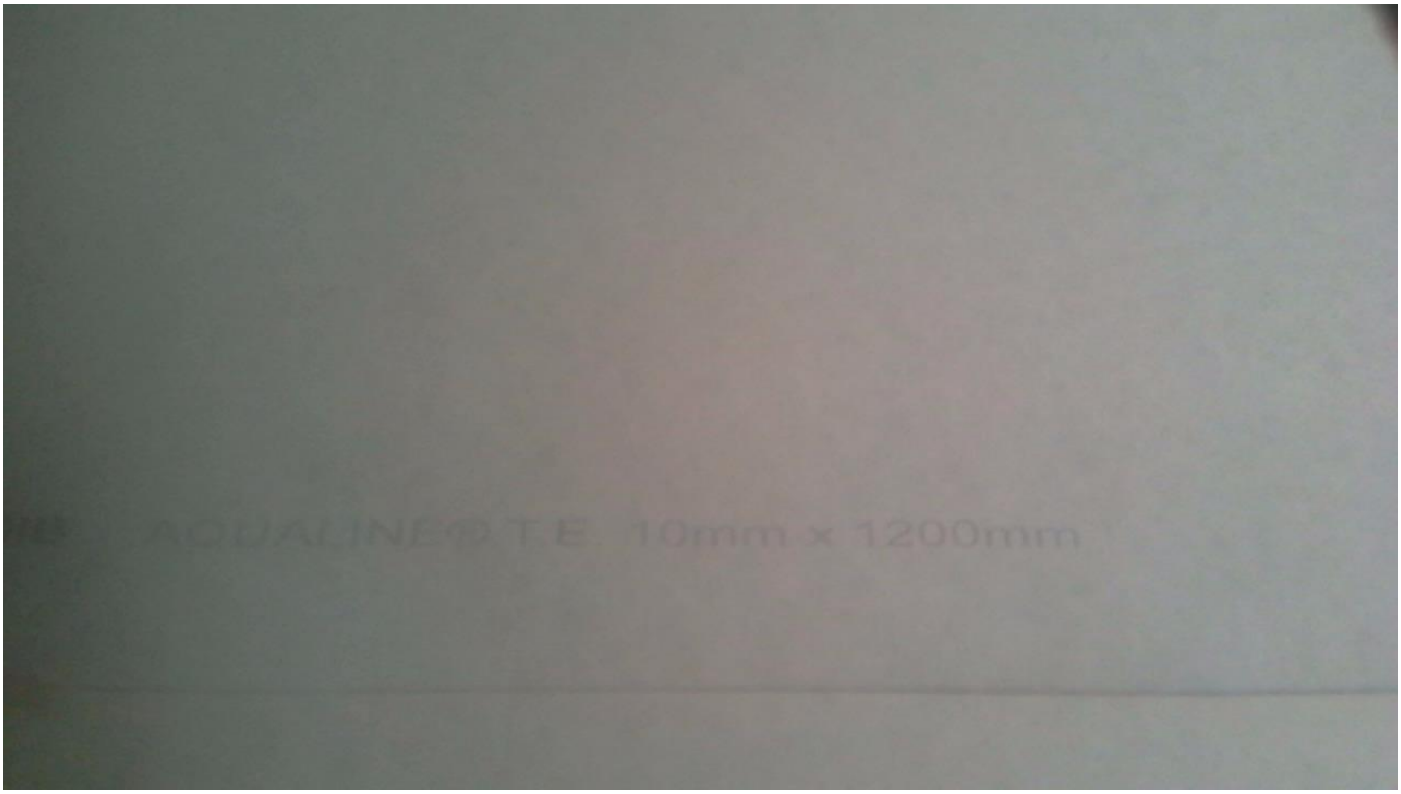
Inspection Element	**Status**
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Wall linings **10mm Gib**	Pass
Bracing **Completed to dwelling**	Pass
Wet area water resistant linings **Aqualine**	Pass
Metal angle in place to internal corners of tiled shower **In place at both showers**	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)	Pass
Additional PASSED Items	N/A
Additional PASSED with Site Instructions (Directives to Complete) ***Ensure the damp proof membrane is installed between the floor screed and the gib wall linings as the amended detail on sheet 16 in the consented 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



