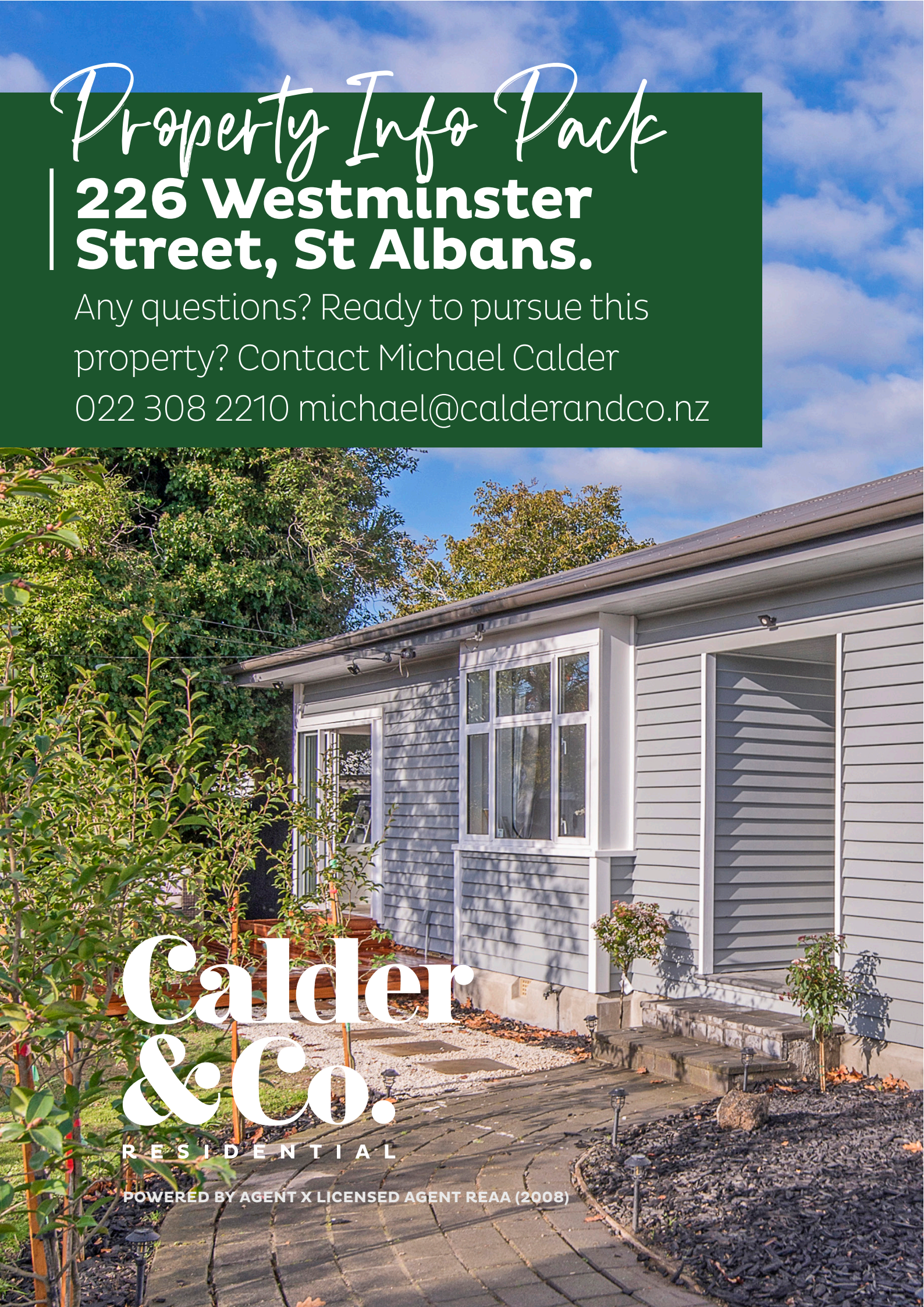


Property Info Pack

**226 Westminster
Street, St Albans.**

Any questions? Ready to pursue this
property? Contact Michael Calder
022 308 2210 michael@calderandco.nz



Calder & Co.

RESIDENTIAL

POWERED BY AGENT X LICENSED AGENT REAA (2008)

Welcome to **Calder & Co.** RESIDENTIAL

**Hello, Michael Calder here,
I'm the listing agent for this property.**

I'm a local Christchurch real estate specialist with more than seven years of experience selling Christchurch properties of all shapes and sizes. I'm excited to announce that I have left the corporate blue and have launched my own local real estate agency named, Calder & Co. Residential.

I'll continue to deliver the same professional service, marketing avenues and advice, but now I'm excited to offer my clients a fairer fee, a more personalised level of care and commitment.

Enjoy the information pack attached and if you have any questions at all, or if you'd like to pursue this property, let me know at your earliest convenience.

You can contact me on the details below or pop by our lounge for a change located at 149 Victoria Street, nearby our local Vic's Cafe. Have a lovely week ahead and enjoy the information within.

Kindly,



Michael Calder - 022 308 2210
Brand Owner & Residential Specialist

149 Victoria Street, Christchurch Central
michael@calderandco.nz

Visit our website calderandco.nz

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Statement Relating to Passing Over Information

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly it is merely passing over the information as supplied to us.

Warning

No responsibility for the accuracy of the materials whole or in any part is made by Calder and Co. Limited T/A Calder and Co. Residential or any of the company's licensees, employees or officers. This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

Obtaining Advice

Calder and Co. Limited T/A Calder and Co. Residential and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier CB346/219
Land Registration District Canterbury
Date Issued 12 April 1923

Prior References
CB331/295

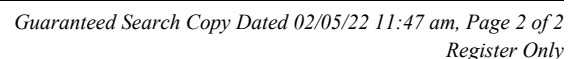
Estate Fee Simple
Area 678 square metres more or less
Legal Description Lot 4 Deposited Plan 5259

Registered Owners

Tyler John Ryan McKendry as to a 1/2 share
Bianca Caliman as to a 1/2 share

Interests

12261595.2 Mortgage to Bank of New Zealand - 8.10.2021 at 10:03 am



EQC Scope of works Review

226 Westminster Street, Mairehau

Client: Tyler McKendry

Date of Review: 2-5-2022

Time: 9am

Inspection Type: Review of EQC Scope of Works

CLM – 2011/155001

Scope of inspection:

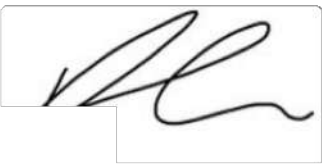
Canterbury Property Reports have been engaged to review the Provided EQC scope of works to confirm that works have been completed.

Outcome:

It appears that all items that all the items noted in the provided scope of works appear to have been completed with contractors sign off also provided and documentation. Please see additional engineers and contractors documents regarding the re-levelling to the subfloor that has been carried out.

Please see marked up Scope of works below and evidence of findings. This Review co-insides with the Full builders report

Being as the Earthquake was 11 years ago defects may have occurred after repairs.



Ryan Thurlow

Property Inspector – Canterbury Property Reports Ltd
BP 125223



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Scope of Works

CLM/2011/155001



Customer: E M CROFT

Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Assessment of Property at 226 WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH 8013 on 27/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 526.00 m2)		
Land (Under dwelling - Soil - 161.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 14.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 14.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Iron on timber pitch frame)

Element	Damage	Repair
No Damage		

Foundations (Concrete ring concrete pile)

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	Floor has moved less than 100mm	Lift house and Repile (DOESNT INCLUDE RING FOUNDATION)	110.00 m2
Ring foundation (Load bearing - Concrete - 42.00 l/m)	Foundation out of plumb	Remove, dispose, replace ring foundation	42.00 l/m

Please see engineer documentation

Elevation (North wall 13 x2.4)

Element	Damage	Repair
No Damage		

Elevation (South wall 13 x2.4)

Element	Damage	Repair	
Deck (Below 1m - Timber - 29.70 m2)	Total loss	Replace Deck	29.70 m2 ✓
Wall Cladding (Weatherboard - Timber - 31.20 m2)	No Earthquake Damage		
Wall framing (Timber Frame - Timber - 31.20 m2)	No Earthquake Damage		

Elevation (West wall 8.1 2.4)

Element	Damage	Repair
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No Damage

Elevation (East wall 8.1 x2.4)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Kitchen

Room Size: 5.80 x 2.30 = 13.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Built In Oven (Other - Steel - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 13.34 m2)	No Earthquake Damage		
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 13.34 m2)	No Earthquake Damage		
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	Impact damage	Realign doors	1.00 No of ✓
Range Hood (Over Head - Medium spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.60 m2)	Cosmetic damage	Rake out, plaster and paint	21.60 m2 ✓
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.30 l/m)	No Earthquake Damage		

Ground Floor - Living (Adjoins kitchen.)

Room Size: 5.00 x 7.00 = 35.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 35.00 m2)	Cosmetic Damage	Rake out, plaster and paint	35.00 m2 ✓
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - Carpet - 35.00 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 64.80 m2)	No Earthquake Damage		
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Main)

Room Size: 4.00 x 4.00 = 16.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Stipple - 16.00 m2)	Structural damage	Remove, dispose and replace lath and plaster and re-stipple	16.00 m2 ✓
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 16.00 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 43.20 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	43.20 m2 ✓

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Window (Timber Large - Pane single glazed - No Earthquake Damage
1.00 No of)

Ground Floor - Bedroom (Front rt)

Room Size: 3.40 x 4.00 = 13.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Stipple - 13.60 m2)	Structural damage	Remove, dispose and replace lath and plaster and re-stipple	13.60 m2 ✓
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 13.60 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 39.96 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	39.96 m2 ✓
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (No 3)

Room Size: 3.40 x 3.20 = 10.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 2.20 x 2.10 = 4.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Bath (Steel - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.62 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (T&G - Vinyl - 4.62 m2)	No Earthquake Damage		
Shower (shower Over bath with Door - Acrylic shower - 1.12 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.50 m2)	Cosmetic damage	Rake out, plaster and paint	21.50 m2 ✓
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 1.70 x 0.90 = 1.53 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair
No Damage		

Ground Floor - Entry

Room Size: 2.50 x 5.10 = 12.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m





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Element	Damage	Repair	
Ceiling (Lath & Plaster - Paint - 12.75 m2)	Cosmetic Damage	Paint Ceiling	12.75 m2 ✓
	Structural damage	Remove lath and plaster and replace with plasterboard and stop	12.75 m2 ✓
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - Carpet - 12.75 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 15.20 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	15.20 m2 ✓
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Detached garage/ sleep out

Exterior

Foundations (Concrete slab)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 51.00 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm)	8.00 l/m ✓

Roof (Truss frame iron on pitch roof)

Element	Damage	Repair
No Damage		

Elevation (North wall 8.5 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (South wall 8.5 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (West wall 6.0 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (East wall 6.0 x 2.4)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Internal Garage (Garage section only)

Room Size: 4.80 x 8.50 = 40.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Internal Garage (Sleep out/ bed room)

Room Size: 4.80 x 5.00 = 24.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 24.00 m2)	Cosmetic Damage	Rake out, plaster and paint	24.00 m2 ✓



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Door (External) (DG French - Timber - 1.00 item)	No Earthquake Damage			
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage			
Floor (Concrete - Carpet - 24.00 m2)	No Earthquake Damage			
Wall covering (Gib - Paint - 47.04 m2)	Cosmetic damage	Rake out, plaster and paint	47.04 m2	✓
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage			

Ground Floor - En Suite

Room Size: 1.20 x 3.60 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage			
Ceiling (Gib - Paint - 4.32 m2)	Cosmetic Damage	Rake out, plaster and paint	4.32 m2	✓
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage			
Floor (Chipboard - Carpet - 4.32 m2)				
Mirror (Fixed) (Standard Spec - Mirror - .24 m2)	No Earthquake Damage			
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage			
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage			
Wall covering (Gib - Paint - 23.04 m2)	Cosmetic damage	Rake out, plaster and paint	23.04 m2	✓
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage			

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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Pre Sale Building Report

226 Westminster Street, Mairehau



Ph: 022 287 6470
Email: info@canterburypropertyreports.co.nz
Web: www.canterburypropertyreports.co.nz



**LICENSED
BUILDING
PRACTITIONERS**
Building confidence



PARTNER

By engaging Canterbury Property Reports Ltd to undertake a building report / property inspection, you agree to the following terms of engagement.

