

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
 Applicant: **Marshall Royleen Glee**
 Site Address: **25 Greengrass Crescent KAIAPOI**
 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Compacted Hardfill Pre-DPM**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Paul Jones**
 Inspection Date: **3 February 2022 7:30 AM**
 Duration: **15 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy Lot 11	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Boundary peg locations and address/lot number Boundary pegs located	Pass
Confirm siting	N/A
Building Location Certificate Provided Critical Siting: The owner/applicant/agent will need to supply a Building Location Certificate for this Lot two (2) working days prior to the Pre-Pour inspection. The certificate shall confirm that the building meets the District Plan requirements for critical finished floor levels (FFL). Minimum FFL = 4.40m in terms of the Lyttleton Vertical Datum 1937 (Jan 2018).	Pass Non Compliance
Confirm any engineer's special requirements	N/A
Engineer's inspection/s Engineer to inspect site scrape provide a copy of their inspection.	Pass Non Compliance
Building platform excavations BLC to confirm	Pass
Hardfill - type & compaction AP40 compacted hardfill in place	Pass
Under-slab insulation provision	N/A
DPM protection Sand blinding to be placed	Pass
Slab base level and height BLC to confirm correct FFL	Pass
Slab thickenings	N/A
Pipework	N/A
Prompt builder re: HWC safe-trays	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A

ADDITIONAL ITEMS (as applicable)

N/A



Taken at 7:30 AM on Thursday 3/02/2022 Status: Pass



Taken at 7:30 AM on Thursday 3/02/2022 Status: Pass

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Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

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 BC211794 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Paul Jones - 027 434 5121**
Inspection Date: **3 February 2022**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy	Lot 11
Approved Building Consent on site	

Inspection Items

Boundary peg locations and address/lot number	Boundary pegs located
Building platform excavations	BLC to confirm
Hardfill - type & compaction	AP40 compacted hardfill in place
DPM protection	Sand blinding to be placed
Slab base level and height	BLC to confirm correct FFL

Deferred Items

Inspection Items

Building Location Certificate Provided	Critical Siting: The owner/applicant/agent will need to supply a Building Location Certificate for this Lot two (2) working days prior to the Pre-Pour inspection. The certificate shall confirm that the building meets the District Plan requirements for critical finished floor levels (FFL). Minimum FFL = 4.40m in terms of the Lyttleton Vertical Datum 1937 (Jan 2018).
Engineer's inspection/s	Engineer to inspect site scrape provide a copy of their inspection.

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Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
 Inspection Outcome: **Pass**
 Inspected By: **Lee Bithray**
 Inspection Date: **24 February 2022 11:12 AM**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Boundary peg locations and address/lot number	Pass
Confirm siting Sited as plans	Pass
Building Location Certificate Provided Received and verified for FFL and siting	Pass
Finished floor level By surveyor	Pass
DPM Black poly laid	Pass
Polystyrene pods set-out As consent	Pass
Foundation width and depth	Pass
Reinforcing type, size, laps and spacing H12 steelwork in place	Pass
Reinforcing cover	Pass
Wastes and foundation penetrations Wastes lagged and taped. Falls as required	Pass
Mesh reinforcing Ductile mesh lapped tied lifted and tagged	Pass
Slab thickenings and recesses Ground beams as plans	Pass
Free-joints	N/A
Supplementary reinforcing	N/A
Check slab thickness 85mm	Pass
Slab rebates	Pass

In place	
Under slab insulation	N/A
HWC relief drain	Pass
20mm copper	
Hot Water Cylinder Safe-tray Drain	Pass
In place	
Advise actual truss as-built's approval required	Pass
Electrical earth bar to mesh installed	Pass
In place	
Engineers inspection completed	Pass
Copy sighted.	
Ensure photos provided to engineer as requested	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
OK to Pour	Pass
Only with engineer approval	
ADDITIONAL ITEMS (as applicable)	N/A
Documentation	
As-Built Truss Design	Required
Licensed Building Practitioners	
Foundations 1	Required



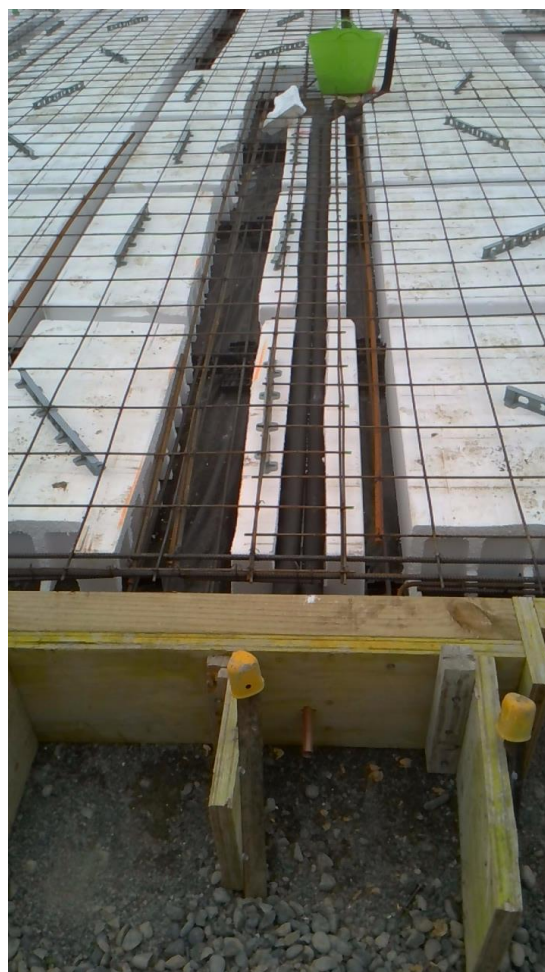
Taken at 10:59 AM on Thursday 24/02/2022



Taken at 10:59 AM on Thursday 24/02/2022



Taken at 11:00 AM on Thursday 24/02/2022



Taken at 11:00 AM on Thursday 24/02/2022

Job No(c) 16464 - 10011

Job Name: Lot 12 SILVERSTEIN PAGE 34

People/Equipment/Materials on site: DXP/

SITE INSPECTION RECORD

07057

Comments/Observations	Action Required
<u>PROPORTIONAL TRENCH</u>	
GENERALLY CORRECT AS PER PLANS	
1- GENERAL HILL TOPS MISSING BECAUSE OF SURCHARGE	TO BE TOPPED 5.70000 REQUIRED
2- WHICH HILL BE INSTALLED FROM PROPORTION TO BE THERE	TOP DURING INSPECTION
3- 2-2 TOPS AT THE RIGHT CORNER	PHOTO KEPT
	OTHERWISE NEEDY TO POUR

Description of variation:

... has been received and approved by the Engineer this is not an approval to carry out works

Diane Murphy

email: denis.podolsco@az

SITE INSPECTION NOTICE

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Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

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 BC211794 in the subject line.

