

INSPECT **NZ**

LIMITED



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Lot 3 DPS 81300

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Ref: KGM61031212

27 DEC 2012

Rotorua District Council
Customer Centre

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20 December 2012

The Rotorua District Council
Chief Building Officer
Mr. Darrell Holder
Private Bag 3029
Rotorua

Re: 18 Westbrook Place, Rotorua - Val. No. 06562/107.03.
Legal Description: Lot 3 DPS 81300.

As Built Floor Plan – Amendments during construction.

Dear sir

I act on instructions from the owner of the above property, Mr. G. Edmonds, who wishes to have this report recorded on the property file of his Westbrook Place home.

Background:

The issue that is subject of this report relates to floor layout changes having been carried out during original construction but no modified 'as built' plan was submitted to document the changes. This has recently come to the attention of the owner, during the sale process, which is now frustrated. The owner wishes to update the property file records with the 'as built' floor plan.

Inspection Findings:

Review of the property file found Building Permit No. 94/1279 issued 12.09.94 for the Dwelling and Garage received a full set of inspections and was issued Code Compliance Certificate on 20 June 2001. There were some amendments made to the floor layout during the time of construction, including the garage being built against the dwelling, departing from the originally planned free standing garage. No notation of the changes on the inspection card, and no amended plan was submitted following completion, to document the changes.

However, it is clear that the relocation of the laundry to the attached garage, enabled other minor internal variation to the originally intended layout which is reflected in the 'As Built' drawings attached.

Having closely studied the plans and researched the background as far as reasonably possible, I am satisfied the building as existing today is exactly what was built at the time of original construction, and is as the inspector at the time approved the work.



RRD001TQQW

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Date Registered: 14/1/2013

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The amendments carried out during construction consist of;

1. Garage and porch attached to dwelling:

The original plans indicate the garage as a separate building, though was instead built attached to the house. The concrete floor has been in a single pour up against the house wall and is stable.

The exterior cladding consists of weatherboard which matches the original house and the garage is noted on the Code Compliance Certificate as being included.

The original porch area beside the garage is enclosed to form an entry, which extends out approximately 1.8m from the wall. The roof line and roofing material matches the main dwelling in style, age and condition.



The entry area has compliant levels of light and ventilation.

The weatherboards are an exact match with the remainder of the house, indicating they are from the same batch. The boards are staggered with full lengths across the front of the entry extending down across the bathroom and bedroom. The boards across the gable of the roof line over the stairwell and entry are also full lengths, again, as exact match to that of the adjoining garage and house. The entry door joinery installation is to the same joinery profile as the remainder of the house.

The floor tiles are also an exact match to those in the dining area where the conservatory window was installed, which was completed during construction. It is reasonable to conclude the linings and finishes were all completed at the same time.