You have instructed Canterbury Property Reports Ltd ("CPR") to carry out an inspection of a property and provide you with a written property inspection report.

You acknowledge and agree that:

- the primary purpose of the inspection is to locate any major defects or issues and to provide you with independent information regarding the condition or state of the property at the time of the inspection so that you can make an informed decision; and
- most properties have minor defects or issues that will need attention. These are often a matter of personal subjectivity and it is not CPR's intention, nor your requirement of us to detail every minor defect observed.

General Scope of Inspection and Report

The general condition of the property will be assessed based on a visual, non-invasive inspection of the components of the property that were readily available, safe and easily accessible at the time of the inspection. The inspection will not include any service items concealed behind walls or joinery (such as plumbing, drainage, wiring, heating, framing, ventilation, insulation or structural members) or which require moving (such as floor coverings, joinery items, furniture, appliances, personal property, vegetation, vehicles, debris or soil).

The builders report is not a substitute for a full Electrical, Plumbing, Drainage Assessment or report nor do we comment on the functions of specialist services such as Alarms, Solar power, Solar water, smoke alarms, whiteware, Kitchen appliances or any other services deemed to be unique to the property. We recommend seeking independent advice and checks by the correct / suitably qualified tradesman or service persons. CPR only provide basic visual inspections for obvious significant damage and provide basic tests to plumbing and electrical items where easily accessible at the time of the inspection.

The observations, comments, evaluations, and conclusions in our report are drawn from visual evidence. No destructive or invasive testing will be undertaken unless specifically referred to in the report. At no time during the inspection will any personal items, furniture or furnishings be moved to gain access to floor or ceiling access hatches. If these areas are unable to be accessed it will be noted in the report and a re-inspection will need to be booked if requested. Any extra inspection will incur a minimum extra cost of \$150.00 Incl GST. It is up to the client to make sure sufficient access hatches are available for our inspectors on the day of the inspection. We will inform the client of this and also request that the person in charge of the property (i.e Agent or other) to have access hatches ready for the inspection.

General Inspection and Report Limitations

You must disclose to CPR if the property that you wish for us to report on is / or has been an "As Is, Where Is" property at any stage of its life. Please refer to the "As Is" Property Information Annexure to determine whether or not this requirement applies.

You must also disclose to CPR if the dwelling / property has sustained significant Earthquake damage and or has had significant earthquake repairs completed. And also, if significant repairs have not been completed. CPR may not be able to provide accurate independent conclusions or informed opinions if repair documentation or any contributing information is not disclosed or provided. We must also be made aware if current EQC or similar disputes have noted been settled or if the dwelling has had previous botched repairs.

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.

Buildings are commonly subject to ongoing damage due to design and product failure, wear and tear, deterioration, general accidents, earthquakes, fire, landslides, water penetration, floods, wind driven rain, leaks, snow, ground movement and settlement, additions and extensions, new installations and poor building and services works. The report therefore relates to the condition of the property at the time of the inspection only.

The report will not identify all past, present or likely defects, nor will it mention whether defects are earthquake related. A lot of time has passed since the main Canterbury earthquakes. This makes it difficult to identify the time or cause of any related defects.

Descriptions in the report of the systems or appliances relate to the existence only of such systems or appliances and not to adequacy or life expectancy. Any area or component of the building, item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection.

The inspection will not assess compliance with the New Zealand building code NZS 3604 for any construction work undertaken prior to 1993, including the New Zealand weather tightness code E2, or any structural aspects other than as commented in the report.

We will not inspect and will not comment in the report on geological stability, soil conditions, underground services and life expectancy of materials. The report does not include the structural engineering state of the building/s or property. The report should not be construed as a full weather tightness assessment as no invasive investigation methods will be undertaken during the inspection, unless otherwise agreed with CPR and the property owner.

Terms and Conditions

1. DEFINITIONS

1.1 "CPR" means Canterbury Property Reports Limited (NZBN 9429046430472)

1.2 "Customer" shall mean the customer/purchaser or any person or company acting or purporting to act on behalf of and with the authority of the customer/purchaser or any person requesting the report from CPR.

1.3 "Price" shall mean the cost of the Products as agreed between the Company and the Customer pursuant to clause 5.5 and includes all disbursements, but subject to clauses 5.2 and 5.3 of these terms and conditions.

1.4 "Report" shall mean the electronic inspection report produced by CPR relating to the subject property.

2. ACCEPTANCE

2.1 Any instructions received and expressly accepted (either in writing or verbally) by CPR from you for the supply of a Report (once accepted by CPR) constitute a binding contract and acceptance by the Customer of the terms and conditions contained herein.

3. PRICE

3.1 The Price payable for the Report by the Customer shall be as agreed in writing or verbally between the Customer and CPR at the time of acceptance of these terms and conditions. The standard pricing structure is based on the cost of inspecting a standard four bedroom dwelling with two bathrooms and one lounge room, subject to:

- a. an additional fee of (from) \$150.00 including GST for the review and comment on documentation relating to "As Is, Where Is" properties (see above); and
- b. an additional fee of \$120.00 including GST per hour for any additional reporting required or necessitated due to access limitations identified at the time of the initial inspection; and
- c. an additional fee of \$50 including GST (per room) if the dwelling includes any additional rooms over and above the standard dwelling referred to above (including, but not limited to offices, media rooms, additional family rooms and sleepouts / additional garages); and
- d. an hourly rate of \$120.00 Including GST per hour will be applied for re-inspections and amendments to the initial report as needed if CPR is required to re-attend the property for any reason.
- e. an additional fee of \$70.00 including GST if the Customer requires the Report to be delivered in paper format.
- d. Our advertised report prices are based on a maximum property size, being – 4 bedroom, 2 bathrooms and 1 living area, and does not include additional out buildings such as sleepouts or additional garages.
- e. Properties older than 1950's may require an individual quote due specialist equipment and additional time needed.
- f. Property's with directly fixed monolithic cladding systems will be subject to a risk review and will require individual pricing.

4. PAYMENT

4.1 Unless otherwise agreed, payment of the Price for the Report is required to be made in full before CPR will release the Report to the Customer.

4.2 Payment of the Price by the Customer shall be made in full and without any deduction or set-off.

4.3 If the Customer fails to make payment of the Price, in addition to CPR's right to recover the Price from the Customer as a debt owing, CPR shall be entitled to charge interest on the Price at the rate of 2.5% per month or part month.

4.4 Any expenses, disbursements and legal costs incurred by CPR in the enforcement of any rights contained in these terms and conditions shall be paid by the Customer, including any actual solicitor's fees or debt collection agency fees.

4.5 If paying by credit card, there will be a convenience fee of 3%

5. LIMITATIONS OF LIABILITY

- 5.1 The contents of the Report are valid for 30 days from the date of the inspection.
- 5.2 The Report is prepared solely for the Customer. Accordingly, (but subject to the limitations stated below) CPR's liability in respect of the contents of the Report is limited solely to the Customer. CPR disclaims all responsibility and accepts no liability to any other party for anything done or not done in reliance on the Report.
- 5.3 CPR does not accept liability or responsibility for any information supplied to it by third parties that may appear in the Report.
- 5.4 Except as otherwise provided by statute, CPR and its agents shall not be liable for any loss or damage of any kind whatsoever, arising from the contents of the Report (including but not limited to any defect identified or un-identified in the inspection and/or Report; any claim, defence or any other legal cost which is directly or indirectly caused by, or in connection to, or arises directly or indirectly out of the actions or effects of mould, fungi, mildew, rot, decay, gradual degradation, micro-organisms, bacteria, protozoa or any similar or like forms in any building or structure; or the failure of the building/s or structure to meet or conform to the requirements of the New Zealand Building Act 2004 and associated regulations and the New Zealand Building Code. Further, CPR shall not be liable to the Customer for any consequential loss whether suffered or incurred by the Customer or another person and whether in contract or otherwise and irrespective of whether such loss or damage arises directly or indirectly from the Report supplied to the Customer.
- 5.5 CPR and its agents shall not be liable to the Customer for any loss or damage occasioned to the dwelling (whether as a result of invasive testing or otherwise) in the process of undertaking the inspection for the purposes of producing the Report. Acceptance of these terms and conditions by the Customer shall constitute an unlimited waiver of the Customer's right to bring a claim against CPR for any such loss or damage suffered by the Customer.
- 5.6 The Customer shall indemnify CPR and its agents against all claims and loss of any kind whatsoever however caused or arising and without limiting the generality of the foregoing of this clause whether caused or arising as a result of negligence of CPR or otherwise, brought by any person in connection with any matter, act, omission, or error by the Company, their agents (including solicitors) or employees in connection with the Report.
- 5.7 The Consumer Guarantees Act 1993, the Fair Trading Act 1986 and other statutes may imply warranties or conditions or impose obligations upon CPR which cannot by law (or which can only to a limited extent by law) be excluded or modified. In respect of any such implied warranties, conditions or terms imposed on CPR, CPR's liability shall, where it is allowed, be excluded or if not able to be excluded only apply to the minimum extent required by the relevant statute.
- 5.8 Notwithstanding the foregoing, if CPR is found to be liable to the Customer pursuant to these terms and conditions, in contract, tort, negligence, breach of statutory duty or otherwise, the maximum liability of CPR shall be limited to a sum not exceeding the Price.

6. COPYRIGHT AND INTELLECTUAL PROPERTY

- 6.1 CPR owns and has copyright in the Report and the Customer may use the Report only if the Price has been paid in full.
- 6.2 The Report is intended for the use of the Customer only. The Customer may disclose the Report to the Customer's professional advisers, but in all other respects will not disclose the Report to any third party, without the express consent of CPR.
- 6.3 The Customer agrees that they will not forward the Report to any third parties in the event of the Customer selling the subject property, or otherwise

7. CANCELLATION

- 7.1 The Customer may cancel an inspection no less than 48 hours before the inspection is due to commence. If the inspection is cancelled less than 48 hours before the inspection is due to commence, the Customer will be required to pay a \$100.00 cancellation fee.
- 7.2 The Customer is obligated to provide safe access to all areas of the property that need to be inspected. If the Customer fails to provide a safe environment, the inspector has the unrestricted right to refuse to undertake an inspection of the property/ area. The inspector has the unrestricted right to cancel an inspection if he/she feels that there is a threat to his/her safety. A \$100.00 cancellation fee will be charged to the Customer if the property is un-safe to inspect. The Customer will then be required to re-book an inspection, once the property is safe and secure enough for the inspector to complete the inspection.

8. WARRANTY

- 8.1 CPR does not provide any warranty in respect of the contents of the Report.

9. MISCELLANEOUS

9.1 CPR shall not be liable for delay or failure to undertake the inspection or produce the Report if the cause of the delay or failure is beyond CPR's control.

9.2 Failure by CPR to enforce any of these terms and conditions shall not be deemed to be a waiver of any of the rights or obligations that CPR has under these terms and conditions.

9.3 Where these terms and conditions are contrary with any instruction received from the Customer, these terms and conditions shall prevail.

9.4 If any provision of these terms and conditions shall be invalid, void or illegal or unenforceable, the validity, existence, legality and enforceability of the remaining provisions shall not be affected, prejudiced or impaired.

