

Inspection records



Project details

Consent number: 1014136 Job number: _____

Project address: Sandspit Rd.

Description of work: _____

Unit numbers pertaining to this consent: _____ /whole project

Name of owner: Morrison

Date	Inspection and comments	Pass/Fail	Inspection no. and signature
7/6/13	Foundation Partial	Don	
17/5/13	Masonry	Pass	
30/5/13.	Plumbing - as built rep.	Pass	
12/6/13	CONCRETE SCAB	PASS	SPSms.
2/7/13	Drainage partial	Pass	
5/7/13	Masonry partial	Pass	
17/7/13	Masonry partial	Pass	
30/7/13	MASONRY, CONCRETE BLOCK	PASS	PASIMS.
12/8/13	Framing - Partial	Fail	
"	Wrap - Partial	Pass	
19-09-13	Cavity/Wrap	Pass	
19-09-13	Whisper Recount Tramples	Pass	Kevin
19-09-13	Pre-finish	Pass	Kevin
19-09-13	Plumbing - P33 required	Pass	Kevin
1/10/13	Final line	Pass	
16/10/13	Drainage SW o-ly (As built rep)	Pass	Kevin - PIPAS
6/12/13	Final SI 28029	Fail	
23/5/14	Final	APW	

Site instruction notice

22407

Consent number: 614136 Type of inspection: framing

Site address: 1336 Sandspit Rd

Owner / Agent name: Morrison

You are required to rectify the building work detailed below; when rectified, the work will require a reinspection.

Please book your inspection on 09 301 0101.

PARTICULARS OF CONTRAVENTION OR NON-COMPLIANCE REQUIRING RECTIFICATION AND COMPLETION

[illegible]

*Failure to comply with the requirements of this notice may result in Auckland Council issuing a Notice to Fix pursuant to s. 164 of the Building Act 2004.

Auckland Council:

Signed: _____
Name: James Savley

Role: Building Inspector

Date of inspection: 12/8/13

Owner / Agent: _____

Signed: _____

Name: _____

Role: _____

Agreed completion date: _____

Site instruction notice



28029

Consent number: 1014136 Type of inspection: Final

Site address: 1334 Sandspit Rd

Owner / Agent name: Morrison

You are required to rectify the building work detailed below; when rectified, the work will require a reinspection.

Please book your inspection on 09 301 0101.

PARTICULARS OF CONTRAVENTION OR NON-COMPLIANCE REQUIRING RECTIFICATION AND COMPLETION

No.	Details
1.	Accessible signage to toilets at ext + interior doors. & shower doors.
2.	Doors req to acc showers with approved latch.
3.	Accessible latches required to toilet doors.
4.	Provide seats to accessible showers.
5.	Provide graspable handrails to stairs in front of Kitchen
6.	Paint / seal ceilings + walls to cleaners Rm
7.	Paint ext at mower storage area.
8.	Silicon around cleaners tub.
9.	Concrete haunch gully trap.
10.	Minor variation for change of fixture layout to showers + Kitchen
	See CCC Findings for other
	Paperwork req.

*Failure to comply with the requirements of this notice may result in Auckland Council issuing a Notice to Fix pursuant to s. 164 of the Building Act 2004.

Auckland Council:

Signed: [Signature]
Name: Jason Sand
Role: Building Inspector
Date of inspection: 6/12/17.

Owner / Agent:

Signed: [Signature]
Name: Jared Morrison
Role: Director
Agreed completion date: _____

Foundation

Checklist



DETAILS

Consent number: 1014136 Date: 7/5/13 Unit or level number: _____
Address: 1334 Sandspit Rd
Inspector's full name: Jason Sander Who attended: Kevin Pyle
Weather conditions: fine Site conditions: tidy
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: _____
☒ Chargeable ☐ No charge ☒ Partial ☒ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Erosion conditions in place?	☐ Yes ☒ No
Is inspection for correct consent?	☒ Yes ☐ No	Geotech condition on consent?	☒ Yes ☐ No
Previous inspections passed and satisfactory?	☐ Yes ☒ No	Any existing damage to footpath/crossing/berm?	☐ Yes ☒ No
HSNO notification in documents?	☐ Yes ☒ No	Sea spray zone, concrete despatch docket required	☒ Yes ☐ No
Any other site issues? (refer comments)?	☐ Yes ☒ No	Have site personnel been advised of any consent advice notes?	☒ Yes ☐ No

DOCUMENTATION

☐ N/A

Producer statement required for:

- geotechnical ☒ Yes ☐ No
- footings ☒ Yes ☐ No
- drain bridging/piles ☐ Yes ☒ No
- retaining walls ☐ Yes ☒ No
- pile driving ☐ Yes ☒ No

Surveyors certificates required for:

- siting (setout) ☐ Yes ☒ No
- height in relation to boundary ☐ Yes ☒ No
- floor level ☐ Yes ☒ No
- DOSLI or LINZ datum ☐ Yes ☒ No

COMMENTS

Consent number: 1014136Date: 7/5/13

FOUNDATION

Siting (boundaries) checked	☒ Pass	☐ Fail	☐ N/A	Site contours	☒ Pass	☐ Fail	☐ N/A
Datum heights checked	☐ Pass	☐ Fail	☒ N/A	Footprint layout checked	☒ Pass	☐ Fail	☐ N/A
Underground services (existing)	☐ Pass	☐ Fail	☒ N/A	Underground services (new)	☐ Pass	☐ Fail	☒ N/A
Bridging of drains (as per specific design)	☐ Pass	☐ Fail	☒ N/A	Height pegs placed	☒ Pass	☐ Fail	☐ N/A
Bearing capacity	☒ Pass	☐ Fail	☐ N/A	DPM lapped and taped	☐ Pass	☐ Fail	☒ N/A
Reinforcing bars tied	☒ Pass	☐ Fail	☐ N/A	Pile treatment	☐ Pass	☐ Fail	☒ N/A
Anchor-brace-point load piles	☐ Pass	☐ Fail	☒ N/A				
Foundation depth and width	☒ Pass	☐ Fail	☐ N/A	(measure) <u>600d</u> mm	<u>300 w</u> mm		
Reinforcing steel clearance	☒ Pass	☐ Fail	☐ N/A	(measure) <u>75</u> mm			
Starter steel reinforcing (spacing/size)	☒ Pass	☐ Fail	☐ N/A	(measure) <u>D12</u> mm	<u>600</u> mm		
Core hole sizes and depth	☐ Pass	☐ Fail	☒ N/A	(measure) _____ mm			
Timber pile/poles sizes (measure)	☐ Pass	☐ Fail	☒ N/A	(measure) _____ mm			

PHOTO INFORMATION

☒ N/A

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected

Perimeter strip footing.

Specify items inspected _____

NEXT INSPECTION

Type:

slab.

Concrete block or concrete reinforcing Checklist



DETAILS

Consent number: 1014136 Date: 17/5/13 Unit or level number: _____
 Address: 1334 Sandspit Rd
 Inspector's full name: Jason Sands Who attended: Kevin Pyke
 Weather conditions: Showers Site conditions: tidy.
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: _____
☒ Chargeable ☐ No charge ☐ Partial ☐ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Site personnel advised of any consent advise notes?	☒ Yes ☐ No
Is inspection for correct consent?	☒ Yes ☐ No	Producer Statement received from previous inspections?	☐ Yes ☒ No
Previous inspections passed and satisfactory?	☒ Yes ☐ No	Producer statement required? (A/B Grade masonry)?	☒ Yes ☐ No
Geotech Condition on consent?	☒ Yes ☐ No	Any other site issues? (refer comments)?	☐ Yes ☒ No

CONCRETE MASONRY

☐ N/A

Masonry grade	☐ A ☒ B ☐ C	Insulation blocks used	☐ Yes ☒ No
Correct size masonry blocks	☒ Pass ☐ Fail ☐ N/A	Wash outs (over 1.2m)	☐ Pass ☐ Fail ☒ N/A
Reinforcing bars, size and laps	☒ Pass ☐ Fail ☐ N/A	Bond beam steel	☒ Pass ☐ Fail ☐ N/A
Starter steel correct and tied	☒ Pass ☐ Fail ☐ N/A	(measure) Ø <u>D12</u> mm Lap <u>600</u> mm	
Control joints installed	☒ Pass ☐ Fail ☐ N/A	Ventilation – 450mm min crawl space	☐ Pass ☐ Fail ☒ N/A
Draincoils/Cesspits/Termination	☐ Pass ☐ Fail ☒ N/A		

COMMENTS

Specify area inspected _____

Foundation wall from footing
to floor level D12 @ 600 c/c
- eng site notes uplifted.

Specify items inspected _____

inst D12 to go in beside
openings above floor level.

Plumbing

Checklist



DETAILS

Consent number: 1014136 Date: 30/5/13 Unit or level number: _____
Address: 1234 Sandspit
Inspector's full name: Jason Sands Who attended: Greg Jones
Weather conditions: fine Site conditions: tidy
☐ 8am ☐ 10am ☐ 1pm ☒ 3pm Time units: _____
☒ Chargeable ☐ No charge ☒ Partial ☐ Full
Has work been completed in accordance with approved plans? ☒ Yes ☐ No (complete section below)

VARIATIONS

☒ N/A (denotes not applicable)

☐ Minor variations; inspection may proceed. Documentation received ☐ Yes ☐ No
☐ Amendment; inspection may only proceed if building work does not affect this inspection. Formal amendment required.
Does the amendment affect this inspection? ☐ Yes ☐ No If yes, can inspection proceed? ☐ Yes ☐ No
Description of minor variation / amendment: _____

Identify documentation required in order to justify compliance: N.B. Documentation must be provided at or before next inspection: _____

Owner / agent signature

INSPECTION RESULTS

Please tick the appropriate boxes

☒ **PASS** denotes this inspection is in accordance with the building consent and building code. Work can proceed.
☐ **FAIL** denotes inspection is not in accordance with the building consent and building code. Re-inspection required.
If the inspection fails, please issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Is inspection for correct consent? ☒ Yes ☐ No
All previous inspections approved? ☒ Yes ☐ No Any applicable conditions/advice notes? ☒ Yes ☐ No
Any other site issues? (refer comments) ☐ Yes ☒ No

DOCUMENTATION

☐ N/A

Producer statement required for pressure test? ☐ Yes ☒ No Certified gasfitting certificate required? ☐ Yes ☒ No
Certified plumbers registration verified? ☒ Yes ☐ No Asbuilt plan received? (under slab) ☐ Yes ☒ No
Polypropylene testing certificate required (PPT)? ☐ Yes ☒ No ☐ NA Pipework type: PVC
Foul water system: AS/NZS 3500.2/G13/AS1- other (specify): _____
Water supply system: AS/NZS 3500.1&4/G12/AS1- other (specify): _____
Certified plumber's name, contact number and registration number: 13851 Greg Jones

Consent number: 1014136 Date: 30/5/13

Certified gasfitters name, contact number and registration number: _____

SUB FLOOR WASTES ☐ N/A

Water-air test	☒ Pass ☐ Fail ☐ N/A	Gradient (measure)..... <u>1.5</u> °	☒ Pass ☐ Fail ☐ N/A
Granular bedding	☒ Pass ☐ Fail ☐ N/A	Protection for pipework	☒ Pass ☐ Fail ☐ N/A
Size/discharge values	☒ Pass ☐ Fail ☐ N/A	Stack base bend (2 x 45°)	☐ Pass ☐ Fail ☒ N/A
Soil pipe stack size	☐ Pass ☐ Fail ☒ N/A	Floor waste gully size	☒ Pass ☐ Fail ☐ N/A
Vent pipe size	☒ Pass ☐ Fail ☒ N/A	Reflux valve	☐ Pass ☐ Fail ☒ N/A

SUB FLOOR PIPEWORK ☒ N/A

Pressure (measure)	☐ Pass ☐ Fail ☐ N/A	kpa	
Protection	☐ Pass ☐ Fail ☐ N/A	HWC drain discharge	☐ Pass ☐ Fail ☐ N/A
Tundish	☐ Pass ☐ Fail ☐ N/A		

BUILDING INTERIOR – WASTES ☒ N/A

Water-air test	☐ Pass ☐ Fail ☐ N/A	Gradient (measure).....°	☐ Pass ☐ Fail ☐ N/A
Protection for pipework	☐ Pass ☐ Fail ☐ N/A	Fixing and support	☐ Pass ☐ Fail ☐ N/A
Size/discharge values	☐ Pass ☐ Fail ☐ N/A	Soil pipe stack size	☐ Pass ☐ Fail ☐ N/A
Floor waste gully size	☐ Pass ☐ Fail ☐ N/A	Vent pipe size	☐ Pass ☐ Fail ☐ N/A
Vent pipe termination	☐ Pass ☐ Fail ☐ N/A	Reflux valve	☐ Pass ☐ Fail ☐ N/A
Fire protection	☐ Pass ☐ Fail ☐ N/A	Pipe labelling	☐ Pass ☐ Fail ☐ N/A
Framing notches/holes (25mm max)	☐ Pass ☐ Fail ☐ N/A	Joist/notches/holes (32mm max)	☐ Pass ☐ Fail ☐ N/A

BUILDING INTERIOR PIPEWORK ☒ N/A

Pressure (measure)	☐ Pass ☐ Fail ☐ N/A	kpa	
Fixing and support	☐ Pass ☐ Fail ☐ N/A	Protection	☐ Pass ☐ Fail ☐ N/A
ding tank air gap	☐ Pass ☐ Fail ☐ N/A	HWC drain discharge	☐ Pass ☐ Fail ☐ N/A
Tundish	☐ Pass ☐ Fail ☐ N/A	Tempering valve	☐ Pass ☐ Fail ☐ N/A
Framing notches/holes (25mm max)	☐ Pass ☐ Fail ☐ N/A	Joist notches/holes (32mm max)	☐ Pass ☐ Fail ☐ N/A
Fire protection	☐ Pass ☐ Fail ☐ N/A		

PHOTO INFORMATION ☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Consent number: 10/4/36 Date: 30/5/13

Photo number and description _____

COMMENTS

Specify area inspected _____

u/slab plumbing

check sleeving at slab insp

Specify items inspected _____

One run is in a slab
thickening will req detail

NEXT INSPECTION

Date: _____

slab.