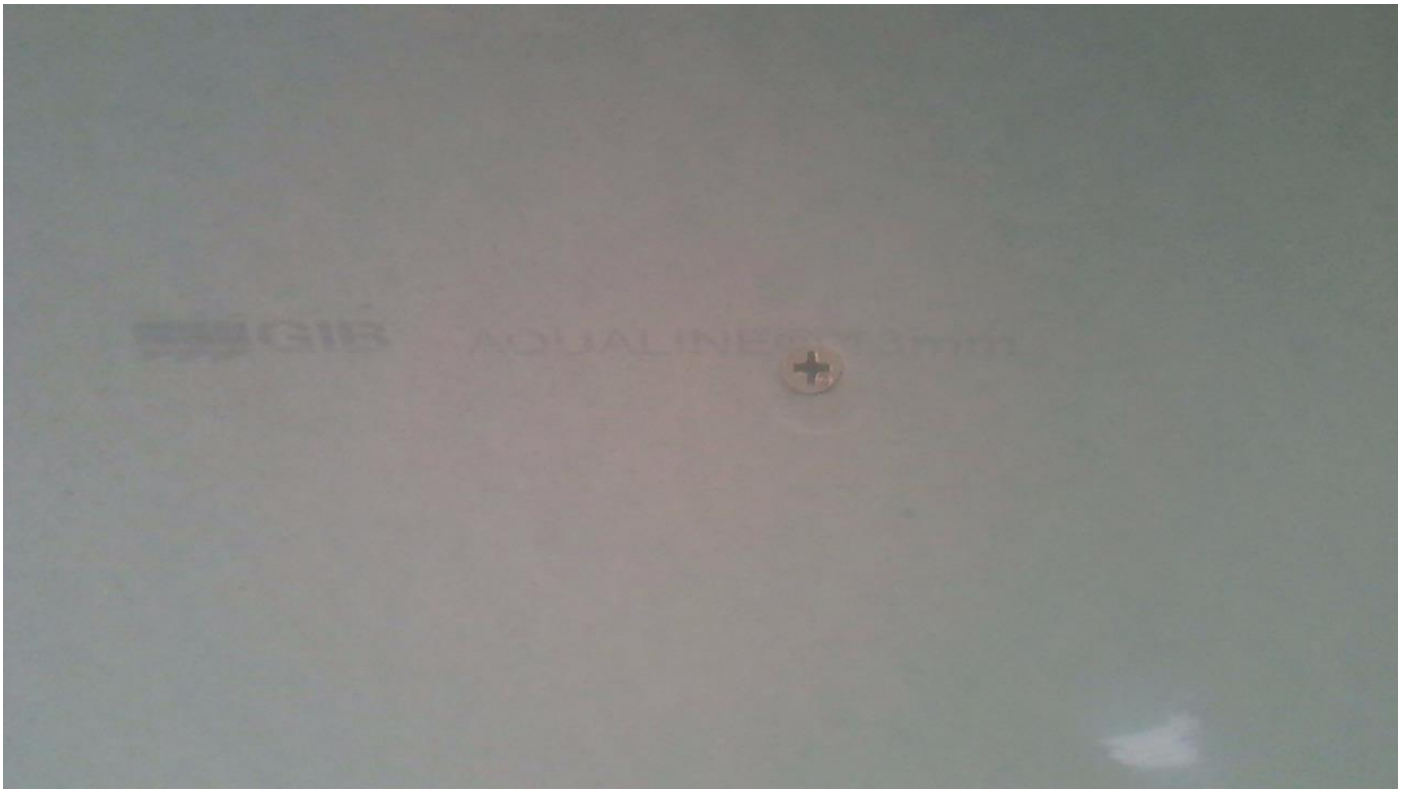
Taken at 2:40 PM on Thursday 24/02/2022



Taken at 2:42 PM on Thursday 24/02/2022



Taken at 2:42 PM on Thursday 24/02/2022



Taken at 2:42 PM on Thursday 24/02/2022

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8906
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**

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 BC200635 in the subject line.

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **24 February 2022**

Passed Items

General Items

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

Inspection Items

Wall linings	**10mm Gib**
Bracing	**Completed to dwelling**
Wet area water resistant linings	**Aqualine**
Metal angle in place to internal corners of tiled shower	**In place at both showers**
Tiled area fixings	**Fixings within 150mm centres**
Ceiling linings and battens	**13mm Linings**

ADDITIONAL ITEMS (as applicable)

Additional PASSED with Site Instructions (Directives to Complete)	***Ensure the damp proof membrane is installed between the floor screed and the gib wall linings as the amended detail on sheet 16 in the consented plans**

Documentation	Status
As-Built Truss Design	Accepted
(Serv.) As-built Drainage Plan	Accepted
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required

Bricklaying & Blocklaying 1	Required
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635.02**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	
Work Type:	**AMENDMENT to change acrylic showers to tiled showers to both ensuite and bathroom 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Wet Area Tanking**
Inspection Outcome:	**Fail**
Inspected By:	**Mark McLaughlin**
Inspection Date:	**10 March 2022 1:57 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	Fail
Tanking membrane product **confirm product used with PS3**	Pass
Coatings applied **membrane/ primer to both showers to approx 2.2m high.** ***ensuite area has 2 different colours, appears work is not fully completed.** ***applicator to confirm details and show evidence 2 coats correct product applied to both showers, bathroom shower appears to be not finished as well.**	Fail
Bandaging to internal/external corners **bandaging in place to corners**	Pass
Slope to recess and floor **slope to centre waste**	Pass
Penetrations **shower fixtures bandaged**	Pass
Applicator accredited **to supply PS3**	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	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 **ensure nail holes in floor filled and membrane applied.**	Pass Non Compliance
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