9.5 These terms and conditions shall be governed by and construed in accordance with the laws of New Zealand.

10. SCOPE OF REPORT – WEATHERTIGHTNESS INSPECTIONS

10.1 The Customer has engaged CPR to produce the Report in respect of a monolithic (or similar) clad dwelling.

10.2 The Customer acknowledges that dwellings of this sort pose unique risks as a result of (without limitation) incorrect installation, and materials that are susceptible to comparatively fast deterioration.

10.3 The inspection undertaken by CPR will be undertaken to the best of CPR's knowledge, skill and ability, having regard to all relevant factors, but limited to the extent that:

- a. no comment will be made in respect of any maintenance or repair that has been undertaken following the date of initial installation of the materials;
- b. no invasive testing will be undertaken unless the Customer specifically requests CPR to do so. Accordingly, no comment will be made as to the condition of the framing or other elements of the construction of the dwelling behind the cladding unless an invasive test is authorised;
- c. regard is only given to the state of the dwelling at the time of the inspection; and
- d. otherwise in accordance with these terms and conditions.

Additional Documentation Review

EQC Scope of works checks + Engineer documentation review for "As Is" or other engineer documents

- EQC Scope of works checks will incur an additional charge of (from) \$100.00 Including GST on top of a full inspection.

- "As Is" documentation review or other Engineer documentation review will incur an additional charge of \$150.00 Including GST.

Additional documentation review:

If CPR is required to conduct an additional document review of EQC or other Engineers documentation, the following shall apply:

- The aim of this inspection is to identify any areas or concern or significant defects that do not appear to have been completed or repaired properly
- This inspection does include a roof and sub floor visual inspection from the access hatches only (If this inspection is part of a full report then the roof space and subfloor will be fully inspected if accessible)
- This inspection does not involve the use of any specialist equipment (Unless part of a full report)
- Floor levels and / or moisture testing is not included in this inspection (unless part of a full inspection which includes floor levels – Or if requested separately)
- No invasive testing will be undertaken
- This inspection is visual only
- Please note, it is very hard to confirm minor cosmetic defects as being earthquake damage or typical building movement and or wear and tear
- A marked up scope of works or other documentation will be provided as needed via email or attached to a report.
- This inspection is not a structural assessment

Other Information

This inspection will be in line with the "Residential Property Inspection" standards NZS 4306:2005 - The client may request a signed Residential Property Inspection standards certificate.

Floor Levels:

The aim of the floor level assessment is to understand if there is any minor or major floor level issues. levels are taken in each corner of the room and to the center of the room where accessible. For larger rooms we take measurements approx. 2 meters apart. Floor levels are annotated in photos for each room and will not be produced on a floor plan of

the dwelling unless a floor plan has been provided by the client. Floor plans can be created by CPR if required for an additional cost of \$200 Incl GST. If floor slopes are indicated in a floor level assessment, further and more accurate investigations are recommended and in some cases an engineer's involvement may be needed. CPR do not measure the distance between heights that have been plotted in the floor level assessment unless we deem necessary.

Important note for great report presentation:

Please Note: CPR include a lot of photos in our reports including photos within all rooms and spaces – If we are undertaking a pre-sale inspection in particular, we would recommend taking this into account if you wish the report to present the property in a tidy state.

The building inspector has the following qualifications and organization memberships:

- NZ qualified builder
- Extensive building industry experience including - Residential, Commercial and Earthquake remediation.
- LBP - Licensed Building Practitioner
- Member - Certified builders and or Master Builders

Report Exclusions:

The following services have not been inspected or tested as systems and services can have multiple functions and operating techniques that we cannot be expected to comment on...

Heating units , Fixed heating sources, Underfloor heating, Wall fan heaters, Wall panel heaters, Night store heaters, Towel rails, Air ventilation systems, All gas systems, Ovens , Stoves, Range hoods, Heated Mirrors, Waste disposal units, Electrical circuits, Watering systems, Security alarm systems, Built in speaker systems, drop down projector screens ,Outdoor lighting, Spa pools, Swimming pool systems, Septic tank systems, Water tank systems, Irrigation systems, Solar heating and power systems and storage, Built in vacuum systems, Fire alarm systems, Smoke alarms. We recommend checking that systems are functional on pre settlement inspection, Clients may need to organize inspections by a qualified specialist in the correct field as needed. We do not fully report on all external landscape items / minor structures.

Property and Client Information

Client Details

Name:

Tyler McKendry

Job / Property Details

Property Address

226 Westminster Street, Mairehau
Christchurch



Photo 1

Date and Time of Inspection

2 May 2022 09:00 NZST

Inspector Name

Ryan Thurlow

Inspector Signature



Ryan Thurlow
2 May 2022 18:03 NZST

Report inclusions / Exclusions

Moisture testing

Floor levels

EQC review

Inspection details and Property information

Present at time of inspection?

Owner

Weather conditions:

Fine

Property Age

1930

Basic property information is obtained by using [PropertyValue.co.nz](https://www.propertyvalue.co.nz/).

More accurate build dates should be confirmed within the property Lim report or other related property information documents.

<https://www.propertyvalue.co.nz/>

Land Type

TC3 as per Canterbury Maps

TC rating information can be obtained by using the below link.

<https://propertysearch.canterburymaps.govt.nz/#/>

Property type:

Standalone house

Number of bedrooms:

3

Number of bathrooms:

1

Building structure type:

Timber framed structure on piles and
concrete ring foundation

Was the dwelling furnished

Yes - Furniture or belongings may have
obstructed defects

Potential Alterations or Additions

Has the property had any potential alterations or additions:

Alterations / additions have been noted
below

Beam noted to kitchen/lounge area, indicates that potential load-bearing walls have been altered.



Photo 2

Please note - some older dwellings may have received alterations or additions in the past which may not have been permitted or consented. Not all alterations can be easily identified or confirmed. CPR use our very best judgement and experience to identify areas that do not appear to be original and or areas that appear to have been altered or amended. We recommend that the buyer / client undertakes their own review of council consents / documentation for clarity. (Please note - Council documentation can vary for each different council and the records that they hold)

Overall general condition of the main areas of the dwelling

Overall condition of external cladding	Good condition for age
Overall Condition of roofing	Good condition
Overall condition of Internal linings	Good condition
Overall condition of internal floor coverings	New Condition

Common Items / observations noted throughout the property

The above listed items are classed as typical imperfections or defects that are commonly observed throughout the dwelling. These items may not be repeatedly commented on or photographed in all areas throughout the dwelling / property.

Type of internal linings

Internal linings noted:	Plasterboard Lathe and Plaster Timber paneling in areas Tiled walls in areas
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Potential Asbestos Containing Materials

Asbestos materials were used in the construction of residential and commercial dwellings within NZ from approx. 1940's up until approx. the early 2000's in some cases. It is also possible that properties older than the 1940's could contain asbestos materials due to renovations or alterations throughout the years. Please see the link below for more information provided by Work Safe.

<https://worksafe.govt.nz/topic-and-industry/asbestos/working-with-asbestos/where-asbestos-can-be-found/>

Does this property fall within the time period that asbestos materials were used?	Yes - This dwelling was constructed within the time periods that asbestos containing materials were used.
---	---

No potential asbestos containing materials were noted by inspector at time of inspection.

General Floor Level Information

The aim of the floor level checks is to identify if there are any current, minor or major issues. If slopes have been noted we recommend further investigation.

The instrument used to measure the floor levels is a ZIP LEVEL PRO 2000 with an accuracy of (+/- 2mm).

Minor discrepancies can also be expected in some areas due to floor covering wear and tear and potential unseen flooring / floor slab imperfections.

We aim to take readings in each corner of the room, the centre and where deemed necessary for larger rooms. The placement of the reader in some instances can minutely interfere with the readings due to the thickness of materials and or personal preferences to the exact reading location.

Recording overall levels can in some instances be limited due to furniture or obstructions preventing clear access to all areas needed.

Typical floor slopes can be expected for older homes due to general historic or age related settlement. In this case MBIE guidelines in way of isolated slopes are not always achievable or expected.

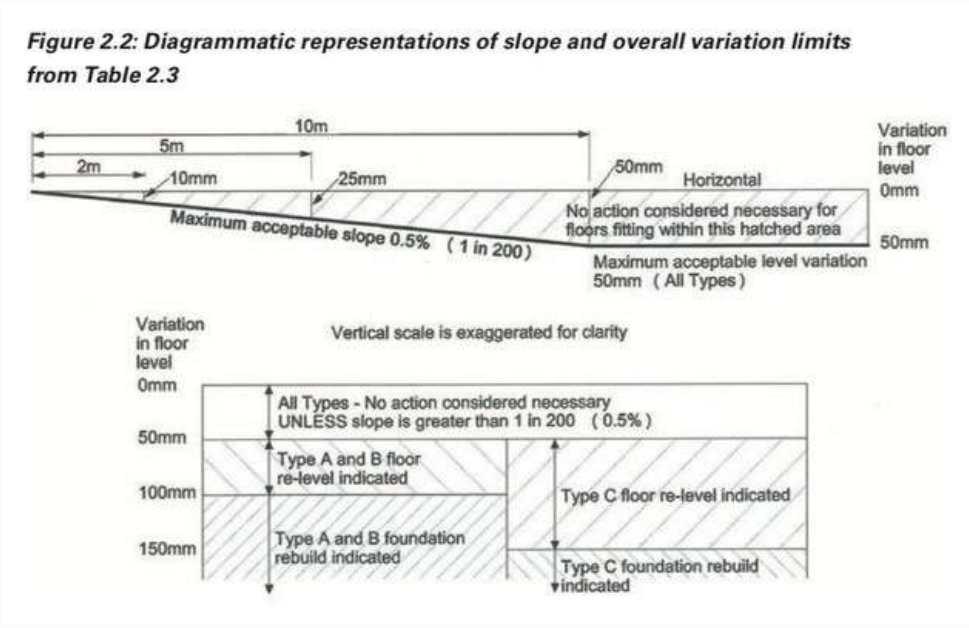
Where possible CPR will comment on each individual property for its age and in line with the condition of the foundations, as slopes identified in older homes are not always of concern. Slopes found within older homes can fall within the general property maintenance requirements.

External uninhabitable garages will not be included in the floor level assessment as they are Classed and an (IL1) Structure and do not fit within the MBIE guidance structure.

Uninhabited detached garages (ie, that are not constructed as an integral part of a house) and outbuildings are considered to be Importance Level 1 (IL1) structures. If these structures are currently habitable or of significant value, Importance Level 2 (IL2) applies. MBIE Guidelines predominantly apply to IL2 Structures ie. Residential.

Floor level findings Pre Quake Build - Ground Floor

Further information at the below link. <https://www.building.govt.nz/assets/Uploads/building-code-compliance/canterbury-rebuild/repairing-and-rebuilding-houses/canterbury-guidance-part-a.pdf>



Are all areas clear and accessible

No - obstacles or furniture items prevented access to some points

Highpoint

+12mm

Low point

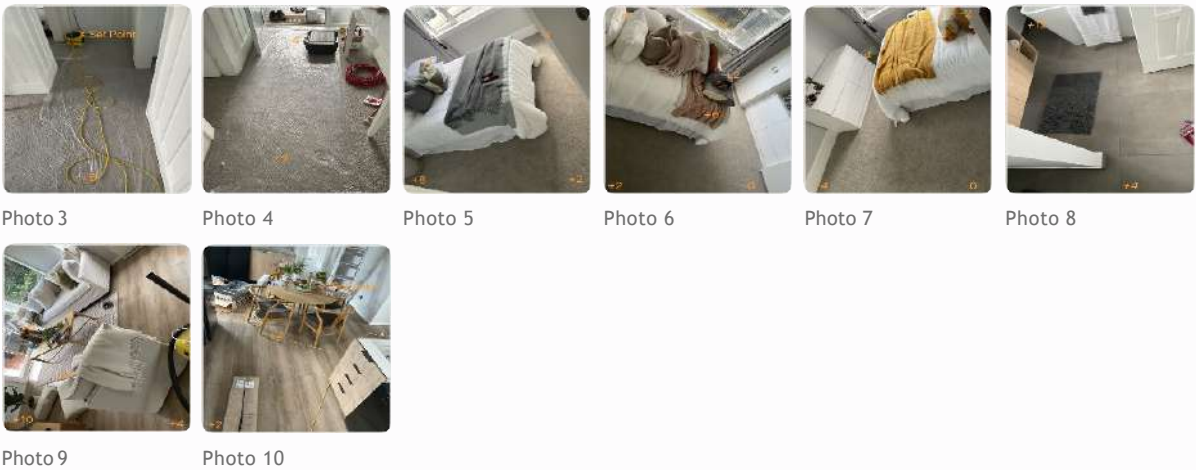
-4mm

Overall Difference

16mm

Are levels within MBIE Guidelines over the floor area?	Yes
Are levels within the required MBIE guidelines over a short distance being 0.5% Or 10mm over 2meters?	Yes

Floor level Media



Non Invasive Moisture Testing

Non-Invasive Moisture testing has been undertaken with a Trotec T660 Moisture Meter.