Inspection Type: **Foundation & Floor Slab (Pre-Pour Single Pour)**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **24 February 2022**

Passed Items

General Items

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

Inspection Items

Boundary peg locations and address/lot number
Confirm siting
Building Location Certificate Provided
Finished floor level
DPM
Polystyrene pods set-out
Foundation width and depth
Reinforcing type, size, laps and spacing
Reinforcing cover
Wastes and foundation penetrations

Mesh reinforcing
Slab thickenings and recesses
Check slab thickness
Slab rebates
HWC relief drain
Hot Water Cylinder Safe-tray Drain
Advise actual truss as-built's approval required
Electrical earth bar to mesh installed
Engineers inspection completed

Sited as plans
Recieved and verified for FFL and siting
By surveyor
Black poly laid
As consent

H12 steelwork in place

Wastes lagged and taped.
Falls as required
Ductile mesh lapped tied lifted and tagged
Ground beams as plans
85mm
In place
20mm copper
In place

In place
Copy sighted.
Ensure photos provided to engineer as requested

OK to Pour

Only with engineer approval

Documentation**Status**

(Struct.) Surveyor's Building Location Certificate

Accepted

14/02/2022: Verified and Approved FFL and SITING: BO

As-Built Truss Design

Required

Licensed Building Practitioners**Status**

Foundations 1

Required

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 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Drains**
 Inspection Outcome: **Pass**
 Inspected By: **Mark McLaughlin**
 Inspection Date: **8 March 2022 10:53 AM**
 Duration: **45 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements Standard WDC uniform. Hi-Vis shirt/jacket worn over where required. Standard safety footwear required and worn on site.	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Drain-layers details and registration number steven perfect 19553	Pass
Storm-water, &/or sewer pipework in position and exposed 100mm PVC pipes	Pass
Gradient sewer laid 1:60	Pass
Pipework support & bedding pipes in bedding chip	Pass
Sumps and soak holes allowance for drive sump provided	Pass
Water test being completed	Pass
Primer used primer visible	Pass
Septic tank system and location	N/A
As-laid plan plan supplied	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	Pass
Additional PASSED Items ensure all services connected to drains	Pass
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

(Serv.) As-built Drainage Plan

Accepted



Taken at 10:55 AM on Tuesday 8/03/2022 Status: Pass



Taken at 10:55 AM on Tuesday 8/03/2022 Status: Pass



Taken at 10:55 AM on Tuesday 8/03/2022 Status: Pass



Taken at 10:55 AM on Tuesday 8/03/2022 Status: Pass



Taken at 10:56 AM on Tuesday 8/03/2022 Status: Pass



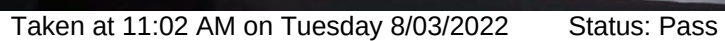
Taken at 10:56 AM on Tuesday 8/03/2022 Status: Pass



Taken at 10:56 AM on Tuesday 8/03/2022 Status: Pass



Taken at 10:57 AM on Tuesday 8/03/2022 Status: Pass



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Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **drains@rocksolidfoundations.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 BC211794 in the subject line.

Inspection Type: **Drains**
Inspection Outcome: **Pass**
Inspected By: **Mark McLaughlin - 021 825 067**
Inspection Date: **8 March 2022**

Passed Items

General Items

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

Inspection Items

Drain-layers details and registration number	steven perfect 19553
Storm-water, &/or sewer pipework in position and exposed	100mm PVC pipes
Gradient	sewer laid 1:60
Pipework support & bedding	pipes in bedding chip
Sumps and soak holes	allowance for drive sump provided
Water test	being completed
Primer used	primer visible
As-laid plan	plan supplied
ADDITIONAL ITEMS (as applicable)	
Additional PASSED Items	ensure all services connected to drains

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate	Accepted
14/02/2022: Verified and Approved FFL and SITING: BO	
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Required

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 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **Evan Connor**
 Inspection Date: **29 June 2022 2:07 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
As-Built Truss/Frame Design	N/A
Inspection Items	Pass Non Compliance
As-Built truss design approved Actual As-Built truss design approved processing	Pass
Control cuts to slab	N/A
Framing Zog 90 x 40 Cold rolled steel	Pass
DPC DPC under bottom plates	Pass
Plate hold down fixings Complete bottom plate hold downs to dazzled marks on bottom plate	Pass Non Compliance
Frame connections	Pass
Truss and rafter connections Truss wind fixings in place. Type A Connections complete	Pass
Purlins 40mm Top hat section in place	Pass
Outriggers at gables	N/A
Roof bracing Roof bracing in place as plan	Pass
Stud to top plate Crewed to top plate as Zog system	Pass
Lintel hold downs and fixings *Complete lintel hold downs at openings Complete A4 pate top plate stiffener	Pass Non Compliance
Lintels AS Zog design	Pass
Post/beam connections	N/A

Structural steel & beams	N/A
Valley boards	N/A
Brace panel hold downs	Pass
Bracing hold downs in place. Brace packer blocks in place	
Dragon Ties	N/A
External sheet bracing	N/A
Bottom chord restraints	Pass
40mm Top hat section in place at 400 crs	
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)	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
All fixings and hold downs to be completed before installing the roof as Zog and Code Mark approved design.	
HARDCOPY (Refer Hardcopy inspection Sheet)	N/A



Taken at 2:08 PM on Wednesday 29/06/2022



Taken at 2:08 PM on Wednesday 29/06/2022



Taken at 2:08 PM on Wednesday 29/06/2022



Taken at 2:09 PM on Wednesday 29/06/2022

SITE INSPECTION NOTICE

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Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **andrew.dimock@goldenhomes.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 BC211794 in the subject line.

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Fail**
Inspected By: **Evan Connor - 021 308 092**
Inspection Date: **29 June 2022**

Passed Items

General Items

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

Inspection Items

As-Built truss design approved
Framing
DPC
Frame connections
Truss and rafter connections

Purlins
Roof bracing
Stud to top plate
Lintels
Brace panel hold downs

Bottom chord restraints

Actual As-Built truss design approved processing
Zog 90 x 40 Cold rolled steel
DPC under bottom plates

Truss wind fixings in place.
Type A Connections complete
40mm Top hat section in place
Roof bracing in place as plan
Crewed to top plate as Zog system
AS Zog design
Bracing hold downs in place. Brace packer blocks in place
40mm Top hat section in place at 400 crs

Passed - With Conditions

Inspection Items

Plate hold down fixings

Lintel hold downs and fixings

Complete bottom plate hold downs to dazzled marks on bottom plate
***Complete lintel hold downs at openings**
Complete A4 pate top plate stiffener

Failed Items

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

All fixings and hold downs to be completed before installing the roof as Zog and Code Mark approved design.

