

2 December 2003

Colmar Inspections Ltd
23 Trollove Place
Stoke
Nelson

FILE

Dear Mr Aitken

RE UNAPPROVED BUILDING WORK

We are in receipt of a building report in respect of unapproved building works undertaken at the property 45 King Edward Street Motueka..
The nature of the work is as follows:

Internal alterations in dwelling.

Based on the information contained in the report the Tasman District Council is satisfied that the building work is not dangerous or insanitary and we do not intend to take the matter further, but without prejudice to Council's position should further information come to hand. The report will be placed on public record on the property file concerned and will be included in any future land information memorandum issued in respect of the property.

A fee for Council's work for the matter will be charged.
Fee has been received with thanks.

Yours faithfully



Dave Stebbings
BUILDING INSPECTOR



COLMAR

INSPECTIONS Ltd

23 Trolove Place
Stoke
Nelson

phone/fax: 03 547 3277 cell phone: 025 751 966 e-mail: colin.aitken@xtra.co.nz

28-11-03

Tasman District Council
7 Hickmott Place
Motueka

RECEIVED
01 DEC 2003
T.D.C. MOTUEKA

Att L Askew

Dear Madam

I recently carried out an inspection of the property situated at 45 King Edward Street where some work has been carried out with out obtaining the necessary approval from the Local Authority.

I submit this information for inclusion on the property file for future reference.

If you have any questions please contact me.

I look forward to your early acceptance reply to this report.

Yours faithfully

Colin Aitken
for
Colmar Inspections Ltd

REPORT FOR TASMAN DISTRICT COUNCIL

OWNER c/o D Goodall

ADDRESS 45 King Edward Street Motueka.

VALUATION

WORK Relocate Kitchen and create an opening between two rooms.

AGE Within the last two years.

INSPECTION To verify that work had been completed to an acceptable standard.

SPECIFICATION As shown on the attached plans provided by the owner the kitchen has been relocated to the front of the dwelling and an opening has been formed in the wall between the new kitchen and a new lounge.
The opening between the kitchen and lounge has a double 150 x 50 as a lintel over the opening that is 1250 wide.
Above the opening there is a 250mm depth of wall lining.
New kitchen facilities were put in place as shown on the photo.
The original pipe work to the kitchen has been extended to the new position and the waste under the dwelling has also been extended.
An air admittance valve is to be put in place at the head of the waste pipe due to the length.
The new lounge and kitchen rooms have been relined with gib and redecorated.

PERMIT or CONSENT In my opinion if an application had been made to carry out the work it would have been granted.

REMEDIAL WORK An air admittance valve is to be put on the waste.

FURTHER INSPECTION Not required.

DISTRICT PLAN No contravention.

SECTION 64 OF THE BUILDING ACT In my opinion, at the time of my inspection the work carried out was not considered to be Dangerous or Insanitary as set out in section 64 of the Building Act.

Signed



for Colmar Inspections Ltd

Date 28-11-03

*Experienced Building Inspector
Available for dwelling pre purchase inspection and reports
Advice on building related matters*

DISCLAIMER

1. This report is not an engineering report and no liability shall arise as a result of defects, which are apparent only as a result of such a survey.
2. This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore we are unable to report that any such part of the structure is free from defect.
3. It was impractical to inspect and comment on the covered, unexposed and inaccessible parts of the building and no liability shall arise as a result of defects in those parts of the building or defects that become apparent after my inspection.
4. Without prejudice to the generality of the foregoing paragraph no liability shall attach in respect of:
 - (a) the ingress of water into a building or structure and any physical loss of or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water; or
 - (b) rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water; or
 - (c) fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced by such fungus, mould, mildew or yeast, micro-organisms, bacteria, protozoa or any similar or like forms; or
 - (d) any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in anyway responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; or
 - (e) the failure of any building or structure to meet or confirm to the requirements of the New Zealand Building Code contained in the first schedule to the Building Regulations 1992 (or any amendment or substitution thereof) in relation to:
 - (i) external water or moisture; or
 - (ii) either durability or protection from external water or moisture entering that building or structure, or the effects thereof.
5. Any or all of which was not reasonably discoverable at the date of inspection.
6. No survey of the title boundaries has been made and it is presumed that all buildings on the site are located within those boundaries.
7. A Land Information Memorandum has not been obtained nor has the information contained in the property file held by the Council been inspected. No liability shall arise as a result of defects which would have been ascertained from the Memorandum or a file inspection.
8. Objects hanging from walls, furniture, floor coverings, clothing articles or personal effects within wardrobes or other enclosed areas were not removed and no liability shall attach as a consequence of defects which may have been apparent had they been removed.

