FLANDERS | MARLOW
PROJECT & PROPERTY

RICS

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CONDITION REPORT

SAMMY'S ENTERTAINMENT VENUE, 65 CRAWFORD STREET, DUNEDIN.

1.0 INTRODUCTION

Report commissioned by:	Feldspar – David Booth
Report and site inspection undertaken by:	Grant Parker MSc Arch MNZIBS Registered Building Surveyor
Date of Inspection:	Monday 26th September 2016 @ 9:00 am & 3:00 pm
Other persons present:	The Current Owner, Agent, Fire Engineer and Valuer
Weather:	Overcast with rain showers
Orientation:	For the purposes of orientation throughout the body of this report, Crawford Street shall be deemed to run north/south, with the front face of the property being the western face.
General Description:	The property is located within the warehouse precinct of Dunedin City, with access from Crawford Street, which forms part of State Highway 1. The property currently contains a large entertainment centre previously 'His Majesty's Theatre', and originally built as an Agricultural Hall in the late 1800's.
General Construction:	The construction of the property appears to consist of:

1.1 **Roof:** A corrugated profile sheet metal, with associated ridge and parapet flashings, with a metal and uPVC stormwater disposal system.

1.2 **Exterior walls:** A mixture of solid brick, with a painted, plaster finish believed to be applied over the brickwork to the western elevation. The solid brick construction appears to be in English bond, with alternate courses of headers and stretchers. There are a number of infill areas constructed with concrete masonry.

1.3 **Floor:** believed to be timber floorboards, joists and bearers onto concrete pile foundations below the stage and a concrete ground bearing slab and foundation.

1.4 **Joinery:** Single glazed timber fixed glazed windows with glazed panel timber entrance and fire exit doors.

2.0 INSTRUCTIONS

2.1 Specific instructions were received from David Booth on behalf of Feldspar to undertake a condition report of the property at 65 Crawford Street, Dunedin. These instructions were confirmed in writing by email with a signed copy of the following conditions.

3.0 REPORT CONDITIONS & DISCLAIMERS

3.1 This report has been prepared solely for the party to whom it is addressed with respect to the particular brief given to us. No responsibility is accepted for the use of any advice or information contained in it in any other context or for any other purpose without our prior written agreement.

3.2 This disclaimer shall apply notwithstanding that this report may be made available to a local or regional authority and/or to the public in connection with any application for consent or pursuant to any legal requirement.

3.3 The term *'reasonable condition'* is used to indicate a condition relative to the age of the building or item to which reference is being made.

3.4 The Consultant will perform a visual inspection of the building specified in the Services section of the Agreement ('the building") and will provide the Client with a report of the inspection. The purpose of the inspection will be to assess the general condition of the building based on a limited visual examination. For residential buildings, the Consultant will not necessarily need to comply with all aspects of NZ Standard NZS 4306 2005 (Residential Property Inspection) in order to meet the performance standard stated in clause 1 of the Engagement Terms.

3.5 The Client will be responsible for identifying the building including identifying any accessory units where the building is part of a multi-unit complex. The Client will arrange for the Consultant to obtain reasonable access to the building including roof space and sub-floor space where reasonably and safely accessible. The Client will disclose to the Consultant any known defects which the Client is aware of, apparent or not, and any problem which may affect the integrity and use of the building or the facilitation of the inspection and reporting.

3.6 The inspection will be non-invasive and limited to those areas of the building which are readily and safely accessible and visible at the time of inspection. The inspection will not include any areas or items which are concealed behind finished surfaces (such as framing, plumbing, drainage, heating, ventilation or wiring) or any areas requiring the moving of anything which may impede access or limit visibility (such as moving floor coverings, insulation, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

3.7 The inspection will focus on identifying significant apparent defects at the time of the inspection. The Client acknowledges and accepts:

(a) the limited purpose and limited scope of the inspection, and that it may not identify all past, present, or potential future defects;

(b) the inspection will not be a compliance assessment against past or current requirements of the Building Code, including the Code's weathertightness requirements or any structural aspects, as this would require specific specialist advice;

(c) descriptions in the inspection report of systems or any appliances will relate to existence only and not condition, adequacy or life expectancy;

(d) the inspection report will not provide any guarantee or warranty (whether relating to merchantability, fitness for use or fitness for purpose) regarding the building or any item, system or component of the building and will not be relied on as such by the Client.

3.8 While the Consultant may use the visible presence of rot, decay or mould to aid in the assessment of the general condition of the building, the Client acknowledges and accepts that the inspection will not be a compliance assessment against the weathertightness requirements of the Building Code.

3.9 Where borer is identified as existing it is advisable to refer to the additional reference material that is available with the report. The extent of borer infestation should be verified through a recognised pest control company.

3.10 In addition to and without limiting anything stated in clauses 3.7 to 3.9 above, the following will be excluded from the scope of the inspection:

(a) any area of the building or site or any item, system or component not specifically identified in the scope of the Services as needing to be inspected;

(b) engineering/structural, architectural, geotechnical, geological, hydrological, land surveying or soils examinations;

(c) dismantling of any system, structure or component or any invasive or destructive testing or analysis;

(d) systems including electrical, plumbing, air conditioning, heating (including fire places and chimneys), security, fire warning and control, sewerage, storm water, ducted vacuum systems;

(e) environmental hazards or conditions including the existence of asbestos, electromagnetic radiation, toxic or flammable chemicals, air or water contaminants, geological hazards or floods;

(f) sheds, outhouses, detached buildings, swimming pools, spa pools, saunas and associated equipment, or appliances including but not limited to kitchen, leisure and laundry appliances;

(g) common property or common areas, systems, structures or components where the building is part of a multi-unit complex unless specifically identified in the scope of the Services as needing to be inspected;

(h) acoustical or other nuisance characteristics of any system, service, structure or component of the building or building complex, adjoining properties or neighbourhood;

(i) any legal, resource consent or building consent or compliance aspects including title, boundaries, occupational rights, resource and planning consent, building consent, Building Code compliance, building warrant of fitness or heritage obligations.

3.11 Any repair recommendations or indicative repair costings included in the inspection report will be for general guidance only. The Client will not rely on such recommendations or indicative costings in making any decision involving legal or financial commitment or repair work but will obtain specific advice from appropriate specialists. The Client accepts the risk that if defects and/or damage are identified, damage may continue to occur and/or new damage may occur to the building or its systems or components if any recommended repairs are not carried out properly and expeditiously by the Client.

