

21 May 2025

The Policy Team - Plan Change 1
Dunedin City Council
PO Box 5045
Dunedin

PRESENTATION MATERIAL FOR PLAN CHANGE 1 SUBMISSION
Patersons on behalf of Blue Sky Property 45 Beach Limited

In December 2024, Patersons Land Professionals (**Patersons**) on behalf of Blue Sky Property Group (**BlueSky**) made a submission on Dunedin City Council's (the **Council's**) proposed Plan Change 1 (PC1) opposing the proposed heritage protection provisions for the building at 45 Beach Street (the **Building**). PC1 is intended to implement changes to the Partially Operative Dunedin City Second Generation District Plan (2GP).

BlueSky have a track record of constructing high-quality buildings in the Dunedin City. Particularly, BlueSky have been providing the Dunedin City with medium density housing, as a shortfall of this housing was identified as part of the DCC 2GP Variation 2 process. BlueSky are developers, and buy sites for development.

The material provided in this information bundle is intended to support the original submission provided by Patersons on behalf of BlueSky. This material will be presented to the Plan Change 1 panel at the hearing schedule for Thursday the 22nd of May 2025.

The following information is attached to this presentation document-

- Building report
- Dangerous and Insanitary Building Status report.
- Certificate of Compliance COC-2024-15.

Background to Submission

The DCC Heritage Assessment for the building at 45 Beach Street recommended that the entire external building envelope, excluding the carport and garage on Albert Street, was recommended for protection.

Patersons, on behalf of BlueSky, requests that the Scheduled Heritage Building BX046 feature, referring to the main building at 45 Beach Street be removed from PC1. This includes from the planning maps.

The reasons for this position are-

1. The proposal to make the building protected as part of PC1 is in contravention to all work which has been undertaken before notification.
 - a. Negotiations between the current and previous landowners started prior to the notification of PC1.
 - b. During the due diligence period, BlueSky obtained a Certificate of Compliance (**CoC**) for the complete demolition of all buildings on site.

patersons.co.nz

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- c. The proposed development is being designed by Mason and Wales architects and is in the very early concept phase. The brief to Mason and Wales is that the design will be sympathetic to the history of the site.
- 2. The complete demolition of the building was assessed to be the most appropriate course of action. This is for the following reasons:
 - a. A building report concluded that the building has not been maintained for 20 years and has a number of significant issues.
 - b. A Dangerous and Insanitary Building Status report has been undertaken for the building which recommends that the building at 45 Beach Street is demolished due to the safety reasons.
 - c. The site zoning means development opportunities for the site are favourable.
- 3. Other buildings in the area have been proposed for protection. These include the following:
 - a. 62 Norfolk Street
 - b. 169 Forbury Road

While we are not submitting on these buildings, we believe that these homes are more appropriate for protection. These add to the character and the historic values of the area.

The points above are expanded below.

Plans to develop the site were well underway before PC1 notification

Initial negotiations between the current and previous owners started prior to the notification of PC1. As part of the due diligence period, BlueSky obtained a Certificate of Compliance for the site; COC-2024-15. This allows for the building to be demolished to ground level, and expires in late 2029. BlueSky now own the site and intend to demolish the existing building and develop the site.

The demolition/preservation of the pre-1900 part of the building is being undertaken in consultation with Heritage NZ. An authority would be required to allow full demolition of this part of the building, however only partial removal may eventuate depending on condition and structural engineer advice. The post 1900 part of the building can and will be demolished as of right. We note that this will be occurring under the COC. Thus, protecting the building is pointless as demolition is imminent - BlueSky intend to action the demolition following consideration of the Mason & Wales design and obtaining the required archaeological authority.

BlueSky have already met with Heritage New Zealand, who's only interest in the property is the original pre-1900 portion and have a follow-up meeting scheduled for Friday 13th June to discuss the proposed redevelopment.

BlueSky has been working with Mason and Wales on a concept design for the site. This aims to respect the history of the site, while making use of the site's development potential.

We note that if Council were to make the building protected as part of PC1, a subsequent plan change would then be required to remove the building from the schedule once it is demolished which will require unnecessary administration and cost. It is therefore not logical to list the building at this stage.

Complete demolition

BlueSky came to the conclusion that the demolition of all buildings on site was appropriate for a number of reasons. These are as follows:

Building Reports

Before purchasing the section, BlueSky commissioned an independent building report. This concluded that the overall condition of the house was poor. This is in the context of the average condition of similar buildings of approximately the same age, type of construction, and material type. The following areas were viewed as significant faults or defects – a matter which requires substantial reports or urgent attention and rectification.

- The roof systems integrity, including the timber framing.
- Degree of borer damage to subfloor, timber wall framing and mid-floor framing.
- Cracking to plaster and lintels of exterior to the extent of serious structural integrity issues.
- The safety of bystanders due to broken glass to upper-level windows and damage to window framing and in fact all timber joinery is in a state that replacement of all joinery would be recommended.

In light of this, the BlueSky commissioned a subsequent report to see if the damage referenced in the building report was to an extent that would result in the building having a 'Dangerous and Insanitary Building' Status. The assessment is attached and involved a walkthrough of the building and a review of the existing building report. This found the following:

- The building is in a very poor state of repair.
- No maintenance appears to have been undertaken on the building over the last 20 years.
- Water has been flowing freely into the building for years.
- There are a number of areas where it is unsafe to walk on the floor.
- Internal walls have been removed without additional bracing being provided.
- There are handrails missing near the staircase, meaning there is a fall hazard.
- There are electrical wires hanging from the ceiling, meaning there is an electrocution hazard.
- There are seismic risks due to the minimal connection of the building to the roof and floor diaphragms (due to the significant amount of rot on the building).

This report concludes that considering the complete lack of maintenance and the extremely dilapidated state of the structure, the building at 45 Beach Street is considered to be a Dangerous Building as defined in Section 121 of the Building Act. Accordingly, the report recommends the controlled demolition of the building, which is the safest and most economic way to address the situation.

We note that on the property information section of the Heritage Assessment written by the DCC, the condition of the property is 'not known to be at risk because of the condition'. It was therefore included as a scheduled building on this basis. We now provide the above information to Council, demonstrating that the condition of the building is very poor, to the point where it is uninhabitable and needs to be removed from the site.

Too large for standard residential use

As previously mentioned, the building onsite site is a very large single residence, which contains seventeen bedrooms. After being upgraded in the early 1900's the intended use of the building was as a dormitory. Because of this, the post-1900 envelope of the building has been altered substantially so accommodate the extra bedrooms.

In 2007, the building was reverted to a 'single residence'. This was for building code reasons (i.e. the site was no longer operating as a commercial activity). In essence, this building is now a 17-bedroom house in Saint Clair. It was built specifically as a dormitory, and has single been converted into a single residence.

Site is underutilised

In its current condition, the site is a large site which contains one, seventeen-bedroom residential dwelling. We believe that, when considering the DCC 2GP zoning of the site, it is well underutilised in its current form. The site is within a piece of land which does not have any DCC 2GP Natural Hazard mapped areas. Protecting the building on this site would result in one residential dwelling being retained on the site, rather than better utilizing a site which is already favourable for residential development..

Protection proposed for other, more fitting, buildings in the area.

Other buildings in the area have been proposed for protection. These include the following:

62 Norfolk Street

BX092	Burnside Residence (former)	62 Norfolk Street			Entire external building envelope excluding the rear elevation	
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169 Forbury Road

BX093	Brinsley Residence (former)	169 Forbury Road			Entire external building envelope of the c.1931 dwelling	
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We believe that these homes are more appropriate for protection. They are near to the site, so it is evident that these buildings will still contribute to the character and history of the area. They are in a much better state than the building at 45 Beach Street, so it makes sense as to why they have been listed. These buildings have much greater street appeal, and it is obvious by their appearance that they are currently habitable and function as residential dwellings. We are not opposed to heritage buildings being listed. However, we do not believe that the building at 45 Beach Street should be listed- as previously explained and unlike those mentioned above, it is uninhabitable and has serious structural issues.

Conclusion

BlueSky has raised several concerns in this submission in respect to the heritage protection provisions proposed by PC1.

BlueSky does not agree with the heritage assessment undertaken by Council. BlueSky has already obtained a COC, which provides certainty regarding the demolition of the post-1900 portion of the building. Discussions with HNZ are ongoing concerning the demolition of the pre-1900 section, which are also allowed for by the COC. Given these developments, we believe that scheduling the building for protection under the District Plan is no longer a practical course of action as the complete demolition of the building is imminent.

If Council were to make the building protected as part of PC1, a subsequent plan change would be required to remove the building from the schedule post demolition. This will require unnecessary administration and costs.

The PC1 proposal will place BlueSky in a detrimental position when considering options for redeveloping the site. BlueSky also believe that they can create more appealing design values by re-developing the site without the heritage protection. For instance, a well-designed residential development is expected to provide more design values to the streetscape, if not higher quality values, than a dilapidated building which would be uneconomical to repair.

I trust that this information is helpful. We look forward to presenting this position to the panel.

Yours faithfully
PATERSONS

A handwritten signature in black ink that reads "Jared Brensell". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Jared Brensell
Planner
21/05/2025



RED LBP MAINTENANCE REPORT

- ✓ Completed by a trade professional
- ✓ For the vendor preparing for market
- ✓ Complies with NZS 4306:2005 Residential Property Inspection
- ✓ Full comprehensive written report
- ✓ Non-invasive moisture testing
- ✓ Floor level spot checked
- ✓ Summary identifying any significant faults or defects



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MAINTENANCE



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MAINTENANCE REPORT

Property Address	45 Beach St, Saint Clair, Dunedin.		
Client	Blue Sky Properties.		
Date of Inspection	2nd October 2024	Time	10:00 am
Inspector	Steve Christie National Certificate in Carpentry, Licensed Building Practitioner.		
LBP Number	124984		
Additional Information			
People Present	Owner, Purchaser, Inspector		
House Occupied	Yes		





CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

REDLBP
BUILDING REPORTS & PROPERTY INSPECTIONS

Company: Conarch Te Wai Pounamu Ltd trading as RedLBP Dunedin

Client: Blue Sky Properties.

Date of Inspection: 2nd October 2024

Site Address: 45 Beach St, Saint Clair, Dunedin.

Inspector: Steve Christie

Qualifications: National Certificate in Carpentry, Licensed Building Practitioner.

The following areas of the property have been inspected:

Inspection	Yes	No	Limited	N/A
Site	☒	☐	☐	☐
Subfloor	☐	☐	☒	☐
Exterior	☒	☐	☐	☐
Roof Exterior	☒	☐	☐	☐
Roof Space	☐	☐	☒	☐
Interior	☒	☐	☐	☐
Services	☒	☐	☐	☐
Accessory Units, Ancillary Spaces and Buildings	☒	☐	☐	☐

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspections - and I am competent to undertake this inspection.

Name: Steve Christie

Date: 2nd October 2024

Signature:  (for and on behalf of REDLBP)

An inspection that is carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

Note * please refer to TERMS of ENGAGEMENT

LIMITATIONS, CONDITIONS, REPORT TYPES & SCOPE OF REPORT

MAINTENANCE REPORT

This report has been generated through a non-invasive inspection and is intended to provide recommendations solely on visible items. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding visual inspection or camouflage are deemed not covered by this report.

This report is not a weathertight report. Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only.

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

A maintenance report is a report to NZS4306:2005 but with the addition of recommendations for the maintenance of products for the dwelling being reported on with detailed photographs i.e., exterior painted surfaces require cleaning and recoating periodically, normally cleaning every year and recoating depending on specific manufacturers' recommendations every 5 – 7 years with photographs highlighting/detailing specific areas of interest.

GENERAL

This report has been completed via a non-invasive inspection and provides recommendations only to items that were able to be seen. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding

visual inspection or camouflage are deemed not covered by this report. The report is to be used by the client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing report dealing with the premises from every aspect. The report is not intended to provide an indication of value, worth or suitability of the premises. This report should be seen as a general guide from a qualified trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective. Where qualified building recommendations have been inappropriate, recommendations from sub-trade experts have been given and noted. The experts may include electrical inspectors, weathertightness experts, engineers, and surveyors.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the qualified LBP completing the report and there may be cause for variation. Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection. In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation. The report is valid only for a period of 30 days after release to the client, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

The assessment of any apparent defect which may occur intermittently or usually occurs after regular use will not be reported nor any defect that is only evident with prevailing weather.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

Written reports completed by Red LBP follow the voluntary standard NZS4306:2005.

Note. This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

MAINTENANCE SUMMARY

The overall condition of the house is poor. This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.

NZS4306:2005

3.2 The Property Report

A property report supplied by the inspector shall include the following

(I) A summary which includes an opinion as to the overall condition of the dwelling in the context of it's age, type and general expectations of similar properties.

The dwelling was originally built in the 1890s with alterations throughout the dwelling through multiple eras of it's life.

Below is a list of what was viewed as significant fault or defect - A matter which requires substantial repairs or urgent attention and rectification.

The roof systems integrity including the timber framing.

Degree of borer damage to subfloor, timber wall framing and mid-floor framing.

Cracking to plaster and lintels of exterior to the extent of serious structural integrity issues.

The safety of bystanders due to broken glass to upper level windows and damage to window framing and in fact all timber joinery is in a state that replacement of all joinery would be recommended.

Areas not inspected or accessed fully:

Roof space - Was only viewed from the access point.

Subfloor - No access hatch.

Roof system & upper levels exterior cladding & joinery - Was viewed using a drone.

All attempts will be made to safely view, but if unable to inspect, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

The roof and its systems, upper levels cladding & joinery were inspected using a drone, with the resulting images serving as the basis for comments and observations. While these images offer a more comprehensive analysis of the roof, any issues or damages that are not visible will not be included in the report. Only those items that are clearly visible during the inspection will be noted.

A confined space:

- is an enclosed or partially enclosed space and
- is not intended or designed primarily for human occupancy and
- may present a risk from one or more of the following at any time:
 - : unsafe concentration of harmful airborne contaminants
 - : unsafe concentration of flammable substances
 - : unsafe levels of oxygen
 - : substances that can cause engulfment
 - : harmful or toxic substances

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

Have a suitably qualified building surveyor further investigate the weathertightness of the property.

It is recommended to obtain a thorough assessment of the roof's condition by engaging a Licensed Building Practitioner (LBP) specialising in roofing to conduct a comprehensive inspection and prepare a detailed report.

Refer to the Roof System for further information. In our opinion the entire roof including the majority of the timber frame, would need to be replaced within 3 years, and flashings to all parapet walls installed.

Minor faults have been identified in the report; however, these are omitted from the executive summary due to not being a significant fault or a deferred maintenance issue. We kindly request that you review the report in its entirety.