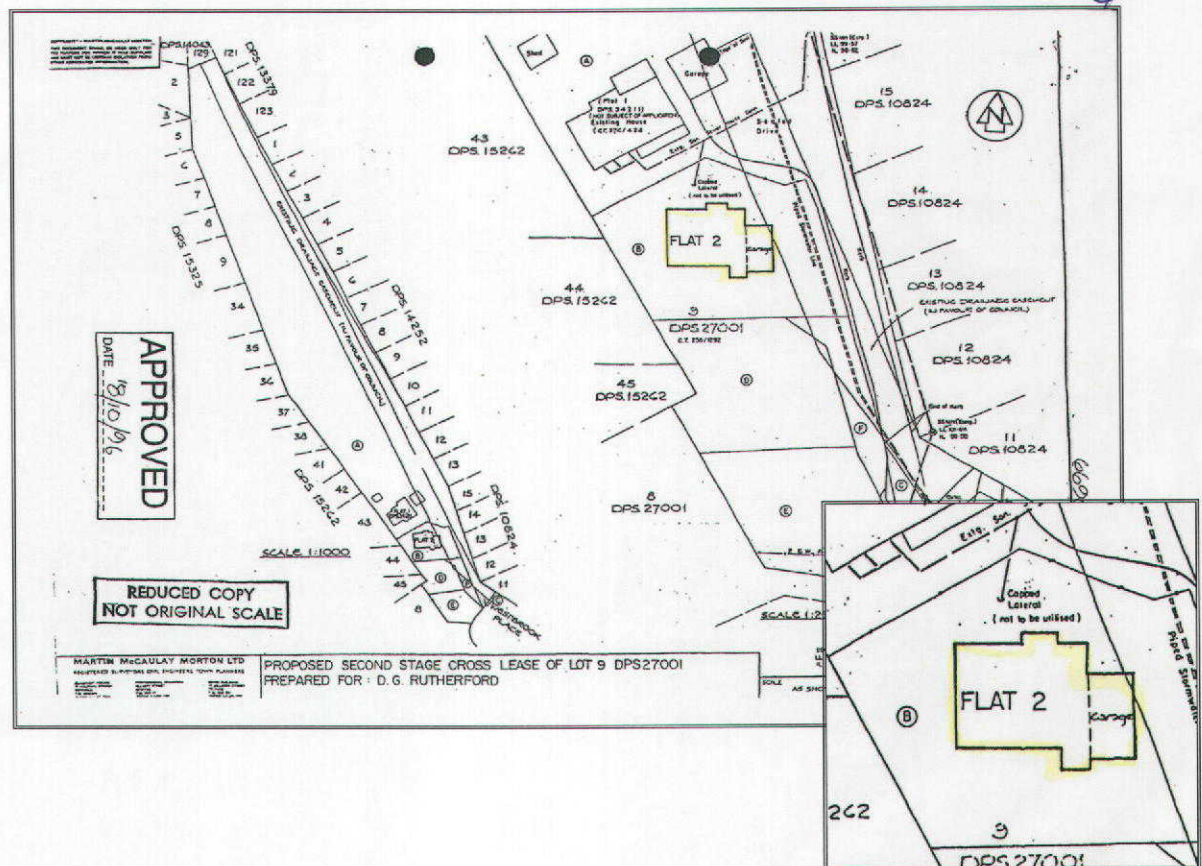


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The HWC was originally indicated as being located beside the entry door, though is installed in a first floor cupboard above the bathroom. The ground floor cupboard has no indication of having ever housed the cylinder, with no patching to ceiling linings or floor coverings. Patching to cupboard linings is not a high priority, so it would be anticipated any penetrations for overflow pipe would still exist, had the cylinder originally been installed in the intended cupboard. The cylinder is dated 3/1995 and is the original cylinder from construction.

There was an application for cross-lease subdivision of the Subject property in 1996, at which time the building had progressed to pre-line stage with inspections having been carried out. The new cross-lease plan of the existing dwelling shows that in Sept 1996 when the plan was prepared and submitted, the footprint of the dwelling had the garage attached and the porch cover built. It is reasonable to conclude the garage and porch were existing at that time, prior to building work being completed and C.C.C being issued in 2001.