3.12 The Client will give prompt written notice to the Consultant of the discovery of any material defect affecting the building not reported by the Consultant which the Client considers should have been identified. Except in an emergency situation, the Client will allow the Consultant 21 days from the Consultant's receipt of that notice to re-inspect the building prior to any repair work being undertaken. If the Client fails to give such notice and/or allow the re-inspection period, any liability of the Consultant in connection with the defect will be reduced (or extinguished) to the extent of any prejudice to the Consultant due to the Client's failure to comply with this clause.

4.0 ROOF

Roof Covering (Pitched)

4.1 The roof was viewed from various vantage points at ground level around the property and via a hatch from the upper roof space however, was not accessed due to height restrictions. Access onto roofs is not permitted (even less than 3.0m) without specific safety equipment such as scaffolding or edge protection. Only when this is not achievable the use of a fall restraint or safety nets, airbags etc. is required. Accessibility for monitoring and maintenance of roofs was considered to be difficult.

4.2 The western roof has been covered with short-run corrugated sheet metal roofing, with associated ridge and apron flashings and appeared in reasonable to average condition when viewed from the hatch. Some sheets are indented with some lifted end and side laps and there are areas of red rust corrosion, which require monitoring to ensure that these sheets remain weathertight.

4.3 The apron flashings at the roof to wall junction are in average condition and would benefit from replacement.

Photograph 1

4.4 The western parapet is capped with the rear being clad with metal installed above the apron flashings.

4.5 The gutter is lined with metal, which is buckled with areas of corrosion and ponding water which, suggest that it is not laid to adequate falls. There is a build-up of debris at the parapet which will require periodic clearing. The redundant downpipe within the gutter should be removed.

4.6 The upstand flashings with the neighbouring property are not considered to be robust and appear to be reliant on sealants for their weathertightness. These areas will require monitoring with consideration given to installing more robust apron flashings to reduce the risk of moisture penetration along this junction.

Photograph 2

Photograph 3

4.7 The eastern roof has been covered with short-run corrugated sheet metal roofing, with associated ridge and apron flashings and appeared in reasonable to average condition when viewed from ground levels. The roof covering appears to be of older origin and secured with lead head nails. There are some lifted end laps between sheets and heads to the fixings, with some corrosion, which require monitoring to ensure that they remain weathertight.

Photograph 4

Photograph 5

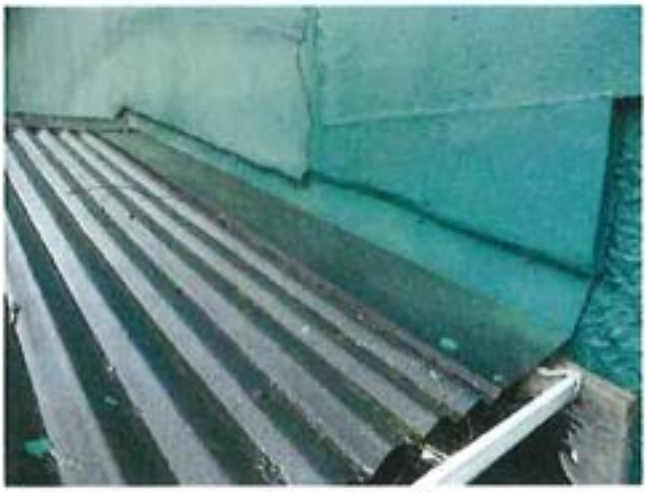
Photograph 6

Photograph 7

4.8 The roof above the western entrance has been covered with painted, long-run corrugated sheet metal, with associated ridge and barge flashings and appeared in reasonable to average condition. There are paint spatters to the roof covering and the actual paint coting is deteriorating and would benefit from re-decoration.

Photograph 8

Photograph 9



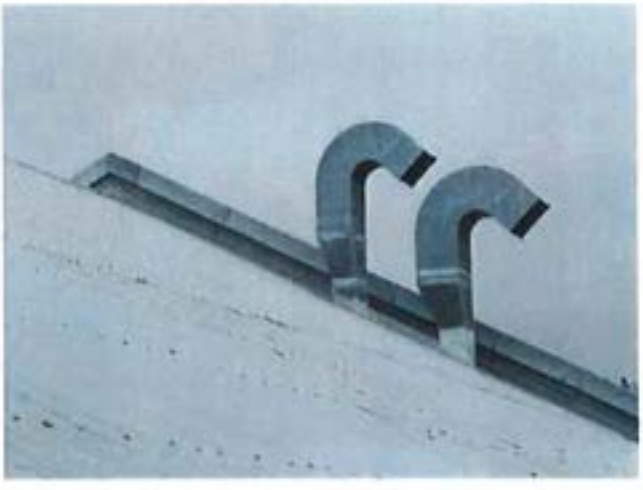
Photograph 10

Photograph 11

Roof Penetrations

4.9 The roof penetrations that were able to be viewed appeared to be remain adequately flashed, although the flues and metal flashings are corroding, in particular to the top edges behind the penetrations. All roof penetrations are considered to be weak points and will require ongoing monitoring.

Photograph 12



Photograph 13

Rainwater fittings

4.10 Rainwater downpipes to the east are uPVC and are not adequately secured as the older metal brackets are re-used in places and these require replacement. The original metal pipe remains to the southern side at low level and would benefit from replacement. These downpipes discharge direct to the below ground drainage.

Photograph 14

Photograph 15

4.11 The parapet gutters to the upper roof and the southern side of the lower roof were unable to be viewed at the time of inspection. These areas are susceptible to a build-up of debris and ponding water and will require further investigation, regular monitoring and cleaning. Solid parapet walls are also considered to be a higher risk for moisture penetration and the plaster to the tops of these walls tend to crack over time. There is no formal coping and capping installed.

4.12 The rainwater runoff from the roofs is directed to the western elevation through scupper outlets to metal hoppers externally. The hoppers are believed to be original and are corroded however the downpipes have been replaced with uPVC pipe. The metal flashing to both the scupper outlets appears poor when viewed from ground levels and requires further investigation. There are no obvious overflows installed, and these gutters, scupper outlets and hoppers will require regular monitoring to ensure that any leaf litter or debris is cleared and thus reduce the potential for blockage.

