

BCO10078004 Residential final Inspection
 Inspection checklist outcome statement 28-02-2022
 430 Huia Road Laingholm
 Inspection Address : 430 Huia Road Laingholm



Important Note: The following inspection checklist must be read in conjunction with the Auckland Council Inspection Code of Practice where individual line items have been defined to support reasons for decisions. N/A means Not Applicable (not part of this inspection)
 * Indicates a photo has been taken in relation to a particular line item

Inspection Details	
Inspection Type Code	Residential final(IF1)
Date of inspection	28-02-2022
Building name	N/A
Floor/Units (Multi Unit only)	N/A
Lot	N/A
Start time	08:15:00
Scope	Partial
Partial description mandatory	Roof areas were not safely accessible
Does the checklist need to be completed?	N/A
Inspection to be completed under supervision	No
Supervision level	N/A
Site safety	Safe
Unsafe site	N/A
Comment - Site Safety (Near Miss)	N/A
Consent documents on site	Yes
Previous inspection history checked	Yes
Involves restricted building work	No
LBP information	N/A

STATEMENT OF PASSING OVER INFORMATION:
 This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials, intending purchasers are advised to conduct their own investigation.

Checklist Item	Result	Comment
Final inspection scope	Other	Durability Inspection
Smoke alarms installed and tested	N/A	

LBP Name (if applicable)	LBP Number	LBP Class
Not applicable to this inspection.		

Documents required	Comment
Surveyors cert for siting/ set-out	
Energy works certificate - electrical	
Application for Code Compliance Certificate	
Engineers (PS4) cert for foundations	

Minor Variation Description (if applicable)	Outcome	Outcome reason / Comment
Not applicable to this inspection.		

Inspection Summary	
Fail Comments	Not applicable to this inspection.
	<p>Durability Inspection</p> <p>Building consent for a "New Dwelling" issued on 29/6/2001 (legacy number WC_COM-2001-1476)</p> <p>Sighted building work generally completed to plan except the proposed "lightweight" cladding is solid plaster</p> <p>Non-compliances and issues observed as follows (may not be a complete list and not limited to)</p> <ol style="list-style-type: none"> 1. Solid plaster cladding installed on non-continuous footings contrary to the solid plaster standard and the consented plans 2. Solid plaster not installed to standard/ missing control joints 3. Wall cladding not run min 50mm below floor joists in some locations 4. Terminal vent is too close to an opening window 5. Dislodged ceiling insulation 6. No head flashing fitted over electrical meter box 7. Non-compliant fixing of gate post through garage wall cladding 8. Cracks in wall cladding

Additional Comments	<p>9. No deck stringer wash down gap provided 10. Inadequate angle provided on one subfloor brace 11. Missing graspable external stair handrail 12. Missing barrier on driveway retaining wall where fall > 1m 13. Unable to safely access roof to check condition of roof and associated flashings and wall junctions</p> <p>Outstanding Documentation 1. Gas & Electrical safety certificates 2. As-built drainage plan - Sanitary sewer</p> <p>The inspection has failed, the owner's CCC application placed on hold and will subsequently be refused. Council recommends the property owner engage the services of a Building Surveyor experienced in weathertightness assessment and remedial design to review the construction and performance of the building work carried out under this building consent in light of the non-compliances, issues & outstanding documentation listed above and provide a report to Council. This report may recommend remedial work however please do not undertake any remediation until approved by Council.</p> <p>Please note that any weathertightness surveyor chosen should be a member of the New Zealand Institute of Building Surveyors, or other appropriately qualified and experienced consultant. If in doubt, please contact the inspector for further confirmation.</p> <p>Another option you have is to seek a Determination from the Ministry of Business Innovation and Employment. A determination looks at the Council decision and determines whether it is appropriate or not. These determinations are a binding decision which Council must accept. For further information on the Determinations process, please visit the Ministry's website @ www.mbie.govt.nz</p>
Inspection Outcome	Fail
Work completed in accordance with plans	No
Work completed in accordance with plans	Other
Comment - other	Refer to comments
Person on site (name)	Paul Hemara
Inspection outcome statement recipient email	geoffrey.brand@aucklandcouncil.govt.nz
Inspection outcome statement recipient email	stefdavies@outlook.co.nz
Inspector's name	Geoffrey Brand
Inspector's email	GEOFFREY.BRAND@AUCKLANDCOUNCIL.GOV.T.NZ
Inspectors phone number	+64 27 498 9193
Inspection duration (minutes) Note- Time may be added for travel and additional processing (eg minor variations)	110
Supervisor's name	N/A
Supervisor's email	N/A

Supervision outcome	N/A
Next inspection required	Site Meeting

Photos

Dwelling viewed from street



Example of joinery in plaster cladding



Subfloor



Dwelling viewed from driveway



Roof



Deck and timber baulstrade



Deck stringer/ wall framing/cladding junction

