

8735/1
Lot 29 DP 33114
P 15169

BUYSMART HOME INSPECTIONS

Steve Fertich Builders Ltd

Attn: Rotorua Lakes Council
Private Bag 3029
Rotorua Mail Centre
Rotorua

Client: Howard Greenwood

Property Address: 20 Willow Avenue, Rotorua
Legal Description: LOT 29 DP 33114

Date of Inspection: 29th July 2015
Inspector: Steve Fertich



RRD0021QMU

Document Number: RDC-570799

Date Registered: 19/8/2015



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Received

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Rotorua District Council
Customer Centre

RFS# 257943

D Holder

Accepted for placement
on file 10/8/15
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Inspection Report

Reason for this Report

I have been engaged by my client Howard Greenwood to inspect and provide a report for the dwelling located at 20 Willow Avenue. I am providing this report as the property is for sale and would like to request that this be put on the council file for reference.

The reason for this report is due to the following items:

Dwelling

- No inspections recorded for the dwelling
- No records for plumbing and drainage to dwelling.

Limit of Report

I conducted an inspection of the dwelling at the mentioned property. This consisted of a visual inspection so that I could to the best of my knowledge decide whether the work done to it is in my opinion within reasonable grounds safe and sanitary and **suitable** for it's intended use. This report is for the main dwelling and excludes the rebated shower identified below.

Dwelling Council File History

Dwelling, permit number 10262, dated 15/07/1970 - no inspections recorded.

Original Plumbing and Drainage to Dwelling - no records.

Enclose Carport, permit number K025563, recorded as completed 08/05/81.

Construction Details

The dwelling located at 20 Willow Avenue consists of:

- concrete slab foundation
- Lockwood and fiber cement sheet cladding
- decromastic tile roof
- timber joinery
- pvc downpipes
- metal spouting
- Lockwood timber walls
- Lockwood pitched timber ceilings
- roof space not accessible due to pitched ceilings
- low pressure electric hot water cylinder
- two heatpumps
- smoke alarm installed

Inspection Details

- The building footprint appears to match what is shown on the council file apart from the following items:
 - A timber bay window has been installed to the front of the lounge, extending the floor. There is approximately 150mm of visual floor above the existing surface with remnants of polythene damp proofing extruding from the side of the slab, giving indication that damp proofing is present. The opening appears to be within the original opening of the doors that were indicated on the original plan. This does not protrude past the original roof line. Given the style of timber joinery present and the age/wearing of the timber of this area it gives indication of considerable age dating to approximately early to mid 1980's.
 - A small conservatory extension has been added to the end of the dining room, which is approximately 800 x 2m. This is consisting of timber joinery, aluminium Lockwood cladding, with a glass ceiling. This also is within the eaves of the original house and I believe to be within the existing structure of the original doors that would have been present. The style of timber joinery present and the age/wearing of the timber of this area gives indication that this was carried out at the same time as the lounge timber bay window.
 - The original plans show the end master bedroom as two rooms, yet only one exists. The wall to separate these two rooms as the Lockwood beam designed would not have been a structural wall, in my opinion I believe that this wall was likely never present as there is no visual markers on the beam, or where the wall would have been junction, no colour variations to the stain and no holes or fillers where the wall would have been fixed to these areas.
 - There was a permit taken out to enclose the original carport into a garage and an extension for a workshop at the back, this permit is recorded as

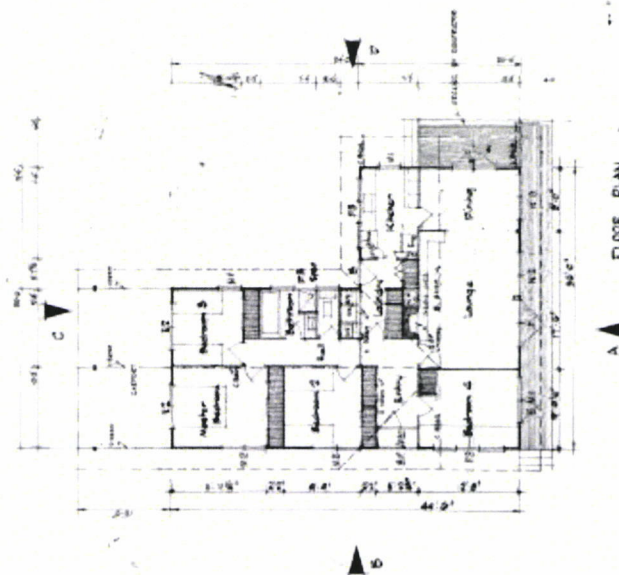
completed. Since this time, a non-structural wall has been installed to use the workshop as an office. This is not a habitable space and cannot and is not being used as such.