Documentation

Status

(Struct.) Surveyor's Building Location Certificate

Accepted

14/02/2022: Verified and Approved FFL and SITING: BO

(Serv.) As-built Drainage Plan

Accepted

As-Built Truss Design

Required

Licensed Building Practitioners

Status

Foundations 1

Required

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Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray**
Inspection Date: **19 July 2022 12:29 PM**
Duration: **15 minutes**

Inspection Element	Status
Inspection Items	Pass
Plate hold down fixings	Pass
Complete bottom plate hold downs to dazzled marks on bottom plate 19/7/22 fixed	
Lintel hold downs and fixings	Pass
*Complete lintel hold downs at openings Complete A4 pate top plate stiffener 19/7/22 fitted	
ADDITIONAL ITEMS (as applicable)	Pass
Additional FAILED Items	Pass
All fixings and hold downs to be completed before installing the roof as Zog and Code Mark approved design. 19/7/22 bolting completed	



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



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



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

SITE INSPECTION NOTICE

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Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **lee@formanandfoley.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 BC211794 in the subject line.

Inspection Type: **Structure Pre-Roof Pre-Wrap**
Inspection Outcome: **Pass**
Inspected By: **Lee Bithray - 027 434 5120**
Inspection Date: **19 July 2022**

Passed Items

Inspection Items

Plate hold down fixings

**Complete bottom plate hold downs to dazzled marks on bottom plate
19/7/22 fixed**

Lintel hold downs and fixings

***Complete lintel hold downs at openings
Complete A4 pate top plate stiffener
19/7/22 fitted**

ADDITIONAL ITEMS (as applicable)

Additional FAILED Items

**All fixings and hold downs to be completed before installing the roof as Zog and Code Mark approved design.
19/7/22 bolting completed**

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate 14/02/2022: Verified and Approved FFL and SITING: BO	Accepted
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Foundations 1	Required

SITE INSPECTION AUDIT REPORT

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 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Building Wrap & Sill Tape**
 Inspection Outcome: **Pass**
 Inspected By: **Jake Burns**
 Inspection Date: **30 September 2022 10:28 AM**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy Lot 11	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 Approved Building Consented plans and specifications have been sighted and reviewed onsite.	Pass
Previous site instructions	N/A
Inspection Items	Pass
Building wrap type James Hardie RAB	Pass
Wrap fastening and laps 3M tape wrapped under and over joints	Pass
Wrap at openings 3M tape wrapped into all openings	Pass
Wrap bottom edge Rab overlapped bottom plate	Pass
Slab edge protection	Pass
Sill tape 3M 2 layers applied	Pass
Thermal break JH Rab	Pass
Penetrations I have sighted some penetrations that appear to be sealed in accordance with E2AS1 requirements. SORG	Pass
Wrap support	N/A
Fire walls	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



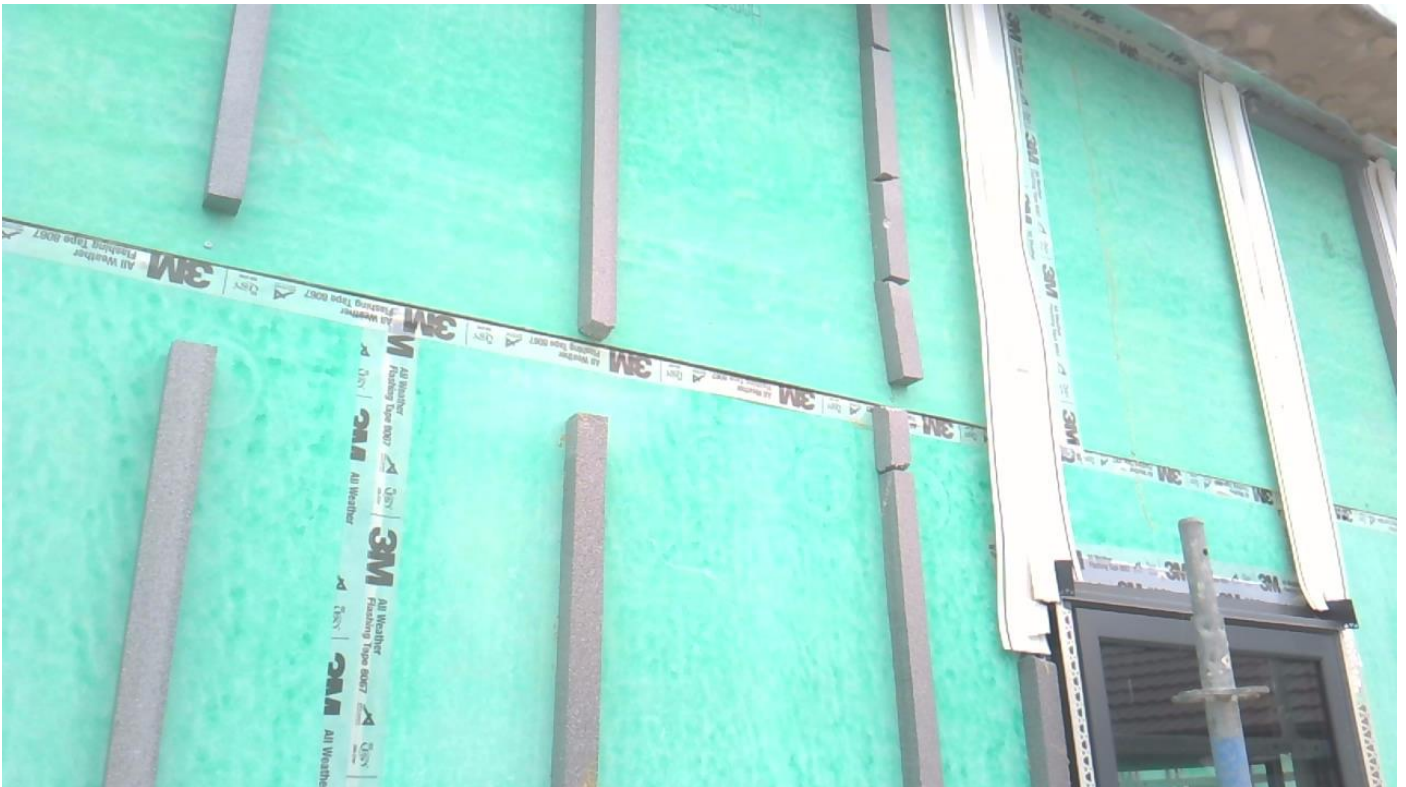
HP appears to be sealed
Taken at 10:23 AM on Friday 30/09/2022