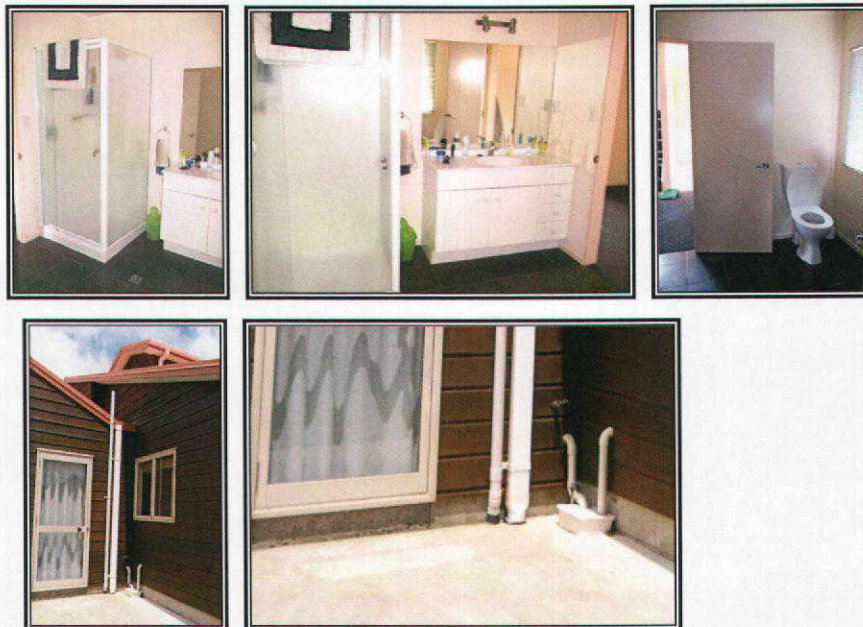


2. Bathroom layouts:

The upstairs bathroom toilet pan and vanity have been inverted. Fittings are modest and match those of the ground floor bathroom. There is no benefit from inverting the fittings had they already been installed as indicated on the plan, given the significant work and resultant repairs necessary had the WC been relocated subsequent to original installation. N.B: With excess space within the room for installation to either wall the change would simply have been a personal decision during construction.



The alteration to the ground floor bathroom consists of the vanity being relocated beside the shower. The toilet pan, shower and floor wastes are installed as originally indicated. The laundry is relocated in the garage, a logical change following the decision to attach the garage to the house. Instead of being located in the centre of the house, the laundry is now beside the exterior P.A door which is more convenient to the washing line. Plumbing and drainage discharges into the gully trap which also serves the kitchen. The fittings to the ground floor bathroom match those of the upstairs, with floor wastes installed where originally intended.



The interior linings are appropriate for the situations and installed to good average for the type. Fittings are consistent with date of construction, though it is possible the floor tiles are a more recent aesthetic upgrade from original vinyl.

(Handwritten signature)

The inspection records seem to be indicative of the building project dragging on, possibly owner/builder, with building work still ongoing in 1999. The job was finally completed to sufficient standard in 2001 and signed off as compliant. There are outstanding weather proofing details that the writer recommends be addressed including weatherboard and roof detailing, and ground level encroachment.

The purpose of this report is not to over-ride the Code Compliance Certificate which has already been issued. It is simply to document the alterations made during the construction process and update the floor plan to match that which was built at the time.

Conclusion:

The writer is satisfied on reasonable grounds that the dwelling amendments made during time of construction provide a Safe and Sanitary building as defined in NZ Building Code, suitable for the current use, and that had an amended 'as built' plan been prepared and submitted at time of final inspection, it would match that existing today, notwithstanding that some maintenance to improve weathertightness detailing is still outstanding.

There is no reason to anticipate durability expectation other than as specified in the NZ Building Code, given that this does not confirm issues or component conditions that may be currently present, that are the result of the time components have already served of the durability expectation, and are now subject to maintenance requirement.

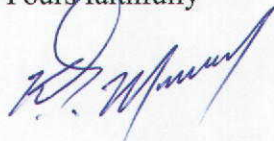
Request:

It is our purpose to request that the property file be updated with this report and modified 'as built' floor plan. My client acknowledges there is no provision under the Building Act 2004 for a Code Compliance certificate being issued retrospectively, nor for Certificate of Acceptance where building permit had been issued.

The writer would appreciate the issuance of a letter advising receipt of this report and the subsequent attachment to the property file.

Please direct reply or any inquiry to the writer. I remain available if further information is required or if you require any clarification of this report.