- I have shown the plan recorded on the council file and also a current indicative plan below for reference.
- During the inspection I identified that there is a rebated shower in the bathroom in the place of the original bath identified in the plan. This could not fall under a safe and sanitary report as a building consent would have been required for it, therefore my report does not include this. The property is under contract and the purchasers have confirmed that they have intentions to reinstate it back to a standard cubicle shower during renovations.
- Low pressure electric hot water cylinder located in the kitchen cupboard and fitted with seismic strapping.
- Cylinder is fitted with a pressure reducing valve to copper pipe and vented through the roof.
- Welded copper plumbing present.
- PVC spouting is entering PVC downpipes and appears to be disposing correctly via stormwater drainage.
- Two gulley traps present; the kitchen is entering one and the bathroom/laundry are entering the other.
- Drainage is entering gulley traps, stormwater appears to be disposing correctly and carried out in a manner acceptable at the time of construction.

****Showing example photos of items discussed above:**



****Showing original plan recorded on the council file:**



****Showing current indicative floor plan:**



Conclusion for this Report

In conclusion to my inspection I find that the dwelling is in good condition for it's age, which would benefit from some repairs and maintenance which is as to be expected, but in my opinion I believe within reasonable grounds that the work done to it is safe, sanitary and suitable for it's intended use and that based on a visual inspection it likely would have met the standards at the time of construction.

If there are any queries regarding this report please feel free to contact me,

Kind Regards



Steve Fertich

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Rotorua South, Rotorua 3045
Ph: 027-266-0001

Statement of Policy and Disclaimer

The below are general Terms and Conditions which you are deemed to have accepted upon receiving this report.

The inspection and the corresponding report are based on a limited visual inspection of the components and standard systems of the home. The purpose of the inspection is to identify whether in my opinion it is safe and sanitary and suitable for its intended use. The report does not include outbuildings for example sheds or storage areas, lean-to's etc. The safe and sanitary inspection/Report is not intended to act as a warranty or guarantee or any form of insurance on the property it is a report based on my findings based on a limited visual inspection of the property at the time of inspection and this is not a building permit, building consent or any form of compliancy/sign of. Any other issue relating to this property not identified or not detailed is not covered by this report. This report is for the main dwelling only.

The information within this report is for the addressee only and I disclaim all responsibility and liability to third parties. This report is not a Certificate of Acceptance nor is it a Code of Compliance Certificate. This report is not a pre-sale or pre-purchase home inspection, it does not go into the same depths as a building inspection and cannot be used as such. I carry no liability if this report triggers a file information notice.

Limited to: any areas that are concealed, inaccessible, contained or cannot be seen due to floors, walls, ceilings, soils, vegetation, insulation, systems appliances, furniture, stored items, vehicles or any other object will not be inspected or included in the report. The client agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection. Nothing will be dismantled during the inspection and there will be no destructive testing performed. This report is not a guarantee, warranty or any form of insurance.

Reasonable access: is access that is safe, unobstructed and which has a minimum clearance of 450mm x 400mm opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610mm x 610mm in the ceiling space and 500mm x 400mm opening access door and a minimum crawl space of 500mm vertical clearance for the subfloor area. Roofs that are able to be safely accessed from a 3.6m ladder or if the minimum clearance is not available the area is within the inspector's unobstructed line of vision.

This report does not cover any buildings suffering from leaky homes, rotting homes and toxic mould situations. Rotting of framing can only be determined by invasive testing's which means removing wall linings, this will not be done without written consent from the owner. We will consider weather tightness regardless of age however it will not be measured against appendix A of the standards or to E 2 / A S 1 of the building code/matrix and evaluation as this would be subject to a specialist report.

Disputes and limitations on liability: the client agrees to notify the inspector of any dispute in written form within 7 days of discovery. The client agrees and understands that any failure to notify the inspector as mentioned above will constitute a waiver of any and all claims for the said failure to accurately report the condition in question. The cost of any claim shall be limited to the cost of this report only.

This is a visual report only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). A safe and sanitary report does not go into the same depths as a building inspection nor does it cover, gas, fireplace or any gas testing or compliancy, appraisal of property value, geological stability, geothermal, zoning ordinance violations, soil conditions, structural stability, engineering analysis, termites, borer or other infestations, sulphur, water or air contaminants of any kind, asbestos, formaldehyde, toxic moulds, rotting, electromagnetic radiation, environmental hazards, repair estimates, detached buildings, outbuildings, sheds, decks under 1m, playground equipment - forts, treehouses, playhouse etc, pool, spas and underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, specialized electronic controls of any kind, dumbwaiters, elevators, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any item or system, minor or cosmetic problems, blatant or concealed defects.

These are our general terms and conditions although please note there will be no disputes option for safe and sanitary reports as they are simply a report based on the opinion of the writer that at the time of inspection that the property appeared to be safe, sanitary and suitable for its intended use. A safe and sanitary report does not go into the depths that a building inspection does.

A safe and sanitary inspection and report is not a compliance inspection nor a home inspection, it is simply to update the local authority. I take no responsibility for the construction or construction details/components of the building/buildings. This will not identify all past, present or future defects and is based upon a limited visual only inspection.

Steve Fertich Builders Limited trading as BuySmart Home Inspections, Steve Fertich Builders Ltd is a limited liability company.