Taken at 1:43 PM on Thursday 10/03/2022 Status: Pass



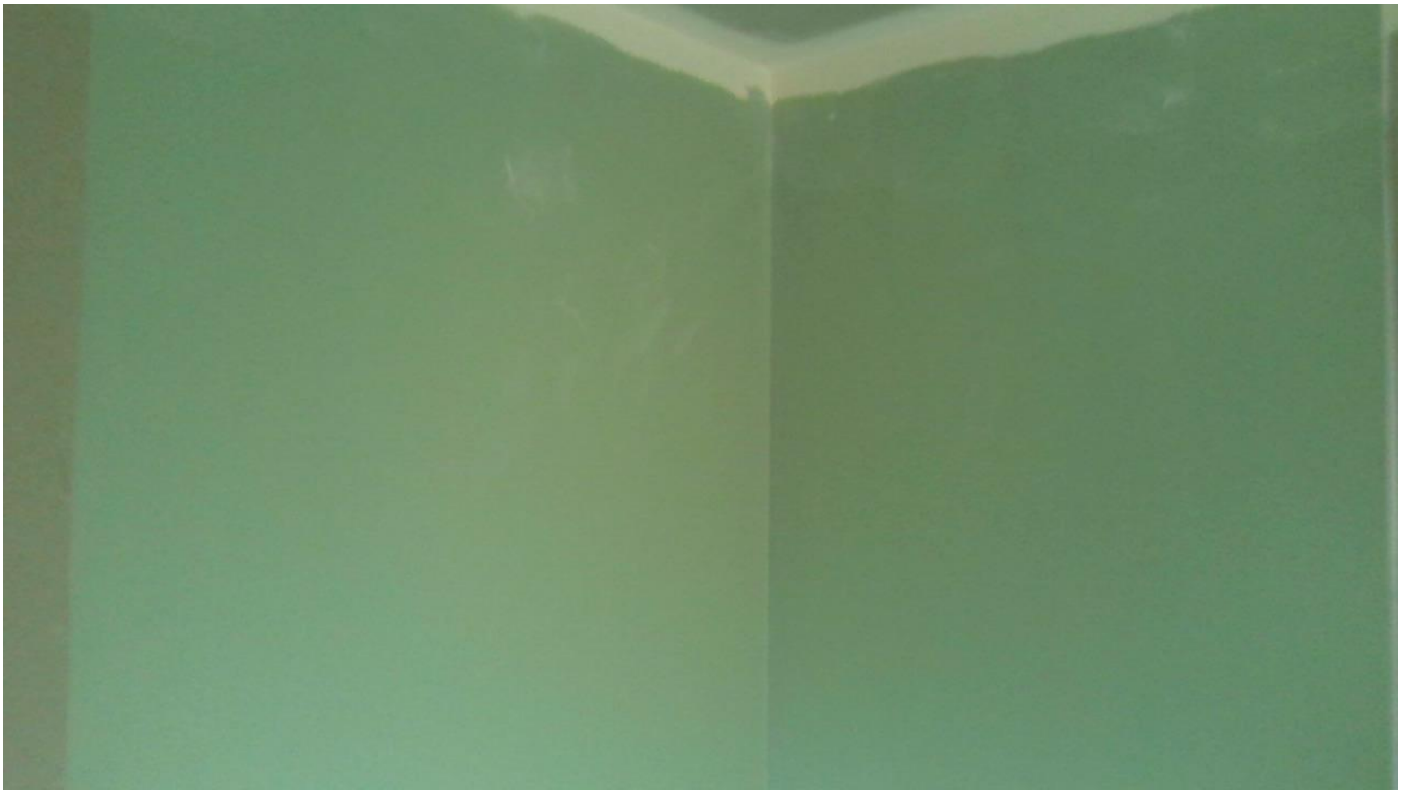
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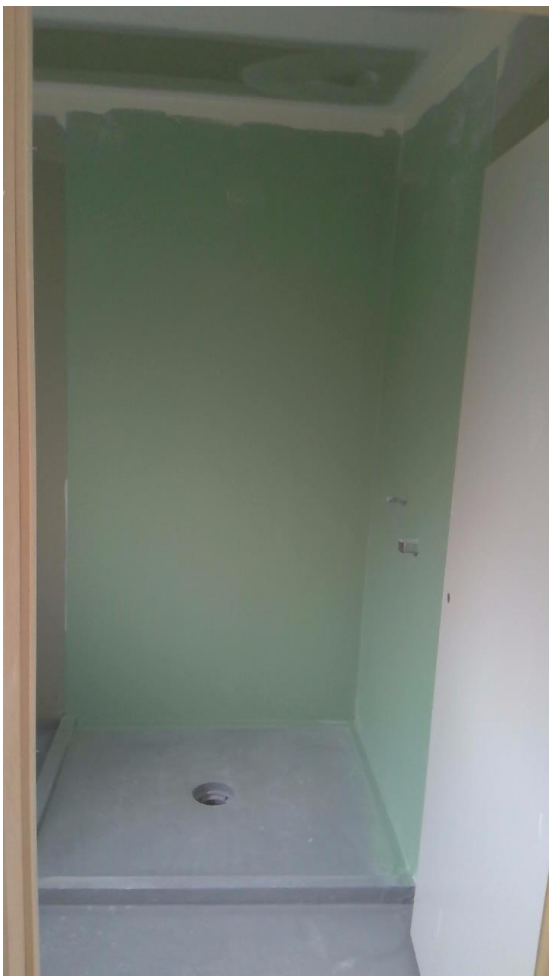
Taken at 1:44 PM on Thursday 10/03/2022



Taken at 1:44 PM on Thursday 10/03/2022



Taken at 1:44 PM on Thursday 10/03/2022



Taken at 1:44 PM on Thursday 10/03/2022



Taken at 1:57 PM on Thursday 10/03/2022

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8900
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No:	**BC200635.02**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	
Work Type:	**AMENDMENT to change acrylic showers to tiled showers to both ensuite and bathroom 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**
Email To:	**penny@misco.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 BC200635.02 in the subject line.

Inspection Type:	
Inspection Outcome:	**Fail**
Inspected By:	**Mark McLaughlin - 021 825 067**
Inspection Date:	**10 March 2022**

Passed Items

General Items

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

Inspection Items

Tanking membrane product	**confirm product used with PS3**
Bandaging to internal/external corners	**bandaging in place to corners**
Slope to recess and floor	**slope to centre waste**
Penetrations	**shower fixtures bandaged**
Applicator accredited	**to supply PS3**

Passed - With Conditions

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	**ensure nail holes in floor filled and membrane applied.**

Failed Items

Inspection Items

Coatings applied	**membrane/ primer to both showers to approx 2.2m high.** ***ensuite area has 2 different colours, appears work is not fully completed.** ***applicator to confirm details and show evidence 2 coats correct product applied to both showers, bathroom shower appears to be not finished as well.**

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Mid-Height Veneer**
Inspection Outcome:	**Pass Non Compliance**
Inspected By:	**Paul Jones**
Inspection Date:	**19 July 2022 11:53 AM**
Duration:	**0 minutes**