Photograph 16

Photograph 17

4.13 The spouting is generally installed to minimum falls to the western entrance roof and these areas will require monitoring and cleaning on a regular basis. The rainwater downpipes to the entrance discharge clear of the property over gullies. The gullies should be properly cleared of all debris to ensure that water can flow away freely. The downpipes to the western columns are hidden behind the veneer and this is considered a high risk detail. The downpipes should be re-installed externally and connect to the below ground drainage.

Photograph 18

Photograph 19

5.0 EXTERIOR

5.1 The front or western elevation is set back from the street and the covered entrance is constructed with a corrugated profile roof supported onto square hollow sections. The steel columns are clad with pitched face concrete masonry bricks.

Photograph 20

Photograph 21

Photograph 22

Photograph 23

5.2 As the concrete brick veneer is installed with no ground clearance, there is mould growth occurring as these bricks are porous and will soak up and hold moisture.

5.3 Additionally, the gullies for the rainwater require clearing. In some areas the mortar joints have cracked, with some bricks either spalled or missing. Where the barge boards penetrate through the masonry columns there is also concentrated water run-off which has resulted in staining below.

Photograph 24

Photograph 25

Photograph 26

5.4 There is corrosion noted to the exposed steel columns where bricks are missing. The columns are likely to have suffered as a result of moisture over time and require further investigation to ensure that there are no significant defects occurring as a result.

Photograph 27

Photograph 28

5.5 The signage to the entrance is in poor condition, likely as a result of aging and deferred maintenance, with a number of lightbulbs missing. The painted timber fascia boards appeared in poor condition and decorative order. The fascias behind the spouting have not been re-decorated and there is paint failure to these hidden areas. Consideration should be given to removing the spouting when re-decorating the fascias. There may be some areas of decayed timber that require replacement.

5.6 The entrance corridor at the main door has infill timber windows with Georgian wired glazing and fibre cement cladding above, which is in reasonable to average condition and decorative order; the timber requires re-decoration.

Photograph 29

Photograph 30

Photograph 31

Photograph 32

5.7 The main entrance doors to the western elevation are sheltered from the elements and remain in reasonable condition. The timber doors are fully glazed with top and bottom clear single glazed panels along with side and top lights, with Georgian wired glazing. The door security consists of a mortise lock and handle along with a rim night latch.

5.8 There is open cracking between the concrete masonry, the fibre cement sheets at high level and the original solid plastered walls on the western elevation, which should be suitably sealed.

Photograph 33

5.9 The exterior cladding of the main property is believed to be painted solid plaster onto solid brick, with the later unsympathetic infill areas of concrete masonry. Similarly, any original mouldings or brick detailing has been removed or plastered over. The brickwork to the building, where exposed appears to be solid or one brick thick in English Bond with alternate courses of stretchers and headers. The foundation walls appear to be concrete.

5.10 The walls were visually inspected and it was established that whilst the walls appeared to remain true to line, level and plumb, that there are areas of random cracking to the solid plaster to the western elevation. Where the original openings to the western elevation have been plastered these have also cracked, likely as a result of the change of substrate. These cracks appear to range in size from hairline to larger cracks with plaster failure noted in some instances.

5.11 Where cracks have penetrated the full thickness of the plaster they are at risk of moisture penetration, and further cracking due to loss of adhesion, which could also be accelerated due to frost action. We note that this was a visual inspection and therefore, we did not take any measurements or check the depth of any cracking.

5.12 All cracking should be painted with suitable high build acrylic paint that will bridge hairline cracks or alternatively raked out and sealed with a flexible external grade sealant and finished with an appropriate paint coating to minimise and reduce the potential for any further moisture penetration.

5.13 The western elevation has been subjected to graffiti, which would benefit from re-decoration. The original signage has been removed from the upper western elevation and would benefit from redecoration to match the existing.

Photograph 34

Photograph 35

5.14 The original building has older steel ties with circular bosses installed through the wall, assumed to be tied to the roof structure to provide some additional lateral strength.

5.15 It appears that the building was subject to further strengthening in the 1980's. External steel angle brackets are bolted to both the eastern and western elevations, along with two steel laced columns bolted to the western elevation. It is recommended that further clarification and advice is obtained in this regard prior to offer of purchase.

5.16 It appears that the original steel columns to the western elevation towards the southern end have been exposed at ground level for some as the plaster has deteriorated and failed as a result of moisture. These are severely corroded and delaminating and may require further investigation and comment.

Photograph 36

Photograph 37

5.17 The door on the western elevation towards the southern sided is in poor condition with paint failure and decay to the lower levels at the threshold.

Photograph 38

Photograph 39

5.18 The two laced steel columns installed to the western elevation are corroding and require comment by a suitably qualified professional as to their ongoing integrity.

Photograph 40

Photograph 41

Photograph 42

Photograph 43

5.19 The external wall to the north has been re-built with painted concrete masonry. As a result, the laced steel columns installed to this wall are now redundant and could be removed.

Photograph 44

Photograph 45

5.20 The northern elevation was viewed from Jetty Street and via the side entrance. The solid brickwork is in bays between brick piers and appears to remain reasonably true to line, level and plumb.

5.21 The solid timber entrance doors are in poor condition with damp and mould growth to the bottom edge. These doors have also been subjected to graffiti. The windows above are cracked and the broken glazing should be removed to make this area safe. A lean-to roof has been removed at some time and the flashings remain however, should be removed with the areas of brickwork and / or plaster being made good.

Photograph 46

Photograph 47

5.22 The mortar pointing has failed or is deteriorating to the high level areas in particular at the parapet and these joints require raking out and re-pointing.

5.23 It is recommended that the mortar capping to the parapets on this elevation are removed, the brickwork and mortar pointing will also need to be checked, and a suitable metal parapet and gutter flashing should be installed to reduce the risks associated with moisture penetration to this wall.

Photograph 48

Photograph 49

5.24 There is cracking at the internal junction with the neighbouring property likely as a result of differential movement, which requires remedial works and suitably sealing.

5.25 The junction roof to wall junction with the neighbouring property to the north was viewed via ladder however views were limited. There is a metal cap flashing installed however this appears older and aged with areas of corrosion. Similarly, the steel angle bracket is corroded and requires further investigation, remedial works and suitably finishing with an anti-corrosion paint.

Photograph 50

Photograph 51

5.26 The eastern and upper elevations to the north and south are solid brick, with a decorative brick arch and pilasters to the high level. The wall appears true to line, level and plumb, with no significant movement or cracking noted at the time of inspection.