Taken at 10:23 AM on Friday 30/09/2022



Taken at 10:23 AM on Friday 30/09/2022



Taken at 10:24 AM on Friday 30/09/2022



Taken at 10:24 AM on Friday 30/09/2022



Taken at 10:24 AM on Friday 30/09/2022



Taken at 10:25 AM on Friday 30/09/2022



Taken at 10:25 AM on Friday 30/09/2022



Taken at 10:26 AM on Friday 30/09/2022

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 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **AAC Panel Part Installed**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **Jake Burns**
 Inspection Date: **30 September 2022 10:33 AM**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy Lot11	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 Approved Building Consented plans and specifications have been sighted and reviewed onsite.	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Cladding system 50mm Integra on 50mm poly battens	Pass
Type of batten, spacing and layout 50mm battens @ 600mm crs	Pass
Cavity closers On rebate, vent holes to be installed at next inspection	Pass Non Compliance
Door & Window support WANZ support bars in place with correct fixings and spacing of fixings	Pass
Penetrations I have sighted some penetrations that appear to have been sealed in accordance with E2 AS1, SORG.	Pass
Panel fixings 150mm crs to bottom panels and 300mm elsewhere	Pass
Cut Sheet reinforcing primed Cut sheet edges exposed reinforcing primed as required by manufacturer's installation specifications.	Pass
Control joints To be sighted at pre plaster	N/A
Flashings Flashings in place including head flashing's and back flashing's at cladding junctions	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A

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Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **lee@formanandfoley.co.nz,mphbuildersltd@gmail.com**

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

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC211794 in the subject line.

Inspection Type: **Building Wrap & Sill Tape**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **30 September 2022**

Passed Items

General Items

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

Lot 11
Approved Building Consented plans and specifications have been sighted and reviewed onsite.

Inspection Items

Building wrap type
Wrap fastening and laps
Wrap at openings
Wrap bottom edge
Slab edge protection
Sill tape
Thermal break
Penetrations

James Hardie RAB
3M tape wrapped under and over joints
3M tape wrapped into all openings
Rab overlapped bottom plate

3M 2 layers applied
JH Rab
I have sighted some penetrations that appear to be sealed in accordance with E2AS1 requirements.
SORG

Inspection Type: **AAC Panel Part Installed**
Inspection Outcome: **Pass Non Compliance**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **30 September 2022**

Passed Items

General Items

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

Lot11
Approved Building Consented plans and

specifications have been sighted and reviewed onsite.

Inspection Items

Cladding system

Type of batten, spacing and layout

Door & Window support

Penetrations

Panel fixings

Cut Sheet reinforcing primed

Flashings

50mm Integra on 50mm poly battens

50mm battens @ 600mm crs

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

I have sighted some penetrations that appear to have been sealed in accordance with E2 AS1, SORG.

150mm crs to bottom panels and 300mm elsewhere

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

Flashings in place including head flashing's and back flashing's at cladding junctions

Passed - With Conditions

Inspection Items

Cavity closers

On rebate, vent holes to be installed at next inspection

Documentation

(Struct.) Surveyor's Building Location Certificate

14/02/2022: Verified and Approved FFL and SITING: BO

(Serv.) As-built Drainage Plan

As-Built Truss Design

Status

Accepted

Accepted

Required

Licensed Building Practitioners

Foundations 1

Status

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **12 October 2022 11:19 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Building Location Certificate Provided	Pass
Critical Siting: The owner/applicant/agent will need to supply a Building Location Certificate for this Lot two (2) working days prior to the Pre-Pour inspection. The certificate shall confirm that the building meets the District Plan requirements for critical finished floor levels (FFL). Minimum FFL = 4.40m in terms of the Lyttleton Vertical Datum 1937 (Jan 2018).	
12/10/2022: BLC provided to WDC and approved on 14/2/2022	
Engineer's inspection/s	Pass
Engineer to inspect site scrape provide a copy of their inspection.	
12/10/2022: See required documentation	

Documentation	
(Struct.) Engineer's ground bearing notes/report	Required
(Clad.) PS3 - Wall Cladding	Required
Rockcote	

Licensed Building Practitioners

Carpentry 1	Required
External Plasterer 1	Required
Cladding Installer 1	Required
AAC	
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **AAC Panel Part Installed**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **12 October 2022 11:18 AM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Cavity closers	Pass
On rebate, vent holes to be installed at next inspection	
12/10/2022: See pre plaster notice	

Documentation

(Struct.) Engineer's ground bearing notes/report	Required
(Clad.) PS3 - Wall Cladding	Required
Rockcote	

Licensed Building Practitioners

Carpentry 1	Required
External Plasterer 1	Required
Cladding Installer 1	Required
AAC	
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
 Applicant: **Marshall Royleen Glee**
 Site Address: **25 Greengrass Crescent KAIAPOI**
 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Pre-Plaster & Flashings**
 Inspection Outcome: **Pass Non Compliance**
 Inspected By: **John Thornton**
 Inspection Date: **12 October 2022 11:17 AM**
 Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass Non Compliance
Panels and fixings completed	Pass
Rockcote Integra completed	
Control joints	N/A
Proprietary flashing systems	Pass
RCS Edgeseal & change of cladding junction Flashings previously inspected	
Base of cladding flashings	Pass Non Compliance
*Base vents as sheet 24 to fit	
Clearances to cladding at apron flashings	N/A
Penetrations	Pass
Checked previously	
Reinforcing protection	Pass
Cut reinforcing primed	
Rebate treatment	Pass
Bituminous emulsion appears to have been applied	
Accredited applicator - PS3 to be provided	Pass
PS3 to be provided - see requested documentation	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

(Struct.) Engineer's ground bearing notes/report	Required
(Clad.) PS3 - Wall Cladding	Required
Rockcote	