It is assumed that all electrical fittings, plumbing, heating, ventilation and other services are in proper working order and functioning for their design purposes. No liability shall attach if that assumption is incorrect as our consultants are not qualified to provide an opinion but can arrange for these areas to be inspected by qualified persons.

A duty of care shall not be owed to a third party.

All observations, comments, evaluations and conclusions are drawn from visual evidence. No destructive or invasive testing was performed. This report is not to be considered a guarantee of condition.

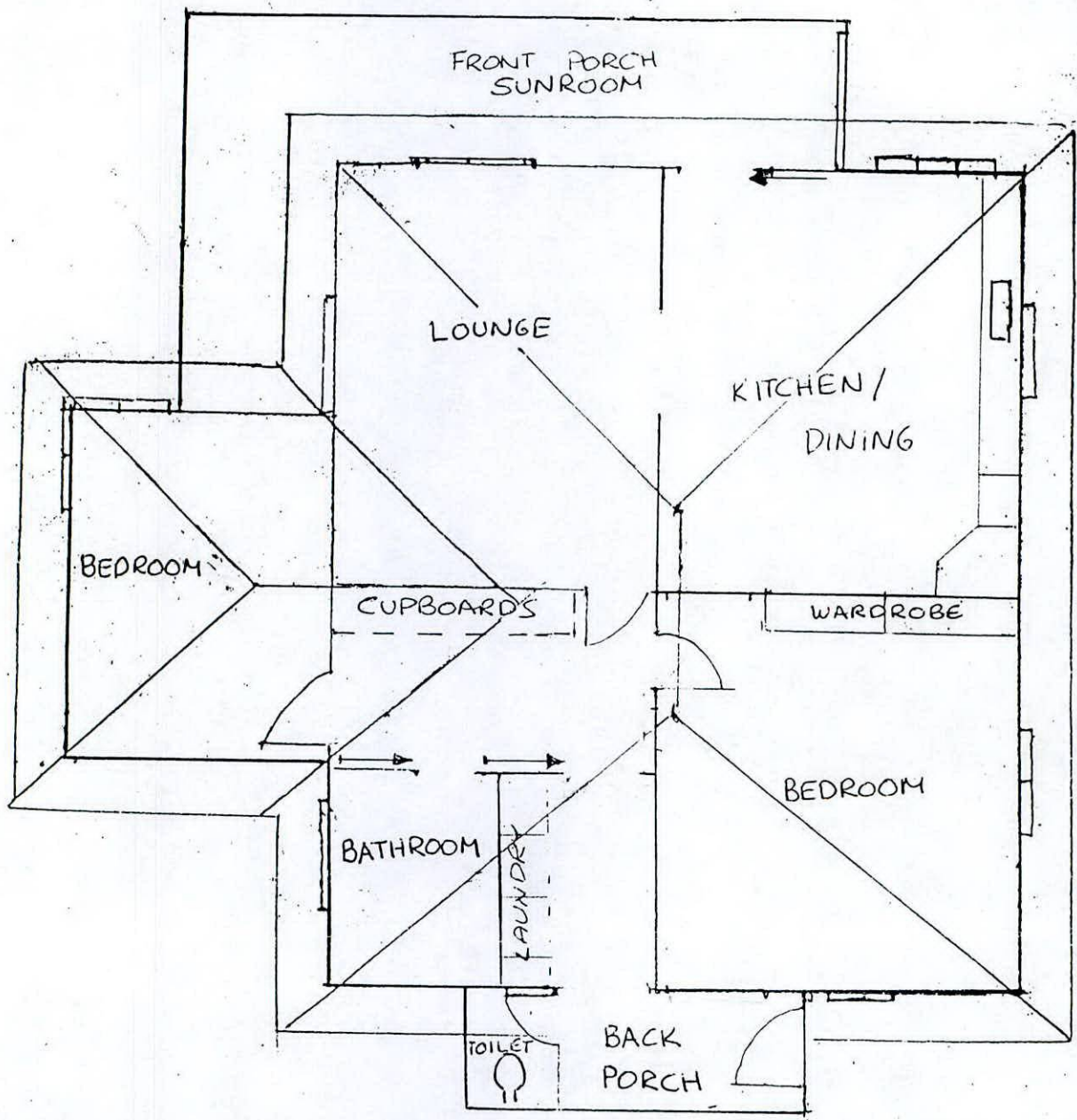
Buying or owning any building involves some risk. Even the most thorough and comprehensive inspection cannot be expected to reveal every condition you may consider relevant without disassembling the building. Not everything can be known about a building from a visual inspection of this type no matter how thorough.

Signed



Date 28-11-03

*Experienced Building Inspector
Available for dwelling pre purchase inspection and reports
Advice on building related matters*



double 6x2 Douglas
above opening & window
Re giberd.

45 KING EDWARD ST

NOV 2003

As is