Inspection Element	**Status**
Inspection Items	Pass Non Compliance
Slip joints	Pass Non Compliance
Some slip joints in place. Firth to confirm location as not spaced as per Firths alternative detail	
Amendment Required	Pass Non Compliance
MINOR VARIATION REQUIRED. **Change of brick to 70mm firth concrete brick. Owner approval required.** **Updated plan and confirmation from LBP designer and Firth to show required control joints spacing and construction is accepted.**	

Documentation

Application form for CCC (Form 6)	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Wet Area Tanking**
Inspection Outcome:	**Pass**
Inspected By:	**Paul Jones**
Inspection Date:	**19 July 2022 11:56 AM**
Duration:	**0 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	N/A
Tanking membrane product	N/A
Coatings applied	N/A
Bandaging to internal/external corners	N/A
Slope to recess and floor	N/A
Penetrations	N/A
Applicator accredited	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
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required

SITE INSPECTION AUDIT REPORT

Consent No:	**BC200635**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	**33 Tara Crescent WOODEND**
Work Type:	**DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**

Inspection Type:	**Final**
Inspection Outcome:	**Pass**
Inspected By:	**Paul Jones**
Inspection Date:	**19 July 2022 12:33 PM**
Duration:	**60 minutes**

Inspection Element	**Status**
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements **Standard WDC uniform. Hi-Vis shirt/jacket worn over where required.** **Standard safety footwear required and worn on site.**	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Finished ground level and clearances to cladding **Finished ground level to cladding clearances ok.**	Pass
Paved area levels/falls and storm water control **Paved areas completed**	Pass
Gully traps **Gully trap heights ok**	Pass
Storm water disposal **Storm water completed.**	Pass
Soffit/windows/doors sealed **Windows and doors sealed to soffits**	Pass
Drain ventilation **Main vent in place and flashed.**	Pass
Cladding/soffits **Soffits painted**	Pass
Ventilation/weep holes **Ventilation weep holes in place**	Pass
Drainage venting to sewer and WC fixture **AAV vented traps in place to both vanities, kitchen and laundry sink wastes.**	Pass
Snow straps	N/A
Vermin proofing **Yes**	Pass
Garage door reveals and cladding junctions **Garage door reveals sealed**	Pass
Step down to door openings **Step downs at door openings ok**	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 **Water isolation valve in garage.**	Pass
Hot water cylinder relief drain **HWC relief drain termination to soakage**	Pass
Hot water cylinder valving **HWC valving ok**	Pass
Hot water cylinder temperature **HW delivery temperature 49 degrees**	Pass
HWC seismic restraints **Seismic restraints in place to HWC**	Pass
Safe tray in place **Safe tray in place.**	Pass
Smoke alarms **Smoke detectors in place**	Pass
Window identification stickers, safety glass labels and opening restrictors **Fairview aluminium window identification and safety glass labels in place**	Pass
Shower leak test **Shower leak test completed.**	Pass
Gas hob shield	N/A
Ventilation provided to all wet areas **Ventilation provided to wet areas**	Pass
Fixtures sealed to walls **Fixtures sealed**	Pass
Plumbing fixtures **Plumbing fixtures sealed to walls**	Pass
Insulation **Insulation clear of roofing underlay**	Pass
Mechanical vents **Mechanical vents ducted to outside.**	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)	Pass
Additional PASSED Items	Pass
Additional PASSED with Site Instructions (Directives to Complete) **Provide information regarding Firth veneer mid-height inspection.** **Provide information regarding missed wet area tanking re-inspection.**	Pass
Additional FAILED Items	N/A
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A

Documentation

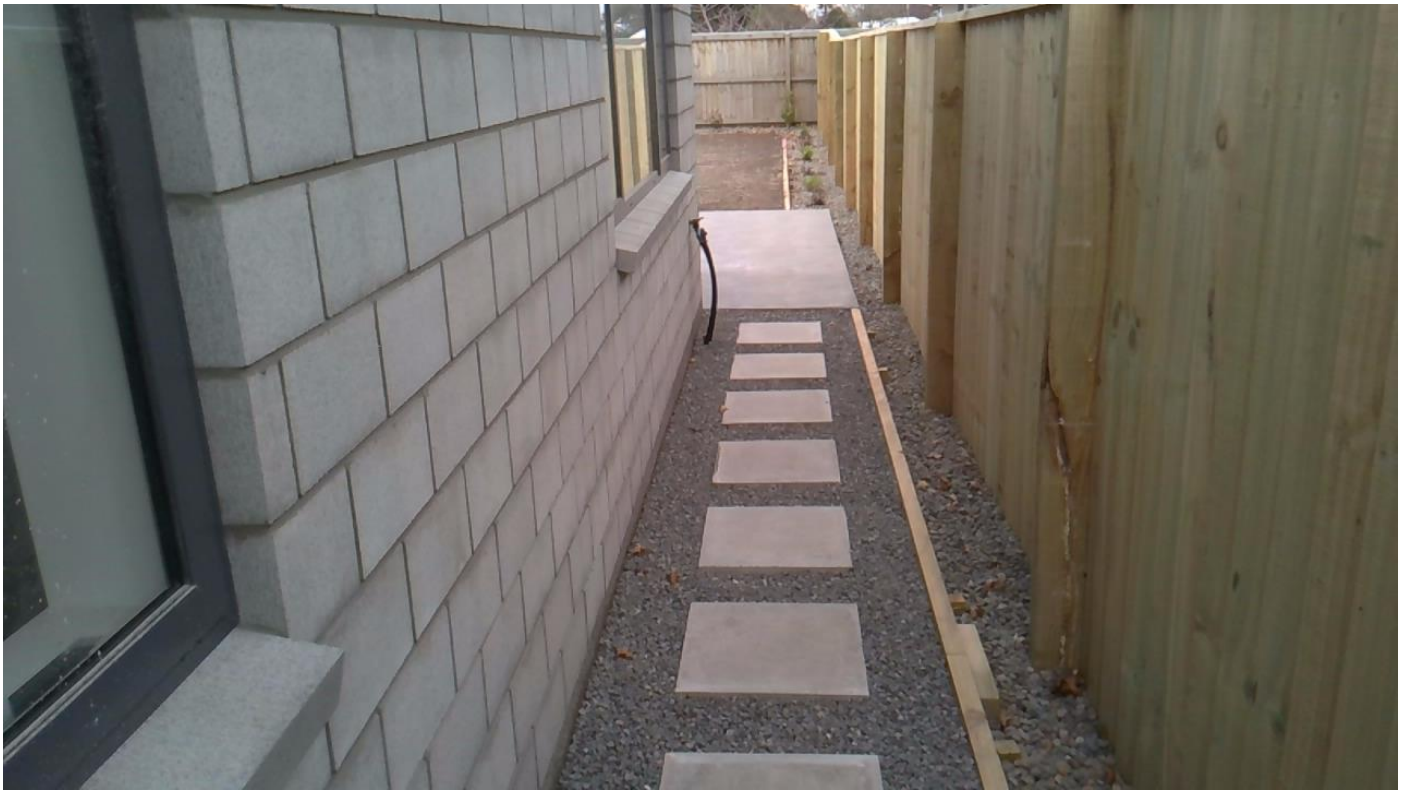
Application form for CCC (Form 6)	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required