Where the term LBP is used in this report it refers to a Licensed Building Practitioner.

It is recommended to engage a suitably qualified building surveyor to report on and recommend a maintenance schedule. Doing so can aid in reducing the risk of weathertight issues in specific areas, ultimately benefiting the home.

There is borer present to a degree of a structural concern in the subfloor area. Borer was noted to surrounding timbers. Further investigation and treatment recommended by a structural

engineer and pest specialist. We cannot determine the extent of damage caused within the timber on our non-invasive inspection.

A habitable space is one used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in-wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

PROPERTY IDENTIFIERS

Address	45 Beach St, Saint Clair, Dunedin.
Legal Description	LOT 1 DP 5912
Certificate of Title	Not found
Land classification	Residential
Weather	Wet
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

According to DCC records the property was originally built in the 1890s, possibly later and is located in St.Clair. It is a freehold title situated on a corner section that is flat.

The dwelling is two storey with 20 bedrooms and four bathrooms. Internally, the property has heating that consists of a heater, gas fire and oven fire which are located in the in the main living spaces. The water system is heated by an electric hot water cylinder. The internal linings are hardboard and lathe and plaster and are decorated with paint and lining paper. The floors are T&G timber with floor coverings being vinyl, carpet and clear coated timber.

The foundation system is a perimeter masonry block beam with piles with the dwelling being timber and brickwork construction. The exterior joinery is aluminium and is single-glazed. The property is clad with a brick veneer some areas with an exterior plaster over brick veneer.

The roof is profiled metal. There is a garage and carport that is detached to the house, with single capacity for both. The driveway is asphalt.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a patio, concrete paths and unkept garden beds. Soft landscaping of lawn, gardens, trees and mature trees.

BUILDING ELEMENTS

The following is a summary of the building elements inspected:

Type	Inspected
Foundation	
NZS3604 - Type B2	Limited access
Wall Framing & Non-Invasive Moisture Testing	
Structural masonry - wall	Not viewed
Roof Space	
Timber framed - roof	Limited access
Interior Linings	
Bedroom 1	Viewed
Bedroom 29/30	Viewed
Bedroom 31	Viewed
Bedroom 32	Viewed
Bedroom 33	Viewed
Bedroom 28	Viewed
Bedroom 27	Viewed
Bedroom 26	Viewed
Bedroom 35	Viewed
Bedroom 25	Viewed
Lounge	Viewed
Laundry	Viewed
Bathroom	Viewed
Bathroom	Viewed
Office	Viewed
Kitchen/Dining	Viewed
Bathroom	Viewed
Bedroom 24	Viewed
Bedroom 23	Viewed
Bathroom22	Viewed
Bedroom 3	Viewed
Bedroom 35	Viewed
Bedroom 34	Viewed
Hallway/Stairway	Viewed

Garage	Viewed
Roof System	
Profiled metal	Viewed
Exterior Cladding	
Plaster system over fire brick.	Viewed
Exterior Joinery	
Single-glazed timber joinery with timber reveals.	Viewed
Chimney	
Two storey	Viewed
Balcony	
Balcony	Viewed
Outbuildings	
Toilet block/Ablution block/Studio	Viewed

Foundation

The subfloor space was via missing floor boards located in the kitchen.

The inspection was taken from the access hatch. Size - 2.0mx1.0m

Please note this is a restricted access area for inspection due to current NZ legislation (Health & Safety at Work Act 2015). All attempts will be made to safely view, but if unable to inspect the area, it will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

Foundation type - Type B2 - Perimeter concrete beam, concrete or timber piled foundation, heavyweight cladding.

Foundation wall - Perimeter concrete beam.

Piles - Precast concrete.

Condition of piles - Verticality issues.

Sub-floor timbers, type and condition - Untreated native timbers. Signs of borer. Signs of moisture, dampness, evidence of wood boring insect infestation and Splitting.

Timber subfloor bracing - Not visible.

Flooring - type and condition - Timber flooring - Signs of rot. Signs of moisture. Creaking. Loose fixings and Signs of a pest infestation.

Insulation - None.

Ground cover - None.

Ground condition - Moisture visible and damp.

Underfloor Space - Debris present.

Electrical - None visible.

Non-Electrical wiring - Aerial/Data - None visible.

Plumbing - Waste and water pipes visible - Unsupported.

Plumbing type - Galvanised.

Structural alterations - No.

Sub-floor Clearance - Where visible - 250 mm below the bearer.

Visible defects -Refer photos & further investigation is required.

Recommendations:

It is recommended that a code-compliant subfloor insulation be installed. The debris in the subfloor space should be removed as it can attract vermin. It is recommended that any waste or stored timber be removed from the subfloor space; these can attract vermin and borer and facilitate the growth of mould and fungus, which is detrimental to the other elements of the building construction. It is recommended that any unsupported piping be supported. There is a borer present to a degree of structural concern in the subfloor area. Borer was noted to surrounding timbers. Further investigation and treatment are recommended by a pest specialist. We cannot determine the extent of damage caused within the timber on our non-invasive inspection. Where reasonable access is not provided - Access manhole 500 mm x 400 mm with a minimum clearance below the bearer of 400 mm, the inspection will be the unobstructed line of sight of the inspector.

Other Health and safety measures are assessed on a site-by-site basis, determining the level of risk around the inspection. Examples would be mould or lack of ventilation. It is recommended to install a ground moisture barrier in the subfloor area of exposed ground.

Further investigation is required of the subfloor area due to moisture rot & decay.

Advise a plasterer to repair the east aspect of the foundation due to cracking, and have a structural engineer investigate the structural stability.

Remove vegetation from all aspects of the foundation.

Many areas of the flooring present with structural integrity issues, which may be caused by the weakening of the sub-floor timbers. Further invasive investigation is recommended. Concreting of the entire ground floor should be considered in conjunction with a stability and earthquake-strengthening report from a qualified structural engineer.



Photo 3

East aspect foundation



Photo 4

Cracking detected to East aspect foundation. Advise a structural engineer investigate the structural viability of the material as it presents as chalky and possibly beyond it's serviceable life.



Photo 5

Vents viewed throughout foundation. Clearing of vegetation advised due to multiple vents blocked



Photo 6

North aspect foundation



Photo 7

Vegetation against North aspect foundation. Removal advised

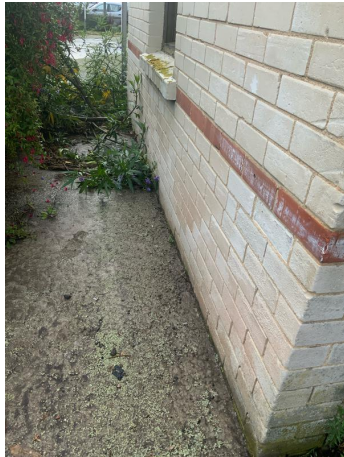


Photo 8

Northwest aspect foundation



Photo 9

South aspect foundation



Photo 10

Moisture and dampness detected to SW aspect foundation. Repairing of stormwater system advised



Photo 11

Vegetation against West aspect foundation & vents. Removal advised



Photo 12

Subfloor bearers and joists in poor condition. Further investigation is required



Photo 13

Borer dust detected throughout the subfloor area to a matter of structural degree. Further investigation is required to the amount of borer damage to the subfloor structure



Photo 14

View of subfloor with deterioration of timber flooring visible. Replacement of flooring advised



Photo 15

Plumbing pipe viewed throughout the subfloor area unsupported. Support where necessary



Photo 16

Concrete pile detected in the subfloor area with connections not visible. Further investigation is required into the subfloor structure



Photo 17

Rotting timbers detected throughout the subfloor area. Removal advised



Photo 18

Inground bearer detected to the subfloor area. Further investigation is required to the structural system of the subfloor area

Wall Framing & Non-Invasive Moisture Testing

Gann BL compact B2 Moisture Metre is used for the testing of moisture levels in the dwelling. At the time of the inspection internal surface moisture test were completed, this was consistent throughout the house with no abnormalities.

The ensured values are only to be interpreted as indicators (dry, damp, wet).

0>50 = Dry

50>80 = Damp

80> = Wet

The condition of the timber framing is unknown.

As the external walls of the property are generally masonry, moisture testing of the surfaces is limited to visual inspection, where there are many areas of moisture that ingress into the building envelope to a degree of structural significance and concern. A full structural investigation by a registered structural engineer is recommended.



Photo 19

Internal moisture to bedroom
23 South external wall reading
low/medium moisture levels

Roof Space

The ceiling space was viewed from the top of a ladder via a manhole located in the Western bathroom. Access hatch size - 450mm x 600mm

All attempts will be made to safely view, but if unable to inspect the area, it will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference. Not all areas of the roof space structure can be seen and the purpose of our inspection is to check for any overall significant defects from a visual inspection.

Roof frame construction and connections - Pitched timber framing. Connections were not all visible.

Condition - Historical and current moisture damage. Moisture issues. Evidence of wood-boring insect infestation.

Roofing underlay - None present.

Obvious structural alteration - No.

Ceiling construction - Sagging visible.

Vermin and Birds - Nesting visible.

Electrical - None visible.

Non-Electrical wiring - Aerial/Data - None visible.

Plumbing - All pipework sighted is in a tidy order.

Plumbing type - Galvanised.

Insulation - Insulfluff.

Thickness of insulation visible - Over 75mm.

Coverage - Loose-fill is an inconsistent depth

Discharges into the roof space - No.

Intertenancy fire wall - Not applicable.

Stored items - No.

Visible defects - Refer to photos.

Recommendations:

The existing framing of older homes is likely to be undersized due to the span between walls when compared to the current version of NZS 3604:2011 Timber-framed buildings. While old, dry native timbers may be capable of longer spans, sagging ceiling joists and rafters can be a problem in older homes. An LBP In carpentry can be engaged to advise on the best solution to correct deflections/sagging in the ceilings. As part of regular maintenance, it is advisable to conduct regular visual checks of the roof space via the manhole to identify any issues, including leaks or pest activity. Keep an eye on the old, previously repaired leak to ensure there are no issues, and rectify it immediately if this becomes an issue in the future. The home would benefit from a second layer of insulation in the roof space. Current regulations in New Zealand minimum R-value of R 6.6 for ceilings. There is borer present to a degree of a structural concern in the roof space area. Borer was noted to surrounding timbers. Further investigation and treatment are recommended by a structural engineer and pest specialist. We cannot determine the extent of damage caused within the timber on our non-invasive inspection.

Remove bird nesting and seal visible gaps to deter birds.

Further investigation is required into the roof system's integrity due to indications of historical and current moisture damage and wet insulation viewed in the roof space.



Photo 20

Roof space purlins, rafters, collar ties and strutting



Photo 21

No roofing underlay detected throughout the roof space area. Installation of roofing underlay advised



Photo 22

Insulation viewed throughout the roof space



Photo 23

Borer detected throughout the roof space to a matter of structural degree. Further investigation is required



Photo 24

Bird nesting detected throughout the roof space. Advise are pest specialists for eradication



Photo 25

Indications of historical moisture damage detected to roofing rafter. A full roof inspection is advised



Photo 26

Wet insulation detected throughout the roof space area.

Interior Linings

Bedroom 1

Ceiling linings - Fibrous plaster - Paint finished.

Ceiling defects - Damaged.

Ceiling wall junction - Cornice.

Wall linings - Hardboard and lath & plaster - Paint finished.

Wall defects - Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - Material Deterioration: rotting, decay.

Recommendations:

The inspection and resulting report are not intended to identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.



Photo 27

Bedroom one



Photo 28

Bedroom one window set with only one opening window. Maintenance required to open 2 x windows



Photo 29

Cracking and deterioration of paint detected to bedroom one ceiling. Advise installing a new ceiling



Photo 30

Bedroom one floors + - 20mm out of level

Bedroom 29 & 30

Ceiling linings - Lath & plaster - Painted lining paper.

Ceiling defects - Damaged.

Ceiling wall junction - Cornice.

Wall linings - lath & plaster - Painted lining paper.

Wall defects - Dampness and moisture damage.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet and Vinyl.

Lights/Switch - Light not working.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

Balcony

Construction - Canterlevered.

Constructed over - External area.

Flooring substrate - Concrete

Waterproofing membrane - None.

Flooring - None.

Drainage - None.

Fall to drains - Inadequate.

Handrail and balustrade - Repairs and maintenance required. Damaged areas, refer to photos below.

Handrail and or balustrade height - 800mm

Handrail stanchions - N/A.

Recommendations:

A complete re-fit out is required for bedrooms 29 and 30.

All windows require replacement due to being non-operational.

Advise a structural engineer for further investigation into the balcony's structural integrity due to visible cracking.

Although the balustrade would have complied at the time of construction, in the interest of safety, it is recommended to be upgraded/replaced with a current code-compliant version.



Photo 31

Bedroom 29 and 30



Photo 32

Bedroom 29 doors to balcony



Photo 33

Removed wall detected between room 29 and 30. Structural integrity of floors has been compromised also.



Photo 34

Bedroom 30 bay window with no opening windows. Maintenance required for windows to open



Photo 35

Damage and cracking detected to ceiling throughout rooms 29 and 30. Installation of a new ceiling advised



Photo 36

Moisture damage detected to room 30 ceiling. Installation of new ceiling advised



Photo 37

Damage detected to bedroom 29 wall linings. Re-lining advised



Photo 38

Cracked glass detected to bedroom 30 window. Replacement of glass advised



Photo 39

Room 29 balcony

 Photo 40	Corrosion detected to room 29 balcony gate. Replacement advised with code compliant safety gate
 Photo 41	Cracking & lichen detected to masonry balustrade. Structural integrity has been compromised to this balcony and should be investigated further by a structural engineer

Bedroom 31

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Cracking.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Bulging and Cracking.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Vinyl.

Lights/Switch - Light not working.

Electrical sockets - Non operational.

Cupboards - Single - Door - Panel.

Defects - Refer to photos.

Recommendations:

Advise an internal plasterer for repairs/replacement to bedroom 31 ceiling due to cracking.



Photo 42

Bedroom 31



Photo 43

Bedroom 31 window not opening and missing glass. Replacement of window advised



Photo 44

Cracking & moisture damage detected to bedroom 31 ceiling at wall junction. Possible structural issues to be investigated by a structural engineer



Photo 45

Bedroom 31 storage

Bedroom 32

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Damaged and Cracking.

Ceiling wall junction - Square stopped.

Wall linings - lath & plaster - Paint finished.

Wall defects - Damaged.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Light not working.

Electrical sockets - Non-operational

Cupboards - Single - Door - Panel.

Defects - Refer to photos.