5.27 This elevation has been subject to some structural strengthening with the walls tied back to the roof framing for lateral support. The angle brackets are starting to corrode and would require careful inspection, suitably preparing and re-painting with an anti-corrosion paint system.

Photograph 52

5.28 There are some areas of staining to the brickwork, in particular below the structural bosses, which would benefit from cleaning. The upper and lower levels have been subject to graffiti which could be removed.

Photograph 53

Photograph 54

5.29 The parapets to the eastern elevation are constructed with bricks on edge and the mortar is aged and failing and would benefit from a suitable cap flashing being installed. Additionally, the vegetation growth should be removed.

5.30 There is a loose brick centrally on the eastern elevation which should be replaced and pointed. Additionally, the penetration for the rainwater downpipe to the southern side is poor and requires suitably sealing.

Photograph 55

Photograph 56

Photograph 57

5.31 There are decorative metal ventilation grilles installed to the eastern and western elevations to allow some cross ventilation to the under floor and backstage areas. Being solid the external walls will not be insulated.

5.32 The original openings to the western elevation have been altered over time with unsympathetic concrete masonry infill panels installed. The plaster band surrounds have also been damaged over time.

5.33 The timber framing for the roller shutter door is in poor condition as a result of moisture and is mould stained and decayed.

Photograph 58

Photograph 59

Photograph 60

Photograph 61

External Fire Escape

5.34 An exterior fire escape has been installed to the eastern elevation. The balcony and ladder was not accessed at the time of inspection however, appeared secure. This metal structure has some corrosion and should be suitably checked to ensure that it remains safe and fit for purpose. This will require ongoing monitoring, in particular at the fixing points through the brickwork.

Photograph 62

Photograph 63

5.35 The upper level wall to the western elevation above the roof is clad with a vertically hung corrugate profile metal sheet cladding, which is in poor condition and require replacement.

Photograph 64

Photograph 65

Asbestos

5.36 Based on the age of the property, it is possible that the fibre cement soffit boards may contain asbestos. There have been some previous patch repairs undertaken to the front entrance. Internally, there are fibre cement linings within the roof space which are likely to contain asbestos and these have cracked and broken in places.

Photograph 66

Photograph 67

5.37 It can be difficult to tell the difference between fibre cement and older asbestos cement. If there are concerns in this regard, then a sample could be sent for analysis. The only way to find out for sure if a material contains asbestos is to have it tested in an approved laboratory.

5.38 It is important to maintain a good waterproof or paint coating on all fibre-cement. Water entering fibre-cement can cause swelling, delamination and eventual failure of the material. If the boards are found to contain asbestos, then extra care should be taken with boards being removed by an experienced contractor.

5.39 *"The Health and Safety in Employment (Asbestos) Regulations (1998) regulate working with asbestos. They define 'restricted work' where OSH must be notified before the work begins and that the work must be carried out by a person holding a certificate of competence or by someone under direct supervision of a person holding a certificate."*

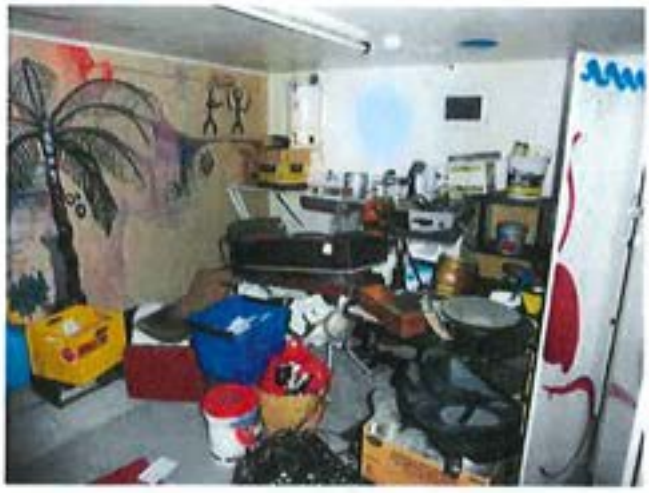
5.40 Under the new regulations starting 4th April 2016 removing more than 10 square metres of asbestos (non-friable) in one job will require a license issued by Work Safe New Zealand.

6.0 UNDER FLOOR AREA / BASEMENT / STORAGE

6.1 The under floor area below the stage can be accessed from the north and southern areas. The floor is constructed with a concrete ground bearing slab. This area is full of storage items therefore, making access for inspection difficult. There are various storage rooms along with insulated cool rooms for beer storage.

Photograph 68

Photograph 69

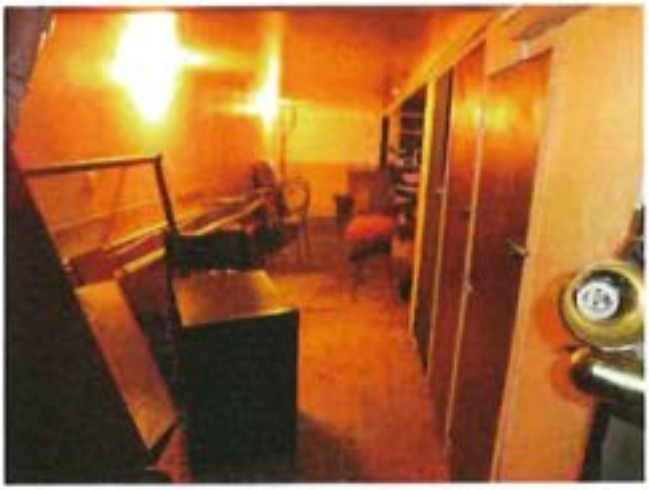


Photograph 70

Photograph 71

Photograph 72

Photograph 73



Photograph 74

Photograph 75

Photograph 76

Photograph 77

7.0 ROOF SPACE

7.1 The roof space was accessed via a timber ladder attached to the western wall which accesses an upper platform.

7.2 The upper fire escape door is broken and the opening has been boarded up.

Photograph 78

Photograph 79

7.3 The roof is constructed with engineered steel trusses, with timber purlins and a bituminous building paper is installed below, however has failed being ripped and torn.

7.4 The roof structure appears reasonable however, there is some moisture staining to the roofing timbers and to the hidden parapet gutters, which will require further investigation and monitoring. Additional steel bracing has been installed as part of the strengthening process and specialist comment may be required in this regard. Additional timber framing has been installed where ventilation ducting penetrates through the roof covering.

