

COA04779584 Residential final Inspection
Inspection checklist outcome statement 30-04-2026



Inspection Address : 56 Paewai Road Glen Eden

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	30-04-2026
Building name	N/A
Floor/Units (Multi Unit only)	N/A
Lot	N/A
Start time	12:14:38
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	N/A
Involves restricted building work	No
LBP information	N/A

Checklist Item	Result	Comment
Final inspection scope	Final, Technical review	
Residential final scope	Interior, Bathrooms	
Smoke alarms installed and tested	Pass	
Interior layout as per plan	Pass	
Interior: stairs / balustrades / handrails	N/A	
Interior: outdoor awareness from habitable rooms	N/A	
Interior: light/ventilation to habitable rooms	N/A	
Interior: F4 openings- restrictors or barriers	N/A	
Interior: window/door glazing permanent markings sighted	Pass	
Interior: window and door joinery labelled as per NZS 4211	N/A	
Bathrooms inspected and finishes complete/ impervious	Pass	
Bathrooms: All fixtures trapped / vented	Pass	
Bathrooms: floor waste installed as per plan	N/A	
Bathrooms: Shower enclosure compliant	Pass	
Bathrooms: Ventilation	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.
	This site inspection is specific only for the addition of a bathroom in the lower level of the building. The bathroom cluster contains

Additional Comments	<p>a vanity sink, toilet, shower and sanitary pump. No alterations required to the building structure. addition of non-load-bearing walls to form bathroom only.</p> <p>-----</p> <p>Record of title: NA60A/1161 - 13/04/26. Review layout is as per plan. Sealant round fixtures, showers, wall linings. Check mechanical ventilation is working and vented too outside. Third party report supplied by NZ Building Insights Ltd, Allan Kellington. Electrical certificate supplied by Dirk van Papendorp (I265351). Benjamin Graham (001234). Plumbing comment provided by Hamish White. Photos uploaded to main file.</p> <p>-----</p> <p>This certificate of acceptance has been passed based on the documentation provided.</p> <p>-----</p> <p>Note: It is the responsibility of the property owner to ensure that all routine maintenance and/or replacement of components is undertaken to ensure the ongoing performance is not compromised.</p> <p>-----</p> <p>A CoA is an acknowledgement that the building work is recognised by Council and provides limited assurance that the building work complies with the Building Code; it does not have the same value as a building consent which has been assessed, inspected and issued with a Code Compliance Certificate.</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)	Allan Kellington.
Outcome statement recipient email	nzbuildinginsights@gmail.com
Outcome statement recipient email	stavertjh@gmail.com
Inspector's name	Ricky Kirkland
Inspector's email	RICKY.KIRKLAND@AUCKLANDCOUNCIL.GOV.NZ
Inspector's phone number	+64 21 781803
Inspection duration (minutes) Note- Time may be added for travel and additional processing (eg minor variations)	90
Next inspection required	Not applicable

Photos

COA04779584 IF1 Inspection 30/04/2026



COA04779584 IF1 Inspection 30/04/2026



COA04779584 IF1 Inspection 30/04/2026



COA04779584 IF1 Inspection 30/04/2026



COA04779584 IF1 Inspection 30/04/2026



COA04779584 IF1 Inspection 30/04/2026