Moisture meter reading Guide:

0-40 = Dry 40 - 80 = Damp 80 Plus = Wet

If there are any damp / wet readings, they will be marked up in the corresponding photos throughout the report for clarity . Moisture readings have been taken in areas generally deemed to be of risk or areas that are deemed to be problematic, these areas include but not limited to - bottom plates to ground floor areas, around windows, showers and other areas that can be of risk due to weather ingress and or areas of typical internal moisture risk ie. wet rooms etc.

CPR will not take photos of each and every area tested throughout the dwelling. However, areas that show readings that exceed the required dry range will be photographed within the report and noted below.



Are there any current elevated moisture readings?

No elevated moisture readings have been recorded where tested



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

Documentation Review

Documentation Review

EQC Documentation Review

EQC documentation has been provided and reviewed as part of this inspection.

EQC Claim numbers:

CLM/2011/155001

Documentation comments:

It appears that all items that all the items noted in the provided scope of works appear to have been completed with contractors sign off also provided and documentation. Please see additional engineers and contractors documents regarding the re-levelling to the subfloor that has been carried out. Please see marked up scope of works attached in a separate PDF.

Please note - As we are now many years on from the main Canterbury Earthquakes, it is hard to confirm if minor cosmetic defects are un-repaired EQ damages or if cosmetic defects are due to typical dwelling movement over time. Our aim is to identify if more significant repairs have been completed to an acceptable standard.

Engineer Documentation Review

IMPORTANT INFORMATION AND DOCUMENTATION AS PART OF ENGINEERED REPAIRS.

As part of engineered repairs to a dwelling there are certain documentation requirements upon repair completion.

-Firstly the engineers repair design is required (PS1) This document provides the overall repair strategy / remediation plans. -The second document required is the (PS3) This document is provided by the building contractor which states the works have been completed to code and as per the engineers design. -The Final and most important document is the Engineers final sign off (PS4) This is provided by the engineer to state that all works have been completed as per the engineers original design.

Documentation Provided

PS3

The following documents have not been provided.

No obvious engineers PS1 or PS4 were noted. Contractors PS3 was noted. Comprehensive engineers documentation was provided however there was no clear engineers producer statements provided.

Repair comments

Floor levelling work completed by contract is appear to have been completed as per comments within the provided documentation.

Exterior

Elevations

North Elevation



Photo 19

South Elevation



Photo 20

East Elevation



Photo 21

West Elevation



Photo 22

Dwelling Exterior

Main Cladding type:
Timber bevelled back weatherboards.

Overall cladding condition:	Good condition
	Minor cosmetic defects noted

One minor split weatherboard noted on north elevation.
Areas of minor unfinished painting noted.
Multiple areas of minor paint seal defects noted.



Photo 23



Photo 24



Photo 25



Photo 26

Condition of Vents/penetrations:	Good condition
	Minor defects noted below

Minor seal defect noted around external cladding penetration.



Photo 27



Photo 28



Photo 29



Photo 30

Condition of Cladding junctions:	Good condition
	Observations noted

Unfinished painting and gaps noted along top of external joinery timber trims, no moisture ingress concerns due to the modern head flashings to joinery.



Photo 31

Photo 32

Soffit lining type:

Painted timber panel

Condition of soffit linings:

Good condition for age

No significant defects observed



Photo 33

Facia / Barge board type:

Painted timber

Condition of fascia / Barge boards:

Good condition for age

Typical defects noted below

Minor paint deterioration and Bora noted to timber fascia.



Photo 34

Photo 35

Window and door joinery type:

Aluminium double glazed

Modern double glazed aluminium joinery noted throughout property.

Condition of Window/door joinery

Good condition

No significant defects observed



Photo 36

Photo 37

Photo 38

Roof Inspection Method

Visually from a ladder on ground

Main Roofing material	Nail Fixed - Please note general nail popping is expected over time and should be considered within periodic maintenance checks. Colorsteel corrugated iron roofing
Overall roof condition:	Good condition Minor defects noted below

One slightly loose fixings noted.



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

Condition of Flashings and Junctions:	Good condition Minor defects noted below
---------------------------------------	--

Multiple typical loose fixings noted to hip and Ridge flashings.



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

Guttering type:	Colorsteel
Condition of Guttering:	General wear Minor defects noted below

Multiple pot gutter brackets noted and area of minor water pooling noted.



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

Down pipe type:	PVC
Condition of Down pipes:	General wear General maintenance required

Vegetation build up noted to riser.



Photo 55



Photo 56



Photo 57

External Areas

Please note - Minor structures and or insignificant landscape items will not be inspected or commented on.

Decking

Decking type:

Stained timber

Hardwood

Painted timber

Modern hardwood timber decking noted on north elevation.

Painted timber decking noted to entry.

Decking condition:

Good condition

No significant defects observed



Photo 58



Photo 59



Photo 60



Photo 61

Paths

Path type:

Paved

Asphalt

Path condition:

General wear

Typical defects noted below

Typical cracking noted to asphalt section of path.



Photo 62



Photo 63



Photo 64

Fencing

Fencing type:	Timber posts, rails and palings
Fence condition:	General wear
	Defects noted below

Fence on western boundary appears to be leaning.



Photo 65



Photo 66



Photo 67

Driveway

Driveway type:	Asphalt
Driveway condition	General wear
	Minor defects noted below

Minor typical cracking noted to asphalt driveway.



Photo 68



Photo 69



Photo 70

Out building / Structures

Description

Galvanised metal garden shed in timber frame lean too noted.

General condition

General wear and tear
Defects noted below

Lifting roofing noted to garden shed.



Photo 71



Photo 72



Photo 73

General services

Services

Heating

Heating types:

Heat pump
Electric wall heaters

Low wall heat pump noted to lounge area, not tested.
Electric wall mounted heater noted to Bedroom one, not tested.

Condition of heating appliances

Good condition
Minor defects noted below

Loose junction noted to external heat pump unit.



Photo 74



Photo 75



Photo 76



Photo 77

Please note - CPR can only comment on the physical condition of the heating systems where visible. Testing of the heating systems will not be completed - Please be sure to check the functions of all heating systems at your pre settlement inspection.

Plumbing

Condition of plumbing items where visible and accessible

Plumbing items appear to be in good condition for age where visible and where tested

Redundant header tank noted to roof space.
Modern plumbing lines noted to majority of lines within subfloor.

Is the water pressure acceptable throughout?

Yes



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85

Please note: CPR can only check the basic functions of taps and fittings where accessible - We also inspect the general condition of pipes and drains where visible and accessible. Specialist checks should be undertaken by a qualified plumber or drain-layer if desired. CPR are not able to comment on plumbing code items nor can we inspect sub soil drains.

Gas water heating

Gas water heating system condition:

Good condition

Gas water heating noted to dwelling and sleep out, gas lines were not tested.



Photo 86



Photo 87

CPR can only comment on the physical condition of the gas water heating services where visible. For further testing and or investigations, we recommend engaging a qualified gas fitter. CPR cannot accurately comment on code related aspects.

Electrical

Mains power line and switchboard were getting upgraded at time of inspection, no power was noted to the dwelling at time of inspection.
Old ducted warrant noted within roof space, appears to be redundant due to the modern wiring visible within roof space.

Is the wiring modern TPS wiring?	Modern wiring upgrades have been noted in areas.
----------------------------------	--



Photo 88



Photo 89

Please note: CPR can only check the basic functions switches and plugs where accessible - We also inspect the general condition of Wires and connections where visible and accessible. Specialist checks should be undertaken by a qualified electrician if desired. CPR cannot comment on whether items meet acceptable electrical codes. We use a "DETA" power outlet tester to check available and accessible plug sockets. This Power Outlet Tester Plug detects incorrect or faulty wiring connections, Blue, Green and Red LED lights illuminate in various combinations to indicate correct or incorrect wiring connections - Blue and green Indicators are required.
It suits all standard Australian / New Zealand 240 volt power outlets and sockets.



Other services

The following additional services have been noted..	Air ventilation system Gas bottle storage
---	--

HRV ventilation system noted to property, was not tested.
Gas lines were not tested to bottle storages.



Photo 90



Photo 91



Photo 92



Photo 93

Please note - CPR only comment of the type of services that are visible and the physical condition. We do not test all functions of additional services / specialist services. We recommend consulting with a suitably qualified service person.

Roof Space

Were all roof areas accessible?

Some areas were not accessible due to access constraints

Roof framing areas to the far outside areas of the roof space could not be fully assessed due to an access constraint.

Roof Structure type:

Timber framed roof structure

Overall condition of the roof framing structure:

Good condition for age

Observations noted

Minor defects noted below

Minor historic moisture staining noted to timber purlins and timber Sarking, which the staining is concerned historically due to the modern roofing and Underlay.

Modern timber framing and props noted to areas.



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101

Roofing Underlay

Has roofing underlay been installed?

Original timber sarking has been noted with roofing underlay paper observed

Modern roofing underlay has been installed over original timber sarking, could not be assessed due to an access constraints.

Condition of roofing underlay

General wear

Typical defects noted below

Minor historic moisture staining noted to original timber Sarking.



Photo 102

Photo 103

Photo 104

Insulation

Wall Insulation

Were wall cavities checked and accessible?

No - Not accessible

Subfloor Insulation

Were sub floor areas checked and accessible?

Some areas where not accessible to access constraints

Insulation type

Polyester

Glass fibre

Modern polyester and glass fibre noted to majority of the subfloor area.

Insulation condition

Good condition

Defects noted below

Multiple gaps noted to insulation and areas of insulation has fallen down. Insulation appears to be in good condition where installed.



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111

Ceiling Insulation

Were roof space areas checked and accessible?

The majority of the roof space areas were inspected - Some areas could not be accessed due to extensions or lack of suitable space

Insulation type

Pink batts

Modern layer of R3.3 pink batts insulation installed over older layer of insulation.

Insulation condition

General wear

Minor defects noted below

Minor gap to top layer of insulation noted.



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116

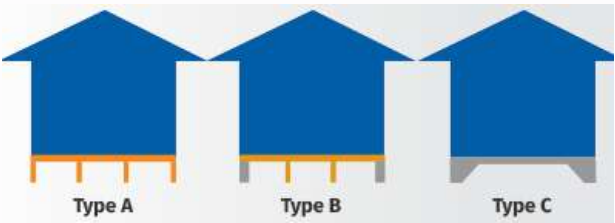


Photo 117

Foundations

Foundation type

Foundation types



Foundation type for this property

Type B - Timber framed floor structure on piles with concrete perimeter foundation

Pile Foundations

Were all sub floor areas accessible?

Sub floor obstructions in areas prevented access to some areas.

Flooring condition could not be inspected in all areas due to under floor insulation throughout and floor coverings above.