Concrete floor slab

Checklist



DETAILS

Consent number: 1014136 Date: 12/6/13 Unit or level number: 1
Address: 1334 SANDSPIT RD, SANDSPIT.
Inspector's full name: PHILLIP SIMS Who attended: KEVIN PYLE
Weather conditions: OVERCAST Site conditions: OK
☐ 8am ☐ 10am ☒ 1pm ☐ 3pm Time units: 45 ☒ Chargeable ☐ No charge ☐ Partial ☒ Full

INSPECTION RESULTS

Please tick the appropriate boxes

☒ **PASS** denotes this inspection is in accordance with the building consent or building code.

☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Producer statement received for foundation/geotech?	☒ Yes ☐ No
Is inspection for correct consent?	☒ Yes ☐ No	Producer statement received for beams/columns?	☐ Yes ☒ No
Previous inspections passed and satisfactory?	☒ Yes ☐ No	Surveyors certificate for finished floor level required?	☒ Yes ☐ No
Compaction certificate req? (over 600mm)	☒ Yes ☐ No	Sea spray zone, concrete despatch docket required	☒ Yes ☐ No
Producer statement required for slab?	☒ Yes ☐ No	Have site personnel been advised of any consent advice notes?	☐ Yes ☒ No
Any other site issues? (refer comments)?	☐ Yes ☒ No		

CONCRETE FLOOR

Siting (boundaries) checked <u>SURVEYOR</u>	☒ Pass ☐ Fail ☐ N/A	Correct granular fill compacted	☒ Pass ☐ Fail ☐ N/A
Sand blinding	☒ Pass ☐ Fail ☐ N/A	DPM lapped and taped	☒ Pass ☐ Fail ☐ N/A
Mesh size/laps/tied <u>500E</u>	☒ Pass ☐ Fail ☐ N/A	Chairs to mesh	☒ Pass ☐ Fail ☐ N/A
Perimeter reinforcing	☒ Pass ☐ Fail ☐ N/A	Reinforcing at penetrations	☐ Pass ☐ Fail ☒ N/A
Starter steel returned to slab	☒ Pass ☐ Fail ☐ N/A	Wall starters @ correct centres <u>600P</u>	☒ Pass ☐ Fail ☐ N/A
Control joints	☐ Pass ☐ Fail ☒ N/A	Thickening to bearing walls	☒ Pass ☐ Fail ☐ N/A
Isolated pads and column supports	☐ Pass ☐ Fail ☒ N/A	Drain bridging	☐ Pass ☐ Fail ☒ N/A
Concrete thickness	☒ Pass ☐ Fail ☐ N/A	(measure) <u>100</u> mm	
Under floor insulation	☐ Pass ☐ Fail ☒ N/A	Plumbing checked and tested	☒ Pass ☐ Fail ☐ N/A
Ground clearances	☒ Pass ☐ Fail ☐ N/A	Finished floor levels <u>SURVEYOR</u>	☒ Pass ☐ Fail ☐ N/A
Door-brick rebates	☐ Pass ☐ Fail ☒ N/A	(measure) _____ mm	

Consent number: 1014136 Date: 12/6/13.

PHOTO INFORMATION

☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected _____

NEW AMENITIES BLOCK

Specify items inspected _____

REINFORCING STEEL, MESH, CHAIRS.
SLAB THICKENINGS, 4 BAR CAGES IN
THICKENINGS, STARTERS @ 600mm

NEXT INSPECTION

Type:

CONCRETE BLOCK.

Drainage

Checklist



DETAILS

Consent number: 1014132 Date: 2/7/13 Unit or level number: _____
 Address: 1324 Sandspit Rd 021 585561
 Inspector's full name: Jasansauk Who attended: Kevin Pyke
 Weather conditions: fin Site conditions: tidy
☐ 8am ☐ 10am ☒ 1pm ☐ 3pm Time units: _____ ☒ Chargeable ☐ No charge ☒ Partial ☐ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Is inspection for correct consent?	☒ Yes ☐ No
Previous inspections passed and satisfactory?	☒ Yes ☐ No	Site personal advised of consent advice notes?	☒ Yes ☐ No
Maintenance contract required?	☒ Yes ☐ No	Drains laid as per plan?	☐ Yes ☒ No
Progressive As built available?	☐ Yes ☒ No	As built plans received?	☐ Yes ☒ No
Drainlayer's registration verified?	☒ Yes ☐ No	Any other site issues? (refer comments)	☐ Yes ☒ No

Drainlayer's name: Greta Jones

Drainlayer's registration number: 13857

System used: AS/NZS 3500 G13/other: _____

DRAINAGE			FOULWATER			☐ N/A		
Drain material:								
<u>OR</u> , clay, concrete (circle one)			☒ Pass	☐ Fail	☐ N/A			
Gradient <u>1.7</u> %			☒ Pass	☐ Fail	☐ N/A			
Drain depth <u>600</u> mm			☒ Pass	☐ Fail	☐ N/A			
Granular bedding			☒ Pass	☐ Fail	☐ N/A			
Inspection fittings			☒ Pass	☐ Fail	☐ N/A			
Drain test: Air, <u>Water</u> , Smoke (circle one)			☒ Pass	☐ Fail	☐ N/A			
ORG or Gully trap			☒ Pass	☐ Fail	☐ N/A			
Connection to council drain			☐ Pass	☐ Fail	☒ N/A			
Reflux valves			☐ Pass	☐ Fail	☒ N/A			
Pumps, alarm, signage			☐ Pass	☐ Fail	☒ N/A			
Manhole, chamber construction			☐ Pass	☐ Fail	☒ N/A			
Water conservation devices			☐ Pass	☐ Fail	☒ N/A			
Grease trap			☐ Pass	☐ Fail	☒ N/A			
Septic tank and effluent field			☐ Pass	☐ Fail	☒ N/A			
Drain vent			☐ Pass	☐ Fail	☒ N/A			

DRAINAGE			STORMWATER			☒ N/A		
Drain material:								
PVC, clay, concrete (circle one)			☐ Pass	☐ Fail	☐ N/A			
Gradient _____ %			☐ Pass	☐ Fail	☐ N/A			
Drain depth _____ mm			☐ Pass	☐ Fail	☐ N/A			
Granular bedding			☐ Pass	☐ Fail	☐ N/A			
Inspection fittings			☐ Pass	☐ Fail	☐ N/A			
Drain test: Air, Water, Smoke (circle one)			☐ Pass	☐ Fail	☐ N/A			
ORG or Gully trap			☐ Pass	☐ Fail	☐ N/A			
Connection to council drain			☐ Pass	☐ Fail	☐ N/A			
Reflux valves			☐ Pass	☐ Fail	☐ N/A			
Pumps, alarm, signage			☐ Pass	☐ Fail	☐ N/A			
Manhole, chamber construction			☐ Pass	☐ Fail	☐ N/A			
Connection to kerb, or water course			☐ Pass	☐ Fail	☐ N/A			
Retention or detention tanks			☐ Pass	☐ Fail	☐ N/A			
Orifice size _____ mm			☐ Pass	☐ Fail	☐ N/A			
Sumps and silt traps with external siphons			☐ Pass	☐ Fail	☐ N/A			

Consent number: 1014132 Date: 3/7/13

PHOTO INFORMATION ☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected _____

S/S from gully to existing
tank.

Specify items inspected _____

NEXT INSPECTION Type: Drainage

Concrete block or concrete reinforcing Checklist



DETAILS

Consent number: 1014136 Date: 15/7/13 Unit or level number: _____
 Address: 1334 Sandspit Rd.
 Inspector's full name: Jason Sands Who attended: Kevin Pyle
 Weather conditions: fine Site conditions: tidy
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: _____
☒ Chargeable ☐ No charge ☐ Partial ☐ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Site personnel advised of any consent advise notes? ☒ Yes ☐ No
 Is inspection for correct consent? ☒ Yes ☐ No Producer Statement received from previous inspections? ☐ Yes ☒ No
 Previous inspections passed and satisfactory? ☒ Yes ☐ No Producer statement required? (A/B Grade masonry)? ☐ Yes ☒ No
 Geotech Condition on consent? ☐ Yes ☒ No Any other site issues? (refer comments)? ☐ Yes ☒ No

CONCRETE MASONRY

☐ N/A

Masonry grade ☐ A ☐ B ☒ C Insulation blocks used ☐ Yes ☒ No
 Correct size masonry blocks ☒ Pass ☐ Fail ☐ N/A Wash outs (over 1.2m) ☒ Pass ☐ Fail ☐ N/A
 Reinforcing bars, size and laps ☒ Pass ☐ Fail ☐ N/A Bond beam steel ☒ Pass ☐ Fail ☐ N/A
 ter steel correct and tied ☒ Pass ☐ Fail ☐ N/A (measure) Ø 12 mm Lap 600 mm
 Control joints installed ☒ Pass ☐ Fail ☐ N/A Ventilation – 450mm min crawl space ☐ Pass ☐ Fail ☒ N/A
 Draincoils/Cesspits/Termination ☐ Pass ☐ Fail ☒ N/A

COMMENTS

Specify area inspected

Masonry up to 1.4m
Ø 12 600 e/w
Ø 12 around openings

Specify items inspected

Concrete block or concrete reinforcing Checklist



DETAILS

Consent number: 1014136 Date: 17/7/13 Unit or level number: _____
 Address: 1334 Sandspit Rd.
 Inspector's full name: Jason Sands Who attended: Kevin Pyle
 Weather conditions: fine Site conditions: tidy
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: _____
☒ Chargeable ☐ No charge ☒ Partial ☐ Full

INSPECTION RESULTS

Please tick the appropriate boxes

1.4 - 2.8

☒ **PASS** denotes this inspection is in accordance with the building consent or building code.

☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Site personnel advised of any consent advise notes? ☒ Yes ☐ No
 Is inspection for correct consent? ☒ Yes ☐ No Producer Statement received from previous inspections? ☐ Yes ☒ No
 Previous inspections passed and satisfactory? ☒ Yes ☐ No Producer statement required? (A/B Grade masonry)? ☒ Yes ☐ No
 Geotech-Condition on consent? ☐ Yes ☒ No Any other site issues? (refer comments)? ☐ Yes ☒ No

CONCRETE MASONRY

☐ N/A

Masonry grade ☐ A ☒ B ☐ C Insulation blocks used ☐ Yes ☒ No
 Correct size masonry blocks ☒ Pass ☐ Fail ☐ N/A Wash outs (over 1.2m) ☒ Pass ☐ Fail ☐ N/A
 Reinforcing bars, size and laps ☒ Pass ☐ Fail ☐ N/A Bond beam steel ☒ Pass ☐ Fail ☐ N/A
 ter steel correct and tied ☐ Pass ☐ Fail ☒ N/A (measure) Ø _____ mm Lap _____ mm
 Control joints installed ☒ Pass ☐ Fail ☐ N/A Ventilation – 450mm min crawl space ☐ Pass ☐ Fail ☒ N/A
 Draincoils/Cesspits/Termination ☐ Pass ☐ Fail ☒ N/A

COMMENTS

Specify area inspected 1.4 high - 2.8 generally + extra 500 where fine wall

Specify items inspected _____

Concrete block or concrete reinforcing Checklist



DETAILS

Consent number: 1014136. Date: 30/7/13 Unit or level number: 1
Address: 1334 SANDSPIT RD, SANDSPIT
Inspector's full name: PHIL SIMS Who attended: KEVIN FIE
Weather conditions: FINE Site conditions: OK.
☐ 8am ☐ 10am ☒ 1pm ☐ 3pm Time units: .45 ☒ Chargeable ☐ No charge ☐ Partial ☒ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Site personnel advised of any consent advise notes? ☒ Yes ☐ No
Is inspection for correct consent? ☒ Yes ☐ No Producer Statement received from previous inspections? ☐ Yes ☒ No
Previous inspections passed and satisfactory? ☒ Yes ☐ No Producer statement required? (A/B Grade masonry)? ☒ Yes ☐ No
Geotech Condition on consent? ☐ Yes ☒ No Any other site issues? (refer comments)? ☐ Yes ☒ No

CONCRETE MASONRY

☐ N/A

Masonry grade ☐ A ☐ B ☐ C Insulation blocks used ☐ Yes ☒ No
Correct size masonry blocks ☒ Pass ☐ Fail ☐ N/A Wash outs (over 1.2m) ☒ Pass ☐ Fail ☐ N/A
Reinforcing bars, size and laps ☒ Pass ☐ Fail ☐ N/A Bond beam steel ☒ Pass ☐ Fail ☐ N/A
Starter steel correct and tied ☒ Pass ☐ Fail ☐ N/A (measure) $\emptyset$ D12 mm Lap 600 mm
Control joints installed ☒ Pass ☐ Fail ☐ N/A Ventilation – 450mm min crawl space ☐ Pass ☐ Fail ☒ N/A
Draincoils/Cesspits/Termination ☐ Pass ☐ Fail ☒ N/A

COMMENTS

Specify area inspected BALANCE OF BLOCKWORK FROM PREVIOUS INSPECTIONS.

Specify items inspected _____

Consent number: 1014136 Date: 30/7/13

CONCRETE REINFORCING

☒ N/A

Producer statement required

☐ Yes ☐ No

If yes, for;

• Columns

☐ PS4 required

• Beams

☐ PS4 required

• Concrete shear walls

☐ PS4 required

• Precast walls

☐ S4 required

• Precast floors

☐ PS4 required

Reinforcing bars, size and laps (measure)

☐ Pass ☐ Fail ☐ N/A (measure) Ø _____ mm Lap _____ mm

Starter steel correct and tied

☐ Pass ☐ Fail ☐ N/A

Stirrup sizes and spacing stirrups tied (measure)

☐ Pass ☐ Fail ☐ N/A (measure) Ø _____ mm Lap _____ mm

PHOTO INFORMATION

☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected

NEW AMENITIES BLOCK.

Specify items inspected

BALANCE OF BLOCK WORK, WASH OUTS,
REINFORCING STEEL AS PER PLANS.

* ENGINEERS PS4 SIGHTED, IN INSPECTION
RECORDS BOOKLET.

NEXT INSPECTION

Type:

FRAMING,

Framing

checklist



DETAILS

Consent number: 1014136 Date: 12/8/13 Unit or level number: -
 Address: 1334 Sandspit Rd.
 Inspector's full name: Jason Sande Who attended: Kevin Pule
 Weather conditions: Showers Site conditions: Tidy
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: 45 ☒ Chargeable ☐ No charge ☐ Partial ☐ Full
 Consent involves RBW ☒ Yes ☒ No ☐ N/A LBP license checked and OK for this inspection ☒ Yes ☐ No ☒ N/A
 Has work been completed in accordance with approved plans? ☒ Yes ☐ No (complete section below)

VARIATIONS

☒ N/A (denotes not applicable)

☐ **Minor variations;** inspection may proceed. Documentation received ☐ Yes ☐ No
 Has form AC2131 been completed ☐ Yes ☐ No If no then inspection is failed.
☐ **Amendment;** inspection may only proceed if building work does not affect this inspection. Formal amendment required.
 CoW required from designer ☐ Yes ☐ No ☐ N/A RoW required from LBP ☐ Yes ☐ No ☐ N/A
 Does the amendment affect this inspection? ☐ Yes ☐ No If yes, can inspection proceed? ☐ Yes ☐ No

INSPECTION RESULTS

Please tick the appropriate boxes

☐ **PASS** denotes this inspection is in accordance with the building consent and building code. Work can proceed.
☒ **FAIL** denotes inspection is not in accordance with the building consent and building code. Re-inspection required.

If the inspection fails, please issue a site instruction and record number: 22407

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Is inspection for correct consent? ☒ Yes ☐ No
 All previous inspections approved? ☒ Yes ☐ No Any applicable conditions/advice notes? ☒ Yes ☐ No
 Any other site issues? (refer comments) ☐ Yes ☒ No Wind and exposure zone correct? ☒ Yes ☐ No

DOCUMENTATION

☐ N/A

Producer statement required for Engineering? ☒ Yes ☐ No Producer statements as requested? (Engineering) ☐ Yes ☒ No
 Truss plan and framing documents received? ☒ Yes ☐ No Silt & erosion controls in place (advice notes) ☒ Yes ☐ No

MISCELLANEOUS

☐ N/A

Floor plan layout checked ☒ Yes ☐ No
 Height to boundary ☐ Pass ☐ Fail ☒ N/A
 Stair pitch/headroom (measure) _____ m ☐ Pass ☐ Fail ☒ N/A
 Ground clearance (measure) 600 mm ☒ Pass ☐ Fail ☐ N/A

Consent number:

1014136

Date:

12/8/13

SUBFLOOR	☒ N/A	SS means Stainless Steel	Galv means Galvanised steel (circle one)
• Anchor/braced piles	☐ Pass ☐ Fail ☐ N/A	• Subfloor braces (100 x 75mm min)	☐ Pass ☐ Fail ☐ N/A
• Bearers (90 x 70mm min)	☐ Pass ☐ Fail ☐ N/A	• Stringers (145 x 45mm min)	☐ Pass ☐ Fail ☐ N/A
• Point load/bearing joists	☐ Pass ☐ Fail ☐ N/A	• Timber sizes/spans	☐ Pass ☐ Fail ☐ N/A
• Solid blocking	☐ Pass ☐ Fail ☐ N/A	• Timber treatment	☐ Pass ☐ Fail ☐ N/A
• Ventilation – 450mm min crawl space	☐ Pass ☐ Fail ☐ N/A	• DPM/polythene on ground	☐ Pass ☐ Fail ☐ N/A
• Mechanical connections SS Galv	☐ Pass ☐ Fail ☐ N/A	• Bolted connections SS Galv	☐ Pass ☐ Fail ☐ N/A
• Insulation	☐ Pass ☐ Fail ☐ N/A	Type:	

WALLS	☐ N/A	FLOOR	☐ N/A	MIDFLOOR	☐ N/A
Timber treatment	☒ Pass ☐ Fail ☐ N/A	Timber sizes/spans	☒ Pass ☐ Fail ☐ N/A		
Ext. brace bottom plate fastening	☒ Pass ☐ Fail ☐ N/A	Int. brace bottom plate fastening	☐ Pass ☐ Fail ☒ N/A		
FR bottom plate fixings	☐ Pass ☐ Fail ☒ N/A	Damp proof course	☒ Pass ☐ Fail ☐ N/A		
Studs/nogs at correct spacing	☒ Pass ☐ Fail ☐ N/A	Gable studs at (450 c Max)	☒ Pass ☐ Fail ☐ N/A		
Framing notches/holes (25mm max)	☒ Pass ☐ Fail ☐ N/A	Joist/notches/holes (32mm max)	☐ Pass ☐ Fail ☒ N/A		
Joists/nogs at correct spacing	☐ Pass ☐ Fail ☒ N/A	Lintel size/fixing/support/straps	☒ Pass ☐ Fail ☐ N/A		
Nail plates – top plate fixings	☒ Pass ☐ Fail ☐ N/A	Capillary gap (6mm min) <u>6</u> mm	☒ Pass ☐ Fail ☐ N/A		
Point load/bearing joists	☐ Pass ☐ Fail ☒ N/A	Brace height (measure) <u>2.7</u> m	☒ Pass ☐ Fail ☐ N/A		
Plywood fixed (braces/flooring)	☐ Pass ☐ Fail ☒ N/A	Substrate fixing for membranes	☐ Pass ☐ Fail ☒ N/A		
Connections SS Galv (circle one)	☐ Pass ☐ Fail ☒ N/A	RAB fixed	☐ Pass ☐ Fail ☒ N/A		
Timber beams & fixings	☐ Pass ☐ Fail ☒ N/A	Steel beams & fixings <u>PS4</u>	☐ Pass ☐ Fail ☒ N/A		

DECKS	☒ N/A
Deck supports (125 x 125mm or 140 Ø)	☐ Pass ☐ Fail ☐ N/A
Timber treatment	☐ Pass ☐ Fail ☐ N/A
Deck saddle flashings	☐ Pass ☐ Fail ☐ N/A
Parapet Min. 5° slope (check) _____ °	☐ Pass ☐ Fail ☐ N/A
Deck overflows	☐ Pass ☐ Fail ☐ N/A
Decking supported clear of membrane	☐ Pass ☐ Fail ☐ N/A
Deck joists	(measure) _____ c (400mm c) (measure) ☐ Pass ☐ Fail ☐ N/A
Deck level stepdown	(measure) _____ mm (100mm min) ☐ Pass ☐ Fail ☐ N/A
Balustrade gap	(measure) _____ mm (100mm max) ☐ Pass ☐ Fail ☐ N/A
Barrier height	(measure) _____ mm (1.0m min) ☐ Pass ☐ Fail ☐ N/A
Deck wash down gap	(measure) _____ mm (12mm min) ☐ Pass ☐ Fail ☐ N/A
Deck slope	(measure) _____ degrees (1.5° or 2° min) ☐ Pass ☐ Fail ☐ N/A

Consent number: 1014136 Date: 12/8/13

ROOF	☐ N/A	SKILLION ROOF	☐ N/A	INTERNAL GUTTERS	☐ N/A
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Pitch/type <u>18.7, 40, 45°</u>	☒ Pass ☐ Fail ☐ N/A	Dragon ties/plane braces	☒ Pass ☐ Fail ☐ N/A
Secondary bracing, ceiling/roofs	☒ Pass ☐ Fail ☐ N/A	Truss spacing/tie down	☒ Pass ☐ Fail ☐ N/A
Saddle truss blocks	☐ Pass ☒ Fail ☐ N/A	Ridge beam-fixings	☐ Pass ☐ Fail ☒ N/A
Rafter straps/Concealed purlin cleats	☐ Pass ☐ Fail ☒ N/A	Purlin fixings	☒ Pass ☐ Fail ☐ N/A
Ceiling batten fixings	☐ Pass ☐ Fail ☒ N/A	Substrate and fixing	☐ Pass ☐ Fail ☒ N/A
Gutter outlets & overflows	☐ Pass ☐ Fail ☒ N/A	Wrap for tiles (under 17° & spreaders)	☐ Pass ☐ Fail ☒ N/A
Anti ponding boards	☐ Pass ☐ Fail ☒ N/A	Insulation	☐ Pass ☐ Fail ☒ N/A
Moisture content (measure range)	(18% max required) _____ % to _____ %		☐ Pass ☐ Fail ☒ N/A

COMMENTS

Specify area inspected _____

Wall + Roof framing
excl verandah + deck.