Recommendations:

Advise installation of a new ceiling to bedroom 32.
Inspection of flooring and sub-floor framing is advised due to moisture damage.



Photo 46

Bedroom 32



Photo 47

Bedroom 32 window



Photo 48

Damage and cracking detected to bedroom 32 ceiling. Installation of a new ceiling advised



Photo 49

Moisture and mould detected to bedroom 32 carpet. Invasive inspection of timber flooring and floor framing advised



Photo 50

Remainants of ceiling detected throughout bedroom 32 floor.



Photo 51

Bedroom 32 storage

Bedroom 33

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Damaged and Cracking.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Damaged.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Light not working.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - Material Deterioration: rotting , decay.

Recommendations:

A complete fit-out is required for bedroom 33,

Windows requires replacement due to rot & non-functional.



Photo 52

Bedroom 33



Photo 53

Bedroom 33 window non-opening. Maintenance required to open



Photo 54

Cracking detected to bedroom 33 ceiling. Advise installation of a new ceiling



Photo 55

Moisture issues detected to bedroom three walls. Replastering of walls advised and inspection by a structural engineer



Photo 56

Damage detected to bedroom 33 skirting. Replacement of skirting advised and investigation into any structural issues

Bedroom 28

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Damaged and Cracking.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Damaged and Cracking.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Light not working.

Electrical sockets - Non-operational

Cupboards - Custom - Doors - Panel.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

Recommendations:

A complete fit-out is required for bedroom 28.
 Windows requires replacement due to rot, broken glass & non-functionality.

 Photo 57	Bedroom 28
 Photo 58	Bedroom 28 window set with only one opening window. Maintenance required to open other windows



Photo 59

Major cracking and damage detected to bedroom 28 ceiling. Installation of a new ceiling advised



Photo 60

Moisture damage detected to bedroom 28 wall linings. Replastering of wall linings advised



Photo 61

Replacement of windows advised to bedroom 28



Photo 62

Bedroom 28 window two non-opening. Replacement required



Photo 63

Replacement of windows advised



Photo 64

Moisture and mould detected to bedroom 28 carpet. Further investigation to the flooring and sub-floor timbers advised



Photo 65

Bedroom 28 storage cupboards

Bedroom 27

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - lath & plaster - Painted lining paper.

Wall defects - Damaged. Cracking. Dampness and moisture damage.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Light not working.

Electrical sockets - Refer to electrical section.

Cupboards - Not applicable.

Defects - Material Deterioration: moisture, rotting, decay.

Recommendations:

A complete fit-out is required for bedroom 27.

Windows requires replacement due to rot, broken glass & non-functional.



Photo 66

Bedroom 27



Photo 67

Bedroom 27 non-opening window damaged. Replacement of window advised



Photo 68

As a measure of safety window must be removed immediately



Photo 69

Cracked glass detected to bedroom 27 window. Replacement of window advised immediately for safety reasons of bystanders below



Photo 70

Moisture damage detected to bedrooms 27 wall linings. Re-lining of wall linings advised

Bedroom 26

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - lath & plaster - Painted lining paper.

Wall defects - Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - Non-operational

Cupboards - Not applicable.

Defects - In a condition expected for age.

Recommendations:

Investigations of the sub-floor timber are required.



Photo 71

Bedroom 26



Photo 72

Bedroom 26 window



Photo 73

Bedroom 26 floors out of level
+ - 30mm. Further investigation
to the flooring and sub-floor
timbers is required

Bedroom 35

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Cracking.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Damaged.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Vinyl.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Panel.

Defects - Refer to photos.

Recommendations:

Replacement advised to bedroom 35 window due to deterioration and damage.

Advise an internal plasterer for repairs to ceiling due to cracking.



Photo 74

Bedroom 35



Photo 75

Bedroom 35 windows set



Photo 76

Damage & gaps detected to bedroom 35 opening window. Replacement advised



Photo 77

Damage detected to bedroom 35 window reveal. Replacement advised



Photo 78

Cracking detected to bedroom 35 ceiling. Advise an internal plasterer for repairs



Photo 79

Bedroom 35 storage cupboard

Bedroom 25

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Paint finished.

Wall defects - Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - Non-operational

Cupboards - Not applicable.

Defects - Refer to photos.

Recommendations:

Replace bedroom twenty five window due to visible mould and fungal growth.



Photo 80

Bedroom 25



Photo 81

Bedroom 25 window set



Photo 82

Mould & growth detected to bedroom 25 window. Replacement of window advised

Lounge

Ceiling linings - Softboard tiles - Factory finish.

Ceiling defects - Sagging and Damaged.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Paint finished.

Wall defects - Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Vinyl.

Lights/Switch - Operational - Bulbs required for some fittings.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - In a condition expected for age.

Recommendations:

Replacement is required to the lounge ceiling due to sagging and damage.

Invasive investigation of the flooring and subfloor is advised.

Replacement is advised for lounge windows because they are not opening.



Photo 83

Downstairs lounge



Photo 84

Lounge ceiling tiles damaged and sagging. Installation of a new ceiling advised



Photo 85

Lounge window set with only one opening window. Maintenance required to open all but one window

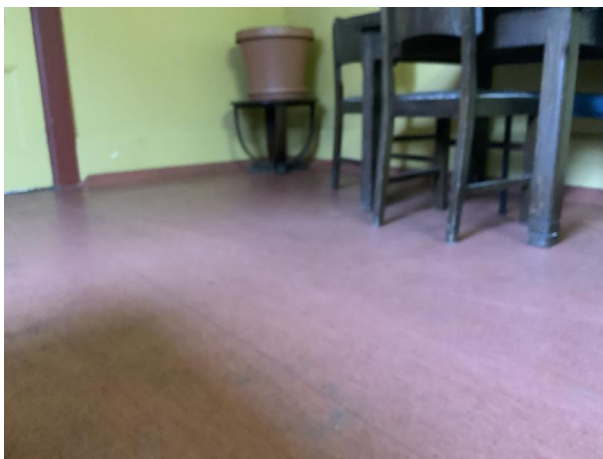


Photo 86

Lounge floors creaking and out of level + -35mm. Advise investigation to the flooring and sub-floor space

Laundry

Ceiling linings - None.

Ceiling defects - Dampness and moisture damage.

Ceiling wall junction - None.

Wall linings - None.

Wall defects - Dampness and moisture damage.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Not applicable.

Located - Laundry room.

Floor coverings - None - Concrete.

Laundry tub/sink - Concrete - single. Moisture damage visible.

Taps & waste - Functional - Yes.

Leaks - Historical water damage visible to the cabinetry.

Type of plumbing - Metal.

Washing machine discharge - Directly into tub.

Water hammer - Some noise and vibration noted.

Cabinets - None.

Cupboards - Not applicable.

Ventilation - Opening door or window.

Lights/Switch - Light not working.

Electrical sockets - All accessible sockets were non operational.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

Recommendations:

A structural engineer needs to investigate further the structural integrity of the laundry dwelling due to moisture damage.



Photo 87

Laundry located West aspect on property



Photo 88

Moisture detected throughout laundry floor subject to leaking roof. Further investigation is required



Photo 89

Moisture detected throughout the laundry walls. Replacement of roof advised



Photo 90

Laundry windows



Photo 91

Laundry wash tub

Bathroom

Ceiling linings - Hardboard - Paint finished.

Ceiling defects - Damaged. Dampness and moisture damage.

Ceiling wall junction - Scotia.

Wall linings - Hardboard - Paint finished.

Wall defects - Damaged. Dampness and moisture damage.

Exterior joinery - Not applicable.

Internal doors - Hollow core.

Floor covering - Un-coated timber.

Cistern & pan - None.

Vanity - None.

Bath - Not applicable.

Shower - Enclosure. Water leaking between the wall liner and the shower track junction.

Glass type - No glazing.

Shower pressure - Poor.

Leaks from shower fittings - Yes.

Water hammer - No noise or vibration noted.

Mechanical ventilation - None.

Heating - No.

Heated towel rail - No.

Lights/Switch - Operational.

Electrical sockets - Not applicable.

Cupboards - Not applicable.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

All showers, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement about the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to their judgment.

Recommendations:

Replace bathroom ceiling due to deterioration, mould and cracking.

Remove/replace shower due to extensive wet rot.

Further investigation is required to the bathroom subfloor structure due to extensive moisture damage.

Replace bathroom flooring due to rot.



Photo 92

Upstairs bathroom



Photo 93

Mould and caving in of floor detected to level one bathroom shower tray. Further investigation is required to the amount of wet rot damage



Photo 94

Rot detected to the bathroom floor boards. Installation of a new floor and further investigation to the sub-floor advised



Photo 95

Bathroom ceiling cracking & harboring mould also deterioration of paint detected. Replacement of the ceiling advised

Bathroom

Ceiling linings - Hardboard - Paint finished.
Ceiling defects - Damaged and Cracking.
Ceiling wall junction - Scotia.
Wall linings - Wet area linings and Hardboard - Paint finished & Factory finished.
Wall defects - Damaged and Cracking.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Solid timber.
Floor covering - Vinyl.
Cistern & pan - N/A.
Vanity - Floor mounted. Damaged cabinetry.
Taps and waste - Functional - Yes.
Leakage - None.
Type of plumbing - PVC waste.
Splashback - Sealed edge.
Shower - Enclosure. Moisture damage to exterior corners of shower enclosure.
Glass type - No glazing - Shower curtain.
Shower pressure - Adequate.
Leaks from shower fittings - No.
Water hammer - No noise or vibration noted.
Mechanical ventilation - None.
Heating - Yes - Non operational.
Heated towel rail - No.
Lights/Switch - Light not working.
Electrical sockets - Refer to electrical section.
Cupboards - Not applicable.
Defects - Material Deterioration: rusting, rotting, corrosion, decay.

All showers, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.
The statement about the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to their judgment.

Recommendations:

Bathroom requires complete makeover due to damage to ceilings and walls.
Treatment/replacement required to bathroom skylight for mould.



Photo 96

Upstairs bathroom two



Photo 97

Bathroom shower enclosure



Photo 98

Bathroom ceiling damaged.
Replacement of ceiling advised



Photo 99

Bathroom skylight with moss detected to skylight glass. Cleaning advised

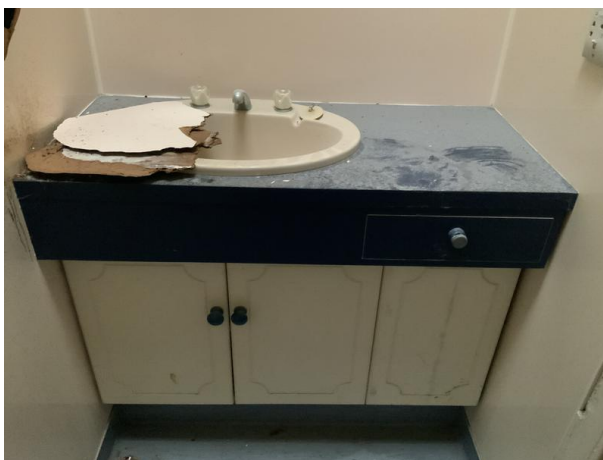


Photo 100

Bathroom vanity unit



Photo 101

Damage detected to wall linings of bathroom two. Replacement of wall linings advised

Office

Ceiling linings - Fibrous plaster - Painted lining paper.

Ceiling defects - Dampness and moisture damage.

Ceiling wall junction - Cornice.

Wall linings - lath & plaster - Painted lining paper.

Wall defects - Cracking.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Light not working.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Panel.

Defects - In a condition expected for age.

Recommendations:

The inspection and resulting report are not intended to identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.



Photo 155

Office



Photo 156

Office window set



Photo 157

Office closed off fire surround



Photo 158

Cracking detected to office ceiling. Advise installation of a new ceiling due to vast cracking



Photo 159

Office windows non-openable.
Maintenance required to open



Photo 160

Office window two



Photo 161

Office window two non-openable and is glass cracked.
Advise replacing glass and maintenance required for window to open



Photo 162

Office storage cupboard

Kitchen/Dining

Ceiling linings - Lath & plaster - Paint finished.
Ceiling defects - Sagging and Cracking.
Ceiling wall junction - Square stopped.
Wall linings - Timber and lath & plaster - Paint finished.
Wall defects - Damaged and Cracking.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow cores and Solid timber.
Benchtop - Sealed to cabinet/wall junction - No.
Benchtop material - Stainless-steel.
Benchtops level - No.
Damage - Yes.
Splashback - None.
Cabinetry - Timber - Functional - No doors.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - Yes
Faucet functional - Yes.
Type of plumbing - Metal.
Heat shield - Not applicable.
Cooktop - Electric - Not checked.
Oven - Not checked.
Mechanical ventilation - None.
Garbage disposal - Not applicable.
Floor coverings - Timber - Damaged.
Dishwasher - Not applicable.
Lights/Switch - Operational - Bulbs required for some fittings.
Electrical sockets - All accessible sockets were operational.
Cupboards - Triple - Doors - Solid timber.
Defects - Material Deterioration: rusting, rotting, corrosion, decay.

It is outside the scope of this report to check the operation and performance of the appliances, these are checked only for power connection. It is recommended that appliances are serviced regularly to ensure proper safe operation.

Recommendations:

A complete fit-out is required in the dining and kitchen areas due to vast cracking in the ceilings, damage to the wall linings, and missing flooring due to rot.



Photo 163

Dining area



Photo 164

Dining area windows



Photo 165

Dining area window two



Photo 166

Dining area storage cupboards



Photo 167

Cracking detected to dining room ceiling to a degree of beyond repair. Installation of a new ceiling advised



Photo 168

Damage detected to dining room wall linings. Re-lining advised



Photo 169

Kitchen



Photo 170

Kitchen window



Photo 171

Kitchen flooring missing and damaged flooring structure. Installation of a new flooring system and flooring advised

Bathroom Rm37

Ceiling linings - Hardboard - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Wet area linings and lath & plaster - Paint finished - Factory finished.

Wall defects - Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Polycarbonate - Painted timber reveals.

Internal doors - Solid timber.

Floor covering - Vinyl.

Cistern & pan - Not applicable.

Vanity - Basin only.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - Metal.

Splashback - Wet-area sheeting.

Bath - Inbuilt (enclosed cradle). Taps and waste functional - Yes.

Shower - Not applicable.

Mechanical ventilation - None.

Heating - Yes and No.

Heated towel rail - No.

Lights/Switch - Light not working.

Electrical sockets - Refer to electrical section.

Cupboards - Not applicable.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

Recommendations:

Treatment/replacement required to bathroom skylight for lichen.

Further investigation is required behind the wall linings below the bath due to moisture damage detected.