Licensed Building Practitioners

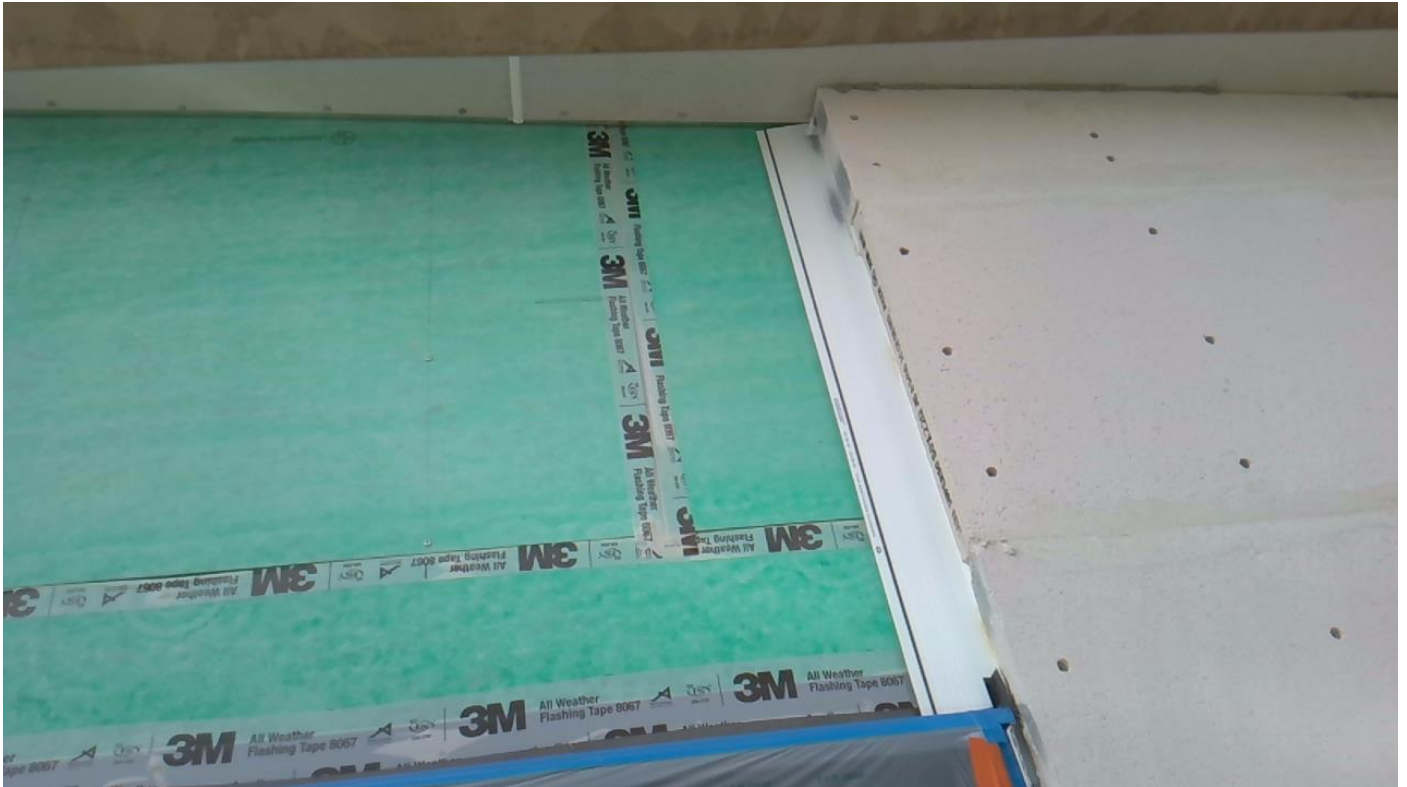
Carpentry 1	Required
External Plasterer 1	Required
Cladding Installer 1	Required



Taken at 11:11 AM on Wednesday 12/10/2022



Taken at 11:12 AM on Wednesday 12/10/2022



Taken at 11:12 AM on Wednesday 12/10/2022



Taken at 11:13 AM on Wednesday 12/10/2022

SITE INSPECTION NOTICE

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **lee@formanandfoley.co.nz,mphbuildersltd@gmail.com,simon@nzsteelhomes.com**

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

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC211794 in the subject line.

Inspection Type: **Compacted Hardfill Pre-DPM**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **12 October 2022**

Passed Items

Inspection Items

Building Location Certificate Provided

Critical Siting: The owner/applicant/agent will need to supply a Building Location Certificate for this Lot two (2) working days prior to the Pre-Pour inspection. The certificate shall confirm that the building meets the District Plan requirements for critical finished floor levels (FFL). Minimum FFL = 4.40m in terms of the Lyttleton Vertical Datum 1937 (Jan 2018).

12/10/2022: BLC provided to WDC and approved on 14/2/2022

Engineer's inspection/s

Engineer to inspect site scrape provide a copy of their inspection.

12/10/2022: See required documentation

Inspection Type: **AAC Panel Part Installed**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **12 October 2022**

Passed Items

Inspection Items

Cavity closers

On rebate, vent holes to be installed at next inspection

12/10/2022: See pre plaster notice

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass Non Compliance**

Inspected By: **John Thornton - 021 543 919**

Inspection Date: **12 October 2022**

Passed Items

General Items

Building, Multi-unit, Lot or Tenancy

Approved Building Consent on site

Inspection Items

Panels and fixings completed

Proprietary flashing systems

Penetrations

Reinforcing protection

Rebate treatment

Accredited applicator - PS3 to be provided

Rockcote Integra completed

**RCS Edgeseal & change of cladding junction
Flashings previously inspected**

Checked previously

Cut reinforcing primed

Bituminous emulsion appears to have been applied

PS3 to be provided - see requested documentation

Passed - With Conditions

Inspection Items

Base of cladding flashings

***Base vents as sheet 24 to fit**

Documentation

(Struct.) Surveyor's Building Location Certificate

14/02/2022: Verified and Approved FFL and SITING: BO

(Serv.) As-built Drainage Plan

As-Built Truss Design

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

(Clad.) PS3 - Wall Cladding

Rockcote

Status

Accepted

Accepted

Required

Required

Required

Licensed Building Practitioners

Carpentry 1

Foundations 1

External Plasterer 1

Cladding Installer 1

AAC

Roofing 1

Status

Required

Required

Required

Required

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
 Applicant: **Marshall Royleen Glee**
 Site Address: **25 Greengrass Crescent KAIAPOI**
 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Preline & Plumbing**
 Inspection Outcome: **Pass**
 Inspected By: **John Durand**
 Inspection Date: **27 October 2022 9:04 AM**
 Duration: **45 minutes**

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

Ceiling battens	Pass
Rondo battens at 400mm crs	
Diaphragm Ceilings	N/A
Bottom-chord restraint	Pass
Stud strengtheners	N/A
Top plate strengtheners	N/A
Dwangs in place above shower trays	Pass
Dwangs in place above shower trays	
Metal angles to internal corners of tiled shower wall	N/A
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
Commercial Preline Additional Items	N/A
ADDITIONAL ITEMS (as applicable)	N/A

Documentation

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



Taken at 8:58 AM on Thursday 27/10/2022



Taken at 8:58 AM on Thursday 27/10/2022



Taken at 8:58 AM on Thursday 27/10/2022



Taken at 8:58 AM on Thursday 27/10/2022



Taken at 8:58 AM on Thursday 27/10/2022



Taken at 8:58 AM on Thursday 27/10/2022



Taken at 8:59 AM on Thursday 27/10/2022



Taken at 8:59 AM on Thursday 27/10/2022

SITE INSPECTION NOTICE

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **lee@formanandfoley.co.nz,mphbuildersltd@gmail.com,simon@nzsteelhomes.com**

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

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC211794 in the subject line.