Specify items inspected _____

NEXT INSPECTION

Cavity wrap

Checklist



DETAILS

Consent number: 1014136 Date: 12/8/13 Unit or level number: _____
Address: 1336 Sandspit Rd
Inspector's full name: Jason Sunde Who attended: Kevin Pyle
Weather conditions: Shower Site conditions: dry
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: _____
☐ Chargeable ☐ No charge ☒ Partial ☐ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Is inspection for correct consent?	☒ Yes ☐ No
Previous inspections passed and satisfactory?	☒ Yes ☐ No	Producer statement required?	☐ Yes ☒ No ☐ N/A
Sea spray zone?	☒ Yes ☐ No	Is cavity required?	<u>Partial</u> ☒ Yes ☐ No ☐ N/A
Consent approved products used?	☒ Yes ☐ No ☐ N/A	Type:	<u>block / wbd</u>
Wrap compatible with cladding?	☒ Yes ☐ No ☐ N/A	RAB board fixings?	☐ Yes ☐ No ☒ N/A
RAB board tape to all joints?	☐ Yes ☐ No ☒ N/A	RAB required for gable:	☐ Yes ☐ No ☒ N/A
Framing inspection complete?	☐ Yes ☒ No ☐ N/A	Membrane inspection complete?	☐ Yes ☐ No ☒ N/A
Any other site issues? (refer comments)	☐ Yes ☒ No		

BUILDING WRAPS

☐ N/A

Type

Watergate

Building wrap secured and correctly overlapped	☒ Pass ☐ Fail ☐ N/A
Seal around penetrations	☐ Pass ☐ Fail ☒ N/A
Wrap returned into openings	☒ Pass ☐ Fail ☐ N/A
Tape required for studs (over 450mm c)	☒ Pass ☐ Fail ☐ N/A

CAVITY CONSTRUCTION

☐ N/A

Batten size: (measure) _____ mm	☐ Pass ☐ Fail ☐ N/A
Cavity base and/or head ventilation	☐ Pass ☐ Fail ☐ N/A
Batten treatment: _____	☐ Pass ☐ Fail ☐ N/A
Pipes and services clear from cavity	☐ Pass ☐ Fail ☐ N/A
Vermin protection	☐ Pass ☐ Fail ☐ N/A
Nail fixings of batten	☐ Pass ☐ Fail ☐ N/A

Consent number: 1014136 Date: 12/8/13

FLASHINGS

☒ N/A

Windows/doors	☐ Pass	☐ Fail	☐ N/A
Roof/wall junction	☐ Pass	☐ Fail	☐ N/A
Roof	☐ Pass	☐ Fail	☐ N/A
Sill flashing type	☐ Pass	☐ Fail	☐ N/A
Dissimilar cladding junctions	☐ Pass	☐ Fail	☐ N/A
Apron	☐ Pass	☐ Fail	☐ N/A
Parapet	☐ Pass	☐ Fail	☐ N/A
Stop ends	☐ Pass	☐ Fail	☐ N/A

MISCELLANEOUS

☒ N/A

Balcony/decks – adequate fall (min 2°) _____°	☐ Yes	☐ No	☐ N/A
Balcony/decks – drains (min 75mm) with overflows	☐ Yes	☐ No	☐ N/A
Minimum 5° slope to top of parapet, barriers, etc	☐ Yes	☐ No	☐ N/A
Membranes installed – type _____			
Producer statement available? ☐ Yes ☐ No	Warranty certificate available? ☐ Yes ☐ No		

PHOTO INFORMATION

☒ N/A

Camera number: _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected _____

wrap to ext
battens to rear gables
excl flashings

Specify items inspected _____

NEXT INSPECTION

Type: wrap.

Preline Building Checklist



DETAILS

Consent number: 1014136 Date: 19-09-13 Unit or level number: —
 Address: 1334 Sandspit Rd
 Inspector's full name: Kevin Hogg Who attended: Jonathan Pyle
 Weather conditions: Overcast Site conditions: Good
☐ 8am ☐ 10am ☐ 1pm ☒ 3pm Time units: 0-50
☒ Chargeable ☐ No charge ☐ Partial ☒ Full
 Has work been completed in accordance with approved plans? ☒ Yes ☐ No (complete section below)

VARIATIONS

☐ N/A (denotes not applicable)

☐ Minor variations; inspection may proceed. Documentation received ☐ Yes ☐ No
☐ Amendment; inspection may only proceed if building work does not affect this inspection. Formal amendment required.
 Does the amendment affect this inspection? ☐ Yes ☐ No If yes, can inspection proceed? ☐ Yes ☐ No
 Description of minor variation / amendment: _____

Identify documentation required in order to justify compliance: N.B. Documentation must be provided at or before next inspection: _____

Owner / agent signature

INSPECTION RESULTS

Please tick the appropriate boxes

☒ **PASS** denotes this inspection is in accordance with the building consent and building code. Work can proceed.
☐ **FAIL** denotes inspection is not in accordance with the building consent and building code. Re-inspection required.

If the inspection fails, please issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Is inspection for correct consent? ☒ Yes ☐ No
 All previous inspections approved? ☒ Yes ☐ No Any applicable conditions / advice notes? ☒ Yes ☐ No
 Any other site issues? (refer comments) ☐ Yes ☒ No

DOCUMENTATION

☐ N/A

Requested documentation received? ☐ Yes ☒ No ☐ N/A Acoustic test required? ☐ Yes ☐ No ☒ N/A
 Building weatherproof? ☒ Yes ☐ No Exterior joinery fitted? ☒ Yes ☐ No
 Is plumbing completed? ☐ Yes ☒ No Membrane inspection required? ☐ Yes ☐ No ☒ N/A
 Wind and exposure zone correct? ☒ Yes ☐ No Truss documentation received? ☒ Yes ☐ No ☐ N/A

MISCELLANEOUS

☐ N/A

Stair pitch/headroom ☐ Pass ☐ Fail ☒ N/A Ground clearance ☒ Pass ☐ Fail ☐ N/A
 (measure)..... (measure) 450+

Consent number: 1014136 Date: 19-09-13

WALLS	☐ N/A	FLOOR	☐ N/A	ROOF	☐ N/A
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Moisture content (18% max required, measure range) <u>14</u> % to <u>16</u> %		☒ Pass	☐ Fail	☐ N/A
Bottom plate fixings	☒ Pass ☐ Fail ☐ N/A	FR bottom plate fixings	☐ Pass	☐ Fail ☒ N/A
D.P.C	☒ Pass ☐ Fail ☐ N/A	Studs/nogs @ correct spacing	☒ Pass	☐ Fail ☐ N/A
Lintel size/fixing/support/straps	☒ Pass ☐ Fail ☐ N/A	Framing notches/holes (25mm max)	☒ Pass	☐ Fail ☐ N/A
Timber sizes/spans	☒ Pass ☐ Fail ☐ N/A	Timber treatment and grade <u>H3-2</u>	☒ Pass	☐ Fail ☐ N/A
Secondary bracing, ceiling/roof	☒ Pass ☐ Fail ☒ N/A	Dragon ties/plane brace	☐ Pass	☐ Fail ☒ N/A
Ceiling batten fixings	☒ Pass ☐ Fail ☐ N/A	Truss spacing/tie down	☐ Pass	☐ Fail ☒ N/A
Truss plan	☐ Pass ☐ Fail ☒ N/A	Nail plates-top plate fixings	☐ Pass	☐ Fail ☒ N/A
Safety glazing for windows & doors	☒ Pass ☐ Fail ☐ N/A	Pressure seals (windows & doors)	☒ Pass	☐ Fail ☐ N/A
Restrictors installed to windows	☐ Pass ☐ Fail ☒ N/A	Galv backing angle for tiles	☐ Pass	☐ Fail ☒ N/A
Substrate fixing for membranes	☐ Pass ☐ Fail ☒ N/A	Ceiling access formed	☒ Pass	☐ Fail ☐ N/A

DECKS	☒ N/A	SS means Stainless Steel Galv means Galvanised.
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Deck supports (125 x 125mm or 140 Ø)	☐ Pass ☐ Fail ☐ N/A	Deck bracing (over 2m wide)	☐ Pass ☐ Fail ☐ N/A
Deck joists-nogs @ 400mm c	☐ Pass ☐ Fail ☐ N/A	(measure).....c	
Deck level stepdown (100mm min)	☐ Pass ☐ Fail ☐ N/A	(measure).....mm	
Deck wash down gap (12mm min)	☐ Pass ☐ Fail ☐ N/A	(measure).....mm	
Deck slope (1.5° or 2° min)	☐ Pass ☐ Fail ☐ N/A	(measure).....degrees	
Parapet Min. 5° slope	☐ Pass ☐ Fail ☐ N/A	(measure).....degrees	
Deck saddle flashing	☐ Pass ☐ Fail ☐ N/A	Barrier fixings, SS Galv (circle one)	☐ Pass ☐ Fail ☐ N/A
Substrate fixing for membrane	☐ Pass ☐ Fail ☐ N/A	Deck outlets 75mm Ø or 200 x 75mm	☐ Pass ☐ Fail ☐ N/A
Deck overflows	☐ Pass ☐ Fail ☐ N/A	Decking supported clear of membrane	☐ Pass ☐ Fail ☐ N/A

INSULATION	☐ N/A
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Wall insulation type (circle one)	<u>Fibre glass</u>	Wool	Polystyrene	Other (specify).....
Ceiling insulation type (circle one)	<u>Fibre glass</u>	Wool	Polystyrene	Other (specify).....
Floor insulation type (circle one)	<u>Fibre glass</u>	Wool	Polystyrene	Other (specify).....
Walls, R value <u>2.8</u>	☒ Pass ☐ Fail ☐ N/A	Ceilings, R value <u>4</u>	☒ Pass	☐ Fail ☐ N/A
Acoustic walls	☐ Pass ☐ Fail ☒ N/A	Acoustic ceilings	☐ Pass	☐ Fail ☒ N/A

PHOTO INFORMATION	☒ N/A
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Photo number and description _____

Photo number and description _____

Photo number and description _____

Consent number: 1014136 Date: 19-0

Photo number and description _____

COMMENTS

Specify area inspected Ablution Blocks & kitchen

Received Gross plan

Specify items inspected see check sheets

NEXT INSPECTION

Date: _____

Plumbing

Checklist



DETAILS

Consent number: 1014136 Date: 19-09-13 Unit or level number: 1
Address: 1333# 1334 Landspit Rd
Inspector's full name: Kevin Hogg Who attended: Jonathan Pele
Weather conditions: Overcast Site conditions: Ready
☐ 8am ☐ 10am ☐ 1pm ☒ 3pm Time units: 0-25 ☒ Chargeable ☐ No charge ☒ Partial ☐ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Sub floor	☐ Yes ☐ No ☒ N/A	Building interior	☒ Yes ☐ No ☐ N/A
Are consented plans sighted?	☒ Yes ☐ No	Is inspection for correct consent?	☒ Yes ☐ No
Previous inspections passed and satisfactory?	☐ Yes ☒ No	Producer statement required for pressure test?	☒ Yes ☐ No
Certified gasfitting certificate required?	☒ Yes ☐ No	Certified plumbers registration verified?	☒ Yes ☐ No
Polypropylene testing certificate available (PPT)?	☐ Yes ☒ No	Pipework type: <u>kehoi</u>	
Any other site issues? (refer comments)	☒ Yes ☐ No	Asbuilt plan received?	☒ Yes ☐ No
Certified plumber's name, contact number and registration number:	<u>Greg Jones 13851</u>		
Certified gasfitters name, contact number and registration number:	<u>Greg Jones 13851</u>		
Foul water system: A/NZS 3500/G13/other (specify):	_____		
Water supply system: A/NZS 3500/G12/other (specify):	_____		

WASTES

☐ N/A

Water test	☐ Pass ☐ Fail ☒ N/A	Gradient (measure) _____ °	☐ Pass ☐ Fail ☒ N/A
Granular bedding	☐ Pass ☐ Fail ☒ N/A	Protection for pipework	☐ Pass ☐ Fail ☒ N/A
Fixing and support	☐ Pass ☐ Fail ☒ N/A	Size/discharge values	☐ Pass ☐ Fail ☒ N/A
Stack base bend (2 x 45°)	☐ Pass ☐ Fail ☒ N/A	Soil pipe stack size	☐ Pass ☐ Fail ☒ N/A
Floor waste gully size	☐ Pass ☐ Fail ☒ N/A	Vent pipe size	☒ Pass ☐ Fail ☐ N/A
Vent pipe termination	☒ Pass ☐ Fail ☐ N/A	Reflux valve	☐ Pass ☐ Fail ☒ N/A
Fire protection	☐ Pass ☐ Fail ☒ N/A	Pipe labelling	☐ Pass ☐ Fail ☒ N/A

PIPEWORK

☐ N/A

Pressure (measure) <u>1.57</u> kpa	☐ Pass ☐ Fail ☒ N/A	Fixing and support	☐ Pass ☐ Fail ☒ N/A
Protection	☐ Pass ☐ Fail ☒ N/A	Holding tank air gap	☐ Pass ☐ Fail ☒ N/A
HWC drain discharge <u>gas</u>	☐ Pass ☐ Fail ☒ N/A	Tundish	☐ Pass ☐ Fail ☒ N/A
Tempering valve	☐ Pass ☐ Fail ☒ N/A	Fire protection	☐ Pass ☐ Fail ☒ N/A

