



INSPECTION RECORD

Project details

PBC Reference	2427010
Site Address	7 Gardner Road, Epsom
BC Reference	BCO10378976
Description of work	Alterations to ground floor only of existing 2 storey dwelling to include new scullery and ensuite. Existing fireplace to be removed, kitchen and bathroom re-configuration

Inspection details

Date	16/12/2024
Time	08:00 AM
Type of booking	Final
Inspector	Vismay Mehta

Who attended

Name	Vincent CHENG
LBP #	
Phone	0223504788
Role	Site manager
Email	Vincent.cheng@ccliving.co.nz

Drainage	Full Pass
What is being inspected? Pbc not invited for drainage inspection	
Registered Drain-layer's licence sighted? Name: Ted Xiong Licence number: 31159 Email: ted.xiong@bluestarplumbing.co.nz	Yes
System type ASNZ 3500: ✓	Pass
Pipes bedded in fines/scoria	Not applicable
Minimum falls achieved	Not applicable
Minimum cover to drains achieved	Not applicable
Inspections to junctions/bends	Not applicable
Test sighted (type)	Not applicable
Connection to public lines	Not applicable

Note, all inspections are subject to audit/review and content may change as a result

T.V within 10m head of line	Not applicable
Utility operators conditions met	Not applicable
Soakage device present? (MOE)	Not applicable
SW detention system? (MOE)	Not applicable
Under slab drainage/plumbing	Not applicable
M/Wtr checklist completed if applicable	Not applicable
Drainage checked from all buildings?	Not applicable

General comments

Pbc were not invited for drainage inspection, provide photo evidence, ps3 and asbuilt with ccc application

Final Inspection	Full Pass
What is being inspected? All	
NO building materials for this project are subject to current MBIE warning or ban (https://building.govt.nz/building-code-compliance/warnings-and-bans-on-building-products/)	Pass
Internal	
Layout as per plan	Pass
Floor coverings in place to service rooms	Pass
All Gib sealed	Pass
All wet areas sealed	Pass
Vanities/baths/showers sealed	Pass
Overflow provision (other property) (ref E3/AS1 Para 2.0)	Not applicable
Safety glass where req'd	Pass
Stays to windows (Fall>1m, sill<760mm)	Not applicable
Mech vents to atmosphere	Not applicable
HWC valves/tundish correct	Not applicable
Seismic straps to HWC	Not applicable
Handrails/barriers to stairs	Not applicable
Roof access	Not applicable
Smoke detectors – Type & No. Ok?	Pass
Water temperature complies	Pass
External	
Ground level clearances (measure)	Not applicable
Cesspits OK	Not applicable
GT's haunched, correct level	Pass
Deck barriers (over 1.0m fall height)	Not applicable
Barriers to retaining walls required	Not applicable
Handrails to stairs	Not applicable

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100mm max gap to risers	Not applicable
Brick veneer weepholes	Not applicable
All penetrations to claddings OK?	Not applicable
Window/roof flashings	Not applicable
Internal gutters	Not applicable
Dp's connected	Not applicable
Gutter guard/leaf mesh required	Not applicable
Water tanks/overflow (rural)	Not applicable
Eaves min 670mm clear	Not applicable
Overflows to enclosed decks?	Not applicable
Vent termination points OK?	Not applicable
Structural fixings (50 yr durability) OK?	Not applicable
Specified Systems	
Specified systems have been installed in accordance with the Building Consent (and AC1129)	Not applicable

General comments

All work completed in accordance with plan
All wet area seal
Sighted smoke alarm installed for existing area

Ok to apply CCC

Documentation

- please email all required documentation to office@pbc.co.nz as soon as possible

Amendments

08/05/2024 B3 to B5 connections has not as per consented Mv to be required	Received ✓
19/06/2024 Waterproofing product change	Received ✓
29/04/2024 B3 to B5 connections has not as per consented plan mv to be required and approval	Received ✓
29/04/2024	Received ✓

Memorandum: Record of Building Work - Primary Structure

Foundations and subfloor framing Carpentry	Required
Walls Carpentry	Required
Columns and beams Carpentry	Required