Inspection Type: **Preline & Plumbing**
Inspection Outcome: **Pass**
Inspected By: **John Durand - 021 614 528**
Inspection Date: **27 October 2022**

Passed Items

General Items

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

Inspection Items

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

Documentation**Status**

(Struct.) Surveyor's Building Location Certificate	Accepted
14/02/2022: Verified and Approved FFL and SITING: BO	
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Clad.) PS3 - Wall Cladding	Required
Rockcote	
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners**Status**

Carpentry 1	Required
Foundations 1	Required
External Plasterer 1	Required
Cladding Installer 1	Required
AAC	
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns**
Inspection Date: **9 November 2022 1:48 PM**
Duration: **30 minutes**

Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy Lot 11	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 Approved building consent documentation including plans and specification have been reviewed onsite.	Pass
Previous site instructions	N/A
Inspection Items	Pass
Cavity batten type, spacing and fixings Castellated H3.2 battens @ 600mm crs	Pass
Cavity closers Cavity closers in place over head flashing	Pass
Flashings Head flashing taped with stop ends and 20mm overhang	Pass
Door & Window support	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 1:42 PM on Wednesday 9/11/2022



Taken at 1:43 PM on Wednesday 9/11/2022



Taken at 1:43 PM on Wednesday 9/11/2022



Taken at 1:47 PM on Wednesday 9/11/2022

SITE INSPECTION NOTICE

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **lee@formanandfoley.co.nz, mphbuildersltd@gmail.com, simon@nzsteelhomes.com**

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

Please email any requested documentation and records of work to buildinginfo@wmk.govt.nz using BC211794 in the subject line.

Inspection Type: **Cavity Battens & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **9 November 2022**

Passed Items

General Items

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

Lot 11

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

Inspection Items

Cavity batten type, spacing and fixings
Cavity closers
Flashings

Castellated H3.2 battens @ 600mm crs

Cavity closers in place over head flashing

Head flashing taped with stop ends and 20mm overhang

Door & Window support

Documentation

Documentation	Status
(Struct.) Surveyor's Building Location Certificate	Accepted
14/02/2022: Verified and Approved FFL and SITING: BO	
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Clad.) PS3 - Wall Cladding	Required
Rockcote	
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Carpentry 1	Required

Foundations 1	Required
External Plasterer 1	Required
Cladding Installer 1 AAC	Required
Roofing 1	Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **John Thornton**
Inspection Date: **15 November 2022 9:05 AM**
Duration: **30 minutes**

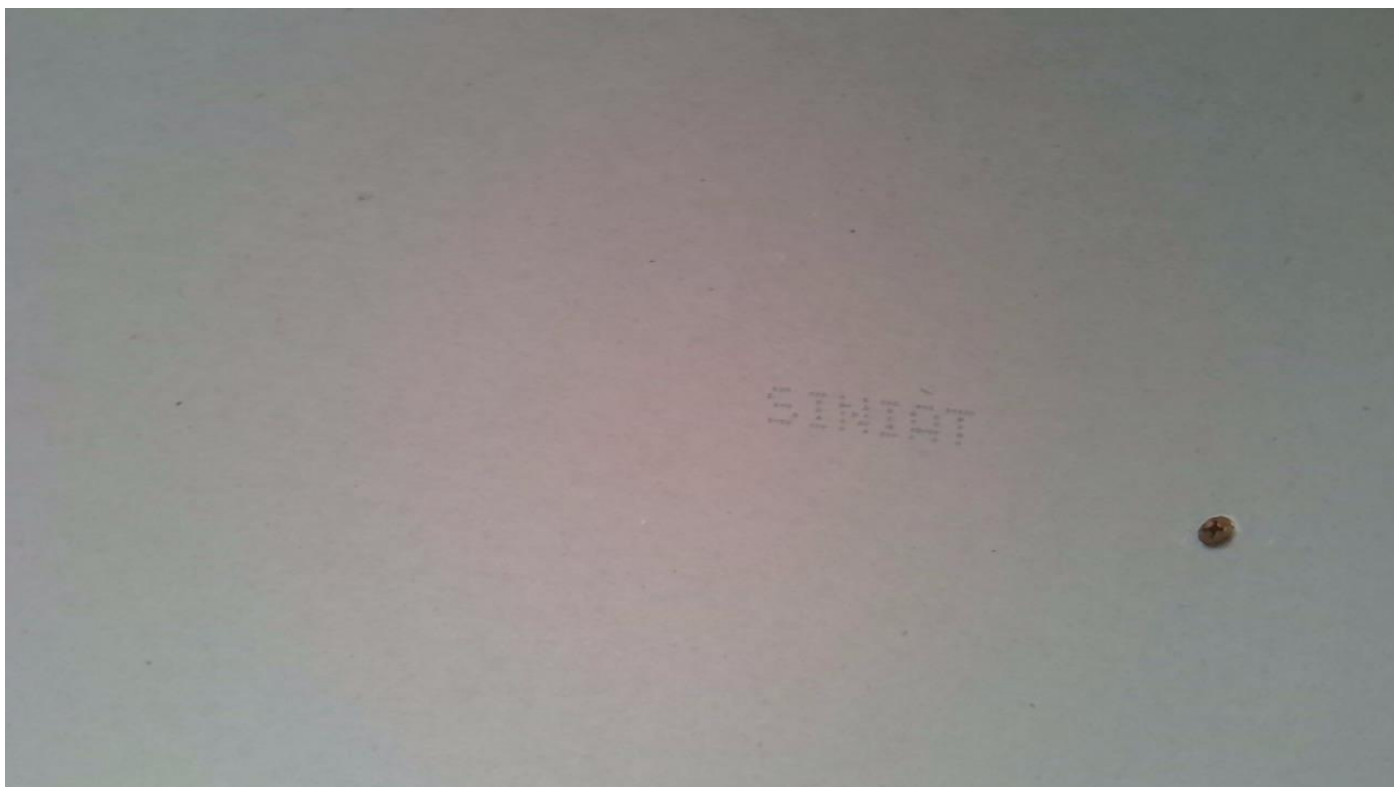
Inspection Element	Status
General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	Pass
Wall linings	Pass
10mm gib	
Bracing	Pass
Brace panels in place.	
Wet area water resistant linings	Pass
Will be standard linings	
Metal angle in place to internal corners of tiled shower	N/A
Tiled area fixings	N/A
Fire walls	N/A
Diaphragm ceilings	N/A
Diaphragm ceiling penetrations	N/A
Manhole access openings	N/A
Ceiling linings and battens	Pass
10mm siniat & Gib ceiling linings	
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 9:02 AM on Tuesday 15/11/2022



Taken at 9:02 AM on Tuesday 15/11/2022



Ceiling linings

Taken at 9:03 AM on Tuesday 15/11/2022

SITE INSPECTION NOTICE

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **mphbuildersltd@gmail.com,simon@nzsteelhomes.com,sam@hansendrywall.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 BC211794 in the subject line.