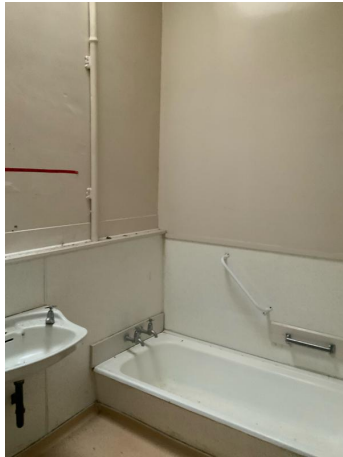


Photo 172

Bathroom five upstairs



Photo 173

Bathroom skylight with lichen detected to the surface. Cleaning and treatment advised



Photo 174

Bathroom bath



Photo 175

Damage detected to wall linings below bath. Removal advised to investigate further moisture damage



Photo 176

Bathroom vanity basin

Bedroom 24

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Bulging. Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Clear-coated timber.

Lights/Switch - Non operational.

Electrical sockets - Refer to electrical section.

Cupboards - Not applicable.

Defects - In a condition expected for age.

Recommendations:

Relining of walls required due to cosmetic damage.
 Further investigation is required above the ceiling due to moisture damage detected. Replacement of ceiling advised respectively.

Photo 177	Bedroom 24
Photo 178	Bedroom 24 window



Photo 179

Cosmetic damage detected to bedroom 24 wall linings. Re-lining advised



Photo 180

Bedroom 24 storage



Photo 181

Moisture damage detected to bedroom 24 ceiling at wall junction. Further investigation is required to behind the scenes for moisture damage to structural timbers

Bedroom 23

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Bulging. Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Clear-coated timber.

Lights/Switch - Non operational.

Electrical sockets - Non operational.

Cupboards - Not applicable.

Defects - In a condition expected for age.

Recommendations:

Re-lining of walls required due to cosmetic damage.

Re-lining of ceiling required due to cosmetic damage.

Replacement of window advised due to non-opening and damage detected to framing.



Photo 182

Bedroom 23



Photo 183

Bedroom 23 window not opening & rot detected to frame. Replacement advised



Photo 184

Flaking paint and cosmetic damage detected to bedroom 23 ceiling. Installation of a new ceiling advised



Photo 185

Cosmetic damage detected to bedroom 23 wall linings. Re-lining advised

Bathroom Rm22 (Toilet block)

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Damaged and Cracking.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Paint finished.

Wall defects - Damaged.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Vinyl.

Cistern & pan - Floor mounted. Tested - Functional - Yes and No. No visible issues.

Single or dual flush - Single.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - Metal.

Splashback - Upstand.

Mechanical ventilation - None.

Heating - No.

Heated towel rail - No.

Lights/Switch - Operational.

Electrical sockets - Not applicable.

Cupboards - Not applicable.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

Recommendations:

Complete read fit out of toilet block advise due to deterioration, mould and decay.



Photo 186

Bathroom 22



Photo 187

Bathroom 22 vanity sink units with middle left door non-openable.



Photo 188

Bathroom toilet functional



Photo 189

Bathroom toilet two non-functional



Photo 190

Bathroom window non-operable. Maintenance required to open



Photo 191

Bathroom window two



Photo 192

Moisture damage detected to bathroom ceiling. Further investigation is required into the roof systems and integrity before works to installation of a new ceiling

Bedroom 3

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Bulging. Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Clear-coated timber.

Lights/Switch - Operational.

Electrical sockets - Refer to electrical section.

Cupboards - Not applicable.

Defects - In a condition expected for age.

Recommendations:

Installation of a new window advised to bedroom three due to damage.

Prep and paint required to bedroom three wall linings due to cosmetic issues.



Photo 193

Bedroom three

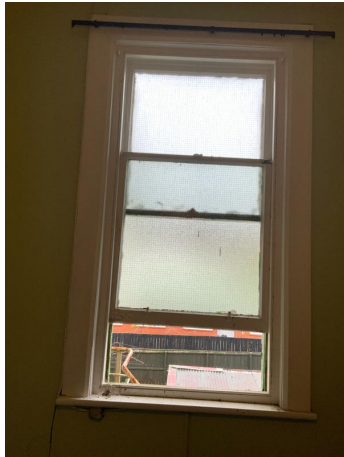


Photo 194

Bedroom three window



Photo 195

Condensation and damage detected to bedroom three window frame. Installation of a new window advised



Photo 196

Cosmetic issues detected to internal corner of bedroom three. Prep and paint required

Bedroom 35

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Damaged. Dampness and moisture damage.

Ceiling wall junction - Square stopped.

Wall linings - Lath & plaster - Painted lining paper.

Wall defects - Damaged.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - Refer to electrical section.

Cupboards - Not applicable.

Defects - In a condition expected for age.

Recommendations:

Replace bedroom 35 window due to broken glass & visible rot and mould.

Replace bedroom 35 ceiling due to moisture damage.



Photo 197

Bedroom 35



Photo 198

Bedroom 35 window



Photo 199

Mould and rot detected to bedroom 35 window. Replacement advised



Photo 200

Moisture damage detected to bedroom 35 ceiling. Installation of a new ceiling advised

Bedroom 34

Ceiling linings - Lath & plaster - Paint finished.

Ceiling defects - Damaged and Cracking.

Ceiling wall junction - Scotia.

Wall linings - lath & plaster - Painted lining paper.

Wall defects - Minor cosmetic issues.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Pressed tin hollow core.

Floor coverings - Vinyl.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - In a condition expected for age.

Recommendations:

Advise an internal plasterer for repairs to bedroom 34 ceiling due to cracking.



Photo 201

Bedroom 34



Photo 202

Bedroom 34 window



Photo 203

Cracking detected to bedroom 34 ceiling. Advise an internal plasterer for repair.

Hallway/Stairway

Ceiling linings - Lath & plaster.

Ceiling defects - Damaged and Cracking.

Ceiling wall junction - Scotia and Square stopped.

Wall linings - Lath & plaster & Timber - Paint finished.

Wall defects - Damaged and Cracking.

Exterior joinery - Not applicable.

Type of stairs - Closed.

Construction material - Timber.

Handrail - Secure.

Height of handrail - Under 900 mm.

Balustrade - Timber spindles.

Internal doors - Hollow core and Solid timber.

Floor coverings - Carpet and Clear-coated timber.

Lights/Switch - Operational - Bulbs required for some fittings and Light not working.

Electrical sockets - All accessible sockets were operational & non operational.

Cupboards - Single - Door - Hollow core.

Defects - Refer to photos.

Recommendations:

Complete fit-out required to hallway ceilings and wall linings due to cracking, cosmetic issues and damage.

Replace missing balustrade immediately due to safety from falling requirements.



Photo 204

Hallway from entrance



Photo 205

Hallway storage cupboard

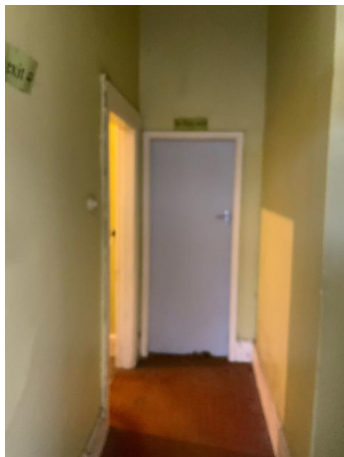


Photo 206

Hallway to living area



Photo 207

Damage detected to hallway ceilings. Replacement advised



Photo 208

Stairway to level two

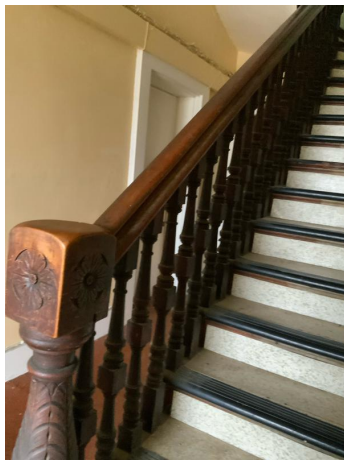


Photo 209

Stairway handrail secure



Photo 210

Cosmetic issues detected to stairway wall linings. Re-lining advised



Photo 211

Cracking detected to wall linings to level two hallway. Re-lining of level two hallway advised



Photo 212

Dangerous overhanging detected in level two hallway. Advise an electrician to divert



Photo 213

Missing balustrade detected to level two hallway. Installation of a new balustrade advised immediately, due to falling from heights requirements, DANGEROUS!

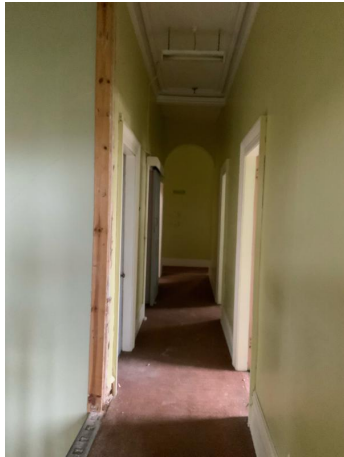


Photo 214

Level two hallway heading West



Photo 215

Level two North hallway



Photo 216

Level two South hallway

 Photo 217	Level two East hallway
 Photo 218	Cracking detected throughout level two hallway wall linings. Re-lining walls advised

Garage/Carport

Ceiling linings - None

Ceiling defects - Dampness and moisture damage.

Wall linings - None.

Wall defects - Dampness and moisture damage.

Exterior joinery - Pressed metal - Single-glazed - No reveals.

Garage door - Tilt - Aluminium - Not insulated.

Floor coverings - None.

Lights/Switch - Not applicable.

Electrical sockets - Not applicable.

Cupboards - Not applicable.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

Recommendations:

Removal of carport and garage advised due to deterioration, corrosion, leaking and decay.



Photo 232

Garage located Northwest aspect on property



Photo 233

Garage roof



Photo 234

Corrosion detected to garage gutter system. Replacement advised



Photo 235

Carport located adjacent garage



Photo 236

Corrosion detected to garage cladding. Garage requires removal



Photo 237

Carport roofing system corroded with damage detected to carport rafters. Removal of carport advised for safety purposes

Roof System

Roofing material - Profiled metal - Short run and long run.

Coating - None.

Condition of roofing material coating - Areas of deterioration to the coating, refer to the photos below. Have an LBP in roofing report on repairs and maintenance required. Damage noted to areas, refer to the photos below., Damaged visible to the ribs of some sheets, refer to the photos below. Ponding to surface due to creasing or damages to the sheets.

Fixings - Nail and spring head nails. Visible rusting to fixing heads.

Laps - Areas requiring maintenance, Refer to the photos below.

Corrosion or damage to the roofing material - Areas noted, refer to photos below.

Parapets - Areas requiring maintenance, refer to the photos below.

Moss, mould or lichen - Areas noted, refer to the photos below and treatment required.

Roof-to-wall junctions - Have an LBP in roofing report on repairs and maintenance required.

Visible defects - Refer to photos.

Recommendations:

The roof and its system were inspected using a drone, with the resulting images serving as the basis for comments and observations. While these images offer a more comprehensive analysis of the roof, any issues or damages that are not visible will not be included in the report. Only those items that were clearly visible during the inspection will be noted. It is recommended to obtain a thorough assessment of the roof's condition by engaging a Licensed Building Practitioner (LBP) specialising in roofing to conduct a comprehensive inspection and prepare a detailed report. Given the age of the roofing material, repairs and/or replacement will likely be necessary in the future. Regularly inspect for surface deterioration and leaks to maintain its condition.

Although the roof penetrations may have been compliant at the time of construction it is recommended that future maintenance would include the installation of a watershed back flashing is installed under any EPDM boot flashing with a pipe diameter over 85mm, as per, E2/AS1 permits the use of boot flashings where: the maximum roof pitch is 45°, the minimum pitch is 10°, or if the base of the flange covers one or more complete troughs or if the pipe diameter is no more than 85 mm. Recommend clearing gutters. It is important to keep the gutters clear of debris to ensure proper drainage. Clogged gutters can cause water to overflow and pool on the roof or into other elements of the building, leading to potential water damage, leaks, and structural issues. Regularly removing leaves, twigs, and other debris from the gutters prevents blockages and allows water to flow freely away from the roof. The roof displayed visible signs of moss, mould, or lichen growth in certain areas, and it is advised to address this issue as part of regular maintenance. Failure to do so could cause deterioration of the coating.

There are areas of the timber fascia that require repair & replacement, apply a sealer coat then redecoration to prevent further deterioration.

Over time, sealants can deteriorate due to exposure to weather conditions, UV radiation, temperature fluctuations, and general wear and tear. Regular inspections of the roofing system should include a thorough examination of the sealants to identify any signs of degradation, such as cracks, gaps, or peeling.

Checking the sealants involves visually inspecting the areas where they are applied, such as

around vents, chimneys, skylights, and flashings. If any issues are identified, it is essential to address them promptly to prevent further damage and maintain the integrity of the roofing system. We recommend that a qualified roofing professional undertake the work of assessing and repairing your roof as walking and working on roofs can be dangerous and can damage the roofing.

Further investigation is required to the roof systems soffits due to cracking detected.



Photo 102

Cracking detected to soffits North aspect. Further investigation is required for safety reasons



Photo 103

Cracking detected to soffits East aspect. Further investigation is required for safety reasons



Photo 104

Rot detected to fascia
Southeast aspect. Replacement
advised

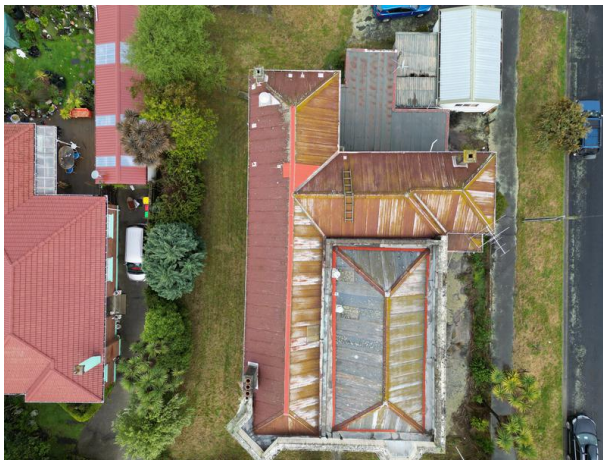


Photo 105

Drone view of the roofing
system



Photo 106

Corrosion detected throughout
the roofing surface.
Replacement of roofing is
advised



Photo 107

Vent & over-flow penetration flashings located North aspect. There is sealant on the roof flashings. This will need to be monitored as it does break down over time.