Taken at 12:05 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:06 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:06 PM on Tuesday 19/07/2022 Status: Pass



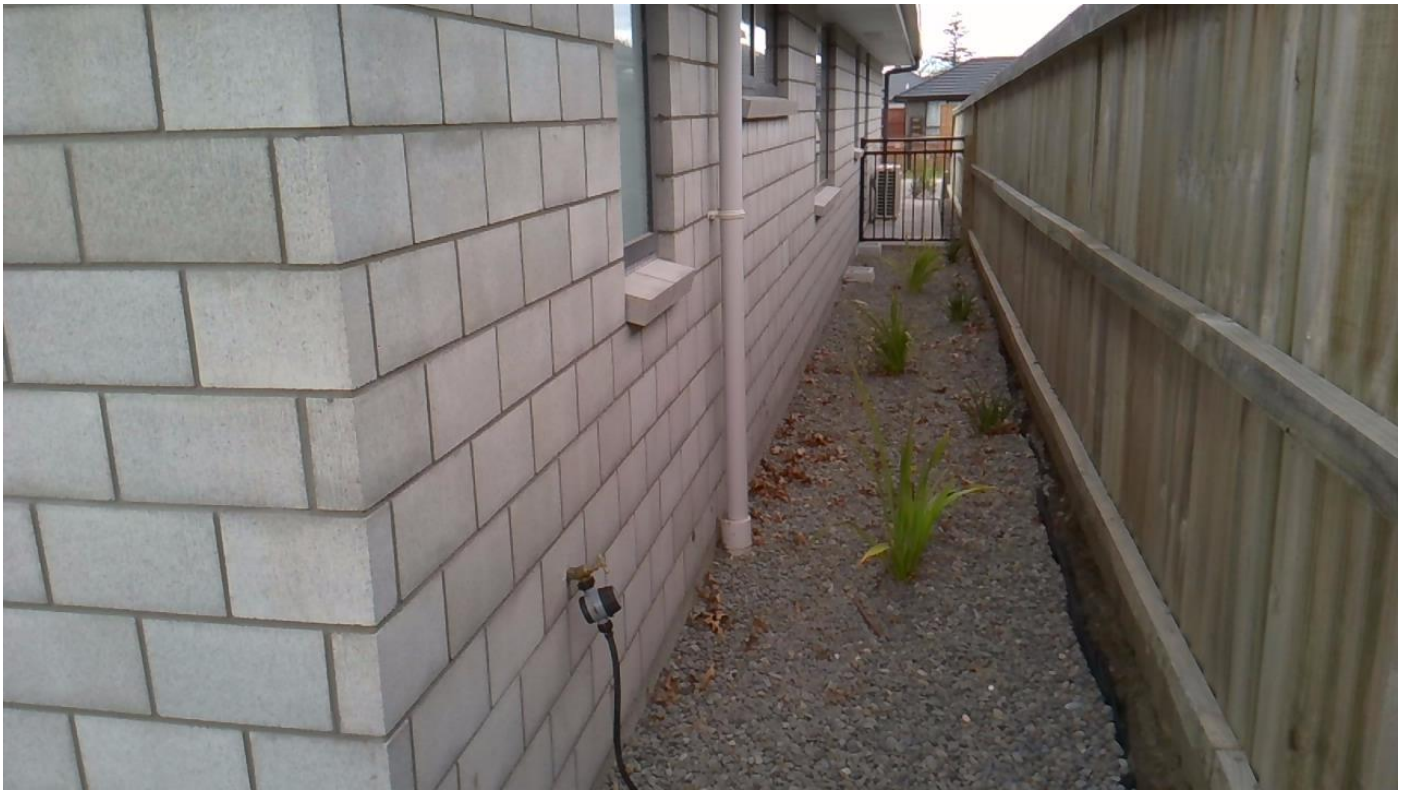
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Taken at 12:06 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:06 PM on Tuesday 19/07/2022 Status: Pass