Photograph 80

Photograph 81

7.5 The linings to the rear of the western gable are moisture stained diagonally at the roof junction, which suggest that they are leaking and these require further investigation and remedial works. There are areas of moisture staining and decay to the floor boards on the platform which require remedial works to ensure that access is safe. Additionally, it would be recommended that suitable and robust handrails are installed to the platform access around the auditorium roof.

Photograph 82

Photograph 83

7.6 The wall to the west has been clad with a fibre cement sheet material which is likely to contain asbestos and this will require testing.

7.7 Access to the upper roof space is via a ramped platform and timber ladder. This requires updating to current best practice to ensure that the risk of working at heights is redued and access is safe.

Photograph 84

Photograph 85

7.8 The upper roof timbers could not be adequately viewed as access was not considered to be safe. There are areas of moisture staining and these would require further investigation as there may be areas of deterioration and decay.

7.9 Any timbers that are built into the solid external walls will likely have suffered as result of moisture and should be checked to ensure that there is no decay and that they remain structurally sound.

Photograph 86

Photograph 87

7.10 There was limited access into the upper roof space and there was also broken asbestos fibre cement sheets to the entrance. From the limited views it was established that the structure is engineered steel trusses. One of the timber purlins viewed has been cut and should be strengthened and the majority of the timbers appeared moisture stained with failed, ripped and torn building paper.

Photograph 88

Photograph 89

Photograph 90

Photograph 91

7.11 The ceiling joists are 100 mm x 50 mm at approximately 450 mm centres and have not been insulated

7.12 The mechanical ventilation from the kitchen and toilets discharges via ducting to external air. Ducting should be checked periodically to ensure that it remains secure.

8.0 INTERIOR

Accommodation

8.1 The main entrance is from the west into the main theatre. The ground floor accommodation consists of an office, reception and cloakroom, male and female toilets, with disabled access, two bar areas, commercial kitchen and cool rooms along with artists changing rooms, toilets and shower rooms to the northeast. Stairs lead to first floor gallery which also has male and female toilets and a bar area. There is additional storage and the bar cellars beneath the main stage.

Photograph 92

Photograph 93

Photograph 94

Photograph 95

Photograph 96

Photograph 97

Photograph 98

Photograph 99

Photograph 100

Photograph 101

8.2 The decorative fibrous plaster mouldings to the stage remains in reasonable condition and decorative order.

Photograph 102

Photograph 103

Photograph 104

Photograph 105

Photograph 106

Photograph 107

Photograph 108

Photograph 109

Photograph 110

Photograph 111

Photograph 112

Photograph 113

8.3 There is a stainless steel benchtop and inset sink to the first floor bar area along with a small ceramic wash hand basin, which remain in reasonable condition.

Photograph 114

Photograph 115

8.4 The wash hand basin to the artists changing room requires re-fixing to the wall. The cold tap handles have been removed from both basins. The low level electric heater requires re-fixing to the wall and further investigation to see if it's safe and operable.

Ceilings

8.5 The ceilings throughout the property are decorative moulded fibrous plaster, custom wood, plasterboard, hard board, with soft board ceiling tiles above the stage and all appear in reasonable to average condition and decorative order.

8.6 There are numerous areas of aged and flaking paint to the decorative plaster ceilings. There is damage to the decorative mouldings along the southern wall in particular, which is likely as a result of moisture penetration and these will require remedial / restorative works.

8.7 Electric ceiling fans are installed and suspended from the main ceilings, with hub-mounted rotating paddles to circulate air. This were not tested for operation at the time of inspection.

Photograph 116

Photograph 117

Photograph 118

Photograph 119

Photograph 120

Photograph 121

8.8 There is a current leak through the ceiling above the stairs in the kitchen which requires further investigation and remedial works.

Floors

8.9 The property has a mixture of fitted carpets, sheet vinyl and unfinished concrete floors, which are in average to poor condition. The carpets throughout are aged, have been taped up in places and require replacement. The floor coverings throughout would benefit from upgrading.

Photograph 122

Internal walls and partitions

8.10 Internal walls and partitions are generally believed to be solid plaster, custom wood timber panelling, 'seratone' water resistant linings to wet rooms and appear in reasonable to average condition being aged with damage according with general wear and tear due to the usage of the venue. The wall linings throughout would benefit from re-decoration and remedial works where required.

8.11 There is evidence of paint and plaster failure to the interior of the external walls, which is likely as a result of moisture penetration. There is some random cracking to the plaster at the north western corner of the property These areas will require monitoring and may need further investigation.

Photograph 123

Photograph 124

Internal Joinery / Stairs

8.12 Skirtings, cornices, architraves, doors and doorframes all appeared in reasonable to average condition and decorative order. There are a number of internal doors which have sustained damage over time and would benefit from replacement. The fire exit doors were difficult to open and close and require easing and adjusting.

Photograph 125

Photograph 126

8.13 There are a number of public, private and fire egress stairs at the property. The public stairs to the gallery remain in reasonable condition, with no obvious or significant movement or deterioration. There is a timber handrail to the stairs and the balcony, which was secure at the time of inspection.

8.14 Regular checks should be made to establish that all stair treads and nosings are properly maintained in a firm condition and that stair and other carpeting is safe.

Photograph 127

Photograph 128

8.15 The barrier to the gallery is not considered to be safe by current standards and it is recommended that a suitable barrier is installed in accordance with current best practice to prevent accidents from falling.

Commercial Kitchen, Cool & Preparation Rooms

8.16 Decor appears reasonable to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

Photograph 129

8.17 There are various stainless steel work benches, inset sinks, storage cupboards and shelving. Electric ovens and hobs are installed with extract fans flued above.

8.18 Cool rooms are currently utilised for storage including old car parts which should be cleared.

Photograph 130

Photograph 131

Photograph 132

Photograph 133

Photograph 134

Photograph 135

Disabled Female Toilet – Ground Floor

8.19 Decor appears reasonable to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- A stainless steel WC with single flush hidden cistern, plastic seat and flap, with wall mounted grab rail
- A wall mounted toilet roll dispenser
- A wall mounted wash hand basin with separate hot and cold taps
- Wall mounted soap and paper towel dispensers
- Ceiling mounted extractor fan.