Plumbing lines and uneven ground conditions limit access to some areas mainly the lounge.

Flooring Type:	Mixed types Rimu tongue and groove Chipboard Plywood Not all areas could be accessed / inspected due to under floor insulation and internal floor coverings
Modern chipboard and plywood noted to areas.	
Condition of flooring	Good condition No significant defects observed
Pile type:	Concrete Timber
Are the piles original	Modern piles have been installed in some areas
Two modern timber piles noted under lounge area.	
Are piles connected bearers	Yes - Piles are suitably connected to the bearers
Condition of piles	Good condition for age Minor defects noted below Typical defects noted below
Typical moisture wicking noted to multiple concrete piles. Modern stainless steel strapping has been installed to piles. Modern Plastic packing has been installed throughout with tape installed to prevent packers from shifting. One thin plastic packer on pile under the kitchen appears to have shifted and maybe loose.	
Condition of Bearers	General wear Minor defects noted below Observations noted
Minor moisture staining noted to timber Bearer under bathroom area. Visible active Bora noted to timber bearer, no visible structural deterioration caused by Bora. Modern timber has been installed to external ring foundation as per Engineers comments.	
Condition of Joist's	Good condition for age Minor defects noted below Observations noted
Minor moisture staining noted to timber joist under bathroom. Modern timber joists noted to areas.	
Soil condition	Typical dampness noted

Soil condition could not be confirmed due to vapour barrier.
Moisture wicking noted to concrete pile, indication of soil dampness

Has Ground vapour barrier been installed?

Yes

Evidence of historic water pooling noted to vapour barrier.

Ring foundation type:

Concrete ring foundation

Plastered concrete ring foundation noted.

Ring foundation condition:

Good condition for age

No significant defects observed

Is there adequate ventilation:

Yes - Ventilation is suitable for the age of construction



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150

Interior and Garaging

Interior Rooms

Bedrooms

Bedroom 1

Wall Condition	Good condition No significant defects observed
Ceiling Condition	Good condition No significant defects observed
Flooring type:	Carpet
Flooring Condition	Good condition No significant defects observed
Joinery Condition	Good condition No significant defects observed
Hardware Condition	Good condition No significant defects observed
Condition of electrical fittings	Good condition Observations noted

Lights and power points were not tested as power was off at time of inspection.

Wardrobe type:	Built in wardrobe joinery
Wardrobe Joinery Condition	Good condition for age No significant defects observed
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155

Bedroom 2

Wall Condition	Good condition Minor cosmetic defects noted
Ceiling Condition	Good condition No significant defects observed
Flooring type:	Carpet
Flooring Condition	Good condition No significant defects observed

Joinery Condition	Good condition No significant defects observed
Hardware Condition	Good condition No significant defects observed
Condition of electrical fittings	Good condition Observations noted

Lights and power points were not tested as power was off at time of inspection.

Wardrobe type:	Built in wardrobe joinery
Wardrobe Joinery Condition	Good condition for age No significant defects observed
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160

Bedroom 3

Wall Condition	Good condition No significant defects observed
Ceiling Condition	Good condition No significant defects observed
Flooring type:	Carpet
Flooring Condition	Good condition No significant defects observed
Joinery Condition	Good condition No significant defects observed
Hardware Condition	Good condition No significant defects observed
Condition of electrical fittings	Good condition Observations noted

Lights and power points were not tested as power was off at time of inspection.

Wardrobe type:	Built in wardrobe joinery
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Wardrobe Joinery Condition	Good condition
	Minor defects noted below

Missing hardware noted.

Non-Invasive moisture testing findings	Levels are within the required dry range
--	--



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165

Bathroom

Wall Condition	Good condition
	No significant defects observed
Ceiling Condition	Good condition
	No significant defects observed
Flooring type:	Tiles
Flooring Condition	Good condition
	No significant defects observed
Joinery Condition	Good condition
	No significant defects observed
Hardware Condition	Good condition
	No significant defects observed
Condition of electrical fittings	Good condition
	Observations noted

Lights and power points were not tested as power was off at time of inspection.

Condition of plumbing items	Good condition
	No significant defects observed
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176

Lounge Room

Wall Condition

Good condition

Minor cosmetic defects noted

Minor paint seal defects noted to wall lining/skirting junctions.

Ceiling Condition

Good condition

No significant defects observed

Flooring type:

Laminate Flooring

Flooring Condition

Good condition

No significant defects observed

Joinery Condition

Good condition

No significant defects observed

Hardware Condition

Good condition

No significant defects observed

Condition of electrical fittings

Good condition

Observations noted

Lights and power points were not tested as power was off at time of inspection.

Non-Invasive moisture testing findings

Levels are within the required dry range



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181

Kitchen/Laundry	
Wall Condition	Good condition No significant defects observed
Ceiling Condition	Good condition Minor cosmetic defects noted
Minor paint defects noted to ceiling lining.	
Flooring type:	Laminate Flooring
Flooring Condition	Good condition No significant defects observed
Joinery Condition	Good condition Observations noted
No Benchtops have been installed to kitchen/laundry joinery.	
Hardware Condition	Good condition No significant defects observed
Condition of electrical fittings	Good condition Observations noted
Lights and power points were not tested as power was off at time of inspection.	
Condition of plumbing items	Observations noted
No plumbing fittings were installed at time of inspection.	
Visual condition of appliances	Observations noted Good condition
Appliances that are installed are in good condition, no power noted at time of inspection.	
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186



Photo 187



Photo 188



Photo 189



Photo 190

Please note - We are only able check the visual condition and to check that power is running to appliances where available. We are unable to check all appliance functions. We recommend consulting with a suitably qualified service person.

Hallway/Entry

Wall Condition

Good condition

No significant defects observed

Ceiling Condition

Good condition

No significant defects observed

Flooring type:

Carpet

Flooring Condition

Good condition

No significant defects observed

Joinery Condition

Good condition

No significant defects observed

Hardware Condition

Good condition

No significant defects observed

Condition of electrical fittings

Good condition

Observations noted

Lights and power points were not tested as power was off at time of inspection.

Non-Invasive moisture testing findings

Levels are within the required dry range



Photo 191



Photo 192



Photo 193

External Garage/Sleep Out

External cladding type

Timber bevelled back weatherboards noted.

Cladding Condition

General wear

No significant defects observed

Condition of wall linings / Framing

General wear

No significant defects observed

Roof type

Nail Fixed - Please note general nail popping is expected over time and should be considered within periodic maintenance checks.

Galvanised corrugated iron roofing

Roofing Condition

General wear

Minor defects noted below

Loose ridge flashing fixing noted.

Gutter and down pipe type

Colorsteel

PVC

Gutter and down pipe condition

General wear

General maintenance required

Vegetation buildup, water pooling and loose gutter brackets noted along south elevation.

Condition of Ceiling linings / Framing

General wear

No significant defects observed

Flooring type:

Exposed concrete

Flooring Condition

General wear

Minor defects noted below

Multiple minor hairline cracks noted.

Joinery Condition

General wear

No significant defects observed

Hardware Condition	General wear No significant defects observed
Condition of Electrical fittings	General wear Observations noted

Lights and power points were not tested as power was off at time of inspection.



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208



Photo 209



Photo 210

Room/Bathroom

Wall Condition	General wear No significant defects observed
Ceiling Condition	General wear No significant defects observed
Flooring type:	Carpet Vinyl
Flooring Condition	General wear No significant defects observed
Joinery Condition	Good condition No significant defects observed
Hardware Condition	Good condition No significant defects observed

Condition of electrical fittings	Good condition
	Observations noted

Lights and power points were not tested as power was off at time of inspection.

Non-Invasive moisture testing findings	Levels are within the required dry range
--	--