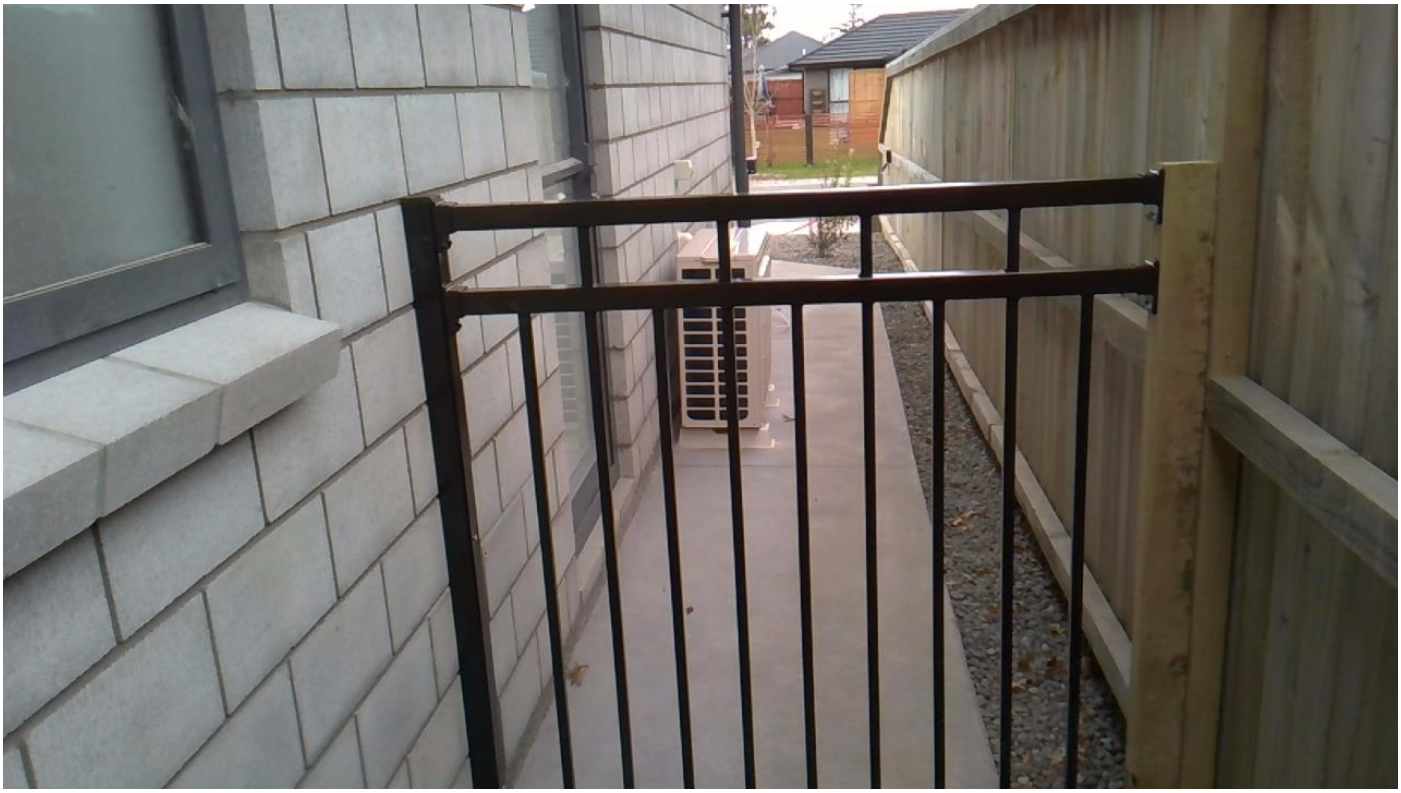
Taken at 12:07 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:07 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:07 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:08 PM on Tuesday 19/07/2022



Taken at 12:08 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:08 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:23 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:24 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:24 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:24 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:24 PM on Tuesday 19/07/2022 Status: Pass



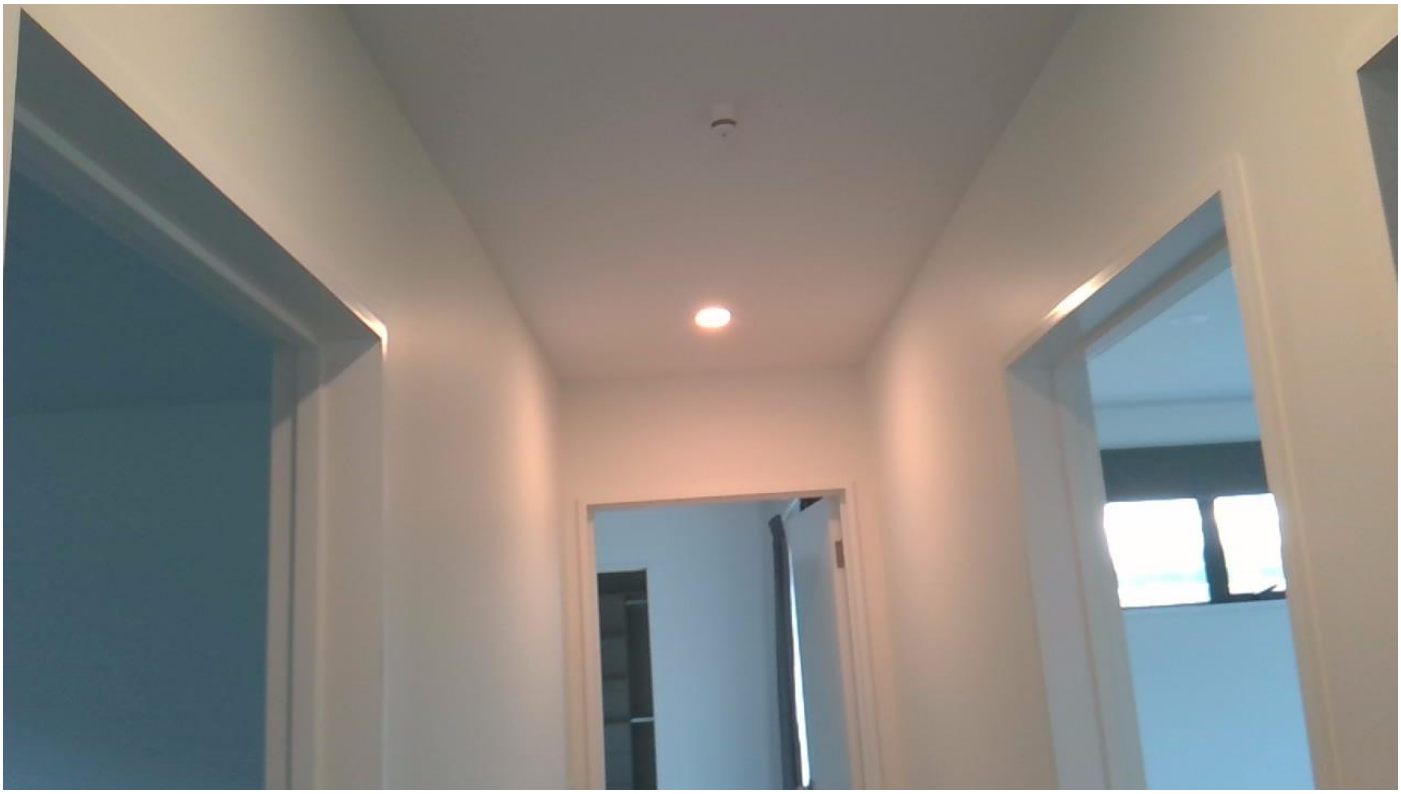
Taken at 12:24 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:24 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:25 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:25 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:25 PM on Tuesday 19/07/2022 Status: Pass