Inspection Type: **Pre-Stopping**
Inspection Outcome: **Pass**
Inspected By: **John Thornton - 021 543 919**
Inspection Date: **15 November 2022**

Passed Items

General Items

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

Inspection Items

Wall linings	10mm gib
Bracing	Brace panels in place.
Wet area water resistant linings	Will be standard linings
Ceiling linings and battens	10mm siniat & Gib ceiling linings

Documentation

(Struct.) Surveyor's Building Location Certificate	Accepted
14/02/2022: Verified and Approved FFL and SITING: BO	
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Clad.) PS3 - Wall Cladding	Required
Rockcote	
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners

	Status
Carpentry 1	Required
Foundations 1	Required
External Plasterer 1	Required

Cladding Installer 1
AAC
Roofing 1

Required

Required

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Mid Height Cladding**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns**
Inspection Date: **9 February 2023 12:43 PM**
Duration: **15 minutes**

Inspection Element	Status
General Items	Pass
Small area of cladding, checked at final. PS3 required from installer	
Building, Multi-unit, Lot or Tenancy	Pass
Health and Safety requirements	N/A
Approved Building Consent on site	Pass
Previous site instructions	N/A
Inspection Items	N/A
ADDITIONAL ITEMS (as applicable)	N/A

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT
KAIAPOI LOT 11 DP 540916**

Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns**
Inspection Date: **9 February 2023 12:41 PM**
Duration: **0 minutes**

Inspection Element	Status
Inspection Items	Pass
Base of cladding flashings	Pass
*Base vents as sheet 24 to fit	
Checked at final	

SITE INSPECTION AUDIT REPORT

Consent No: **BC211794**
 Applicant: **Marshall Royleen Glee**
 Site Address: **25 Greengrass Crescent KAIAPOI**
 Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**

Building Name:
 Location within site:
 Level Unit Number:
 Building Category: **R02**

Inspection Type: **Final**
 Inspection Outcome: **Pass**
 Inspected By: **Jake Burns**
 Inspection Date: **9 February 2023 1:09 PM**
 Duration: **45 minutes**

Inspection Element	Status
CODE COMPLIANCE - APPLICATION INFORMATION	NoStatus
Notes to Owner / Applicant / Agent	NoStatus
A Building Consent is not completed until it has been issued with a Code Compliance Certificate after a passed Final inspection. The owner is required to complete a separate application for the Code Compliance Certificate (Form 6) as soon as possible after the building work is completed. The application form to apply can be downloaded via the link below or call 03 311 8906 for further information.	

<https://www.waimakariri.govt.nz/building-services/building-services/building-consents/related-content/building-application-forms-and-fact-sheets>

General Items	Pass
Building, Multi-unit, Lot or Tenancy	Pass
Lot 11	
Health and Safety requirements	N/A
Standard WDC uniform. Hi-Vis shirt/jacket worn where required. Standard safety footwear worn on site.	
Approved Building Consent on site	Pass
Approved building consent documentation including plans and specification have been reviewed onsite.	
Previous site instructions	N/A
Inspection Items	Pass
Finished ground level and clearances to cladding	Pass
Finished ground level and clearances to cladding correct	
Paved area levels/falls and storm water control	Pass
Paved areas have been constructed to force water to run away from dwelling but contain water from entering neighboring properties. Compliant with E1	
Gully traps	Pass
Finished height of gully traps checked.	
Storm water disposal	Pass
Storm water disposal complete with strip drains and sumps in place.	
Soffit/windows/doors sealed	Pass
Drain ventilation	Pass
Drain ventilation installed and flashed.	
Main TV in place top of line with cawling	
Cladding/soffits	Pass
Cladding/soffits painted	
Ventilation/weep holes	Pass

Ventilation has been installed to closed cavity	
Drainage venting to sewer and WC fixture	Pass
Snow straps	N/A
Vermin proofing	Pass
Vermin proofing completed	
Garage door reveals and cladding junctions	Pass
Garage door reveals and cladding junctions completed and sealed	
Step down to door openings	Pass
Main entrance of the dwelling is maximum 190mm therefore compliant with D1 AS1	
Stair treads and risers correct with anti-slip resistance	N/A
Hand rail dimension and height	N/A
Hand rail brackets	N/A
Balcony hand rail barrier and overflow drain	N/A
Water isolation valve location	Pass
Garage wall	
Hot water cylinder relief drain	Pass
Hot water cylinder relief drain terminating in safe location	
Hot water cylinder valving	Pass
Hot water cylinder valving correct	
Hot water cylinder temperature	Pass
54deg C	
HWC seismic restraints	Pass
HWC seismic restraints in place top bottom	
Safe tray in place	Pass
Smoke alarms	Pass
Smoke alarms have been installed within 3m of all bedrooms and in exit route to comply with F7.	
Window identification stickers, safety glass labels and opening restrictors	Pass
Bradman's high wind.	
Safety glass in place	
Shower leak test	Pass
Shower leak test completed - pass	
Gas hob shield	N/A
Ventilation provided to all wet areas	Pass
All ventilation to wet area and cooking rooms have sufficient ventilation through ducted system terminating to soffit.	
Compliance with G4.3.3 has been met.	
Fixtures sealed to walls	Pass
All plumbing fixtures have been sealed to wall with compliance with E3 achieved	
Plumbing fixtures	Pass
Insulation	Pass
Insulation in place correctly installed around ducting and clear of roofing underlay	
Mechanical vents	Pass
Vertical insulation in roof space	N/A
Gas Cylinders	N/A
Effluent Field Fencing/Protection	N/A
On-site maneuvering	Pass
BA2004 s.28 : Warnings and Bans - Methods and Products	N/A
Amendment Required	N/A
Sheds/Garages (Sheds/Garages only Final)	N/A
Solar Final (Solar Only final)	N/A
ADDITIONAL ITEMS (as applicable)	N/A



Taken at 12:48 PM on Thursday 9/02/2023



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Taken at 12:51 PM on Thursday 9/02/2023



