

Property Inspect BOP



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RFS 242051

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Rotorua District Council
Customer Centre

SAFE & SANITARY REPORT

06570 610 00
Lot 1 DP5422
P09936



4 PUKEKO STREET

HILLCREST

ROTORUA



RRD0020NM3

Document Number: RDC-536363

Date Registered: 2/4/2015

D Holder

*Accepted for placement
on file 24/3/15
B. Stiller*

20/03/2015

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SAFE AND SANITARY REPORT

I have been engaged by Craig Aitu to inspect and produce a Safe and Sanitary Report in respect of the dwelling at 4 Pukeko Street, Hillcrest, Rotorua. A site inspection was undertaken on Thursday 19th March at 4pm. The weather conditions were fine.

The owner of this property has requested to have this information lodged on the Rotorua District Council property file. The reason for this report is that the original dwelling had applied for a permit but only a receipt was issued (15433). No site inspections were carried out, therefore no completion sign off has been obtained. I can report that all areas have been inspected and the foot front on the original plan submitted to council is the same at the time of inspection. There are a couple of changes as per addition undertaken 19/09/91 which was completed. Please find attached the floor plan.

PERMITS AND PROPERTY DETAILS

Lot 1

DPS 5422

Valuation No. 057/610

Dwelling Addition

Permit No. J02486

Issued 13/11/90

Completed 19/09/91

Dwelling

No Permit Number issued

Receipt issued 29/05/61 (15433)

No inspection.

No final obtained.

Plumbing and Drainage to addition

Permit No. 6574

Issued 12/11/90

Completed 20/02/91

LIMIT OF REPORT

This report comments on the construction of the garage/dwelling including all services. This inspection does not include any invasive testing. This was a visual inspection only, which covered the state of condition of the completed structure against permit plans, specifications and standards of that day.

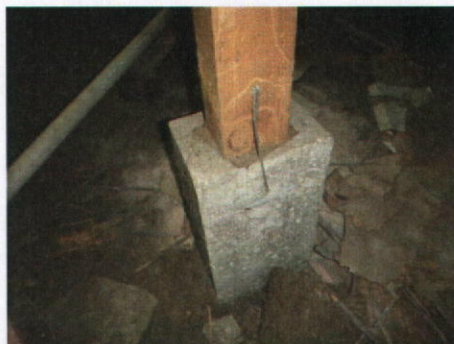
A Safe and Sanitary Report is a document that is sometimes requested by a proposed purchaser of a dwelling to record non permitted/unpermitted work that was completed before 1993.

CONSTRUCTION DETAIL

- Framing is 100 x 50. Pitched truss roof framing, all is solid and in reasonable condition.



- Foundations are a concrete block to the garage. Pile construction to the dwelling. Concrete block pile, 4 x 3 piles and 4 x 3 bearers, 6 x 2 joists and T & G flooring. All in reasonable condition.



- Insulation is polyester wool to the underside of the flooring. Bradford gold installed to ceiling cavity.



- Roofing is corrugated iron roofing, 75mm lead head nails. Lead flashings, all in reasonable condition and well installed.



4 Pukeko Street, Hillcrest, Rotorua

- Exterior cladding is wooden weatherboard, All solid and in reasonable condition with no weather tight issues.



- Interior ceiling and walls are Gib plasterboard, all in reasonable condition.



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4 Pukeko Street, Hillcrest, Rotorua

- Exterior wooden joinery, single glazed with plenty of natural light and ventilation, all well installed and in working condition.



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INSPECTION DETAILS

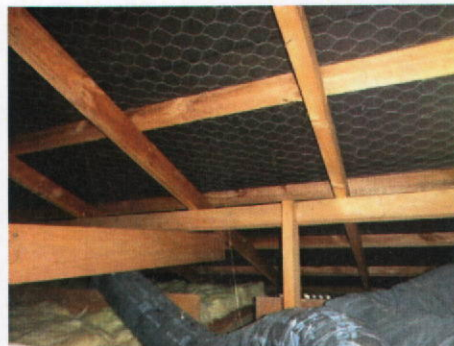
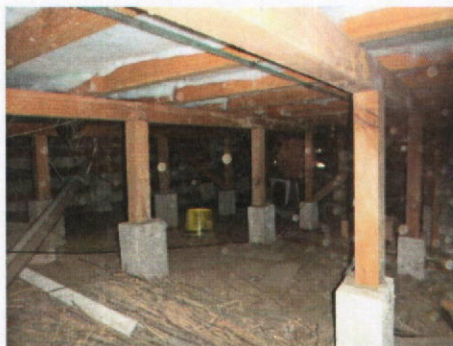
- Site is falling from the rear to the front of the boundaries. Dwelling is elevated with no signs of flooding.



- Floor plan is a single level with basement garage.

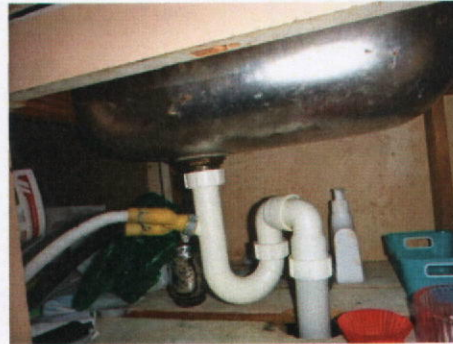


- Moisture was not present to the areas inspected.



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- Plumbing and waste fitting are a mixture of copper pipes with galvanised piped wastes falling into gully traps, all in reasonable condition.



- Smoke alarm has been installed to the centre of hallway, which was tested and working at the time of inspection.

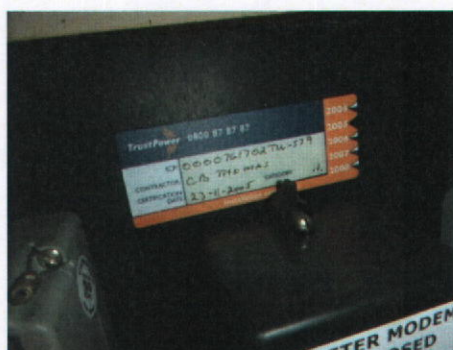


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- Marley Classic storm cloud guttering system with 65mm downpipes falling to drains/soak holes, all in reasonable condition.



- The Switchboard / meter box is located outside the laundry door and all looks to be safe and in reasonable condition.



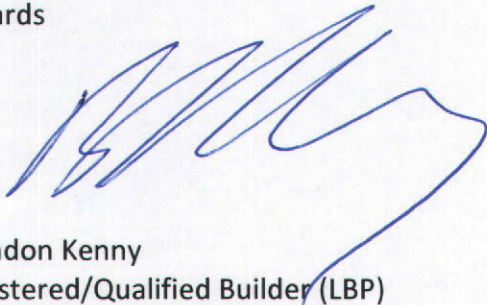
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IN SUMMARY

This property in its current form is Safe and Sanitary for the purpose for which it is intended.

Thank you for the opportunity to supply you with this information and should you have any questions regarding this report or if you need anything further please don't hesitate to contact me.

Regards



Brendon Kenny
Registered/Qualified Builder (LBP)
PROPERTY INSPECT BOP LIMITED