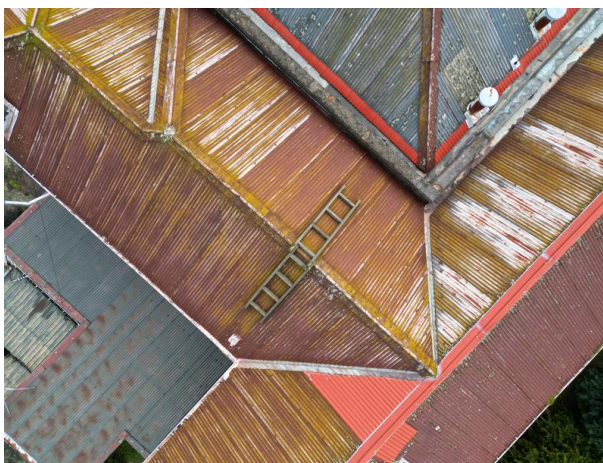


Photo 108

Roofing ridge apex with corrosion detected to cap flashings. Further investigation is required

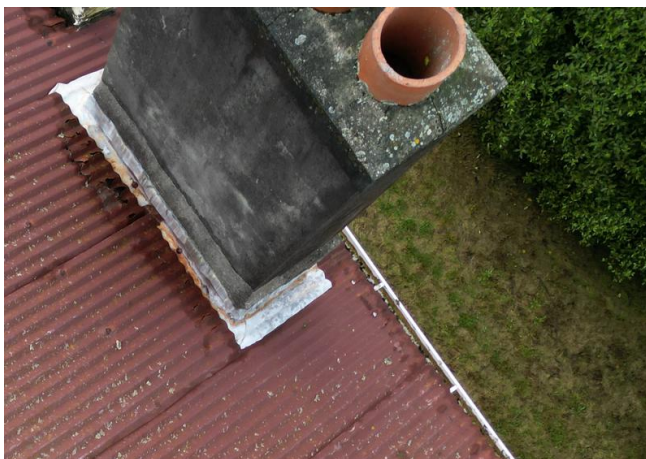


Photo 109

Flue penetration flashing West aspect with corrosion detected to the roofing iron. Subject to moisture ingress, Replacement of roof advised



Photo 110

Corrosion detected throughout the entire roofing surface. Replacement is prudent



Photo 111

Vegetation detected throughout the entire gutter system. Removal and replacement of gutters advised



Photo 112

Northwest aspect exterior roofing with patching detected (right)



Photo 113

Corrosion detected to all flashings throughout the roofing system. Replacement advised



Photo 114

Northwest aspect flue penetration flashing. There is sealant on the roof flashings. This will need to be monitored as it does break down over time



Photo 115

Internal box gutter with deterioration to the surface detected. Advise a roofer for a full inspection of the internal box gutter system



Photo 116

Cracking detected to West aspect parapet. Further investigation is required



Photo 117

Lichen and moss detected throughout the roofing surface. Treatment and cleaning advised

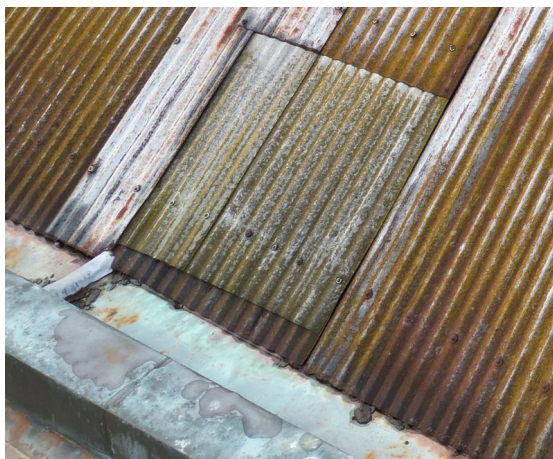


Photo 118

Further patching detected to the roofing system (South aspect roofing) Full replacement of this roof is advised

Exterior Cladding

Material - Masonry brick.

Finish - Plastered with no finish.

Erosion or spalling - Areas of erosion and areas of spalling.

Mortar erosion/issues - Erosion visible.

Cracking - Cracking to mortar and cracking to veneer.

Lintels - Cracking visible.

Loose bricks - Some loose bricks to top course beside windows & doors.

Brick to foundation alignment - Areas where brick does not overhang.

Weep-holes - Not applicable.

Vent holes - Areas covered by vegetation or foliage.

Movement or cracking - Areas as shown in photos below.

Penetrations - Seal and maintain any penetrations as required.

Dampness or moisture damage - Areas visible - refer to photos below.

Lime leaching - Areas visible, refer to photos below.

Efflorescence - None visible at the time of the inspection.

The exterior cladding was only viewed from any visible ground-level location or any deck or balcony outside the dwelling.

All cracking sighted should be investigated by a structural engineer for the property's structural integrity.

Recommendations:

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below spouting and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years. Keep garden vegetation clear from cladding, especially near and around cavity vents and brick vents. Upkeep of the painted surfaces as appropriate to cladding types as per manufacturer's recommendations to maintain weathertightness.

The exterior cladding has cracks, which need to be professionally repaired. Any cracks can allow moisture to penetrate behind the cladding and into the timber framing. Some of the cracking may relate to the lack of control joints, which can be determined by an exterior cladding specialist before the repairs are carried out.

A LBP in exterior cladding should be engaged to establish a repair method to make the building weathertight. Ensure that ventilation holes in wall cavities remain clear.

Check face seal coatings and clean and recoat them as necessary. Many cladding materials rely on these coatings for weathertight performance, and failure to maintain them can result in water absorption and cladding failure.

Inspect critical sealant joints that are exposed, on many cladding systems, as they are crucial in preventing water from penetrating critical junctions.

Check critical flashings, such as window head flashings, to ensure that they deflect water over critical penetrations in the cladding.

Cleaning and recoating wall finishes.

Clear roof gutters, including internal gutters, to prevent water buildup and potential damage. Inspect roof flashings, membranes, and claddings to ensure they are in good condition and functioning properly.

Some areas require maintenance as they are weathering due to either being more exposed to the elements or from generally being on the south side of the home. Remedial attention suggested, damage evident, replacement of damaged area may be the best or easiest option. This area may allow water ingress to the wall framing which cannot be seen on a visual non invasive inspection. Further investigation is required. Respirable crystalline silica dust

Silica is a natural substance found in concrete, bricks, rocks, stone (including artificial or engineered stone found in composite kitchen benchtops), sand and clay. RCS dust is created when materials containing silica are cut, ground, drilled, sanded, polished or otherwise disturbed. RCS particles are extremely small; they can't always be seen with the naked eye.

Whenever working with any of these products ensure protective measures are in place. For information regarding Silica dust please visit <https://www.worksafe.govt.nz/topic-and-industry/dust/silica-dust-in-the-workplace/#lf-doc-55272>.

Have a suitably qualified building surveyor & engineer further investigate the extensive cracking throughout the dwelling.



Photo 119

South aspect exterior cladding



Photo 120

Deterioration of brick, moisture damage and moss detected to South aspect exterior cladding. Further investigation is required



Photo 121

Loose brick detected to South aspect exterior cladding. Advise a brick layer for re-installation



Photo 122

Vegetation growing from South aspect exterior cladding. Further investigation is required



Photo 123

Spoil to brick from water runoff detected to South aspect exterior cladding. Treatment and cleaning advised



Photo 124

West aspect exterior cladding



Photo 125

Unfilled penetration holes detected to West aspect exterior cladding. Sealing and re-laying of bricks advised



Photo 126

Northwest aspect exterior cladding with vegetation against. Removal advised



Photo 127

North aspect exterior cladding



Photo 128

Deterioration of plaster detected throughout North aspect exterior cladding. Advise a plasterer for a full detailed report on the plaster system



Photo 129

Cracking detected to North aspect exterior cladding. Advise a plasterer for repair



Photo 130

Upper North aspect exterior cladding with cracking detected below soffits. Further investigation is required to the structural integrity below the plaster system



Photo 131

East aspect exterior cladding



Photo 132

Cracking detected to East aspect exterior cladding. Advise a plasterer for repair



Photo 133

Upper East aspect exterior cladding with continuous cracking detected to & below soffits. Further investigation is required to the structural integrity by an engineer



Photo 134

Cracking detected to lintel at entrance door. Further investigation is required to the structural integrity by an engineer

Exterior Joinery

Single-glazed timber joinery.

Coating - Exterior - Painted. Condition - Areas requiring maintenance, flaking and chalky.

Coating - Interior - Painted. Condition - Areas showing moisture damage, refer to the photos below. and A number of the sills are requiring maintenance.

Putty/Beadings - Areas requiring maintenance.

Timbers - Areas of rot visible and Damaged (refer to the photos below).

Exterior timber sills - Paint condition - Paint cracked or weathered. and Maintenance required.

Hardware - or maintenance required (refer to the interior linings).

Opening sashes - Some sashes require maintenance to restore functionality.

Reveals - Timber.

Finish - Painted. Requires maintenance.

Damage - Rot & moisture damage to the painted surfaces.

Cladding/soffit junctions - Sealant required and have a joinery expert report on maintenance and repairs required.

Exterior flashings - Some joinery would benefit from the installation of head flashings.

Scribers - Require sealing.

Defects - Refer to photos below.

Recommendations:

Any incomplete or damaged exterior side seals at the cladding to the exterior joinery units need to be repaired to stop water ingress. Make sure paint is maintained and moisture is kept at a minimum. Some repairs required to the opening sashes of the windows in order to restore functionality and to reduce draughts. Some window latches were loose and/or require minimal repairs, it is recommended these are remedied as part of general maintenance to the property to assist with draughts. The paint is flaking on the sills & rot was detected, this may allow moisture to be absorbed into the timbers causing deterioration, correct preparation and decoration is required. Higher than normal moisture readings were indicated that may be due to condensation, or the joinery leaking. Further investigation will be required to locate the source of moisture and repair as necessary. Have a specialist in exterior joinery investigate and report on maintenance and repairs required.

Replacement of all exterior joinery required throughout the dwelling due to broken glass, rot, non opening windows, deterioration and decay.



Photo 135

East aspect exterior joinery



Photo 136

Deterioration of paint & rot detected to all windows throughout dwelling. Replacement of all windows advised



Photo 137

Typical sighting of rot to window framing throughout exterior joinery. Replacement advised



Photo 138

South aspect exterior joinery



Photo 139

Deterioration of paint, moss & lichen detected to sills throughout dwelling. Treatment, prep and paint required to all sills



Photo 140

Typical head detail recessed



Photo 141

Vegetation detected growing from window & sills Southwest aspect. Further investigation is required



Photo 142

West aspect exterior joinery



Photo 143

North aspect exterior joinery



Photo 144

No head flashings viewed throughout exterior joinery. Installation of head flashings with new exterior joinery advised



Photo 145

Rot detected to timber sills to all upper exterior joinery windows. Replacement advised



Photo 146

Advise boarding up all upper exterior joinery windows for safety reasons. Due to falling glass



Photo 147

Typical rot and deterioration to upper level exterior joinery. Replacement advised

Chimney

Two story brick chimney

Recommendations:

Remove any redundant chimneys incase of seismic activity for safety purposes.



Photo 148

Northwest elevation chimney



Photo 149

Southwest elevation chimney

Balcony

Balcony

Construction - Metal structural posts and beams.
Constructed over - External area.
Flooring substrate - Timber
Waterproofing membrane - Not applicable.
Flooring - Unknown.
Drainage - Unknown. (Due to feeling unsafe to inspect)
Fall to drains - Unknown.
Handrail and balustrade - Unknown.
Handrail and or balustrade height - 1.0m
Handrail stanchions - Fixed through the side of the walls.

Recommendations:

Further investigation is required to the Northwest aspect balcony's structural integrity.
Although the balustrade would have complied at the time of construction, in the interest of safety, it is recommended to be upgraded/replaced with a current code-compliant version



Photo 150

Balcony located Northwest aspect on property



Photo 151

Balcony not visited due to feeling unsafe



Photo 152

Corrosion detected to balcony handrail. Replacement advised

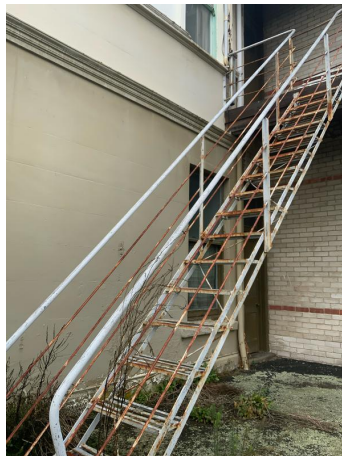


Photo 153

Balcony staircase insecure. Further investigation is required



Photo 154

Subfloor view of balcony with deterioration of timbers visible. Further investigation is required to the structural integrity of the Northwest aspect balcony

Outbuildings

Toilet block/Ablution block/Studio

Foundation system - Concrete slab on grade.
construction.

Cladding - Block.

Exterior joinery - Timber -Single-glazed Standard glass - No reveals.

Roofing - Profiled metal.

Linings - None.

Lights/Switch - Operational and multiple lights not operational.

Electrical sockets - All accessible sockets were operational & non operational.

Internal doors - Solid timber.

Defects - Material Deterioration: rusting, rotting, corrosion, decay.

Recommendations:

Replace toilet cistern due to damage.

Replace glass to toilet window.

Further investigation is required to ablution block cladding due to deterioration detected.

Replace ablution block roofing due to deterioration of the roofing system.

Replace ablution block entrance door due to visible signs of rot.



Photo 219

Toilet block located West on property



Photo 220

Continuous water leaking through toilet block. Replacement of gutter system advised



Photo 221

Toilet block toilet one



Photo 222

Damage detected to toilet cistern. Replacement of toilet advised



Photo 223

Toilet one window missing glass. Installation of new glass advised



Photo 224

Toilet room 2



Photo 225

Toilet room 2 window



Photo 226

Ablution block & laundry
located Southwest on property



Photo 227

Studio shed located Northwest
on property



Photo 228

Internal view of studio



Photo 229

Deterioration detected to ebolution block cladding. Further investigation is required



Photo 230

Rot detected to ebolution block door. Replacement advised



Photo 231

Deterioration of roofing detected to ebolution block. Installation of a new roof advised

NON-STRUCTURAL SYSTEMS

The following is a summary of the non-structural systems in the dwelling:

System	Type
Driveway	Asphalt
Boundary Fences	Timber Wire
Paths & Patio area	Plain concrete paths and asphalt patio area
Gates	Metal
Verandah/Porch	Veranda, Porch
Drainage	Gully-traps, stormwater risers, sumps.
Electrical	Testing completed
Plumbing	Testing completed
Heating cooling ventilation	Gas radiator/Heater/Wood Oven
Services	Services

Driveway

Asphalt with no edging

Recommendations:

Driveway is cracked which would be expected for the age. Replacement advised.
Recommend regular water blasting to keep clear of moss & lichen buildup.