Photograph 136

Disabled Male Toilet – Ground Floor

8.20 Decor appears reasonable to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- A ceramic WC with single flush hidden cistern, plastic seat and flap, with wall mounted grab rail
- A wall mounted toilet roll dispenser
- A wall mounted wash hand basin with separate hot and cold taps
- Wall mounted soap and paper towel dispensers
- Ceiling mounted extractor fan.

Photograph 137

8.21 The vent cover to the ceiling mounted extractor fan is missing and requires replacement.

Male Toilet – Ground Floor

8.22 Decor appears reasonable to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- A separate cubicle with stainless steel WC, single flush hidden cistern, plastic seat and flap. The flush is broken and requires replacement
- A wall mounted toilet roll dispenser
- A stainless steel urinal
- Three (3) inset wash hand basins with separate hot and cold taps and wall mounted mirror above
- Wall mounted soap and paper towel dispensers, with hand dryer
- Ceiling mounted extractor fan.

Photograph 138

Photograph 139

Photograph 140

Female Toilet – Ground Floor

8.23 Decor appears reasonable to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- Five cubicles with ceramic WC's, with single flush hidden cisterns, plastic seats and flaps; and toilet roll dispensers. The flushes were not easily operated and require adjusting
- Two (2) inset wash hand basins with separate hot and cold taps and wall mounted mirror above
- Ceiling mounted extractor fan.

8.24 One of the light fittings is broken and requires replacement.

Photograph 141

Photograph 142

Photograph 143

Photograph 144

Photograph 145

Photograph 146

Male Staff Toilet, Shower & Changing – Ground Floor

8.25 Decor appears reasonable to average to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- A separate shower cubicle with stainless steel tray and fixed shower rose and mixer. This was difficult to operate
- A ceramic WC, single flush low-level cistern, plastic seat and flap
- A wall mounted wash hand basin with separate hot and cold taps
- Ceiling mounted extractor fan.

Photograph 147

Photograph 148

Photograph 149

Photograph 150

Female Staff Toilet & Changing – Ground Floor

8.26 Decor appears reasonable to average to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- A ceramic WC, single flush low-level cistern, plastic seat and flap
- A wall mounted wash hand basin with separate hot and cold taps
- Ceiling mounted extractor fan.

Photograph 151

Photograph 152

The cleaners store to the north western corner beneath the stairs contains a large stainless steel sink with wall mounted taps and is in reasonable condition with no obvious defects or leakage noted at the time of inspection.

Photograph 153

Male Toilet – First Floor

8.27 Decor appears reasonable to average to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- A separate cubicle with ceramic WC, single flush hidden cistern, plastic seat and flap.
- A wall mounted toilet roll dispenser
- A stainless steel urinal and cistern. The cistern is dented.
- A wash hand basin with separate hot and cold taps and wall mounted mirror above
- Wall mounted soap and paper towel dispensers, with hand dryer
- Ceiling mounted extractor fan.

Photograph 154

Photograph 155

Photograph 156

Photograph 157

Female Toilet – First Floor

8.28 Decor appears reasonable to average to the floor, walls and ceiling. This space generally contains the following fixtures and fittings:

- Two (2) separate cubicles with ceramic WCs, single flush hidden cistern, plastic seats and flaps
- Wall mounted toilet roll dispensers
- A wash hand basin with separate hot and cold taps and wall mounted mirror above
- Wall mounted soap and paper towel dispensers, with hand dryer.

Photograph 158

Photograph 159

Photograph 160

9.0 GROUNDS

9.1 Ownership of the boundaries should be ascertained by your legal adviser in order that you may be aware of your liabilities in this respect.

9.2 Access to the property is from Crawford Street to the west. The courtyard / parking area is asphalt, with a concrete pathway to the entrance, which remain reasonable however, there is some slumpage and ponding of water in areas. Vegetation growth should be cleared with consideration given to making good the area to the north.

10.0 SERVICES

Electricity

10.1 Electrical reticulation to the property is believed to be via underground cables which enter the property on the south eastern elevation on Vogel Street. The mains electrical meter is housed within a metal box in the south eastern store room. This is a three-phase advanced meter with LCD display, which provides remote automated readings from the property. The mains electrical distribution board is in the same cupboard and there are various sub boards installed around the property

Photograph 161

Photograph 162

Photograph 163

Photograph 164

Photograph 165

10.2 An electrical certificate of compliance (COC) / electrical safety certificate (ESC) should have been issued for any more recent works to ensure that the work meets the Electrical Safety Regulations. These records, if available, should be requested from the current owner.

10.3 If there are any concerns in regard to the electrical installation, then a full electrical report should be commissioned. It is recommended that the electrical installation is checked regularly in accordance with the Electricity Company's recommendations at least once in every 5 years to confirm that there is no deterioration in either the cables or fittings and that it is in good condition. If defects occur, they should be corrected immediately by a qualified electrician. Do not make any alteration to the electrical wiring without qualified advice.

Fire Alarm System

10.1 A fire alarm system is installed to the property, with the external control panel installed to the western elevation and an internal panel in the entrance hallway. The current owner should have records of all inspections and maintenance and any repairs undertaken in the previous 24 months.

10.2 The compliance schedule should be available for your perusal, which should record details of the fire alarm warning system including smoke detectors and emergency lighting and signs. This system was not tested for operation at the time of inspection.

Photograph 166

Photograph 167

10.4 The fire hose real to the upper balcony is currently leaking and requires immediate attention.

Photograph 168

Photograph 169

Water

10.5 Water supply is believed to be fed from a Dunedin City Council water valve however this was not located or tested for operation at the time of inspection. Water pressures were tested at the sinks and wash hand basins and found to be reasonable, with water freely draining away.

10.6 There is a hot water cylinder located within the ceiling space above the north eastern accommodation. This is a low pressure cylinder manufactured by 'Peter Cocks Ltd' of Christchurch and has a capacity of 270 litres and a manufacture date of 2000. This cylinder has not been seismically restrained.

7.13 The polythene header tank is seated onto a timber platform secured to the brickwork on the northern wall and has a uPVC overflow pipe, which extends to the exterior. The tank does have a lid fitted, however, is not seismically restrained.

Photograph 170

Photograph 171

Photograph 172

Photograph 173

10.7 There is another hot water cylinder located to the basement area to the southern side. This is a low pressure cylinder manufactured by 'Valley Industries' of Dunedin and has a capacity of 180 litres and a manufacture date of May 1991. This cylinder has not been seismically restrained. The cylinder sits onto a plywood platform and it appears that there may be some leakage. This requires further investigation and monitoring.