Photo 211

Photo 212

Photo 213

Photo 214

Photo 215

Photo 216






Photo 217

Photo 218

Photo 219

Photo 220



Photo 1



Photo 3

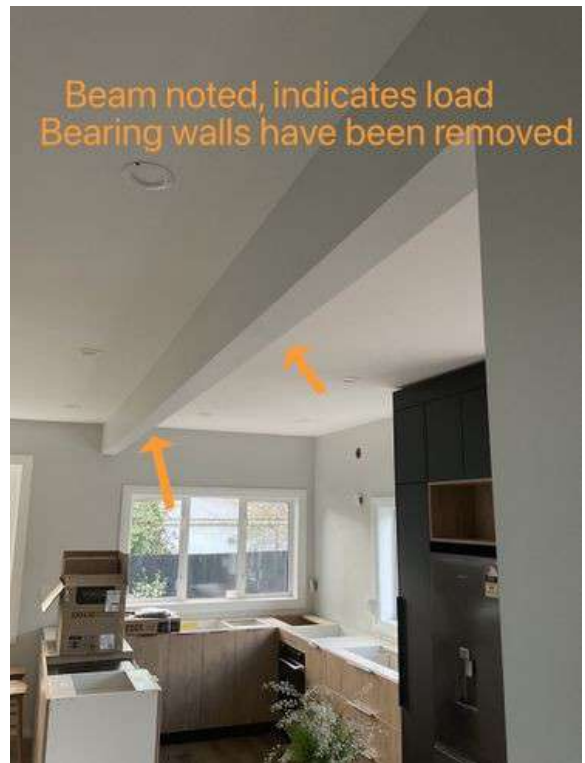


Photo 2



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

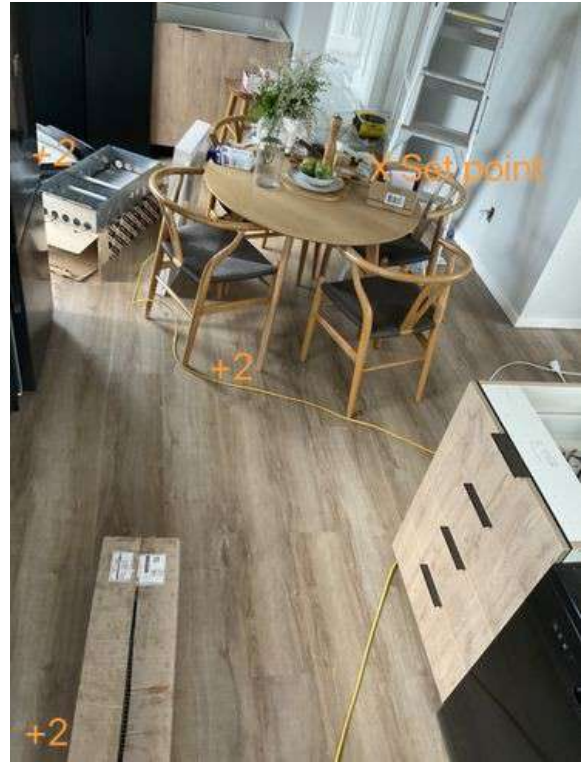


Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49

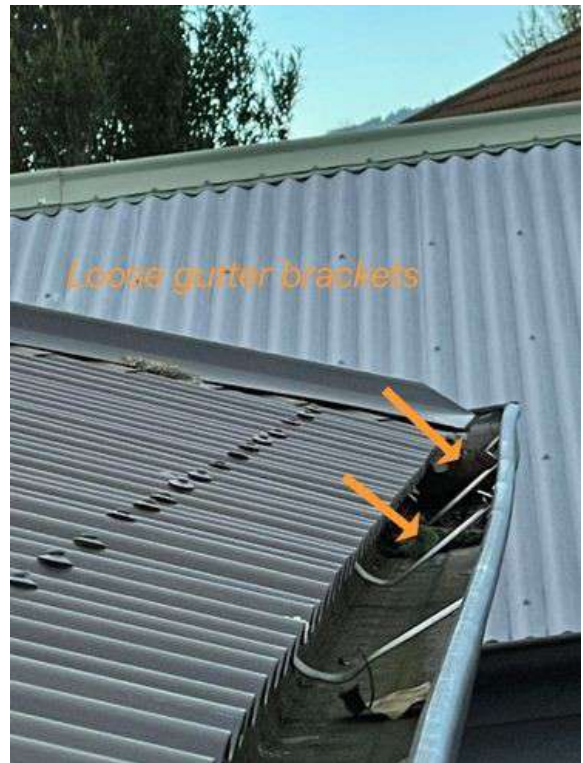


Photo 50



Photo 51



Photo 52

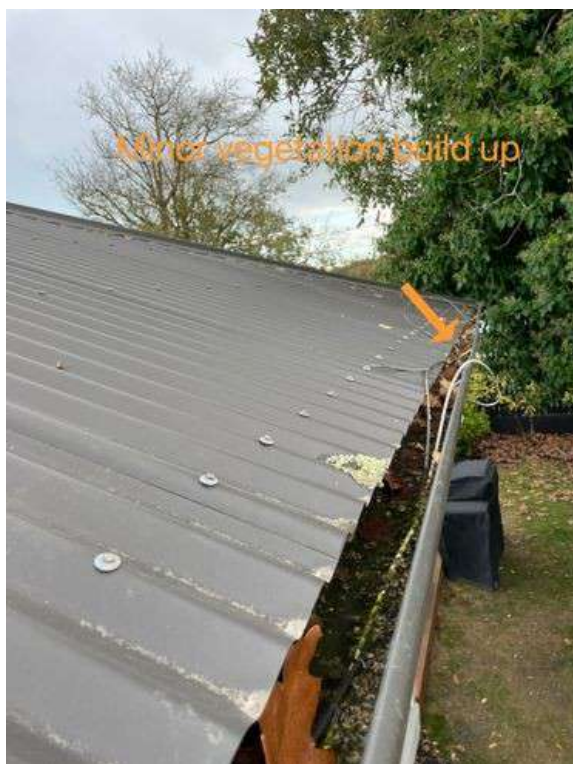


Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81

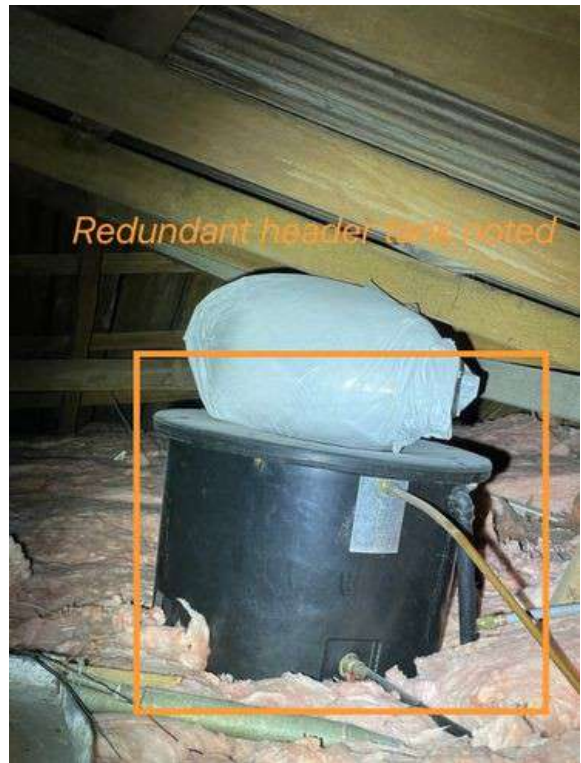


Photo 82



Photo 83



Photo 84



Photo 85



Photo 87



Photo 86



Photo 89

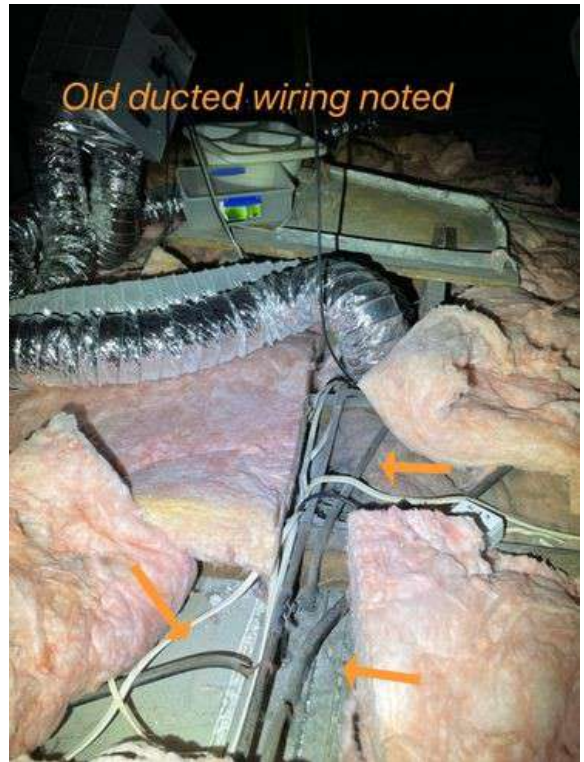


Photo 88



Photo 91



Photo 90



Photo 93



Photo 92



Photo 95



Photo 94



Photo 97

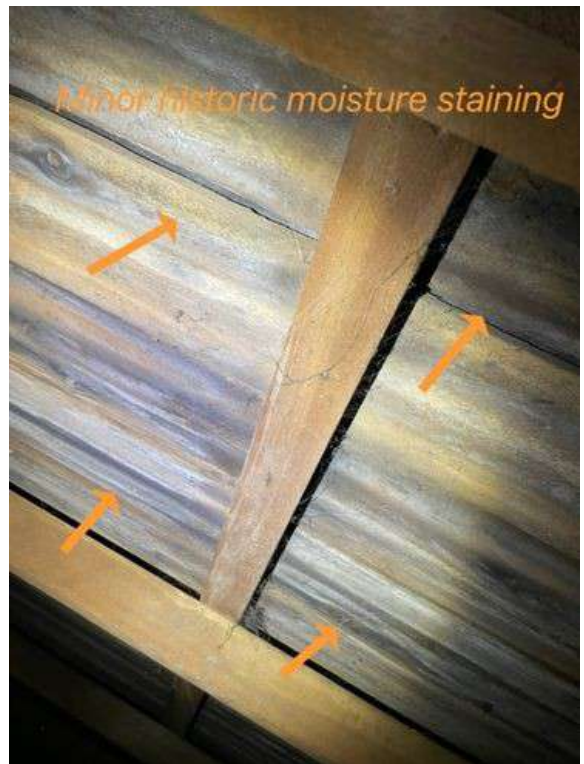


Photo 96



Photo 99



Photo 98



Photo 101

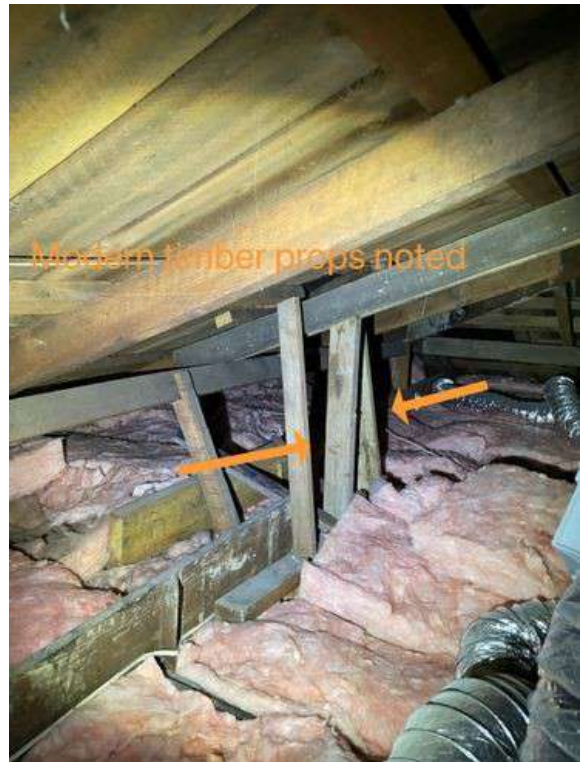


Photo 100



Photo 103



Photo 102



Photo 105



Photo 107

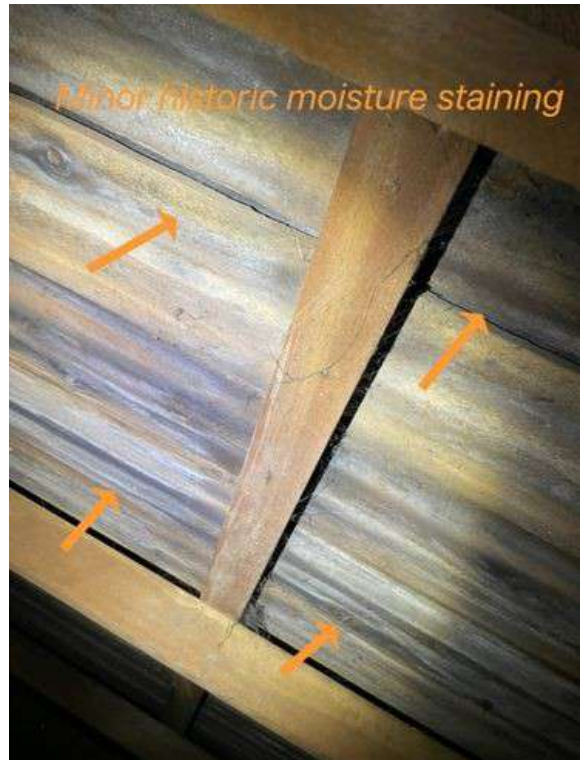


Photo 104

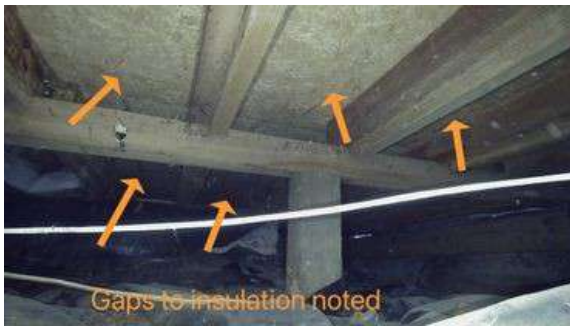


Photo 109



Photo 106



Photo 111



Photo 108



Photo 113



Photo 110



Photo 115



Photo 112

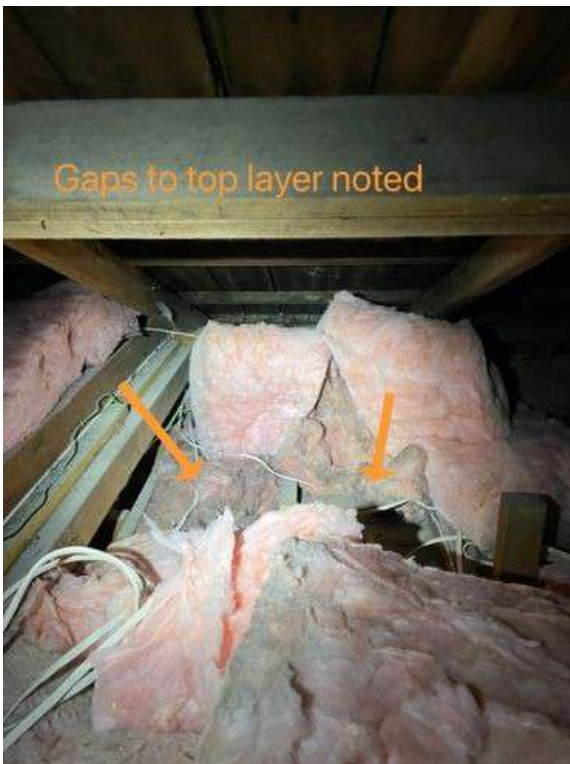


Photo 117

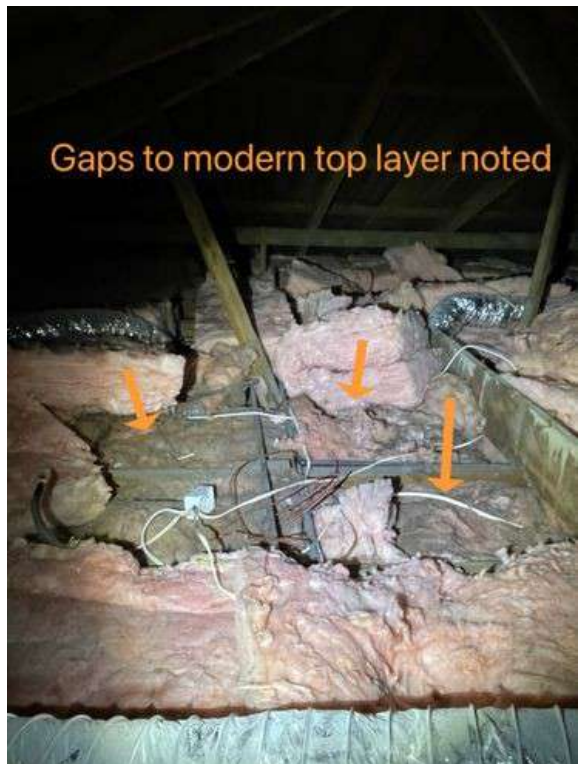


Photo 114



Photo 119



Photo 116



Photo 121



Photo 118



Photo 123



Photo 125



Photo 127



Photo 129



Photo 120



Photo 122

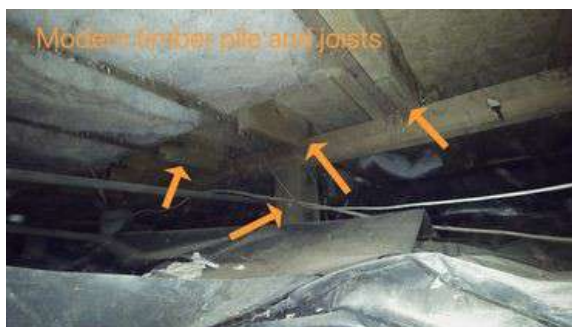


Photo 131



Photo 124



Photo 133



Photo 126



Photo 135



Photo 128



Photo 137



Photo 130



Photo 139



Photo 132



Photo 141



Photo 134



Photo 143



Photo 136



Photo 145



Photo 138



Photo 147



Photo 140



Photo 149



Photo 142



Photo 151



Photo 144



Photo 146



Photo 153



Photo 155



Photo 148



Photo 150

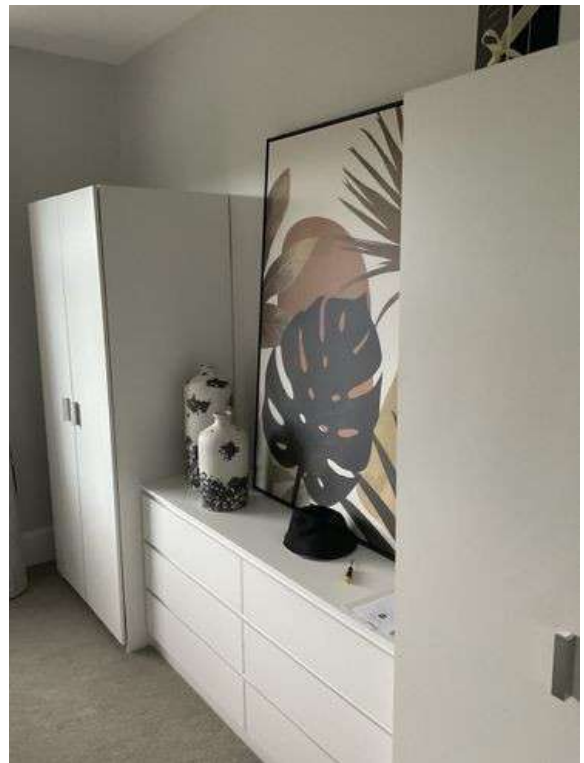


Photo 152



Photo 157



Photo 154



Photo 159



Photo 156



Photo 161



Photo 158



Photo 163



Photo 160



Photo 165



Photo 162



Photo 167



Photo 164



Photo 169



Photo 166



Photo 171



Photo 168



Photo 173



Photo 170



Photo 175



Photo 172