Consent number: 1014136 Date: 19-09-13

PHOTO INFORMATION

☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected Bedroom, Bath & Kitchen area

Specify items inspected Water supply pipe work & Terminal vent

NEXT INSPECTION

Type:

Pre-lim

Cavity wrap

Checklist



DETAILS

Consent number: 1014136 Date: 19-09-13 Unit or level number: _____
Address: 101413 1334 Sandpiper Rd
Inspector's full name: Kevin Hogg Who attended: Johathan Gile
Weather conditions: Rain Overcast Site conditions: Good
☐ 8am ☐ 10am ☐ 1pm ☒ 3pm Time units: 0-50 ☒ Chargeable ☐ No charge ☒ Partial ☐ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Is inspection for correct consent?	☒ Yes ☐ No
Previous inspections passed and satisfactory?	☒ Yes ☐ No	Producer statement required?	☐ Yes ☐ No ☒ N/A
Sea spray zone?	☒ Yes ☐ No	Is cavity required?	☒ Yes ☐ No ☐ N/A
Consent approved products used?	☒ Yes ☐ No ☐ N/A	Type: <u>Water Gate B/B weather Batts</u>	
Wrap compatible with cladding?	☒ Yes ☐ No ☐ N/A	RAB board fixings?	☐ Yes ☐ No ☒ N/A
RAB board tape to all joints?	☐ Yes ☐ No ☒ N/A	RAB required for gable:	☐ Yes ☐ No ☒ N/A
Framing inspection complete?	☒ Yes ☐ No ☐ N/A	Membrane inspection complete?	☐ Yes ☐ No ☒ N/A
Any other site issues? (refer comments)	☐ Yes ☒ No		

BUILDING WRAPS

☐ N/A

Type

Water Gate

Building wrap secured and correctly overlapped	☒ Pass	☐ Fail	☐ N/A
Seal around penetrations	☒ Pass	☐ Fail	☐ N/A
Wrap returned into openings	☒ Pass	☐ Fail	☐ N/A
Tape required for studs (over 450mm c)	☐ Pass	☐ Fail	☒ N/A

CAVITY CONSTRUCTION

☐ N/A

Batten size: (measure) <u>40 x 20</u> mm	☒ Pass	☐ Fail	☐ N/A
Cavity base and/or head ventilation	☒ Pass	☐ Fail	☐ N/A
Batten treatment: <u>H3-2</u>	☒ Pass	☐ Fail	☐ N/A
Pipes and services clear from cavity	☒ Pass	☐ Fail	☐ N/A
Vermin protection	☒ Pass	☐ Fail	☐ N/A
Nail fixings of batten	☒ Pass	☐ Fail	☐ N/A

Consent number: 1014136 Date: 19-09-13

FLASHINGS☐ N/A

Windows/doors

☒ Pass☐ Fail☐ N/A

Roof/wall junction

☒ Pass☐ Fail☐ N/A

Roof

☒ Pass☐ Fail☐ N/A

Sill flashing type

☐ Pass☐ Fail☒ N/A

Dissimilar cladding junctions

☒ Pass☐ Fail☐ N/A

Apron

☒ Pass☐ Fail☐ N/A

Parapet

☐ Pass☐ Fail☒ N/A

Stop ends

☒ Pass☐ Fail☐ N/A**MISCELLANEOUS**☒ N/A

Balcony/decks – adequate fall (min 2°) _____°

☐ Yes☐ No☐ N/A

Balcony/decks – drains (min 75mm) with overflows

☐ Yes☐ No☐ N/A

Minimum 5° slope to top of parapet, barriers, etc

☐ Yes☐ No☐ N/A

Membranes installed – type _____

Producer statement available?

☐ Yes☐ No

Warranty certificate available?

☐ Yes☐ No**PHOTO INFORMATION**☒ N/A

Camera number: _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected

*Head Flashing, its extension joining
at the soffit line*

Specify items inspected

see check sheet

NEXT INSPECTION

Type: _____

Cladding

Checklist



DETAILS

Consent number: 1014136 Date: 19-09-13 Unit or level number: 1
Address: 1334 Sandspit Rd
Inspector's full name: Kevin Pyle Who attended: John Pyle
Weather conditions: Overcast Site conditions: Dry
☐ 8am ☐ 10am ☐ 1pm ☒ 3pm Time units: 0.50 ☒ Chargeable ☐ No charge ☐ Partial ☒ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Is inspection for correct consent? ☒ Yes ☐ No
Previous inspections passed and satisfactory? ☒ Yes ☐ No Sea spray zone? ☒ Yes ☐ No
Producer statement required? ☐ Yes ☒ No Installation warranty required? ☐ Yes ☒ No
Wraps and cavity checklist completed? ☒ Yes ☐ No Framing checklist completed? ☒ Yes ☐ No
Consent approved products used? ☒ Yes ☐ No Type: Weather Bd & Block
Face of building: ☒ North ☒ South ☐ East ☐ West Any other site issues? (refer comments) ☐ Yes ☒ No
Installer name: Kevin Pyle N/B/B, Clive Wood Dean Nation (Blocks)
Installer address: N/A
Balcony/decks – with adequate fall and overflow drains? (1.5 times) ☐ Pass ☐ Fail ☒ N/A
Reveals/facings to joinery of face sealed cladding? ☒ Pass ☐ Fail ☐ N/A

METAL CLADDING / WEATHERBOARDS

☐ N/A

Type

Rusticated & B/B Weather-Bd

Cavity base and ventilation ☒ Pass ☐ Fail ☐ N/A
Flashing correctly installed (windows, doors, roofs, parapets, decks, chimney) ☒ Pass ☐ Fail ☐ N/A
Meter board flashings ☐ Pass ☐ Fail ☒ N/A
Clearance behind fascias, barge, facings, spoutings etc (20mm min) ☐ Pass ☐ Fail ☒ N/A
Correct clearance at roofs, decks (35mm min measure) _____ mm ☐ Pass ☐ Fail ☒ N/A
Capillary gap behind cladding (6mm min measure) _____ mm ☐ Pass ☐ Fail ☒ N/A
Adequate ground clearance (measure) 450 + mm ☒ Pass ☐ Fail ☐ N/A
Sealing of penetrations ☒ Pass ☐ Fail ☐ N/A
Differing cladding junctions ☒ Pass ☐ Fail ☐ N/A

Consent number: 1014130 Date: 19-09-13

SOLID PLASTER SYSTEM	☒ N/A	☐ First coat	☐ Second coat
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Appropriate foundations	☐ Pass	☐ Fail	☐ N/A
Substrate (RAB) fixed to manufacturer's specification	☐ Pass	☐ Fail	☐ N/A
Tape required for studs (over 450mm c)	☐ Pass	☐ Fail	☐ N/A
Bracing panel fixings	☐ Pass	☐ Fail	☐ N/A
Cavity base and/or head ventilation	☐ Pass	☐ Fail	☐ N/A
Vermin protection (cavity closer)	☐ Pass	☐ Fail	☐ N/A
Correct reinforcing materials	☐ Pass	☐ Fail	☐ N/A
Reinforcing overlaps and spacing from substrate	☐ Pass	☐ Fail	☐ N/A
Reinforcing fixing	☐ Pass	☐ Fail	☐ N/A
Additional reinforcing to corner of openings	☐ Pass	☐ Fail	☐ N/A
Control/expansion joints – vertical and/or horizontal (4m max)	☐ Pass	☐ Fail	☐ N/A
Flashing correctly installed (windows, doors, roofs, parapets, decks, chimney)	☐ Pass	☐ Fail	☐ N/A
Meter board flashings	☐ Pass	☐ Fail	☐ N/A
Clearance behind fascias, barge, facings, spoutings etc (20mm min)	☐ Pass	☐ Fail	☐ N/A
Correct clearance at roofs, decks (35mm min measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Capillary gap behind cladding (6mm min measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Adequate ground clearance (measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Sealing of penetrations	☐ Pass	☐ Fail	☐ N/A
Junctions – wall to wall	☐ Pass	☐ Fail	☐ N/A
Junctions – wall to roof	☐ Pass	☐ Fail	☐ N/A
Drip edge	☐ Pass	☐ Fail	☐ N/A
Gable studs @ 450mm centres	☐ Pass	☐ Fail	☐ N/A

PROPRIETARY PLASTER SYSTEM	☒ N/A	Type: _____
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Substrate fixed to manufacturer's specification	☐ Pass	☐ Fail	☐ N/A
Bracing panel fixings	☐ Pass	☐ Fail	☐ N/A
Cavity base and/or head ventilation	☐ Pass	☐ Fail	☐ N/A
Vermin protection fitted (cavity closer)	☐ Pass	☐ Fail	☐ N/A
Additional reinforcing to corner of openings	☐ Pass	☐ Fail	☐ N/A
Jointing to manufacturer's specifications	☐ Pass	☐ Fail	☐ N/A
Control/expansion joints – vertical and/or horizontal	☐ Pass	☐ Fail	☐ N/A
Flashing correctly installed (windows, doors, roofs, parapets, decks, chimney)	☐ Pass	☐ Fail	☐ N/A
Meter board flashings	☐ Pass	☐ Fail	☐ N/A
Clearance behind fascias, barge, facings, spoutings etc (20mm min)	☐ Pass	☐ Fail	☐ N/A
Correct clearance at roofs, decks (35mm min measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Capillary gap behind cladding (6mm min measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Adequate ground clearance (measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Sealing of penetrations	☐ Pass	☐ Fail	☐ N/A
Junctions – wall to wall	☐ Pass	☐ Fail	☐ N/A
Junctions – wall to roof	☐ Pass	☐ Fail	☐ N/A
Drip edge	☐ Pass	☐ Fail	☐ N/A
Gable studs @ 450mm centres	☐ Pass	☐ Fail	☐ N/A

Consent number: 1014136 Date: 19-09-13

BRICK VENEER

☒ N/A

Type: ☐ Clay ☐ Concrete ☐ Single storey ☐ Two storey ☐ Bottom storey ☐ Top storey

Sealer sighted at rebate	☐ Pass	☐ Fail	☐ N/A
Ties – fixings and grade of metal	☐ Pass	☐ Fail	☐ N/A
Tape required for studs (over 450mm c)	☐ Pass	☐ Fail	☐ N/A
Weep holes and vents every 4th joint	☐ Pass	☐ Fail	☐ N/A
Lintel supports and fixings/shelf angles	☐ Pass	☐ Fail	☐ N/A
Seismic joints/slip joints	☐ Pass	☐ Fail	☐ N/A
Pipes and services clear from cavity	☐ Pass	☐ Fail	☐ N/A
Flashings correctly installed (windows, doors, roofs, parapets, decks, chimney)	☐ Pass	☐ Fail	☐ N/A
Meter board flashings	☐ Pass	☐ Fail	☐ N/A
Adequate ground clearance (measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Sealing of penetrations	☐ Pass	☐ Fail	☐ N/A
Cavity clean	☐ Pass	☐ Fail	☐ N/A
Cavity size (measure) _____ mm	☐ Pass	☐ Fail	☐ N/A
Junctions – wall to wall	☐ Pass	☐ Fail	☐ N/A
Junctions – wall to roof	☐ Pass	☐ Fail	☐ N/A
Gable studs @ 450mm centres	☐ Pass	☐ Fail	☐ N/A

PHOTO INFORMATION

☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected Exterior walls & roof-

Specify items inspected see cladding

NEXT INSPECTION

Type:

ACB|010 12/10

Consent number: 1014136 Date: 7/10/13

PHOTO INFORMATION

☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected _____

2 x BL Braces to end wall

Specify items inspected _____

NEXT INSPECTION

Type:

Drainage.

Drainage checklist



DETAILS

Consent number: 1014136 Date: 16/10/2017 Unit or level number: NA
 Address: 1336 Sandspit Road
 Inspector's full name: Karen Piper Who attended: Not on site
 Weather conditions: Clear Site conditions: OK
☐ 8am ☐ 10am ☐ 1pm ☒ 3pm Time units: us ☒ Chargeable ☐ No charge ☒ Partial ☐ Full
 Consent involves RBW ☐ Yes ☒ No ☐ N/A LBP license checked and OK for this inspection ☐ Yes ☐ No ☒ N/A
 Has work been completed in accordance with approved plans? ☒ Yes ☐ No (complete section below)

VARIATIONS

☒ N/A (denotes not applicable)

☐ Minor variations (AC2131); inspection may proceed. Documentation received ☐ Yes ☐ No
 Has form AC2131 been completed ☐ Yes ☐ No If no then inspection is failed.
☐ Amendment; inspection may only proceed if building work does not affect this inspection. Formal amendment required.
 CoW required from designer ☐ Yes ☐ No ☐ N/A RoW required from LBP ☐ Yes ☐ No ☐ N/A
 Does the amendment affect this inspection? ☐ Yes ☐ No If yes, can inspection proceed? ☐ Yes ☐ No

INSPECTION RESULTS

Please tick the appropriate boxes

☒ **PASS** denotes this inspection is in accordance with the building consent and building code. Work can proceed.
☐ **FAIL** denotes inspection is not in accordance with the building consent and building code. Re-inspection required.