Photo 238

Driveway located Northwest aspect on property



Photo 239

Cracking & sunken asphalt detected to driveway.
Installation of a new driveway advised



Photo 240

Lichen & moss detected to driveway. Treatment & cleaning advised

Boundary Fences

Painted, Unpainted and Stained timber palings fixed to timber rails with concrete and timber posts.

Condition of cladding - Areas of rot. Damage (refer to photos). Repair required.

Alignment - Out of alignment.

Post and rail condition - Refer to photos below. Areas requiring repair or replacement.

Average height - 1.8 metres

Recommendations:

Some of the timber posts are loose and/or broken.

Recommend re-fixing and/or replacing as required. Some palings may need replacement.

It is recommended that if you are unsure whether or not the fencing is installed on the property's boundary line to engage a land surveyor.

Clean down to remove moss and lichen as part of regular maintenance.



Photo 241

West aspect perimeter fencing



Photo 242

Rail detachment detected to West aspect perimeter fencing. Re-fixing advised



Photo 243

Rot detected to West aspect post. Replacement of post advised



Photo 244

Lichen detected to all aspects of fencing. Treatment and cleaning advised



Photo 245

Southwest aspect perimeter tree line with no fencing.



Photo 246

South aspect fencing covered in vegetation. Trimming or removal advised



Photo 247

Southeast aspect fencing covered in vegetation. Trimming or removal advised



Photo 248

East aspect perimeter fencing



Photo 249

Rot detected to East aspect perimeter fencing.
Replacement of rail advised



Photo 250

East aspect perimeter fencing continued...



Photo 251

East aspect perimeter fencing covered in vegetation. Removal advised



Photo 252

North aspect perimeter fencing



Photo 253

Rot detected to North aspect perimeter fencing. Replacement of rail advised



Photo 254

North aspect perimeter fencing covered in vegetation. Removal advised



Photo 255

Missing palings and rails detected to Northwest aspect fence. Installation advised

Paths & Patio area

Plain concrete paths and asphalt patio area with no edging

Recommendations:

Clean down to remove moss & lichen and reduce slip hazards as part of regular maintenance. After maintenance, it may be replacement is required
 Paths are cracked, which would be expected for the property's age, and are aesthetic issues only; replacement is advised.

 Photo 256	North aspect patio area
 Photo 257	North aspect patio area completely covered in lichen. Treatment required



Photo 258

Front entrance path completely covered in moss and lichen. Treatment and cleaning advised



Photo 259

East aspect path to patio



Photo 260

Low areas detected to patio area. Installation of a new patio area advised



Photo 261

Northwest path covered in vegetation. Trimming and removal advised



Photo 262

West aspect path covered in vegetation. Removal advised



Photo 263

South aspect path damaged. Replacement advised



Photo 264

Cracking detected to Southwest aspect path. Installation of a new path advised

Gates

Pedestrian front gate.

Material - Profiled metal hollow section.

Functional - Yes.

Hinges - Functional.

Latches - Missing.

Recommendations:

Replace latch to front pedestrian gate.



Photo 265

Front entrance gate



Photo 266

Front entrance gate latch missing latch piece. Installation of a new latch advised

Verandah/Porch

Located on the East of the home, accessed from the front door. A VERANDA IS defined in the MBIE 2014 document Guidance: Building work that does not require a building consent as ‘a long porch [that] can extend along the full length, or even around more than one side, of a building.’ Porches are defined as ‘roofed structures which project from the face of a building [that] may have sides but ... are open at the front [and] generally used to protect a building entrance and to provide shelter.’ Both verandas and porches ‘often extend over raised decks or patios’.

Because of the definition, veranda's and porches timber treatment , sizing and structural integrity must comply with NZS3604:2011

Recommendations:

Advise an engineer for a full detailed report for cracking to veranda porch soffit.

Remove vegetation growing from veranda porch ceiling.

Replacement of a new patio area to veranda porch advised due to extensive cracking.



Photo 267

Front entrance veranda porch

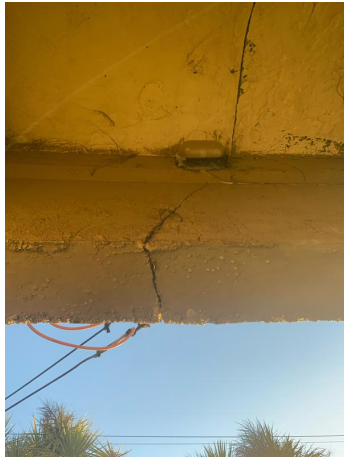


Photo 268

Cracking detected to veranda porch soffit. Advise an engineer for a full detailed report due to extensive cracking



Photo 269

Vegetation growing out of verandah porch ceiling. Removal of vegetation advised



Photo 270

Cracking detected to veranda porch patio. Installation of a new patio advised

Drainage

Drainage

Gully traps and stormwater risers. Refer to photos below showing visible issues.

Recommendations:

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited. Where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then be found to be inadequate during periods of heavy rain. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Keep vegetation and soils clear of drainage. There are areas requiring repair; have a registered drainlayer report on drainage repairs. In New Zealand, sanitary plumbing, gasfitting and drainlaying work is restricted and can only be carried out by tradespeople who are registered and licensed to do so.

A full drainage assessment should be undertaken due to the age of the property.

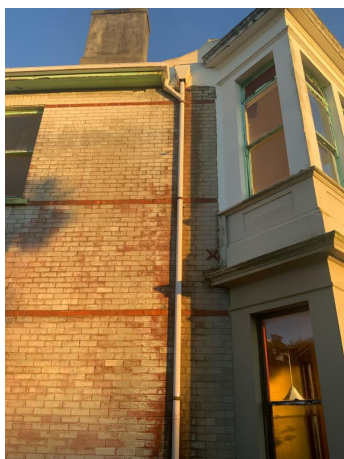


Photo 271

Rain head and stormwater system Southeast aspect



Photo 272

Corrosion detected to rainhead. Replacement advised



Photo 273

Disconnected brackets detected throughout the stormwater systems. Installation of various stormwater brackets advised



Photo 274

Terminal vent located South aspect



Photo 275

Leakage from stormwater system or overflow detected at Southwest corner of property. Further investigation is required to find the source of the matter



Photo 276

Southwest aspect foul sewer system



Photo 277

Gully trap located southwest aspect.



Photo 278

Gully trap located Southwest aspect cracked. Replacement advised



Photo 279

Gully trap 2 located West aspect



Photo 280

Stormwater system located Northwest aspect



Photo 281

Breather pipe located West aspect disconnected from dwelling. Reinstallation advised promptly for safety purposes



Photo 282

Stormwater riser located Northwest aspect



Photo 283

Stormwater system for garaging located Northwest aspect



Photo 284

Damage detected to stormwater pipe to garage. Replacement advised



Photo 285

Stormwater riser located North aspect

Electrical

Electrical

Electrical sockets - All accessible sockets throughout the house were tested at the time of the inspection - Most electrical sockets were non-operational.

Distribution board location - Hallway

Earth stake - Location - Not located

Metre box - Location - Left of front entrance.

Electrical connection - Overhead supply.

Defects - Noted in photos.

Recommendations:

This type of distribution board is of the age that if any upgrades were required to the electrical system, it would be required to be upgraded to a new board.

Recommend to have a registered electrician advise on the electrical system.

Engage a registered electrician for all repairs and maintenance due to the fact that many electrical sockets and appliances are non-operational.

A full electrical upgrade would be advised due to the current condition of the electrical services.

Fire safety upgrades would also be compulsory for a building of this type, with the introduction of site-specific systems designed by appropriate engineers.



Photo 286

Level two wall heater not tested



Photo 287

Level two bathroom heater non-operational. Further investigation is required



Photo 288

Level two bathroom two bathroom heater non-operational. Further investigation is required



Photo 289

Oven not tested for safety reasons



Photo 290

Commercial cooktop and oven
not tested for safety reasons



Photo 291

Meter box located left of front
entrance door



Photo 292

Typical lighting switch



Photo 293

Typical electrical socket



Photo 294

Fridge operational



Photo 295

Mains power point of connection located East aspect

Plumbing

Testing completed

Recommendations:

Have a registered plumber investigate and report on the work required.
It appears all plumbing systems will require upgrading, replacing pipes and fittings to modern standards.



Photo 296

Upstairs West vestibule
bathroom vanity basins
functional



Photo 297

Bathroom vanity basin
plumbing blocked. Further
investigation is required by
registered plumber



Photo 298

Bathroom vanity basin plumbing



Photo 299

Bathroom vanity basin plumbing leaking. Advise a plumber for repairs



Photo 300

Bathroom vanity basin plumbing 2 leaking. Advise a plumber for repairs



Photo 301

Bathroom vanity basin blocked. Advise a plumber for further investigation



Photo 302

Bathroom vanity basin 2 blocked. Advise a plumber for further investigation



Photo 303

Bathroom vanity basin plumbing 3

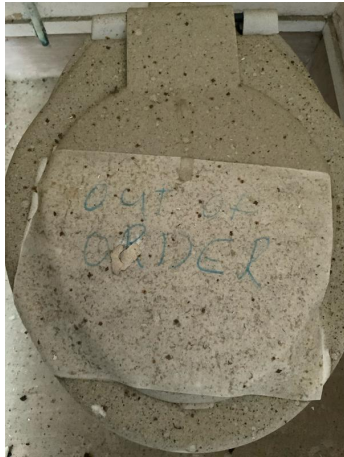


Photo 304

Bathroom toilet two non-functional. Further investigation is required by a registered plumber



Photo 305

Bathroom toilet one functional



Photo 306

Level two bathroom vanity basin cold tap functional



Photo 307

Vanity hot basin hot tap non-functional. Further investigation is required by a registered plumber



Photo 308

Level two bathroom vanity plumbing

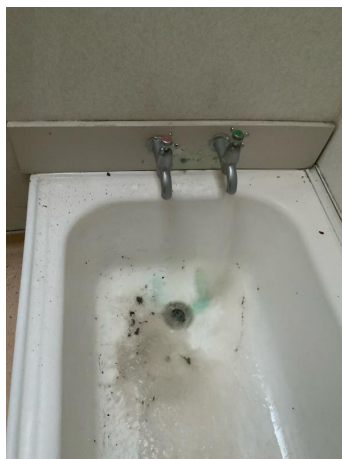


Photo 309

Level two bathroom bath cold tap functional. Hot tap non-functional. Further investigation is required by a registered plumber



Photo 310

Bathroom vanity basin functional



Photo 311

Bathroom vanity basin plumbing

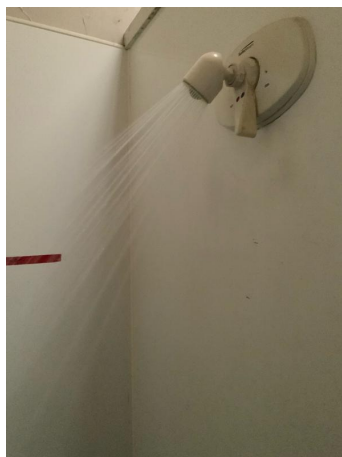


Photo 312

Bathroom two shower cold functional. Hot tap non-functional. Further investigation is required by a registered plumber



Photo 313

Fire system plumbing located in hallway cupboard left of entrance

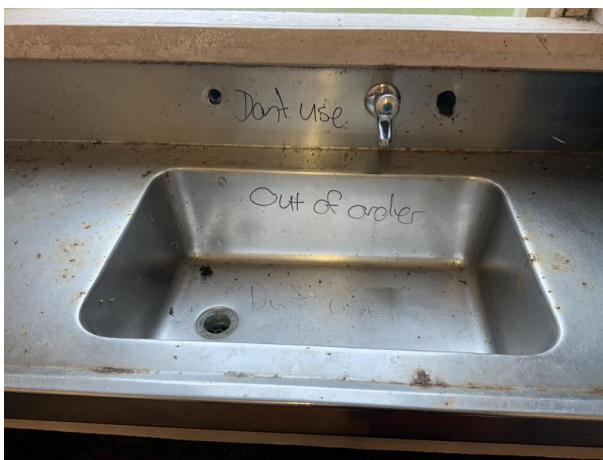


Photo 314

Kitchen sink non-functional



Photo 315

Kitchen sink two functional

Heating cooling ventilation

Gas radiator/Heater/Wood Oven

Recommendations:

Service as per manufacturer's recommendations.

Check with the territorial authority regarding compliance with the wood ovens.

Have a heating specialist investigate and report on the oven firebox condition.

A heating expert requires further investigation to determine whether the gas radiator heater is non-operational.

Advise updating the whole heating system to a centralised engineered system designed by a heating engineer



Photo 316

Living area heater operational



Photo 317

Dining area firebox oven not tested

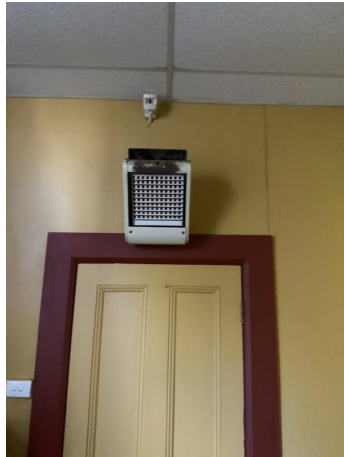


Photo 318

Living area gas radiator heater
non operational

Services

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Tested - No.
Central vacuum systems - Not applicable.
Ventilation systems - Tested - No.
Security systems - Not applicable.
Electricity services - Tested - Yes.
Gas services - Not applicable.
Water services - Tested - Yes.
Hot water services - Tested - Yes.
Foul water services - Tested - Yes.
Solar heating - Not applicable.
Solar power/panels - Not applicable.
Aerials & antennae - Tested - No.
Shading systems - Not applicable.
Telecommunications - Tested - No.
Lifts - Disabled access - Not applicable.
Distribution board - Tested - No.
Header tank - Tested - No.
Communications hub - Tested - No.
Automatic garage door opener - Not applicable.

Recommendations:

Service as per manufacturer's recommendations. New Zealand law states that smoke alarms must be installed:

- in all residential buildings, including rental homes, boarding houses, rental caravans, and self-contained sleep-outs;
- on each level of a multi-level home;
- in every escape route (hallway); and
- within 3m of each bedroom door or inside every room where a person sleeps.

All new smoke alarms must:

- be photoelectric
- have a battery life of at least eight years, or be hard-wired
- installed according to the manufacturer's instructions
- meet international standards. To the manufacturer's specifications, all services should be tested and maintained by certified professionals.