Photo 177



Photo 174



Photo 179



Photo 176



Photo 181



Photo 178



Photo 183



Photo 180



Photo 185

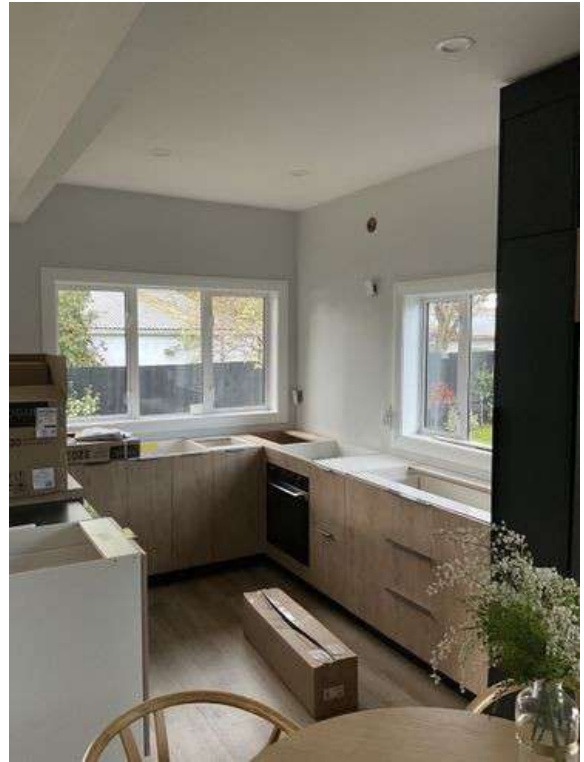


Photo 182



Photo 187



Photo 184



Photo 189



Photo 186



Photo 191



Photo 188



Photo 193



Photo 190



Photo 195



Photo 192



Photo 197



Photo 194



Photo 199



Photo 196



Photo 201

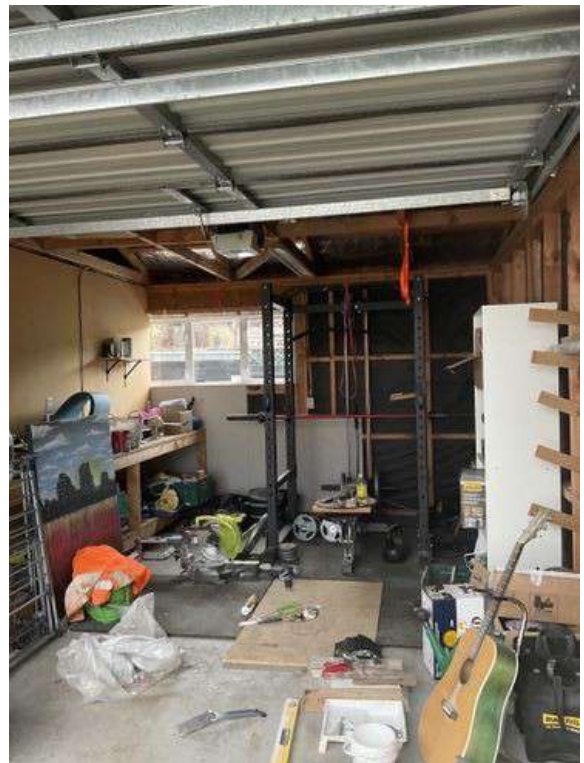


Photo 198



Photo 203



Photo 200



Photo 205

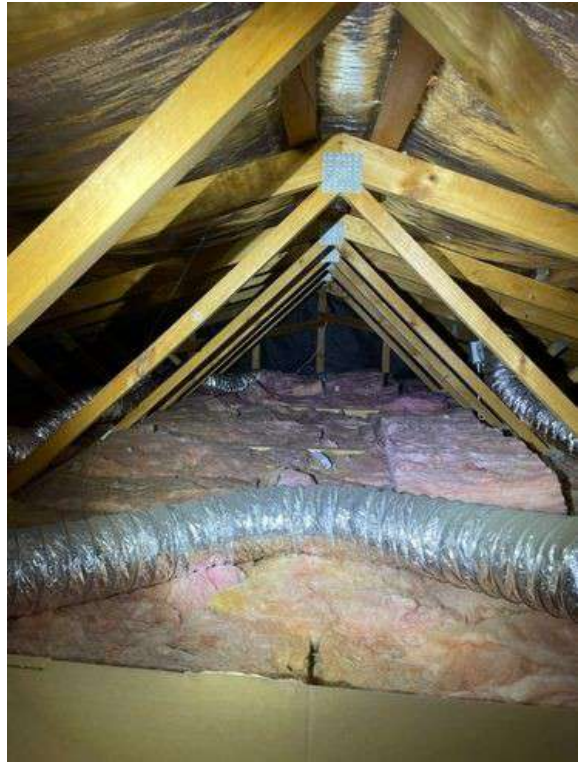


Photo 202



Photo 207



Photo 204



Photo 209



Photo 206



Photo 211



Photo 208



Photo 213



Photo 210



Photo 215



Photo 212



Photo 217



Photo 214



Photo 219



Photo 216

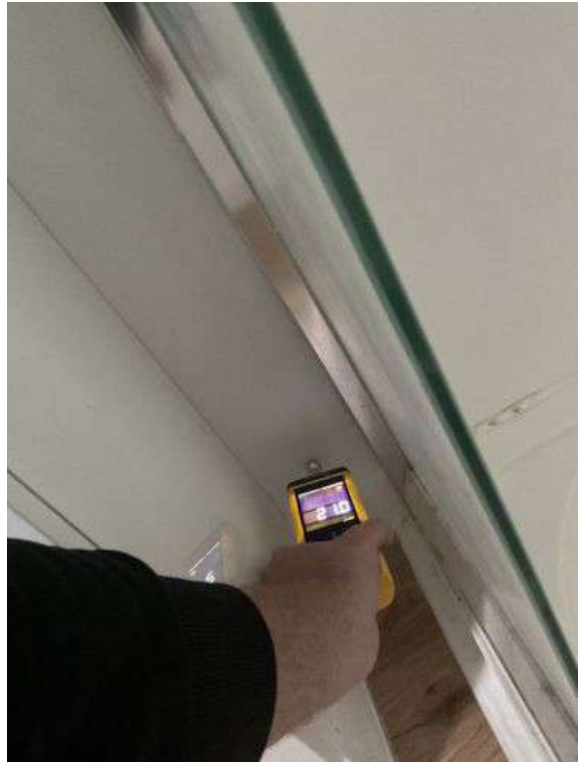


Photo 218



Photo 220

Project Completion File Note

Address: 226 Westminster Street, Mairehau, Christchurch 8013

Client: McKendry Construction

Project Ref: 368-001

Date: 10.06.2021



RE: BRIEF DESCRIPTION OF THE DESIGN/WORK

Viden Consulting Engineers have been instructed by our clients to carry out a construction review in respect of the work carried out under Schedule 1 of the Building Act 2004 and briefly described below:

- Foundation re-levelling

And in accordance with the following documents:

- Viden Consulting Engineers File Note dated 29 January 2021,
- Conceptual Sketches

This correspondence is intended to provide our client with a documented summary of the construction observations, including any instruction issued during the work:

No liability is accepted by this company or any employee or sub-consultant of this company with respect to the use of this document by any other person without prior written permission.

Construction Monitoring

The following construction monitoring inspection and instructions have been issued by this company:

- Viden Consulting Engineers Construction Monitoring Record

We have also reviewed the Contractors PS3 for the Construction Works.

Conclusion

The work we have inspected is restricted building work and has been carried out under the guidance of a suitably qualified and experienced Licenced Building Practitioner.