If the inspection fails, issue a site instruction and record number: _____

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Is inspection for correct consent? ☒ Yes ☐ No
 All previous inspections approved? ☒ Yes ☐ No Any applicable conditions/advice notes? ☐ Yes ☒ No
 Any other site issues? (comments) ☐ Yes ☒ No

DOCUMENTATION

☐ N/A

Maintenance contract required? ☐ Yes ☒ No Drains laid as per plan? ☒ Yes ☐ No
 Progressive As built available? ☒ Yes ☐ No As built plans received? ☒ Yes ☐ No
 Drainlayer's registration verified? ☒ Yes ☐ No
 Drainlayer's name: Greg Davies Drainlayer's registration number: 13851
 System used: AS/NZS 3500/G13/other: _____

Consent number: 1016136Date: 16/10/2013**DRAINAGE FOULWATER**☒ N/A

PVC, clay, concrete (circle one)	☐ Pass ☐ Fail ☐ N/A	Gradient _____ %	☐ Pass ☐ Fail ☐ N/A
Drain depth _____ mm	☐ Pass ☐ Fail ☐ N/A	Granular bedding	☐ Pass ☐ Fail ☐ N/A
Inspection fittings	☐ Pass ☐ Fail ☐ N/A	Drain test, air, water, smoke	☐ Pass ☐ Fail ☐ N/A
ORG or Gully trap	☐ Pass ☐ Fail ☐ N/A	Connection to council drain	☐ Pass ☐ Fail ☐ N/A
Reflux valves	☐ Pass ☐ Fail ☐ N/A	Pumps, alarm, signage	☐ Pass ☐ Fail ☐ N/A
Manhole, chamber construction	☐ Pass ☐ Fail ☐ N/A	Water conservation devices	☐ Pass ☐ Fail ☐ N/A
Grease trap	☐ Pass ☐ Fail ☐ N/A	Septic tank and effluent field	☐ Pass ☐ Fail ☐ N/A
Drain vent	☐ Pass ☐ Fail ☐ N/A		

DRAINAGE STORMWATER☐ N/A

<u>PVC</u> , clay, concrete (circle one)	☒ Pass ☐ Fail ☐ N/A	Gradient <u>1.9</u> %	☒ Pass ☐ Fail ☐ N/A
Drain depth <u>300</u> mm	☒ Pass ☐ Fail ☐ N/A	Granular bedding	☒ Pass ☐ Fail ☐ N/A
Inspection fittings	☐ Pass ☐ Fail ☒ N/A	Drain test, air, <u>water</u> , smoke	☒ Pass ☐ Fail ☐ N/A
ORG or Gully trap	☐ Pass ☐ Fail ☒ N/A	Connection to council drain	☐ Pass ☐ Fail ☒ N/A
Reflux valves	☐ Pass ☐ Fail ☒ N/A	Pumps, alarm, signage	☐ Pass ☐ Fail ☒ N/A
Manhole, chamber construction	☐ Pass ☐ Fail ☒ N/A	Connection to kerb/water course	☒ Pass ☐ Fail ☐ N/A
Retention or detention tanks	☒ Pass ☐ Fail ☐ N/A	Sumps/silt traps with external siphons	☐ Pass ☐ Fail ☒ N/A
Orifice size _____ mm	☐ Pass ☐ Fail ☒ N/A		

COMMENTSSpecify area inspected Storm water onlySpecify items inspected Overflow to creek, reflux
valve not required as tanks are
not potable water supplyAs built uplifted**NEXT INSPECTION**Final

Commercial final

Checklist



To: ☐ Auckland ☐ Franklin ☐ Manukau ☐ North Shore ☐ Papakura ☒ Rodney ☐ Waitakere

DETAILS

Consent number: 1014136 Date: 6/12/13 Unit or level number:
Address: 1334 Sandspit Rd
Inspector's full name: Jason Sands Who attended: Kevin Pule
Weather conditions: fine Site conditions: tidy
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: ☒ Chargeable ☐ No charge ☐ Partial ☒ Full

INSPECTION RESULTS

Please tick the appropriate boxes

- ☐ **PASS** denotes this inspection is in accordance with the building consent or building code.
☒ **FAIL** denotes this inspection is not in accordance with the building consent or building code.

If inspection fails, issue a site instruction and record number: 28029

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Is inspection for correct consent?	☒ Yes ☐ No
Previous inspections passed and satisfactory?	☒ Yes ☐ No	Pre CCC findings available?	☒ Yes ☐ No
Are all conditions complete?	☒ Yes ☐ No	Are conditions complete?	☒ Yes ☐ No
Is compliance schedule required?	☒ Yes ☐ No	Is compliance schedule altered?	☒ Yes ☐ No
Is a Certificate for Public Use required?	☐ Yes ☒ No	Are kitchen wastes separate?	☐ Yes ☒ No
Is Acoustic test required?	☐ Yes ☒ No	Have site personal been advised of Acoustic test?	☐ Yes ☒ No
Fire report reviewed	☒ Yes ☐ No	Any other site issues? (refer to comments)	☐ Yes ☒ No

Note: All exit routes and passive fire protection must be completed up to the occupied level. Active systems must be completed and certified up to the occupied floor level.

HOT WATER CYLINDER

☒ N/A

Thermal restraints	☐ Pass ☐ Fail ☐ N/A	Tempering valve	☐ Pass ☐ Fail ☐ N/A
Safe tray <u>Gas</u>	☐ Pass ☐ Fail ☐ N/A	TPR & CW exp valve (test)	☐ Pass ☐ Fail ☐ N/A
Tundish & air gap	☐ Pass ☐ Fail ☐ N/A	Relief pipe	☐ Pass ☐ Fail ☐ N/A
Temperature (measure) <u>52</u> °		Open vent	☐ Pass ☐ Fail ☐ N/A
Solar/Wetback	☐ Pass ☐ Fail ☐ N/A		

KITCHEN/LAUNDRY

☐ N/A

Wall finishes sealed	☒ Pass ☐ Fail ☐ N/A	Waste traps vented	☒ Pass ☐ Fail ☐ N/A
Floor finishes & containment	☒ Pass ☐ Fail ☐ N/A	Dishwasher / garbage	☐ Pass ☐ Fail ☒ N/A
Extract fan vented to exterior	☒ Pass ☐ Fail ☐ N/A	Vermin proofing	☒ Pass ☐ Fail ☐ N/A
Stove / hob clearance	☒ Pass ☐ Fail ☐ N/A	Accessible kitchen	☒ Pass ☐ Fail ☐ N/A
Tub sealed and secured	☐ Pass ☒ Fail ☐ N/A		

Consent number: 1014136Date: 6/12/13**BATHROOMS**☐ N/A

Safety glazing (check markings) ☒ Pass ☐ Fail ☐ N/A

Wall finishes sealed ☒ Pass ☐ Fail ☐ N/A

Floor finishes & containment ☒ Pass ☐ Fail ☐ N/A

WC/bath/basin/shower seals ☒ Pass ☐ Fail ☐ N/A

Extract fan vented to exterior ☒ Pass ☐ Fail ☐ N/A

Accessible showers ☐ Pass ☒ Fail ☐ N/A

Accessible basin clearance (measure) 560 mm

Waste traps vented ☒ Pass ☐ Fail ☐ N/A

Floor waste gully ☒ Pass ☐ Fail ☐ N/A

Window stays ☐ Pass ☐ Fail ☒ N/A

Vermin proofing ☒ Pass ☐ Fail ☐ N/A

Non return valve to shower ☐ Pass ☐ Fail ☒ N/A

Accessible toilet seat back 10 to 15° ☒ Pass ☐ Fail ☐ N/A

Accessible toilet height (measure) 460 mm

BUILDING INTERIOR☐ N/A

Tenancy wall FRR ☐ Pass ☐ Fail ☒ N/A

Tenancy STC/IIC ☐ Pass ☐ Fail ☒ N/A

FRR service shafts & lifts ☐ Pass ☐ Fail ☒ N/A

Protection—other property ☒ Pass ☐ Fail ☐ N/A

Warning/alarm sounder (test) ☐ Pass ☐ Fail ☒ N/A

Final exits & signs ☒ Pass ☐ Fail ☐ N/A

Door swing direction ☒ Pass ☐ Fail ☐ N/A

Door vision panels ☒ Pass ☐ Fail ☐ N/A

Signage ☐ Pass ☒ Fail ☐ N/A

Natural/artificial light ☒ Pass ☐ Fail ☐ N/A

Bathroom waterproofing ☒ Pass ☐ Fail ☐ N/A

Floor slip resistance ☒ Pass ☐ Fail ☐ N/A

Barriers (measure) _____ mm ☐ Pass ☐ Fail ☒ N/A

Glazing-markings ☒ Pass ☐ Fail ☐ N/A

Intumescent paint coatings ☐ Pass ☐ Fail ☒ N/A

FRR safe paths ☐ Pass ☐ Fail ☒ N/A

FRR protected paths ☐ Pass ☐ Fail ☒ N/A

Fire collars on pipework—labels ☐ Pass ☐ Fail ☒ N/A

Emergency lighting (test) ☒ Pass ☐ Fail ☐ N/A

Escape travel distance ☒ Pass ☐ Fail ☐ N/A

Locking devices ☐ Pass ☒ Fail ☐ N/A

Door closers/hardware ☐ Pass ☒ Fail ☐ N/A

Fire/smoke doors ☐ Pass ☐ Fail ☒ N/A

Ventilation of rooms ☒ Pass ☐ Fail ☐ N/A

Floor wastes ☒ Pass ☐ Fail ☐ N/A

Watertightness (E3) ☒ Pass ☐ Fail ☐ N/A

Handrails (measure) _____ mm ☐ Pass ☐ Fail ☒ N/A

Vision strip to stairs ☐ Pass ☐ Fail ☒ N/A

Vision strip to glazing ☐ Pass ☐ Fail ☒ N/A

ACCESSIBILITY☐ N/A

Accessible carpark ☒ Pass ☐ Fail ☐ N/A

Accessible route ☒ Pass ☐ Fail ☐ N/A

Thresholds – <20mm ☒ Pass ☐ Fail ☐ N/A

Power points ☒ Pass ☐ Fail ☐ N/A

Ground clearance ☒ Pass ☐ Fail ☐ N/A

Int. Symbol of Access-ISA ☐ Pass ☒ Fail ☐ N/A

Accessible ramps/stairs ☒ Pass ☐ Fail ☐ N/A

Accessible facilities (Counters etc.) ☐ Pass ☐ Fail ☒ N/A

Accessible signage ☐ Pass ☒ Fail ☐ N/A

Secondary flow ☐ Pass ☐ Fail ☒ N/A

BUILDING EXTERIOR☐ N/A

External penetrations sealed ☒ Pass ☐ Fail ☐ N/A

Cladding painted ☐ Pass ☒ Fail ☐ N/A

Balustrades (measure) 1000 mm ☒ Pass ☐ Fail ☐ N/A

Handrail (measure) _____ mm ☐ Pass ☒ Fail ☐ N/A

Cladding to ground clearance (measure) 800 mm ☒ Pass ☐ Fail ☐ N/A

External cladding integrity ☒ Pass ☐ Fail ☐ N/A

Control joints ☐ Pass ☐ Fail ☒ N/A

Flashings ☐ Pass ☐ Fail ☒ N/A

Retaining wall barrier ☐ Pass ☐ Fail ☒ N/A

Driveway/sealed areas ☐ Pass ☐ Fail ☒ N/A

Consent number: 1944135Date: 6/12/23**ROOF**☐ N/A

Roof integrity

☒ Pass ☐ Fail ☐ N/A

Spreaders

☒ Pass ☐ Fail ☒ N/A

Outlets

☐ Pass ☐ Fail ☒ N/A

Flashings

☒ Pass ☐ Fail ☐ N/A

Downpipes

☒ Pass ☐ Fail ☐ N/A

Internal gutters

☐ Pass ☐ Fail ☒ N/A

Overflows

☐ Pass ☐ Fail ☒ N/A**PLUMBING AND DRAINAGE**☐ N/A

Haunching of gullies

☐ Pass ☒ Fail ☐ N/A

Waste termination

☒ Pass ☐ Fail ☐ N/A

Reflux valve

☐ Pass ☐ Fail ☒ N/A

Non return valve/air gap

☐ Pass ☐ Fail ☒ N/A

(secondary plumbing systems)

Subsoil drainage

☐ Pass ☐ Fail ☒ N/A

ORG/Gully height

☒ Pass ☐ Fail ☐ N/A

Vent cowls

☒ Pass ☐ Fail ☐ N/A

Backflow prevention

☐ Pass ☐ Fail ☒ N/A

Cesspits-Ext. siphon

☐ Pass ☐ Fail ☒ N/A

Grease trap

☐ Pass ☐ Fail ☒ N/A**PHOTO INFORMATION**☒ N/A

Photo number and description

Photo number and description

Photo number and description

COMMENTS☐ N/A

Specify area inspected

Abution Block**NEXT INSPECTION**☐ N/ARenews

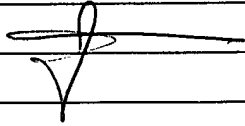
Date

DAY SHEET.