Regular checks to ensure smoke detectors are functional.

It is recommended that seismic restraints are fitted correctly to the hot water cylinder. For safety reasons, all hot water cylinders installed after 1 July 1992 should legally have seismic restraints (steel straps) fitted. The restraints should be no more than 100 mm from the top and

bottom and have an extra strap in the middle if the cylinder is over 200 litres.

To ensure that your alarm system is functioning optimally, it is recommended to follow the manufacturer's maintenance advice. Additionally, on a monthly basis, you should check the alarm still works by pressing the test facility located on the outside of the device. Replace dead batteries immediately and gently vacuum the dust that gathers on the device. Do not take the alarm apart or off its mount to do this.

Updating and replacing all services in the building, including fire systems and means of escape and egress, is strongly recommended.



Photo 319

Hot water cylinder located in kitchen cupboard with seismic restraints not viewed. Installation of seismic restraints advised



Photo 320

Hot water cylinder plumbing

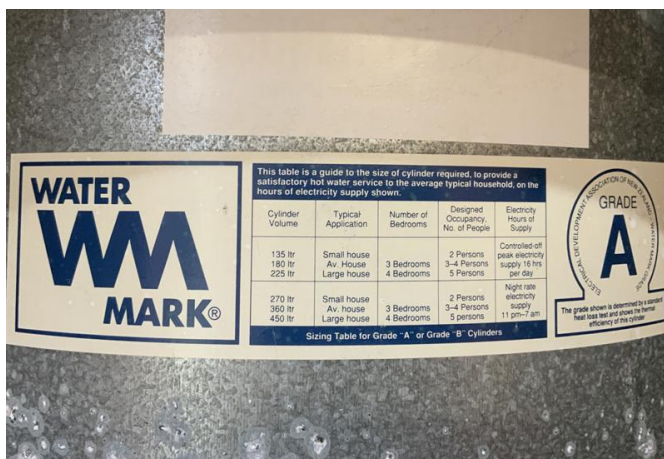


Photo 321

Hot water cylinder specifications



Photo 322

Fire alarm system located in kitchen (Not tested)



Photo 323

Fire alarm system located in hallway (Not tested)



Photo 324

Fire sprinklers located throughout the dwelling. The system should be redesigned to modern standards by a fire engineer.



Photo 325

Fire alarm located East aspect



Photo 326

Telecom point of connection located North aspect



Photo 327

Water toby located East aspect
at front entrance gate

DEFECTS LIST

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness. This building presents with multiple serious weathertightness issues which need to be addressed and have had implications on the structural stability of the entire building.

Relevant trades people, such as painters and carpenters should be engaged to remediate works that are outside of the homeowner's skill level, to any areas as deemed required.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gas fitters and drain layer helps make sure the work is done correctly, adheres to safety standards, and meets legal requirements. The use of unlicensed tradespersons may impact your insurance coverage and could ultimately result in higher costs if the work needs fixing later.

Should any issues arise, ensure they are remediated quickly to safeguard against further consequential issues and there are many issues arising from this report.

There are many areas as noted within the report where major maintenance is recommended.

Moisture-related issues can potentially cause significant damage to a property's structures, leading to a loss of value. Therefore, it is advisable to conduct a thorough investigation of any highlighted elements and surrounding areas. In the case of purchasing a property with no cavity, monolithic cladding, it is recommended to obtain a full weathertight report from a suitably qualified building surveyor.

Note: Due to current NZ legislation (Health & Safety at Work Act 2015) in regard to working alone and in confined spaces –

we will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius).

If you have any concerns about the condition of the subfloor we recommend engaging a qualified contractor to provide you with a specialist subfloor inspection report.

There was noticeable issues with floor levels, there are underlying problems which present a danger to personal safety to both the upper and lower level. A full invasive inspection is required

to understand the full extent of the issue.

It would be advisable to have a drainage inspection completed due to the age of the property.

Respirable crystalline silica dust

Silica is a natural substance found in concrete, bricks, rocks, stone (including artificial or engineered stone found in composite kitchen benchtops), sand and clay. RCS dust is created when materials containing silica are cut, ground, drilled, sanded, polished or otherwise disturbed. RCS particles are extremely small; they can't always be seen with the naked eye.

Whenever working with any of these products ensure protective measures are in place. For information regarding Silica dust please visit <https://www.worksafe.govt.nz/topic-and-industry/dust/silica-dust-in-the-workplace/#lf-doc-55272>

Structural Systems

The existing framing of older homes is likely to be undersized due to the span between walls when compared to the current version of NZS 3604:2011 Timber-framed buildings. While old, dry native timbers may be capable of longer spans, sagging ceiling joists and rafters can be a problem in older homes. An LBP in carpentry can be engaged to advise on the best solution to correct deflections/sagging in the ceilings. As part of regular maintenance, it is advisable to conduct regular visual checks of the roof space via the manhole to identify any issues, including leaks or pest activity. Keep an eye on the old, previously repaired leak to ensure there are no issues, and rectify it immediately if this becomes an issue in the future. The home would benefit from a second layer of insulation in the roof space. Current regulations in New Zealand minimum R-value of R 6.6 for ceilings. There is borer present to a degree of a structural concern in the roof space area. Borer was noted to surrounding timbers. Further investigation and treatment are recommended by a structural engineer and pest specialist. We cannot determine the extent of damage caused within the timber on our non-invasive inspection.

Remove bird nesting and seal visible gaps to deter birds.

Further investigation is required into the roof system's integrity due to indications of historical and current moisture damage and wet insulation viewed in the roof space.

The roof and its system were inspected using a drone, with the resulting images serving as the basis for comments and observations. While these images offer a more comprehensive analysis of the roof, any issues or damages that are not visible will not be included in the report. Only those items that were clearly visible during the inspection will be noted. It is recommended to obtain a thorough assessment of the roof's condition by engaging a Licensed Building Practitioner (LBP) specialising in roofing to conduct a comprehensive inspection and prepare a detailed report. Given the age of the roofing material, repairs and/or replacement will likely be necessary in the future. Regularly inspect for surface deterioration and leaks to maintain its condition.

Although the roof penetrations may have been compliant at the time of construction it is recommended that future maintenance would include the installation of a watershed back flashing is installed under any EPDM boot flashing with a pipe diameter over 85mm, as per, E2/AS1 permits the use of boot flashings where: the maximum roof pitch is 45°, the minimum pitch is 10°, or if the base of the flange covers one or more complete troughs or if the pipe diameter is no more than 85 mm. Recommend clearing gutters. It is important to keep the gutters clear of debris to ensure proper drainage. Clogged gutters can cause water to overflow and pool on the roof or

into other elements of the building, leading to potential water damage, leaks, and structural issues. Regularly removing leaves, twigs, and other debris from the gutters prevents blockages and allows water to flow freely away from the roof. The roof displayed visible signs of moss, mould, or lichen growth in certain areas, and it is advised to address this issue as part of regular maintenance. Failure to do so could cause deterioration of the coating.

There are areas of the timber fascia that require repair & replacement, apply a sealer coat then redecoration to prevent further deterioration.

Over time, sealants can deteriorate due to exposure to weather conditions, UV radiation, temperature fluctuations, and general wear and tear. Regular inspections of the roofing system should include a thorough examination of the sealants to identify any signs of degradation, such as cracks, gaps, or peeling.

Checking the sealants involves visually inspecting the areas where they are applied, such as around vents, chimneys, skylights, and flashings. If any issues are identified, it is essential to address them promptly to prevent further damage and maintain the integrity of the roofing system. We recommend that a qualified roofing professional undertake the work of assessing and repairing your roof as walking and working on roofs can be dangerous and can damage the roofing.

Further investigation is required to the roof systems soffits due to cracking detected.

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below spouting and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years. Keep garden vegetation clear from cladding, especially near and around cavity vents and brick vents. Upkeep of the painted surfaces as appropriate to cladding types as per manufacturer's recommendations to maintain weathertightness.

The exterior cladding has cracks, which need to be professionally repaired. Any cracks can allow moisture to penetrate behind the cladding and into the timber framing. Some of the cracking may relate to the lack of control joints, which can be determined by an exterior cladding specialist before the repairs are carried out.

A LBP in exterior cladding should be engaged to establish a repair method to make the building weathertight. Ensure that ventilation holes in wall cavities remain clear.

Check face seal coatings and clean and recoat them as necessary. Many cladding materials rely on these coatings for weathertight performance, and failure to maintain them can result in water absorption and cladding failure.

Inspect critical sealant joints that are exposed, on many cladding systems, as they are crucial in preventing water from penetrating critical junctions.

Check critical flashings, such as window head flashings, to ensure that they deflect water over critical penetrations in the cladding.

Cleaning and recoating wall finishes.

Clear roof gutters, including internal gutters, to prevent water buildup and potential damage.

Inspect roof flashings, membranes, and claddings to ensure they are in good condition and functioning properly.

Some areas require maintenance as they are weathering due to either being more exposed to the elements or from generally being on the south side of the home. Remedial attention suggested,

damage evident, replacement of damaged area may be the best or easiest option. This area may allow water ingress to the wall framing which cannot be seen on a visual non invasive inspection. Further investigation is required. Respirable crystalline silica dust

Silica is a natural substance found in concrete, bricks, rocks, stone (including artificial or engineered stone found in composite kitchen benchtops), sand and clay. RCS dust is created when materials containing silica are cut, ground, drilled, sanded, polished or otherwise disturbed. RCS particles are extremely small; they can't always be seen with the naked eye.

Whenever working with any of these products ensure protective measures are in place. For information regarding Silica dust please visit <https://www.worksafe.govt.nz/topic-and-industry/dust/silica-dust-in-the-workplace/#lf-doc-55272>.

Any incomplete or damaged exterior side seals at the cladding to the exterior joinery units need to be repaired to stop water ingress. Make sure paint is maintained and moisture is kept at a minimum. Some repairs required to the opening sashes of the windows in order to restore functionality and to reduce draughts. Some window latches were loose and/or require minimal repairs, it is recommended these are remedied as part of general maintenance to the property to assist with draughts. The paint is flaking on the sills & rot was detected, this may allow moisture to be absorbed into the timbers causing deterioration, correct preparation and decoration is required. Higher than normal moisture readings were indicated that may be due to condensation, or the joinery leaking. Further investigation will be required to locate the source of moisture and repair as necessary. Have a specialist in exterior joinery investigate and report on maintenance and repairs required.

Replacement of all exterior joinery required throughout the dwelling due to broken glass, rot, non opening windows, deterioration and decay.

Attachment 2 – Dangerous and Insanitary Building Status Report

13 January 2025

Blue Sky Property Group
Attn: Lyndon Fairbairn
lyndon@blueskyproperty.co.nz

Dear Lyndon,

**Re: 24072/1 : Dangerous & Insanitary Building Status
45 Beach Street, Dunedin**

We have reviewed the building at 45 Beach Street in Dunedin with regards to its potential dangerous and insanitary building status. Our review involved a walk through of the building and a review of the building report by Red LBP dated 2 October 2024, as provided by the client. In light of the dilapidated state of the building and safety concerns, we had limited access to a number of areas within the building, specifically the roof space and ground floor crawl space. Our review did not involve any quantitative analysis, geotechnical testing or destructive / invasive investigation.

The building at 45 Beach Street is a multi-unit residential building on a flat site, originally constructed in the 1890s. The building has had a number of alterations and additions over the years including a major addition completed in the early 1900s and a number of unconsented, poorly constructed alterations. The building is two-storied. The roof, floors and most of the interior walls are timber-framed. The exterior walls are unreinforced masonry (URM, i.e. brick) as are some of the internal structural walls (i.e. walls between the original 1890s construction and the 1900s addition). The URM walls bear on continuous, blue-stone foundations and the internal timber framing bears primarily on individual piles.

The building is in a very poor state of repair. We understand the building has been unoccupied for at least 20 years and no maintenance appears to have been undertaken during that time. There is significant water and borer damage to the timber framing at the roof level and at both floor levels. Based on the areas we could observe, it appears that water has been flowing freely into the building for years, particularly along the west and north elevations. The ground floor framing was constructed very close to ground. In the one area where we could clearly observe the floor framing (where the rotted floor cladding had been removed, exposing the joists & bearer below) the timber framing was bearing directly on the ground and showed significant amounts of rot. There are a number of areas at both levels where the rotted timber framing has made it unsafe to walk on the floor. Furthermore, a number of walls have been hastily removed without any additional support provided. This poses a safety risk from both a vertical support and lateral (seismic) bracing perspective. One of the removed walls is located at the edge of the stair shaft and no additional fall protection (i.e. handrail) has been

constructed, leaving a significant fall hazard from the upper hallway into the stair shaft. Furthermore, there are electrical wires hanging down from the ceiling throughout the upper floor, creating a potential risk of electrocution to people within the building. Finally, there are a number of seismic risks associated with the building, including minimal connection to the roof and floor diaphragms (due to the significant amounts of rotted timber at the URM supports and lack of seismic strengthening), removed bracing walls and specific, high-risk elements that pose a seismic risk to both occupants within the building and people outside the building (i.e. unbraced URM chimneys, damaged URM verandah over the main egress, unbraced URM parapets, etc).

Considering the complete lack of maintenance and the extremely dilapidated state of the structure, we would consider the building at 45 Beach Street to be a Dangerous Building as defined in Section 121 of the Building Act, as it clearly poses a potential risk of injury or death to persons both within and outside of the building. Furthermore, we would consider the building to be an Insanitary Building as defined in Section 123 of the Building Act, considering that it is in a state of considerable disrepair and has "insufficient provisions against moisture penetration so as to cause dampness in the building". Despite not having undertaken a quantitative seismic assessment of the building, we would also consider the building at 45 Beach Street to be Potentially Earthquake Prone, considering the obvious seismic concerns outlined above.

In our professional opinion, the building at 45 Beach Street should be demolished for safety reasons. Considering the extent of rotted timber and the overall condition of the building, any effort to renovate the building would pose a potential safety risk to the individuals undertaking the work. The significantly dilapidated timber floors and roof structure would need to be completely demolished & replaced and the remaining URM (brick) walls would require significant propping and strengthening / lateral bracing to meet current building standards. We believe that a controlled demolition of the building would be the safest and most economical way to address the situation.

Please do not hesitate to contact us if you have any questions or if we can be of any further assistance.

