

BCO10068260 Residential final Inspection
 Inspection checklist outcome statement 18-04-2024
 26 Kauri Point Road Laingholm
 Inspection Address : 26 Kauri Point 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	18-04-2024
Building name	N/A
Floor/Units (Multi Unit only)	N/A
Lot	N/A
Start time	13:57:00
Scope	Full
Partial description mandatory	N/A
Does the checklist need to be completed?	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

Checklist Item	Result	Comment
Final inspection scope	Final	*
Residential final scope	Other	To check a Conservatory, items recorded in notes
Smoke alarms installed and tested	Pass	*

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

Documents required	Comment
Not applicable to this inspection.	

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

Inspection Summary	
Fail Comments	Not applicable to this inspection.
	<p>=====</p> <p>INSPECTION HISTORY INCLUDING OVERVIEW</p> <p>=====</p> <p>DOCUMENTATION RECEIVED</p> <p>=====</p> <p>INSPECTION SCOPE</p> <p>Full IF1 inspection for a Conservatory</p> <p>The consent is back to 1996, no inspection record found.</p> <p>Checked the size and layout as per original plan. Plan shows rafter roof to support safety glass roof top and owner used proprietary system, however I think design perform better. Sighted safety glass installed as per plan. Sighted conservatory build on a subfloor which is very low to ground. Apron flashing fold up and behind the cladding above. Smoke alarms tested - Distances servicing rooms</p> <p>Even the cladding clearance above the conservatory roof appears a bit low, and the downpipe from the upper small roof area to the conservatory does not fully comply with current</p>

Additional Comments	<p>requirements. Considering that the conservatory has been there for about 28 years and shows no signs of water leakage or related issues, it's noteworthy.</p> <p>Based on my onsite inspection, I am reasonably satisfied to pass the final inspection</p> <p>=====</p> <p>ITEMS TO BE RESOLVED</p> <p>AC2122 Application for modification relating to B2 Durability to be completed and provide at CCC.</p> <p>=====</p> <p>NEXT INSPECTION TO BE</p> <p>Paper work required: Your final inspection has now passed. Please apply for the Code Compliance Certificate online. Include with the application the certificates, producer statements etc. which are detailed in your building consent and the final inspection notes. This pass result is valid for 60 working days from the date of this inspection. A further full final inspection is required after the 60 day period if the code compliance certificate has not been issued.</p>
Inspection Outcome	Pass
Work completed in accordance with plans	Yes
Work completed in accordance with plans	N/A
Comment - other	N/A
Person on site (name)	Geoff Pope 0275233638
Outcome statement recipient email	geoff@gpcl.ltd
Inspector's name	Xiaopeng Dou
Inspector's email	DANNY.DO@AUCKLANDCOUNCIL.GOV.T.NZ
Inspector's phone number	0272096089
Inspection duration (minutes) Note- Time may be added for travel and additional processing (eg minor variations)	53
Next inspection required	No inspection apply for CCC

Photos	
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Final inspection scope



Final inspection scope



Smoke alarms installed and tested



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