7/5/13

Foundation

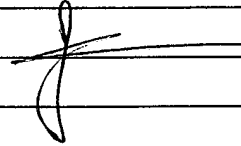
PS4 req.

Pass 

17/5/13

Masonry
pass

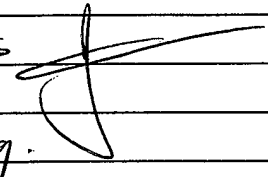
PS4 reqd.



20/5/13

Plumbing
w/slab

As built + PS3 req.

pass 

Commercial final

Checklist

Auckland Council
Te Kaunihera o Tāmaki Makaurau



RECEIVED

26 MAY 2014

AUCKLAND COUNCIL

To: ☐ Auckland ☐ Franklin ☐ Manukau ☐ North Shore ☐ Papakura ☒ Rodney ☐ Waitakere

DETAILS

Consent number: 1014136 Date: 23/5/14 Unit or level number: —
Address: 1334 Sandspit Rd
Inspector's full name: Jason Sands Who attended: Jared Morrison
Weather conditions: fine Site conditions: tidy
☒ 8am ☐ 10am ☐ 1pm ☐ 3pm Time units: — ☒ Chargeable ☐ No charge ☐ Partial ☒ Full

INSPECTION RESULTS

Please tick the appropriate boxes

☒ **PASS** denotes this inspection is in accordance with the building consent or building code.
☐ **FAIL** denotes this inspection is not in accordance with the building consent or building code.
If ☒ inspection fails, issue a site instruction and record number: PPW

GENERAL

Are consented plans sighted?	☒ Yes ☐ No	Is inspection for correct consent?	☒ Yes ☐ No
Previous inspections passed and satisfactory?	☐ Yes ☒ No	Pre CCC findings available?	☒ Yes ☐ No
Are all conditions complete?	☒ Yes ☐ No	Are conditions complete?	☒ Yes ☐ No
Is compliance schedule required?	☒ Yes ☐ No	Is compliance schedule altered?	☒ Yes ☐ No
Is a Certificate for Public Use required?	☐ Yes ☒ No	Are kitchen wastes separate?	☐ Yes ☒ No
Is Acoustic test required?	☐ Yes ☒ No	Have site personal been advised of Acoustic test?	☐ Yes ☒ No
Fire report reviewed	☒ Yes ☐ No	Any other site issues? (refer to comments)	☐ Yes ☒ No

Note: All exit routes and passive fire protection must be completed up to the occupied level. Active systems must be completed and certified up to the occupied floor level.

HOT WATER CYLINDER

☐ N/A

Sanic restraints	☒ Pass ☐ Fail ☐ N/A	Tempering valve	☐ Pass ☐ Fail ☒ N/A
Safe tray	☐ Pass ☐ Fail ☒ N/A	TPR & CW exp valve (test)	☐ Pass ☐ Fail ☒ N/A
Tundish & air gap <u>Gas</u>	☐ Pass ☐ Fail ☐ N/A	Relief pipe	☐ Pass ☐ Fail ☒ N/A
Temperature (measure) <u>50</u> °		Open vent	☐ Pass ☐ Fail ☒ N/A
Solar/Wetback	☐ Pass ☐ Fail ☒ N/A		

KITCHEN/LAUNDRY

☐ N/A

Wall finishes sealed	☒ Pass ☐ Fail ☐ N/A	Waste traps vented	☒ Pass ☐ Fail ☐ N/A
Floor finishes & containment	☒ Pass ☐ Fail ☐ N/A	Dishwasher/garbage	☐ Pass ☐ Fail ☒ N/A
Extract fan vented to exterior	☒ Pass ☐ Fail ☐ N/A	Vermine proofing	☒ Pass ☐ Fail ☐ N/A
Stove/hob clearance	☒ Pass ☐ Fail ☐ N/A	Accessible kitchen	☒ Pass ☐ Fail ☐ N/A
Tub sealed and secured	☒ Pass ☐ Fail ☐ N/A		

Consent number: 104136Date: 23/5/14**BATHROOMS**☐ N/A

Safety glazing (check markings) ☒ Pass ☐ Fail ☐ N/A

Wall finishes sealed ☒ Pass ☐ Fail ☐ N/A

Floor finishes & containment ☒ Pass ☐ Fail ☐ N/A

WC / bath / basin / shower seals ☒ Pass ☐ Fail ☐ N/A

Extract fan vented to exterior ☒ Pass ☐ Fail ☐ N/A

Accessible showers ☒ Pass ☐ Fail ☐ N/A

Accessible basin clearance (measure) 500 mm

Waste traps vented ☒ Pass ☐ Fail ☐ N/A

Floor waste gully ☒ Pass ☐ Fail ☐ N/A

Window stays ☐ Pass ☐ Fail ☒ N/A

Vermin proofing ☒ Pass ☐ Fail ☐ N/A

Non return valve to shower ☐ Pass ☐ Fail ☒ N/A

Accessible toilet seat back 10 to 15° ☒ Pass ☐ Fail ☐ N/A

Accessible toilet height (measure) 460 mm

BUILDING INTERIOR☐ N/A

Tenancy wall FRR ☐ Pass ☐ Fail ☒ N/A

Tenancy STC / IIC ☐ Pass ☐ Fail ☒ N/A

FRR service shafts & lifts ☐ Pass ☐ Fail ☒ N/A

Protection—other property ☒ Pass ☐ Fail ☐ N/A

Warning/alarm sounder (test) ☐ Pass ☐ Fail ☒ N/A

Final exits & signs ☒ Pass ☐ Fail ☐ N/A

Door swing direction ☒ Pass ☐ Fail ☐ N/A

Door vision panels ☒ Pass ☐ Fail ☐ N/A

Signage ☒ Pass ☐ Fail ☐ N/A

Natural / artificial light ☒ Pass ☐ Fail ☐ N/A

Bathroom waterproofing ☒ Pass ☐ Fail ☐ N/A

Floor slip resistance ☒ Pass ☐ Fail ☐ N/A

Barriers (measure) _____ mm ☐ Pass ☐ Fail ☒ N/A

Glazing-markings ☒ Pass ☐ Fail ☐ N/A

Intumescent paint coatings ☐ Pass ☐ Fail ☒ N/A

FRR safe paths ☐ Pass ☐ Fail ☒ N/A

FRR protected paths ☐ Pass ☐ Fail ☒ N/A

Fire collars on pipework—labels ☐ Pass ☐ Fail ☒ N/A

Emergency lighting (test) ☒ Pass ☐ Fail ☐ N/A

Escape travel distance ☒ Pass ☐ Fail ☐ N/A

Locking devices ☒ Pass ☐ Fail ☐ N/A

Door closers / hardware ☒ Pass ☐ Fail ☐ N/A

Fire / smoke doors ☐ Pass ☐ Fail ☒ N/A

Ventilation of rooms ☒ Pass ☐ Fail ☐ N/A

Floor wastes ☒ Pass ☐ Fail ☐ N/A

Watertightness (E3) ☒ Pass ☐ Fail ☐ N/A

Handrails (measure) _____ mm ☐ Pass ☐ Fail ☒ N/A

Vision strip to stairs ☐ Pass ☐ Fail ☒ N/A

Vision strip to glazing ☐ Pass ☐ Fail ☒ N/A

ACCESSIBILITY☐ N/A

Accessible carpark ☒ Pass ☐ Fail ☐ N/A

Accessible route ☒ Pass ☐ Fail ☐ N/A

Thresholds – <20mm ☒ Pass ☐ Fail ☐ N/A

Power points ☒ Pass ☐ Fail ☐ N/A

Ground clearance ☒ Pass ☐ Fail ☐ N/A

Int. Symbol of Access-ISA ☒ Pass ☐ Fail ☐ N/A

Accessible ramps / stairs ☒ Pass ☐ Fail ☐ N/A

Accessible facilities (Counters etc.) ☐ Pass ☐ Fail ☒ N/A

Accessible signage ☒ Pass ☐ Fail ☐ N/A

Secondary flow ☐ Pass ☐ Fail ☒ N/A

BUILDING EXTERIOR☐ N/A

External penetrations sealed ☒ Pass ☐ Fail ☐ N/A

Cladding painted ☒ Pass ☐ Fail ☐ N/A

Balustrades (measure) 1000 mm ☒ Pass ☐ Fail ☐ N/A

Handrail (measure) 900 mm ☒ Pass ☐ Fail ☐ N/A

Cladding to ground clearance (measure) 800 mm ☒ Pass ☐ Fail ☐ N/A

External cladding integrity ☒ Pass ☐ Fail ☐ N/A

Control joints ☐ Pass ☐ Fail ☒ N/A

Flashings ☐ Pass ☐ Fail ☒ N/A

Retaining wall barrier ☐ Pass ☐ Fail ☒ N/A

Driveway/sealed areas ☐ Pass ☐ Fail ☒ N/A

Consent number: 1014 136Date: 23/5/14**ROOF**☐ N/A

Roof integrity

☒ Pass ☐ Fail ☐ N/A

Downpipes

☒ Pass ☐ Fail ☐ N/A

Spreaders

☒ Pass ☐ Fail ☐ N/A

Internal gutters

☐ Pass ☐ Fail ☒ N/A

Outlets

☐ Pass ☐ Fail ☒ N/A

Overflows

☐ Pass ☐ Fail ☒ N/A

Flashings

☒ Pass ☐ Fail ☐ N/A**PLUMBING AND DRAINAGE**☐ N/A

Haunching of gullies

☒ Pass ☐ Fail ☐ N/A

ORG/Gully height

☒ Pass ☐ Fail ☐ N/A

Waste termination

☒ Pass ☐ Fail ☐ N/A

Vent cowl

☒ Pass ☐ Fail ☐ N/A

Reflux valve

☐ Pass ☐ Fail ☒ N/A

Backflow prevention

☐ Pass ☐ Fail ☒ N/A

Non return valve/air gap

☐ Pass ☐ Fail ☒ N/A

Cesspits-Ext. siphon

☐ Pass ☐ Fail ☒ N/A

(secondary plumbing systems)

Subsoil drainage

☐ Pass ☐ Fail ☒ N/A

Grease trap

☐ Pass ☐ Fail ☒ N/A**PHOTO INFORMATION**☐ N/A

Photo number and description

Ext cl

Photo number and description

Photo number and description

COMMENTS☐ N/A

Specify area inspected

Abolition block + Kitchen
SI 28029 complete except minor
see findings for paperwork req
minor variation req for layout
change.

Gas not water

NEXT INSPECTION☒ N/A

Commercial final

checklist



DETAILS

Consent number: 1014136 Date: 4/8/15 Unit or level number: —
Address: 1334 Sandspit Rd
Inspector's full name: Jason Smith Who attended: Jarrod
Weather conditions: Showers Site conditions: Tides
☐ 8am ☒ 10am ☐ 1pm ☐ 3pm Time units: — ☒ Chargeable ☐ No charge ☐ Partial ☒ Full
Consent involves RBW ☐ Yes ☒ No ☐ N/A LBP license checked and OK for this inspection ☐ Yes ☐ No ☒ N/A
Has work been completed in accordance with approved plans? ☒ Yes ☒ No (complete section below)

VARIATIONS

☒ N/A (denotes not applicable)

☒ **Minor variations (AC2131);** inspection may proceed. Documentation received ☒ Yes ☐ No
Has form AC2131 been completed ☒ Yes ☐ No If no then inspection is failed.
☐ **Amendment;** inspection may only proceed if building work does not affect this inspection. Formal amendment required.
CoW required from designer ☐ Yes ☐ No ☐ N/A RoW required from LBP ☐ Yes ☐ No ☐ N/A
Does the amendment affect this inspection? ☐ Yes ☐ No If yes, can inspection proceed? ☐ Yes ☐ No

INSPECTION RESULTS

Please tick the appropriate boxes

☐ **PASS** denotes this inspection is in accordance with the building consent and building code. Work can proceed.
☒ **FAIL** denotes inspection is not in accordance with the building consent and building code. Re-inspection required.