Photograph 174

Photograph 175

Photograph 176

Photograph 177

Heating

10.8 There is a wall mounted electric fan heater installed at high level above the reception desk. This was not tested for operation. An air curtain is mounted above the inner entrance doors however, this was not tested for operation at the time of inspection.

10.9 There was no formal heating identified at the time of inspection however, there is possibly a ducted electric heating system installed at the property. Further clarification is required in this regard.

Plumbing & Drainage

10.10 Hot and cold pipework viewed was copper. The pipes viewed were not lagged and consideration could be given to fully lagging all exposed pipes to prevent the risk of localised freezing in extended cold periods.

10.11 Foul water drainage viewed to the north western corner is uPVC, which discharges to a clay gully and is then believed to connect to the main sewer on Crawford Street to the west. The gully trap is at external ground level and will require checking and clearing on regular basis to reduce the risk of blockage.

Photograph 178

Photograph 179

Photograph 180

Photograph 181

10.12 One of the vent pipes on the eastern elevation has been partially replaced with uPVC however, the original iron pipe remains at low-level. The vent pipe to the north is corroded and is not connected. This requires further investigation and if still in usage will reuire replacement.

10.13 For further clarification, reference should be made to the Dunedin City Council Property File or LIM documentation, however for older properties these records may not be particularly accurate or up to date.

10.14 Stormwater drainage discharges to gullies to the west and direct to below ground drainage to the east.

Telecommunications

10.15 Telephone connection is believed to be via underground cables. There are two television aerials bracket fixed to the lower western roof area which appeared in average condition. The older VHF television aerial is no longer in use and could be removed.

Security

10.16 The exterior unit of the security alarm system including sounder and siren is installed at above the western entrance door. The security alarm system keypad panel is located within the reception area. The system operating manual and code should be requested from the current owner.

11.0 BUILDING PERMITS & CONSENTS

11.1 The Dunedin City Council property file was not researched and no LIM or Land Information Memorandum was provided for comment to be made, however we regard the following items to have required either a building permit or building consent for their construction.

Building Permits & Consents

- The original construction of the property and associated plumbing and drainage
- Various internal alterations including structural strengthening
- Any extensions to the property
- Signage and front entrance alterations.

11.2 Building Warrant of Fitness (BWOF) WOF-301166 is recorded for the building, displayed in the reception window, which was issued in August 2015.

11.3 This report does not certify that the building has been constructed in accordance with any building consent or resource consent. This report does not certify that alterations made to the building have been the subject of a Building Permit or Building Consent.

12.0 SUMMARY & GENERAL MAINTENANCE

12.1 In summary, the property is generally in reasonable to average condition for its age and the works that have been carried out.

12.2 Due to the age of the roof covering ad evidence of red rust corrosion, it should be regularly checked to ensure that all the coverings remain in reasonable order and weathertight. Any slipped, damaged or deteriorating sheets should be renewed and care taken to ensure that no defects have arisen beneath the damaged areas. The associated flashings should also be checked to ensure that they are sound and properly dressed in position and the mortar pointing to the parapet tops should be maintained in sound condition. The roof is nearing the end of its economic life and would benefit from replacement.

12.3 The gutters / parapet gutters should be laid to even falls towards the outlets and regular checks should be made to ensure that they are clear of all debris and sediment which will involve regular cleaning. Joints should be properly checked for leaks and re-made as necessary. All brackets should be checked and repaired/renewed as appropriate. Cracked or broken sections of gutters and downpipes should be renewed immediately on discovery to prevent damp penetration to other parts of the fabric.

12.4 Confirm that all of the mortar pointing is in good and sound condition and renew where necessary to prevent damp penetration occurring. Ensure that joints around pipes where they extend through the wall are properly sealed and that pipework is properly attached to walls.

12.5 As the western elevation to the property is plastered, it is essential that it is maintained in good condition and the defective areas are renewed as and when found. Poor and deferred maintenance may have led to water penetration and accelerated deterioration of the surrounding materials. Regular redecoration of painted walls and claddings should be undertaken.

12.6 Further investigation and clarification will be required with regard to any earthquake strengthening and assessments that may have recently been carried out.

12.7 The vegetation growth and debris needs to be removed from the western elevation. Where ventilation grilles are provided to ventilate the sub-floor voids, ensure that they are maintained in good condition and are free from any blockages.

12.8 Periodically inspect all areas of external joinery for defects including poor or blistered paintwork, dampness or decay. Prepare and redecorate as necessary. Regular painting/treatment helps resist timber decay. Replace all cracked or broken panes of glass and renew loose or missing putties and redecorate to avoid timber decay.

12.9 Maintain external decorations in good and sound condition and renew on a regular basis every 3-4 years (or sooner if necessary), ensuring that all woodwork, metalwork and other painted surfaces are properly prepared after maintenance ready to receive the new decorative finishes.

12.10 Make regular inspections of the roof void to ensure that there are no obvious signs of leaks or other areas of dampness, which could lead to decay. Carry out any necessary repairs immediately after the discovery of defects. Make sure that there is no evidence of timber defects either in the form of cracked, split or broken timbers, timber beetle infestation or decay.

12.11 Ensure that all exposed pipework is properly insulated. Check the hot water cylinders and associated valves for any signs of deterioration or leaks. Establish that hot water cylinders and header tanks are properly supported, insulated and covered, and that overflows work freely, do not leak, and discharge properly to the outside. Ensure that all associated valves and stopcocks work freely and that lids are secure with no contamination within the tank.

12.12 Consideration should be given to insulating accessible roof areas

12.13 Ensure that all internal joinery is properly maintained. Ease and adjust doors as necessary and ensure that door furniture is in good condition. Check that any glazed panels in doors, glazed screens and low level windows comprise safety glass to prevent accidents. Check for any signs of decay or timber infestation and carry out the necessary remedial work.

12.14 The interior of the property would benefit from modernisation and upgrading with restorative works required to the decorative fibrous plaster ceilings and mouldings.

12.15 The electrics to the property appear to have been subject to some upgrades however, evidence in the form of an Electrical Certificate of Compliance should be available for the property as proof that the work was carried out by a suitably qualified person. Based on the type of venue, it would be prudent to undertake an independent electrical inspection prior to an offer to purchase.