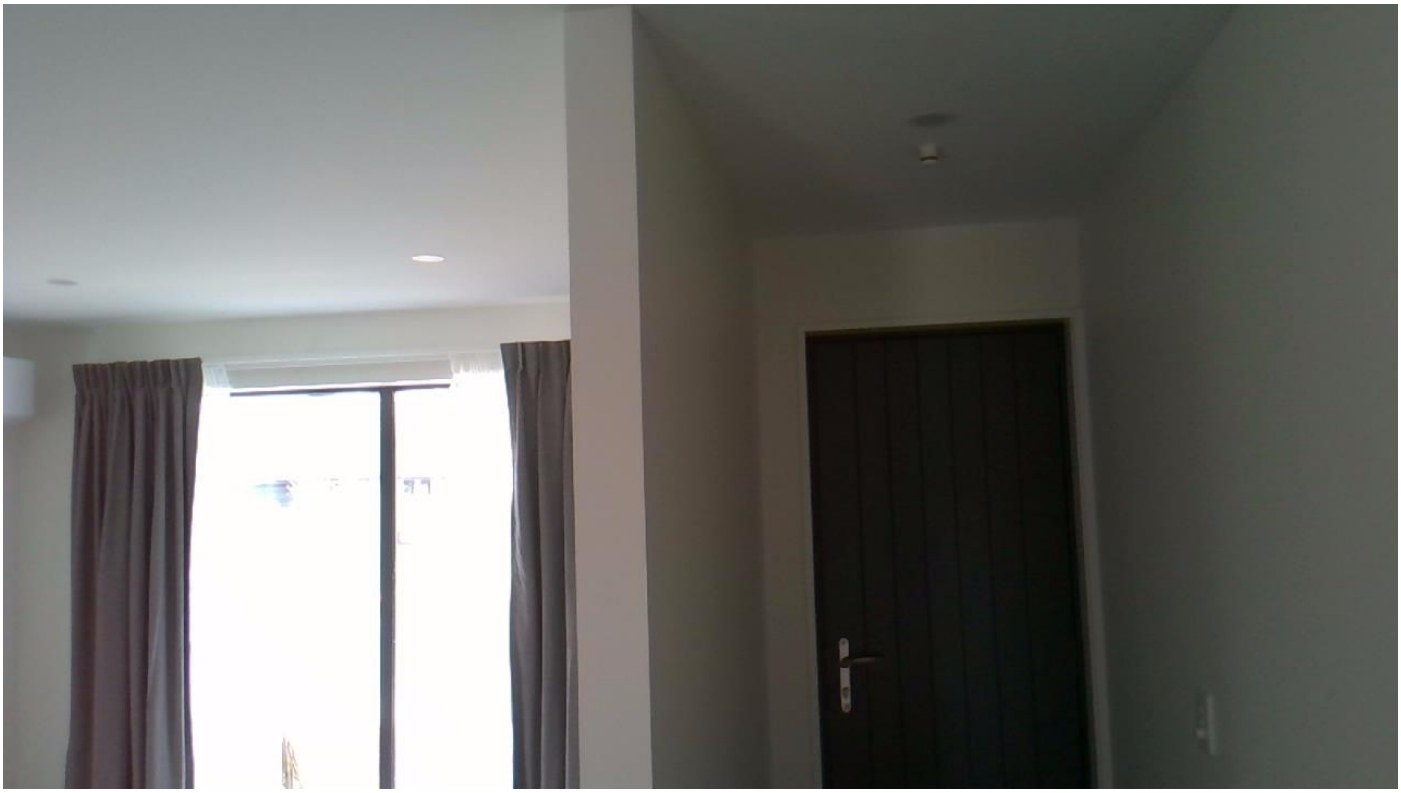
Taken at 12:25 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:25 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:26 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:26 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:26 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:26 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:27 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:28 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:28 PM on Tuesday 19/07/2022 Status: Pass