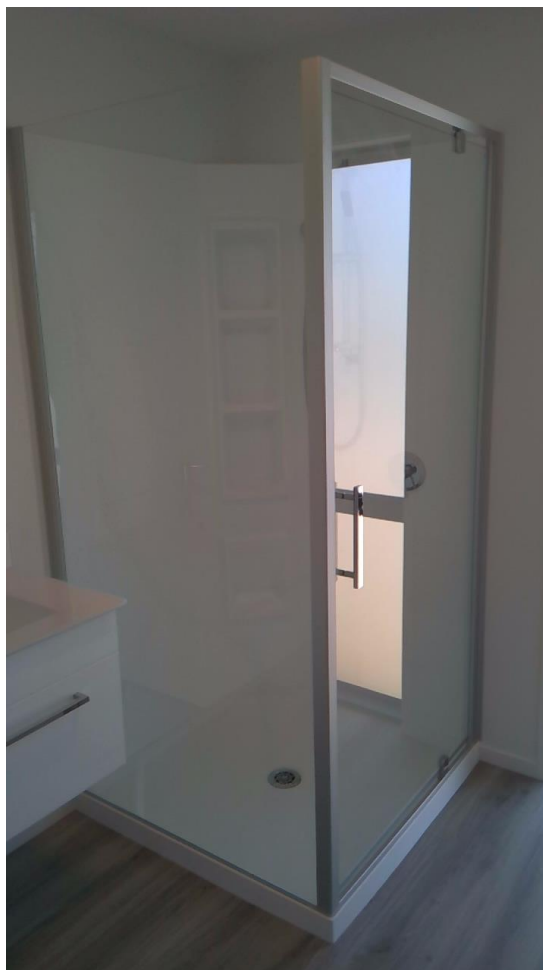
Taken at 12:51 PM on Thursday 9/02/2023



Taken at 12:55 PM on Thursday 9/02/2023



Water temp 54deg C
Taken at 12:59 PM on Thursday 9/02/2023



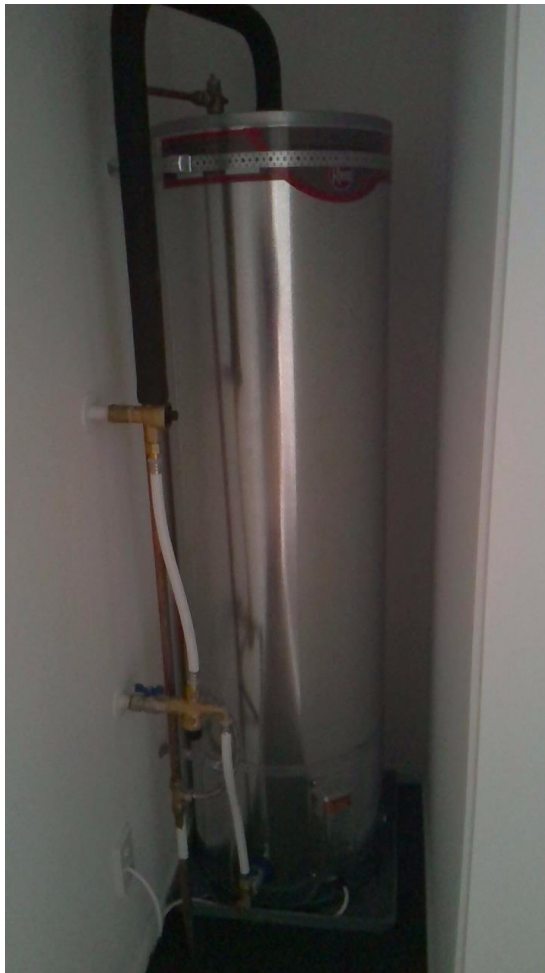
Taken at 12:59 PM on Thursday 9/02/2023



Taken at 12:59 PM on Thursday 9/02/2023



Taken at 12:59 PM on Thursday 9/02/2023



Taken at 1:00 PM on Thursday 9/02/2023



Taken at 1:00 PM on Thursday 9/02/2023



Taken at 1:02 PM on Thursday 9/02/2023



Taken at 1:02 PM on Thursday 9/02/2023



Taken at 1:03 PM on Thursday 9/02/2023



Taken at 1:04 PM on Thursday 9/02/2023



Taken at 1:08 PM on Thursday 9/02/2023

SITE INSPECTION NOTICE

Consent No: **BC211794**
Applicant: **Marshall Royleen Glee**
Site Address: **25 Greengrass Crescent KAIAPOI**
Work Type: **CODEMARK DWELLING WITH ATTACHED GARAGE 25 GREENGRASS CRESCENT KAIAPOI LOT 11 DP 540916**
Building Name:
Location within site:
Level Unit Number:
Building Category: **R02**
Email To: **mphbuildersltd@gmail.com,simon@nzsteelhomes.com,sam@hansendrywall.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 BC211794 in the subject line.

Inspection Type: **Mid Height Cladding**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **9 February 2023**

Passed Items

General Items

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

Small area of cladding, checked at final. PS3 required from installer

Inspection Type: **Pre-Plaster & Flashings**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **9 February 2023**

Passed Items

Inspection Items

Base of cladding flashings

***Base vents as sheet 24 to fit**

Checked at final

Inspection Type: **Final**
Inspection Outcome: **Pass**
Inspected By: **Jake Burns - 027 223 5428**
Inspection Date: **9 February 2023**

Passed Items

CODE COMPLIANCE - APPLICATION INFORMATION

Notes to Owner / Applicant

A Building Consent is not completed until it has been issued with a Code Compliance Certificate after a passed Final inspection. The owner is required to

complete a separate application for the Code Compliance Certificate (Form 6) as soon as possible after the building work is completed. The application form to apply can be downloaded via the link below or call 03 311 8906 for further information.

<https://www.waimakariri.govt.nz/building-services/building-services/building-consents/related-content/building-application-forms-and-fact-sheets>

General Items

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

Lot 11

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

Inspection Items

Finished ground level and clearances to cladding

Finished ground level and clearances to cladding correct

Paved area levels/falls and storm water control

Paved areas have been constructed to force water to run away from dwelling but contain water from entering neighboring properties. Compliant with E1

Gully traps

Finished height of gully traps checked.

Storm water disposal

Storm water disposal complete with strip drains and sumps in place.

Soffit/windows/doors sealed

Drain ventilation

Drain ventilation installed and flashed.

Main TV in place top of line with cowling

Cladding/soffits

Cladding/soffits painted

Ventilation/weep holes

Ventilation has been installed to closed cavity

Drainage venting to sewer and WC fixture

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

Main entrance of the dwelling is maximum 190mm therefore compliant with D1 AS1

Water isolation valve location

Garage wall

Hot water cylinder relief drain

Hot water cylinder relief drain terminating in safe location

Hot water cylinder valving

Hot water cylinder valving correct

Hot water cylinder temperature

54deg C

HWC seismic restraints

HWC seismic restraints in place top bottom

Safe tray in place

Smoke alarms

Smoke alarms have been installed within 3m of all bedrooms and in exit route to comply with F7.

Window identification stickers, safety glass labels and opening restrictors

Bradman's high wind.

Safety glass in place

Shower leak test

Shower leak test completed - pass

Ventilation provided to all wet areas

All ventilation to wet area and cooking rooms have sufficient ventilation through ducted system terminating to soffit.

Compliance with G4.3.3 has been met.

Fixtures sealed to walls

All plumbing fixtures have been sealed to wall with compliance with E3 achieved

Plumbing fixtures

Insulation

Insulation in place correctly installed around ducting and clear of roofing underlay

Mechanical vents

Documentation	Status
(Struct.) Surveyor's Building Location Certificate	Accepted
14/02/2022: Verified and Approved FFL and SITING: BO	
(Serv.) As-built Drainage Plan	Accepted
As-Built Truss Design	Required
(Struct.) Engineer's ground bearing notes/report	Required
(Clad.) PS3 - Wall Cladding	Required
Rockcote	
(Serv.) Electrical certificate	Required
(Serv.) PS3 Plumbing (Pipework Pressure Test Certificate)	Required

Licensed Building Practitioners	Status
Carpentry 1	Required
Foundations 1	Required
External Plasterer 1	Required
Cladding Installer 1	Required
AAC	
Roofing 1	Required