Sincerely,
Frijol Consulting Ltd



Sean O'Neill CPEng



Photo 1 - Rotted floor framing bearing directly on soil



Photo 2 - Removed wall / fall hazard at stair shaft



Photo 3 - Exposed electrical wiring, upper level



Photo 4 - Removed wall with no additional bracing or support & exposed electrical wiring, upper level



Photo 5 - Water damage, ground floor wall



Photo 6 - Rotted floor framing, ground floor

Attachment 3 – Certificate of Compliance

5 November 2024

Blue Sky Property Group Limited
C/- Paterson Pitts Group
PO Box 5933
Dunedin 9054

Via email: jared.brensell@patersons.co.nz

Dear Blue Sky Property Group Limited

CERTIFICATE OF COMPLIANCE:

**COC-2024-15
45 BEACH STREET
DUNEDIN**

Your application for a certificate of compliance for the demolition of all the buildings on the site 45 Beach Street, St Clair was processed in accordance with section 139 of the Resource Management Act 1991. A Senior Planner considered the application and authorised the issue of a certificate of compliance under delegated authority on 5 November 2024

The assessment of the application is set out in the report attached to this letter and advice notes are included at the end of this letter. The certificate of compliance itself is attached to the rear of this letter.

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application.

Please feel free to contact me if you have any questions.

Yours faithfully



John Sule
Consultant Planner

ADVICE NOTES

1. It is recommended that the applicant undertake a survey of buildings in relation to possible lead and asbestos contaminants prior to any demolition works being undertaken. The applicant should ensure demolition follows best practice to avoid contamination occurring during the demolition process.
2. The site is identified as being possible HAIL for accidental lead contamination. If asbestos is found within the buildings Categories E1 and/or I on the HAIL may also be applicable in relation to asbestos in relation to future development.
3. Any unanticipated soil disturbance must be undertaken in accordance with the permitted activity standards in Regulation 8 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 or a resource consent will be required.
4. There is evidence in the HAIL Report 2024-125 that there was a residence established on the site before 1900. If that is the case the proposed demolition will require an Archaeological Authority from Heritage New Zealand prior to any demolition. Please ensure appropriate authorisation for demolition is obtained from Heritage New Zealand prior to any demolition of the residential buildings on the site commencing.

APPLICATION COC-2024-15: 45 BEACH STREET, DUNEDIN

Department: Resource Consents

BACKGROUND

This application, similar to a number of recent Certificate of Compliance applications, appears to have been precipitated by the proposed upgrading of the list of scheduled heritage buildings in the District Plan by the DCC through Plan Change 1 that is to be notified in November 2024.

The application identifies that the applicant Blue Sky Property Group Limited is a potential purchaser of the site and following purchase it is seeking certainty that the buildings on the site can be demolished to allow redevelopment. The applicant has been involved in several multi-unit infill developments within Dunedin. An acoustic report was provided on 23 October 2024 and an amended application on 29 October 2024.

A HAIL search undertaken by the applicant (HAIL-2024-125) has identified a potential soil contamination source through painting and repainted of the substantial brick and plaster building on the site and the site is identified as possible HAIL. The proposal for the first redevelopment stage will be demolition down to foundations of the buildings on 45 Beach Street to avoid soil disturbance that will potentially contravene the permitted soil disturbance thresholds in the NES-CS. The potential NES-CS issues will be addressed as part of the next development stage.

DESCRIPTION OF ACTIVITY

The proposal is to demolish all the buildings on the site at 45 Beach Street, St Clair. The HAIL report identifies the initial residence was constructed in 1895 and substantial alterations were undertaken in 1912. The main residence is two storeys in height and constructed in brick and plaster. The site is located on the corner of Beach and Albert Street. There are also outbuildings on the site. The aerial photograph in Figure 1 below shows the existing development on the site.



Figure 1: Aerial Photograph of the site 2023/24 (Source – DCC GIS)

Figures 2 and 3 below show the northeastern and northwestern elevations of most of the buildings on the site. The main entrance to the residence is from Beach Street and the vehicle entrance is off Albert Street.



Figure 2: Photograph of the northeastern elevation from Beach Street (Source - Google Maps Sept 2023)



Figure 3: Photograph of the northeastern elevation from Albert Street (Source - Google Maps Sept 2023)

The applicant considers the demolition is currently permitted by the District Plan but seeks to preserve redevelopment rights should the residence be listed in the partially operative 2GP as a scheduled heritage building through proposed Plan Change 1 to the 2GP.

The 1045m² subject site is legally described as Lot 1 Deposited Plan 5912 (held in Records of Title OT314/136). It should be noted that there is a stormwater running through the northeastern part of the site. However, as this application involves demolition down to foundation level only, no resource consent requirements are triggered at this point.

CERTIFICATES OF COMPLIANCE

Sections 139(2) and 139(5) of the Resource Management Act 1991 state that a person may request the consent authority to issue a certificate of compliance; and that the authority must issue the certificate if the activity can be carried out lawfully in the particular location without a resource consent, and if the person pays the appropriate administrative charge.

DISTRICT PLAN RULES

Dunedin has two district plans: the Operative Dunedin City District Plan 2006 (the “District Plan 2006”), and the Proposed Second Generation Dunedin City District Plan (the “Proposed 2GP”). However, from 19

August 2024, the Proposed 2GP became partially operative and almost completely superseded the District Plan 2006, except for specific provisions and identified areas that are still subject to appeal. Where these provisions and appeals are relevant, the District Plan 2006 must still be considered.

In this case there are no identified areas or specific provisions that are subject to appeal. Accordingly, this application has been processed with reference to the 2GP only.

Partially operative 2GP

The subject sites are located within the General Residential 1 zone, and it is also located with an Archaeological Alert Mapped Area. There are no other relevant planning overlays or mapped areas that apply to the site.

Beach Street and Albert Street are local roads under the 2GP roading hierarchy.

Assessment of Compliance

Demolition of the Buildings

Demolition falls within the category of development activities, and it is defined in the 2GP as:

Demolition

The complete or partial destruction of a building or structure.

Demolition is an activity in the building and structures sub-category, which is in the development activities category.

The residential zone activity status table for development activities that identifies whether a development activity is permitted is contained in Rule 15.3.4. The rule table has a number of rows which the proposal needs to be assessed against. Demolition is identified as restricted discretionary activity under Rule 15.3.4.8 when buildings are visible from a public place and located within a heritage precinct and under Rule 15.3.4.18 demolition is a non-complying activity when it affects the protected part of a heritage building. Neither of these rules apply in this case as the buildings are not in a precinct and were not scheduled at the date the application was lodged.

As demolition is not covered by the rules discussed above or any other rules in Rows 5 to 22 of the rules table for development activities, the proposal is assessed as being subject to Rule 15.3.4.4 shown in the table below. This rule identifies the activity as permitted subject to compliance with performance standards.

All buildings and structures activities not covered in rows below		Activity status	Performance standards
3.	Signs attached to buildings and structures	P	a. Number, location and design of ancillary signs

4.	All other buildings and structures activities not covered in rows 5 to 22 below	P	a. Fence height and design b. Number, location and design of ancillary signs
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In addition to the specific performance standards in the row there are general standards that apply to all development and buildings and structures activities as follows:

1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. Structure plan mapped area performance standards (where relevant) e. Service connections - stormwater for development (in a new development mapped area)
2.	Performance standards that apply to all buildings and structures activities	a. Boundary setbacks b. Building length c. Firefighting d. Height in relation to boundary e. Maximum height f. Setback from coast and water bodies g. Setback from National Grid h. Setback from Critical Electricity Distribution Infrastructure i. Setback from designated rail corridor j. Area of buildings and structures (SNL Overlay Zone) k. Reflectivity (SNL Overlay Zone)

These development performance standards have been assessed in the application and reviewed. No signs are proposed, and the remaining performance standards do not apply to the proposed demolition activity as they relate to new activities or establishment of new buildings. Following a review, I am satisfied that the proposal is a permitted activity under the Residential Zone rules in the 2GP.

I also note that demolition is an activity that is also subject to temporary activities rules related to construction which is defined as follows:

Construction

The use of plant, tools, gear or materials as part of the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development. This definition includes all work from site preparation to site restoration.

This definition does not include any resultant buildings, structures or site development activities (including demolition or removal for relocation), which are separately defined under development activities or city-wide activities.

Construction is an activity in the temporary activities category

The proposal will therefore be subject to relevant temporary activity rules. Rule 4.3.2.2 identifies construction (demolition) as a permitted activity subject to performance standards. Development Standards, Light Spill and Noise are all applicable to demolition works. The application provides information to identify there will be compliance with temporary activity development and light spill standards and has supplied an acoustic report from Marshall Day Acoustics that confirms compliance with construction noise limits for a *short duration* demolition activity at the closest noise sensitive receiver. This report assumes that an excavator with a pulveriser or grapple attachment will be used to demolish the buildings, and trucks used to transport the waste off the site. No specific mitigation is identified as necessary to achieve compliance but a noise barrier around the site during the works is identified in the report as an appropriate measure under the applicant's duty to undertake the best practicable option to keep noise to a reasonable level. Compliance with construction noise rules is dependent on the demolition only being undertaken from 7.30am to 6pm Monday to Saturday. This is specified in the application.

I have reviewed the relevant temporary activity performance standards relevant to a demolition activity and I am satisfied that the proposed activity can comply with the relevant rules and is a permitted activity in relation to the construction rules in the 2GP.

NATIONAL ENVIRONMENTAL STANDARDS

National environmental standards may trigger a requirements for a resource consent and therefore they are considered relevant under the Section 139 assessment requirements. The only relevant national environmental standard in relation to the proposed demolition activity is the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).

NES-CS

The NES-CS is considered applicable in this case as the process of demolition may lead to the disturbance of soil which is regulated under the NESCS where the soil is potentially contaminated by an activity on the Hazardous Activities and Industries List (HAIL) and a potential risk to human health. The applicant's agent has obtained a HAIL search of the subject sites (HAIL-2024-125). This report identifies that the soils in proximity to the main residence is likely to be contaminated with lead from painting and repainting the building given its age. The site at 45 Beach Street is therefore a HAIL activity under the following category:

I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.

If asbestos is present within the buildings to be demolished, I also note that the demolition process itself could result in widespread contamination of the site with asbestos if care is not undertaken with the demolition and the site clean-up. Building products containing asbestos were widely used in New Zealand. If any buildings containing asbestos are not demolished in accordance with best practice, then Categories E1 and/or I on the HAIL may be applicable to the sites in relation to future development.

E1: Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

In this case the applicant advises that the demolition will be down to foundation level and disturbance of the soil is not proposed as part of the demolition activity at 45 Beach Street. It may be possible to demolish the buildings to floor slab without disturbing the soils, but some potential disturbance appears possible as part of the process. I note that disturbing up to 25m³ of soil per 500m² of site area is a permitted activity subject to compliance with the standards in the regulations. As the proposal specifies that ground disturbance is not proposed and demolition is only proposed to be to floor slab level on the site that has a HAIL, then it appears more likely than not that the proposal will not trigger consent under the NES-CS for soil disturbance.

Having considered the proposal demolition of dwellings and outbuildings on the subject sites, I am satisfied that the demolition can occur as a first stage in the redevelopment of the site without triggering a requirement for a resource consent under the NES-CS if the demolition is undertaken down to the foundation levels of the buildings on 45 Beach Street as proposed. I have recommended that advice notes be included regarding the potential for contamination of the site during the demolition process.

CONCLUSION

The above compliance assessment identifies that the proposed demolition of the dwelling and outbuildings at 45 Beach Street is a permitted activity under the requirements of the partially operative 2GP and the NES-CS at 10 October 2024, the date the Council received the proposal. The Council is therefore able to issue a Certificate of Compliance for the proposed work.

RECOMMENDATION

After having regard to the above planning assessment, I consider that:

1. The activity is a permitted activity in terms of the partially operative 2GP as at date that the application was lodged (10 October 2024).
2. The activity is a permitted activity in terms of Regulation 8 of National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health as at date that the application was lodged (10 October 2024).

3. The activity can be carried out without a resource consent at the date of application lodgement and the Council is therefore able to issue a certificate of compliance under section 139 of the Resource Management Act 1991.



John Sule
Consultant Planner

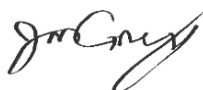
Date: 30 October 2024

DECISION

I have read the assessment in this report. I agree with the recommendation above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the issuing of a certificate of compliance because:

The proposal is consistent with the provisions of section 139 of the Resource Management Act 1991, in that the activity is a permitted activity in terms of the partially Operative Second Generation Dunedin City District Plan and any relevant National Environmental Standards as at 10 October 2024 when the application proposal was received and lodged by the Council.



Jeremy Grey
Senior Planner

Date: 5 November 2024

CERTIFICATE OF COMPLIANCE
SECTION 139 RESOURCE MANAGEMENT ACT 1991

Certificate of Compliance Number: COC-2024-15

Property Address: 45 Beach Street, Dunedin

Applicant: Blue Sky Property Group Limited

Operative Dunedin City District Plan: General Residential 1 Zone

Date Received: 10 October 2024

The applicant seeks a certificate of compliance for the demolition of all the buildings at 45 Beach Street, Dunedin. The subject sites are legally described as Lot 1 Deposited Plan 5912, comprising approximately 1045m² more or less and held in Records of Title OT314/136.

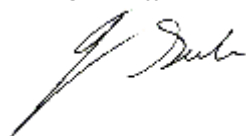
The proposal is the demolition of all the dwellings and outbuildings at 45 Beach Street, Dunedin. To comply with relevant 2GP rules and ensure compliance with the NES-CS the application identifies that the demolition will:

- *Only be undertaken between the hours of 7.30am and 6pm from Monday to Saturday,*
- *Ensure noise limits within Rule 4.5.4.1 are adhered to, and*
- *Only demolish the buildings on 45 Beach Street down to foundation level at Stage 1 of the redevelopment.*

The proposed activity is considered to constitute a development activity in accordance with the partially operative 2GP Plan definition of *demolition* and is authorised as a permitted activity in terms of the provisions contained in Rules 15.3.4 (Residential Section) and 4.3.2 (Temporary Activity Section) of the Partially Operative Second Generation Dunedin City District Plan:

- 4.3.2.2 Activity Status Rule for Construction (includes Demolition)
- 4.3.2.2.a Performance Standard for construction noise
- 4.3.2.1 Performance Standards that apply to all temporary activities
- 15.3.4.4 Activity Status Rule for Demolition in Residential zones
- 15.3.4.1 Performance Standards that apply to all development activities in Residential zones
- 15.3.4.2 Performance Standards that apply to all buildings and structures activities
- 15.3.4.4.a & b Performance Standards for demolition

The certificate of compliance is effective from the date that the Dunedin City Council received the request for this certificate and will lapse in accordance with section 125 of the Resource Management Act 1991 if it is not given effect to within five years from the date of issue on this certificate.



John Sule
Consultant Planner

Issue Date: 5 November 2024