Taken at 12:29 PM on Tuesday 19/07/2022 Status: Pass

SITE INSPECTION AUDIT REPORT

Consent No: **BC200635.02**

Applicant: **Mt Lyford Investments Limited**

Site Address:

Work Type: **AMENDMENT to change acrylic showers to tiled showers to both ensuite and bathroom 33 TARA CRESCENT WOODEND LOT 156 DP 525252**

Building Name:

Location within site:

Level Unit Number:

Building Category: **R01**

Inspection Type: **Wet Area Tanking**

Inspection Outcome: **Fail**

Inspected By: **Paul Jones**

Inspection Date: **19 July 2022 12:01 PM**

Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Fail
Coatings applied	Fail

Provide the following information regarding the failed wet area tanking inspection. (Re-inspection not completed)

1. Ensuite area has 2 different colours, appears work is not fully completed.
2. Applicator to confirm details and show evidence 2 coats correct product applied to both showers, bathroom shower appears to be not finished as well.

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

Ensure nail holes in floor filled and membrane applied.

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8900
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No: **BC200635**
Applicant: **Mt Lyford Investments Limited**
Site Address: **33 Tara Crescent WOODEND**
Work Type: **DWELLING WITH ATTACHED GARAGE 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R01**
Email To: **penny@misco.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 BC200635 in the subject line.

Inspection Type: **Mid-Height Veneer**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Paul Jones - 027 434 5121**
Inspection Date: **19 July 2022**

Passed - With Conditions

Inspection Items

Slip joints	**Some slip joints in place. Firth to confirm location as not spaced as per Firths alternative detail**
Amendment Required	**MINOR VARIATION REQUIRED.** **Change of brick to 70mm firth concrete brick. Owner approval required.** **Updated plan and confirmation from LBP designer and Firth to show required control joints spacing and construction is accepted.**

Inspection Type: **Wet Area Tanking**
Inspection Outcome: **Pass**
Inspected By: **Paul Jones - 027 434 5121**
Inspection Date: **19 July 2022**

Passed Items

General Items

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

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **Paul Jones - 027 434 5121**
Inspection Date: **19 July 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	**Finished ground level to cladding clearances ok.**
Paved area levels/falls and storm water control	**Paved areas completed**
Gully traps	**Gully trap heights ok**
Storm water disposal	**Storm water completed.**
Soffit/windows/doors sealed	**Windows and doors sealed to soffits**
Drain ventilation	**Main vent in place and flashed.**
Cladding/soffits	**Soffits painted**
Ventilation/weep holes	**Ventilation weep holes in place**
Drainage venting to sewer and WC fixture	**AAV vented traps in place to both vanities, kitchen and laundry sink wastes.**
Vermin proofing	**Yes**
Garage door reveals and cladding junctions	**Garage door reveals sealed**
Step down to door openings	**Step downs at door openings ok**
Water isolation valve location	**Water isolation valve in garage.**
Hot water cylinder relief drain	**HWC relief drain termination to soakage**
Hot water cylinder valving	**HWC valving ok**
Hot water cylinder temperature	**HW delivery temperature 49 degrees**
HWC seismic restraints	**Seismic restraints in place to HWC**
Safe tray in place	**Safe tray in place.**
Smoke alarms	**Smoke detectors in place**
Window identification stickers, safety glass labels and opening restrictors	**Fairview aluminium window identification and safety glass labels in place**
Shower leak test	**Shower leak test completed.**
Ventilation provided to all wet areas	**Ventilation provided to wet areas**
Fixtures sealed to walls	**Fixtures sealed**
Plumbing fixtures	**Plumbing fixtures sealed to walls**
Insulation	**Insulation clear of roofing underlay**
Mechanical vents	**Mechanical vents ducted to outside.**

ADDITIONAL ITEMS (as applicable)

Additional PASSED Items

Additional PASSED with Site Instructions (Directives to Complete)	**Provide information regarding Firth veneer mid-height inspection.** **Provide information regarding missed wet area tanking re-inspection.**

Documentation	**Status**
As-Built Truss Design	Accepted
(Serv.) As-built Drainage Plan	Accepted
Application form for CCC (Form 6)	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Struct.) PS4 - Foundations (Engineer's supervision)	Required
(W.A.T.) PS3 - Waterproofing membrane (Interior Wet Area Tanking)	Required
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required
Bricklaying & Blocklaying 1	Required
Roofing 1	Required

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440
Phone 03 311 8900
buildinginfo@wmk.govt.nz

SITE INSPECTION NOTICE

Consent No:	**BC200635.02**
Applicant:	**Mt Lyford Investments Limited**
Site Address:	
Work Type:	**AMENDMENT to change acrylic showers to tiled showers to both ensuite and bathroom 33 TARA CRESCENT WOODEND LOT 156 DP 525252**
Building Name:	
Location within site:	
Level Unit Number:	
Building Category:	**R01**
Email To:	**penny@misco.co.nz**

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Inspection Type:	
Inspection Outcome:	**Fail**
Inspected By:	**Paul Jones - 027 434 5121**
Inspection Date:	**19 July 2022**

Passed - With Conditions

ADDITIONAL ITEMS (as applicable)

Additional PASS NC (Site Instructions) Requiring Review at Next Inspection	**Ensure nail holes in floor filled and membrane applied.**

Failed Items

Inspection Items

Coatings applied	**Provide the following information regarding the failed wet area tanking inspection. (Re-inspection not completed)** **1. Ensuite area has 2 different colours, appears work is not fully completed.** **2. Applicator to confirm details and show evidence 2 coats correct product applied to both showers, bathroom shower appears to be not finished as well.**