12.16 The property has had some upgrades with regard to plumbing and drainage with modern uPVC drainage fittings, with copper pipework viewed to isolated areas, however no invasive investigation was undertaken to view any hidden pipework.

General

12.17 Where defects and other such issues have been identified throughout the body of this report, it is recommended that consideration be given to carrying out remedial works, along with undertaking regular maintenance work to ensure further deterioration does not occur.

12.18 In some instances, where defects have been identified, and are not showing significant signs of failure at the time of the inspection, these defects should be monitored regularly so as to ascertain if continued deterioration is taking place.

12.19 Regular preventative maintenance inspections and prompt repair of any defects noticed will help keep your repair costs to a minimum. Neglect will ultimately lead to expensive repairs being required. Should regular maintenance be undertaken to the dwelling, along with the issues stated being addressed where required we believe that it should remain a serviceable property.

12.20 As this report and associated inspection are based on a visual check of the property as at 26th September 2016, we recognise that there may be additional issues that are found to exist once the property has been occupied for some time. We will make ourselves available to discuss the various issues and problems that are encountered and at that time offer advice free of charge as to how they may be best remedied. This offer will remain valid for a period six months from the date of this report.

12.21 We are available should further clarification of the issues outlined in this report be required.

Grant Parker
on behalf of
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THE COMMON HOUSE BORER
(Anobium punctatum)

The Myths and the Reality

For some people the sight of a few borer holes in furniture, a door or skirting board is an omen of impending doom, leading in extreme cases, to a state verging on paranoia. Is the concern warranted? In most cases the answer is probably "no". To put things in perspective it may help to understand the nature of the little creature.

The borer life cycle

The common adult house borer is a small brown beetle from 2.5 to 5.0 mm long and has a hard hooded head. Being good fliers and active from November to March, most houses can expect to entertain at least one or two females during the season as they seek a suitable place to lay eggs. Now this is important – the most suitable places are rough surfaces and crevices in plain timber but, smooth surfaces, particularly if painted or vanished, are a no-no for discerning mother beetles. If pressed, however, they might re-infest existing holes in painted woodwork.

Eggs hatch after about three weeks to become small creamy white C-shaped grubs, growing to 7 mm long, and which spend the next three or four years or more, boring at random through the wood. Ultimately they move near to the surface, rest for a while as the pupate and turn into an adult, then bore a little hole about 1 mm in diameter, leaving a piles of wood dust (frass) below. They then fly around seeking other borer and after a little courting and mating the female chooses that good place to lay eggs and the cycle starts again. Adult borer don't feed and live for about four weeks. Borer exists throughout New Zealand and the larvae prefer relative humidity's over 70% and temperatures between 22 degrees and 23.5 degrees C.

THE MYTHS

Myth No. 1

Borer holes in the wood work indicate that borer are present.

The reality
The only certainty is that some borer have been and gone. The holes you see are exit holes left by the departing adult. It is possible, but not certain, that other larvae remain in the wood.

Myth No. 2

You can never find where the borer get in.

The reality
You can if you really try, but the entry holes are about the size of pin pricks and usually hidden in racks or rough surfaces.

Myth No. 3

If a particular piece of timber appears badly infested with borer, it will spread to other parts of the house.

The reality
Very often borer is confined to a small area where for some reason that piece of timber alone was attractive to the insect. They love sap wood and in older houses the sapwood of Rimu, Kahikatea and Radiata pine have proved to be most attractive. Treated timber and some untreated species, such as Douglas Fir and Western Red Cedar, are resistant to borer and generally they avoid heart wood in any species.

Myth No. 4

Borer infestation can lead to structural collapse of a house.

The reality
While there are instances of the odd floor joist or piece of strip flooring failing, BRANZ is aware of no case where common house borer have caused major structural collapse, though in some cases major remedial work has been required as a result of borer activity over long periods. (BRANZ also does not accept the theory that structural stability in borer infested timber results from the borer holding hands).

Myth No. 5

With the correct treatment an infected existing house can be permanently rid of borer.

The reality
It is next to impossible to provide effective borer treatment in all the hidden nooks and crannies of a building without going to great expense to remove linings and to reach every piece of timber in walls, roof space and under the floor. Commercial gas fumigation (after enclosing the building in a plastic envelope) will kill all existing insects and larvae. One the house is again fit for habitation it is also fit for re-infection by borer unless all timber is then treated with a liquid insecticide and the insecticide treatment will need repeating in due course.

Myth No. 6

Borer smoke bombs are a simple way to get rid of borer.

The reality
Smoke bombs will only kill insects crawling on the surface or flying in the building, so timing for use at the start of the flight season is important. They will not kill larvae still in the wood. The house needs to be very well sealed otherwise the effect will be reduced and the poison deposit, which tends to be effective only on horizontal surfaces, must be left undisturbed till the end of the flight season. The process will need to be repeated annually. Note that if the house is not well sealed, some excitement can result from the arrival of the fire brigade if the Fire Service has not been previously notified.

Prevention rather than cure

There's no room in this article to go into all methods for treating borer infestation, so we'll reduce the likelihood of borer attack.

Ensure finished timber surfaces, particularly end grain, are left smooth and coated with paint, polyurethane or similar material. Often the first or only sign of borer is in the top or bottom of doors, left unpainted because they are out of sight and awkward to get at. Similarly, proof joints in joinery or trim, the hidden insides of cupboards and the underside of tables and other furniture are often left uncoated and provide a suitable place for egg laying.

In event of borer holes appearing, the best solution, if practicable, is to replace the piece of timber concerned. Next best is to block the holes with putty or some other filler and apply a good coat of paint or varnish to stop re-infection. Injecting the holes, prior to stopping them, with an anti borer fluid (or even kerosene) is added protection and may even kill larvae still present in the wood.

PS: If you find larger (3 to 7 mm) oval borer holes it probably indicates the presence of the two-tooth longhorn borer (ambeodontus tristis) which is really nasty and it would pay to get expert advice. A structural engineer can advise on the likelihood of structural problems and your local Council pest control officer is probably the best initial contact for advice on where to get specialist borer treatment.

This article was taken from a BRANZ (Building Research Authority of New Zealand) magazine and was written by Grant Hurdle, Manager BRANZ Education and Building Control.

APPENDIX 6 – BUILDING CONDITION REPORT – SEPTEMBER 2016

See separate attachment