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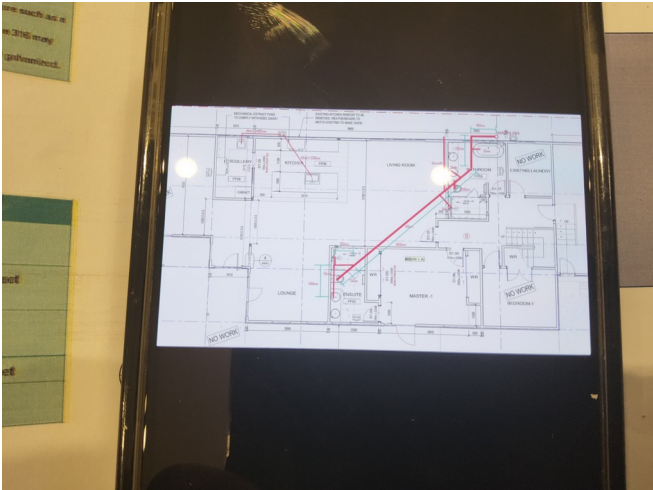
Bracing Carpentry	Required
Memorandum: Record of Building Work - External Moisture Management Systems (E.M.M.S)	
Damp proofing Carpentry	Required
Roof cladding or roof cladding system Carpentry	Required
Ventilation system ie subfloor or cavity	Not applicable
Wall cladding or wall cladding system	Not applicable
Other	Not applicable
Surveyor's certificates	
Maximum Height	Required
Producer Statement construction review (PS4)	
Geotechnical/Building subgrade	Required
Retaining walls	Not applicable
Drain bridging/Piling	Not applicable
Drilled piles	Not applicable
Driven piles	Not applicable
Hardfill Compaction	Not applicable
Foundation	Required
Raft/Waffle slab	Not applicable
Grade B Masonry	Not applicable
Suspended slab	Not applicable
Structural Concrete	Not applicable
Structural Steel/connections	Required
Swimming pool steel/structure	Not applicable
Geotechnical - Swimming pool	Not applicable
Lifts/cable cars	Not applicable
Other	Not applicable
Engineer's site observations/diary notes	
Engineer's site observations and diary notes - 04.0 Foundation	Required
Engineer's site observations and diary notes - 04.1 Retaining Walls	Not applicable
Engineer's site observations and diary notes - 05.0 Drain Bridging	Not applicable
Engineer's site observations and diary notes - 06.0 Blockwork	Not applicable
Engineer's site observations and diary notes - 08.0 Suspended Slab	Not applicable
Engineer's site observations and diary notes - 09.0 Raft Slab	Not applicable
Engineer's site observations and diary notes - 11.0 Framing	Required
Engineer's site observations and diary notes - 21.0 Swimming Pools	Not applicable
Producer statement construction (PS3)	
General construction work - Inspection by others	Not applicable

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General construction work - Structural steel	Required
General construction work - Wall cladding	Not applicable
General construction work - Roof cladding	Not applicable
General construction work - Lifts/cable cars	Not applicable
General construction work - other	Not applicable
Drainage - Test	Not applicable
Drainage - Installation	Not applicable
Plumbing - Test	Required
On site waste water disposal	Not applicable
Tanking (below ground)	Not applicable
Waterproofing - Interior	Received ✓
Balustrades - Internal	Not applicable
Balustrades - External	Not applicable
Solid fuel heating	Not applicable
Solar or heat pump water heating	Not applicable
Injected wall insulation	Not applicable
Site specific manufacturer's warranties	
Tanking (below ground)	Not applicable
Wall cladding	Not applicable
Roof cladding	Not applicable
Waterproofing - Interior	Received ✓
Other	Not applicable
Glazing Certificates	
Interior barriers	Not applicable
Exterior barriers	Not applicable
Other	Not applicable
As-built drainage plans	
As-built drainage plan - drainage	Required
As-built drainage plan - underslab drains/plumbing	Required
Energy works certificates	
Electrical	Required
Other documents	
Code Compliance Certificate Application form (Form 6)	Required
Auckland Council pool fencing site inspection sheet	Not applicable
Memorandum of Encumbrance as per Building Consent conditions	Not applicable
Application for modification relating to B2 - Durability	Not applicable

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Site photos



Asbuilt



Scullery



SA



Bathroom

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