If the inspection fails, issue a site instruction and record number: Paperwork only

GENERAL

Are consented plans sighted? ☒ Yes ☐ No Is inspection for correct consent? ☒ Yes ☐ No
All previous inspections approved? ☒ Yes ☐ No Any other site issues? (comments) ☐ Yes ☒ No

DOCUMENTATION – ADVICE NOTES

☐ N/A

Pre CCC findings available?	☒ Yes ☐ No ☐ N/A	Is a Certificate for Public Use (CPU) required?	☐ Yes ☒ No ☐ N/A
Compliance schedule (new)?	☒ Yes ☐ No ☐ N/A	Compliance schedule (amended)?	☐ Yes ☐ No ☒ N/A
Acoustic test and PS4	☐ Yes ☒ No ☐ N/A	Backflow preventer PS3	☐ Yes ☒ No ☐ N/A
Energy works certificate (power)	☒ Yes ☐ No ☐ N/A	Energy works certificate (gas)	☒ Yes ☐ No ☐ N/A
EPA test certificate	☐ Yes ☒ No ☐ N/A	Fire alarm certification PS3 and/or PS4	☒ Yes ☐ No ☒ N/A
Sprinkler system PS3 and/or PS4	☐ Yes ☐ No ☒ N/A	Commissioning certificates for all fire systems	☐ Yes ☐ No ☒ N/A
Welding PS3 and/or PS4	☐ Yes ☐ No ☒ N/A	Balustrade installer PS3	☐ Yes ☐ No ☒ N/A
Compaction certificate PS4	☐ Yes ☐ No ☒ N/A	Drainbridging PS4	☐ Yes ☐ No ☒ N/A
Fire place installers PS3	☐ Yes ☐ No ☒ N/A	SFI/SDI surface coatings PS3	☐ Yes ☐ No ☒ N/A
Fire safety systems PS4	☒ Yes ☐ No ☒ N/A	Fire stopping schedule and PS3	☐ Yes ☐ No ☒ N/A

Consent Number: 1014136Date: 2/8/15

DOCUMENTATION – ADVICE NOTES (CONTINUED)

☐ N/A

Geotechnical PS4	☐ Yes ☐ No ☐ N/A	HVAC PS3 and/or PS4	☐ Yes ☐ No ☐ N/A
Lift/escalator installer PS3	☐ Yes ☐ No ☐ N/A	Lift/escalator installer PS4	☐ Yes ☐ No ☐ N/A
Pile driving PS3	☐ Yes ☐ No ☐ N/A	Pile driving PS4	☐ Yes ☐ No ☐ N/A
Plaster systems PS3	☐ Yes ☐ No ☐ N/A	Precast – pre stressed PS1 and/or PS3	☐ Yes ☐ No ☐ N/A
Drainage and PWC PS3	☐ Yes ☐ No ☐ N/A	Pallet racking PS3	☐ Yes ☐ No ☐ N/A
Raft slab PS3	☐ Yes ☐ No ☐ N/A	Storage water devices PS3 and/or PS4	☐ Yes ☐ No ☐ N/A
Swimming pool PS4	☐ Yes ☐ No ☐ N/A	A or B type masonry PS4	☐ Yes ☐ No ☐ N/A
Wastewater PS3 and/or PS4	☐ Yes ☐ No ☐ N/A	Waterproofing PS3	☐ Yes ☐ No ☐ N/A
Waterproofing warranty	☐ Yes ☐ No ☐ N/A	Truss design PS1	☐ Yes ☐ No ☐ N/A
Plaster system warranty	☐ Yes ☐ No ☐ N/A	Surveyors certificate for siting or floor level	☐ Yes ☐ No ☐ N/A
Fire doors and windows (tags) PS3	☐ Yes ☐ No ☐ N/A	Water pressure test PS3	☐ Yes ☐ No ☐ N/A
As-built drainage	☐ Yes ☐ No ☐ N/A	As-built plumbing under slab	☐ Yes ☐ No ☐ N/A
As-built fire safety systems	☐ Yes ☐ No ☐ N/A		
Engineer PS4 (description)			☐ Yes ☐ No ☐ N/A

Note: All exit routes and passive fire protection must be completed up to the occupied level. Active systems must be completed and certified up to the occupied floor level.

HOT WATER CYLINDER

☒ N/A

Seismic restraints	☒ Pass ☐ Fail ☐ N/A	Tempering valve	☐ Pass ☐ Fail ☒ N/A
Safe tray	☐ Pass ☐ Fail ☒ N/A	TPR & CW exp valve (test)	☐ Pass ☐ Fail ☒ N/A
Tundish & air gap	☐ Pass ☐ Fail ☒ N/A	Relief pipe	☐ Pass ☐ Fail ☒ N/A
Temperature (measure) <u>51</u> °	☒ Pass ☐ Fail ☐ N/A	Open vent	☐ Pass ☐ Fail ☒ N/A
Solar/Wetback	☐ Pass ☐ Fail ☒ N/A		

KITCHEN/LAUNDRY

☐ N/A

Wall finish	☒ Pass ☐ Fail ☐ N/A	Vermin proofing	☒ Pass ☐ Fail ☐ N/A
Tub sealed and secured	☒ Pass ☐ Fail ☐ N/A	Waste traps vented	☒ Pass ☐ Fail ☐ N/A
Floor finish & containment	☒ Pass ☐ Fail ☐ N/A	Floor waste gully	☐ Pass ☐ Fail ☒ N/A
Extract fan vented to exterior	☐ Pass ☐ Fail ☒ N/A	Stove/hob clearance	☐ Pass ☐ Fail ☐ N/A
Accessible kitchen/laundry	☒ Pass ☐ Fail ☐ N/A	Earth strap installed	☒ Pass ☐ Fail ☒ N/A

BATHROOMS

☐ N/A

Safety glazing (check markings)	☒ Pass ☐ Fail ☐ N/A	Floor waste gully	☐ Pass ☐ Fail ☒ N/A
Wall finish sealed	☒ Pass ☐ Fail ☐ N/A	Floor finish & containment	☒ Pass ☐ Fail ☐ N/A
WC/bath/basin/shower seals	☒ Pass ☐ Fail ☐ N/A	Vermin proofing	☒ Pass ☐ Fail ☐ N/A
Extract fan vented to exterior	☒ Pass ☐ Fail ☐ N/A	Window stays	☐ Pass ☐ Fail ☒ N/A
Non return valve to shower	☐ Pass ☐ Fail ☒ N/A	Accessible toilet or showers	☒ Pass ☐ Fail ☐ N/A
Accessible basin clearance (measure) _____ mm		Accessible toilet height (measure) <u>460</u> mm	

Consent number:

1014136

Date:

7/8/15

INTERIOR

☐ N/A

Tenancy wall FRR	☐ Pass	☐ Fail	☒ N/A	FRR safe paths	☐ Pass	☐ Fail	☒ N/A
Tenancy STC/IIC	☐ Pass	☐ Fail	☒ N/A	FRR protected paths	☐ Pass	☐ Fail	☒ N/A
FRR service shafts & lifts	☐ Pass	☐ Fail	☒ N/A	Fire collars on pipework	☐ Pass	☐ Fail	☒ N/A
Protection – other property	☐ Pass	☐ Fail	☒ N/A	Emergency lighting (test)	☒ Pass	☐ Fail	☒ N/A
Warning/alarm sounder (manual test)	☐ Pass	☐ Fail	☒ N/A	Escape travel distance	☒ Pass	☐ Fail	☐ N/A
Final exits & door signs	☒ Pass	☐ Fail	☐ N/A	Locking devices	☒ Pass	☐ Fail	☐ N/A
Door swing direction	☒ Pass	☐ Fail	☐ N/A	Door closers/hardware	☒ Pass	☐ Fail	☐ N/A
Door vision panels	☒ Pass	☐ Fail	☐ N/A	Fire/smoke doors (tags)	☐ Pass	☐ Fail	☒ N/A
Signage (Exit and accessible)	☒ Pass	☐ Fail	☐ N/A	Ventilation of rooms	☒ Pass	☐ Fail	☐ N/A
Natural/artificial light	☒ Pass	☐ Fail	☐ N/A	Floor wastes	☐ Pass	☐ Fail	☒ N/A
Bathroom waterproofing	☒ Pass	☐ Fail	☐ N/A	Impervious surfaces (E3)	☒ Pass	☐ Fail	☐ N/A
Floor slip resistance	☒ Pass	☐ Fail	☐ N/A	Handrails (measure) _____ mm	☐ Pass	☐ Fail	☒ N/A
Barriers (measure) _____ mm	☐ Pass	☐ Fail	☒ N/A	Vision strip to stairs	☐ Pass	☐ Fail	☒ N/A
Vision strip to glazing	☒ Pass	☐ Fail	☐ N/A	Glazing-safety markings	☒ Pass	☐ Fail	☐ N/A

ACCESSIBILITY

☐ N/A

Accessible carpark	☐ Pass	☐ Fail	☒ N/A	Int. Symbol of Access - ISA signage	☒ Pass	☐ Fail	☐ N/A
Accessible route	☐ Pass	☐ Fail	☒ N/A	Accessible ramps/stairs	☒ Pass	☐ Fail	☐ N/A
Thresholds <20mm	☒ Pass	☐ Fail	☐ N/A	Accessible facilities (Counters etc.)	☐ Pass	☐ Fail	☒ N/A
Power points/light switches	☐ Pass	☐ Fail	☒ N/A	Accessible signage	☒ Pass	☐ Fail	☐ N/A
Accommodation	☐ Pass	☐ Fail	☒ N/A	Warning/alerting devices	☐ Pass	☐ Fail	☒ N/A

BUILDING EXTERIOR

☐ N/A

Ground clearance	☒ Pass	☐ Fail	☐ N/A	Secondary flow	☐ Pass	☐ Fail	☒ N/A
External penetrations sealed	☒ Pass	☐ Fail	☐ N/A	External cladding integrity	☒ Pass	☐ Fail	☐ N/A
Cladding painted	☒ Pass	☐ Fail	☐ N/A	Control joints	☐ Pass	☐ Fail	☒ N/A
Balustrades (measure) _____ mm	☐ Pass	☐ Fail	☒ N/A	Handrail (measure) _____ mm	☐ Pass	☐ Fail	☒ N/A
Retaining wall barrier	☐ Pass	☐ Fail	☒ N/A	Driveway/sealed areas	☒ Pass	☐ Fail	☐ N/A

ROOF

☐ N/A

Roof integrity	☒ Pass	☐ Fail	☐ N/A	Downpipes	☒ Pass	☐ Fail	☐ N/A
Spreaders	☒ Pass	☐ Fail	☐ N/A	Internal gutters	☐ Pass	☐ Fail	☒ N/A
Outlets	☒ Pass	☐ Fail	☐ N/A	Overflows	☐ Pass	☐ Fail	☒ N/A
Flashings	☒ Pass	☐ Fail	☐ N/A	Fixings	☒ Pass	☐ Fail	☐ N/A

Consent Number: 1014136Date: 7/8/15

PLUMBING AND DRAINAGE

☐ N/A

Haunching of gullies

☒ Pass ☐ Fail ☐ N/A

ORG/Gully height

☒ Pass ☐ Fail ☐ N/A

Waste termination

☒ Pass ☐ Fail ☐ N/A

Vent cowl

☒ Pass ☐ Fail ☐ N/A

Reflux valve

☐ Pass ☐ Fail ☒ N/A

Backflow prevention

☒ Pass ☐ Fail ☐ N/A

Subsoil drainage

☐ Pass ☐ Fail ☒ N/A

Cesspits-Ext. siphon

☐ Pass ☐ Fail ☒ N/A

Grease trap

☐ Pass ☐ Fail ☒ N/A

Demolition consent? (services sealed)

☐ Pass ☐ Fail ☒ N/A

Non return valve/air gap

(secondary plumbing systems)

☐ Pass ☐ Fail ☒ N/A

COMMENTS

Specify area inspected

Toilet & Kitchen facilities to
Camp ground
recheck as 3 months expired.
- gas flow

Specify items inspected

NEXT INSPECTION

☐ N/A



10/4/36
7/8/15