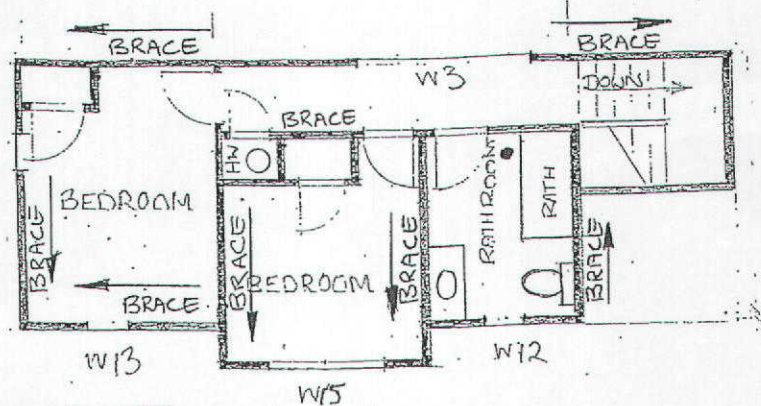
Yours faithfully



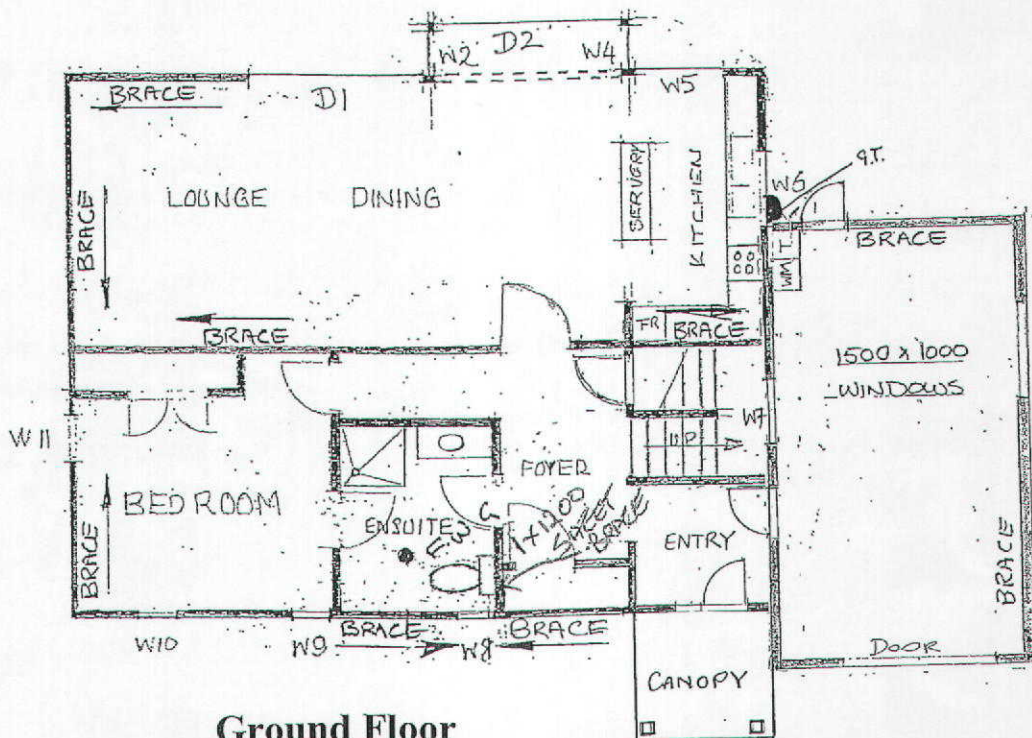
Kerry G Murphy MBA,
MNZIBS, MBOINZ, MNZIBI, MCINZ.
Registered Building Surveyor
Certified Weathertightness Specialist
NZIBS Remediation Panel Member
On behalf of INSPECT NZ Ltd

Limits to accountability:

This report has been prepared for the addressee's information, in terms of the instructions to us. It is a record of the building status in terms of relevant building regulations in force at the time of construction. The report may comment on, but does not intend or attempt to assess or record condition of components or items of deferred maintenance. Where items are concealed, or we have been unable to gain access, we have used our judgment and experience, but actual conditions may only be evident upon opening up the relevant areas. INSPECT NZ LTD. and all its principals, employees, their heirs and assignees, disclaim all responsibility and liability to third parties.



First Floor



Ground Floor



18 Westbrook Place, Rotorua.
Modified 'As Built' Floor Plan.

Not to scale.

Darrell Holder
Manager
Building Services

Accepted for placement on file
31/12/12 *D Holder*