Viden Consulting Engineers provided additional instructions in their site visit on 15 April 2021 and understand this work is now complete as discussed.

We have reviewed a representative sample of work and have been provided with the Producer Statement (PS3) from the Contractor. I am satisfied that if the remaining work is consistent with these reviews;

1. That work is likely to meet the function and performance criteria of the New Zealand Building Code to the extent required by the Building Act 2004 (Section 17), and;
2. That the building will also continue to comply with the other provisions of the building code to at least the same extent as it did before the work began (Building Act - Section 42A)

I trust this meets the request you have made, and should you have any further questions, please don't hesitate to contact us.

Tim Day



Construction Monitoring Record – CM01

Project: 226 Westminster Street, Mairehau, Christchurch 8013
Client: McKendry Construction

Project Ref: 368-001
Date: 15.04.2021

	Description	Signed	Date
CM01	The Contractor has proposed an alternative methodology and was underway installing a new H3.2 perimeter plate along the existing foundation wall. We agree that this plate would provide sufficient bearing and support to the bearers/joists around the full perimeter of the foundation. The Contractor was advised connections should be M12 anchors at 900crs with DPC between the concrete and the timber. Fixings into treated timber piles (if any) should be SS. All other fixings should be Hot-Dipped Galv (Zone C). Plastic shims need to be restrained and well connected to bearers to prevent moving around under lateral loads. As noted in the Viden report, some of the dislevelment was locked in through previous alterations. The Contractor had made a significant effort to reduce the floor slopes throughout. Conditions of approval: Complete work as outlined – No need to re-inspect - PASS		15.04.2021
CM02	Photos provided by Client/Contractor confirms work above is now complete. See additional Photo		10.06.21

I. Photos



Figure 1 - Doubled joists is the area where floors heights are reduced – New plate can be seen along the foundation.



Figure 2 - fixings between joists and bearer.



Figure 3 – Packers must be restrained and connected to bearer/piles to prevent slipping.

I. Photos Supplied by Contractor/Client



Figure 4 – New subfloor fixings in place, Packers are restrained

226 Westminster Street Mairehau, Christchurch

File Note

Address: 226 Westminster Street, Mairehau, Christchurch

Client: John McKendry

Project Ref: 368-001

Revision: Final

Date: 29/01/2021



Documentation Control

File Note For: 226 Westminster Street, Mairehau, Christchurch		
Author:	Tim Day Director BE (Civil), MBA, CPEng, CMEngNZ	
Authorised for Release:	Tim Day Director BE (Civil), MBA, CPEng, CMEngNZ	

This technical file note has been prepared by Viden Consulting Engineers Ltd. for use by John McKendry as a pre-purchase assessment to assist in determining the extent of further work which may be required to address the earthquake damage to the building.

No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person without prior written permission.

1.0 Introduction

- 1.1 You have engaged me to undertake a brief review of the foundation repairs at 226 Westminster Street in Mairehau. The purpose of this review is limited to establishing on balance, whether the foundation repairs and re-levelling works aligned with the scope provided by EQC in their assessment of the earthquake damage. And if not, what further work may be required to address the outstanding earthquake damage.

2.0 Background

- 2.1 I have been provided with the following information:
- (a) EQC Assessments and estimates dated 27 July 2011,
 - (b) Plumbers Invoice by Action Plumbing, dated 31 August 2011,
 - (c) Asbestos Testing Sample Results by CES, dated 21 May 2014,
 - (d) Quotations for the Work by JG Build, dated 25 September 2014, 22 October 2014, and 10 November 2014,
 - (e) Invoice for Asbestos Removal by Southern Insulation CHCH Ltd., dated 30 September 2014,
 - (f) Invoice for the Timber Mouldings by Hardie & Thompson, dated 31 November 2014,
 - (g) Letter from JG Build,
 - (h) Residential Property Inspection Report by Jim's Building Inspections, dated 21 December 2020.
- 2.2 I have also reviewed other information contained on the New Zealand Geotechnical Database and other readily available resources.
- 2.3 There was liquefaction ejecta both on the property and in the surrounding areas following the February 2011 earthquake event.



Figure 1 - Aerial images immediately after the February 2011 earthquake event

3.0 Discussion

- 3.1 I understand from the information provided to me that some of the floors have been re-levelled through the kitchen areas by installing new joists and re-laying the flooring.

Subfloor Condition

- 3.2 I have carried out a very limited visual check of the subfloor space via the manhole, which was located in the wardrobe of the northwestern bedroom. This assessment was limited to the areas immediately around the manhole, although I was able to see along some of the bearer lines towards the eastern end of the house.
- 3.3 I made the following observations:
- (a) I noted a small number of newer timber piles under the open plan dining/living room (towards the eastern end of the house).
 - (b) The conical concrete piles did not appear to be connected to the bearers (typical for this era of construction).
 - (c) Although concrete from the 1930's typically used larger river run aggregates and low binder content, the concrete used to construct this foundation wall appeared to be in reasonable condition. The inner face of the concrete was relatively well-formed and well compacted.
 - (d) I identified some repaired cracks from the inside face of the concrete foundation.
 - (e) The ground under the house was protected with a damp proofing material (polythene).

- (f) The vents were relatively clear, and the space between the ground and timber framing was at least 300mm in most places.

Floor Levels

- 3.4 The overall difference in floor heights was measured to be 62mm. The general trend in the settlement was from south to north. The floor slopes in the areas which have been repaired as part of the previous work in the dining/living rooms were less significant, and generally not noticeable.
- 3.5 During our inspection, we identified a slope in the kitchen floors towards the eastern side of the room. Although these floor slopes are not particularly noticeable, they exceed the MBIE guidance indicator criteria of 10mm over a distance of 2.0m.
- 3.6 The kitchen bench and other kitchen joinery was more level when compared to the floors. It is not clear if the joinery was removed and re-installed during the repair works.
- 3.7 At some time in the past, a wall between the kitchen and dining/living rooms has been removed in order to create a more open plan living space. A beam has been installed to replace the support provided by the original wall. This beam drops approximately 24mm down towards the east, although the ceiling is relatively level along the length of the room.

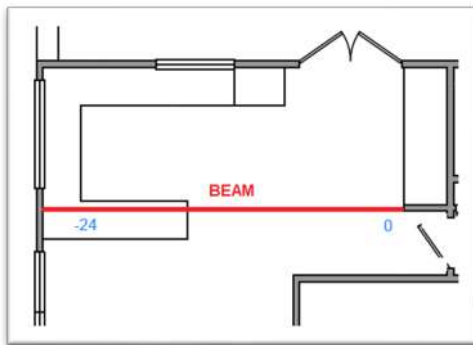


Figure 2 - Location of the beam across the kitchen and dining/living room



Figure 3 - Image of the beam

- 3.8 The walls in the east-west direction are all generally leaning towards the north. The extent of the leans vary, although the most significant lean we measured was approximately 30mm.

4.0 Conclusions

- 4.1 I consider the work which has been carried out is likely to comply with the requirements of the building code to the extent required by the building act. However, based on my initial inspection, I believe on balance that at least some of the general tilt of the building towards the north appears to be due to earthquake-related settlement.
- 4.2 Further work is likely to be required to address this tilt. We are able to assist with establishing the most appropriate repairs to address the remaining floor dislevelment.

Thank you



Timmothy Day
CPEng, CMEngNZ, InptPE

5.0 Limitations

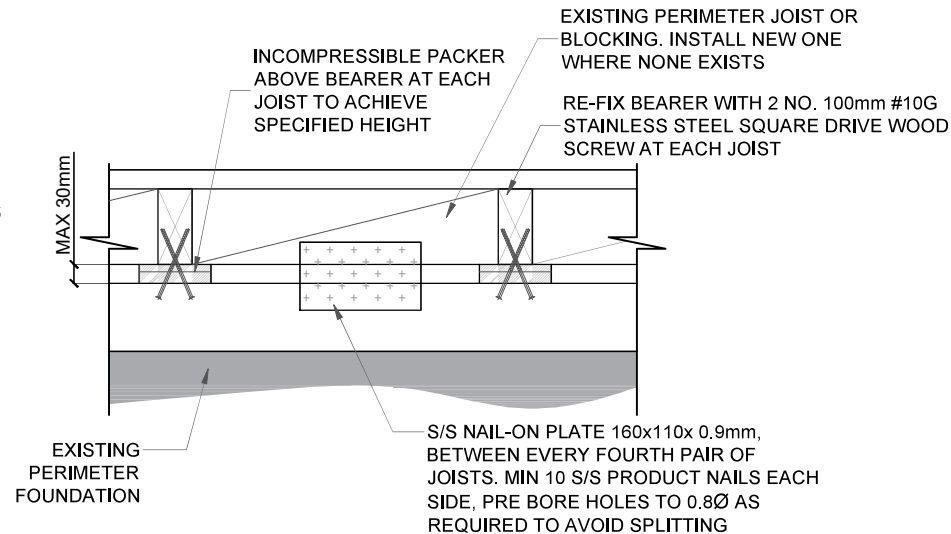
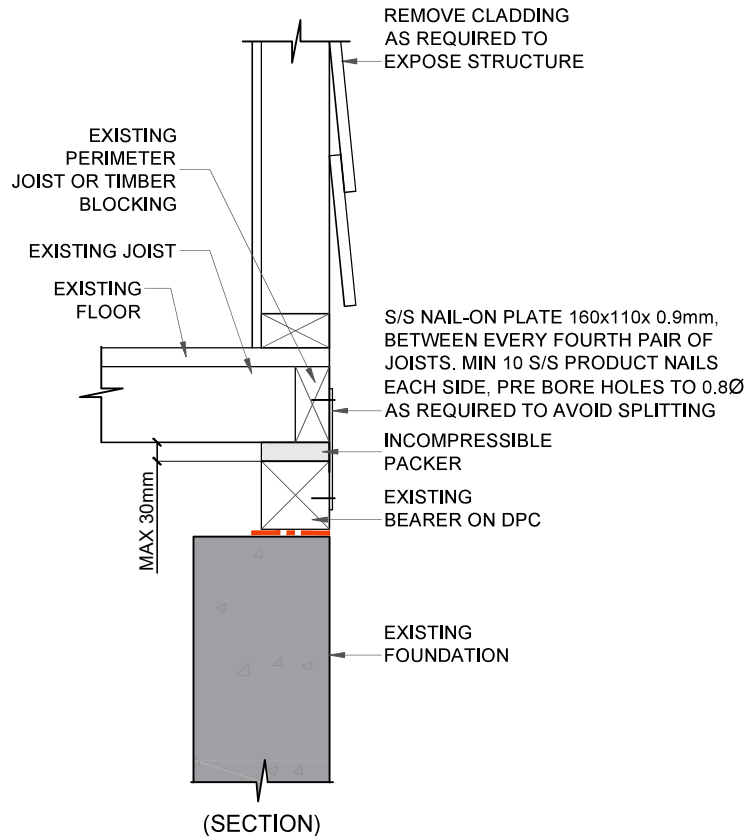
- 5.1 This report has been prepared based on a limited visual inspection and with limited information. Further forensic investigations would assist in establishing the quantum of the earthquake-related settlement and any pre-existing settlement.

NOTES:

1. ALL CONSTRUCTION AND FIXINGS IN ACCORDANCE WITH THE BUILDING CODE & NZS 3604:2011.
2. ALL STEEL FIXINGS TO BE TYPE 304 STAINLESS STEEL.
3. ALL NEW TIMBER SHALL BE RADIATA PINE SG8 GRADE.

4. WHERE HARDWOOD TIMBER PREVENTS NAIL DRIVING DRILL PILOT HOLES TO 0.8 x DIA OF FIXING TO ASSIST PLACEMENT.
5. ALL DIMENSIONS SHOWN ARE MINIMUM UNLESS NOTED OTHERWISE
4. ALL MECHANICAL ANCHORS TO BE INSTALLED FOLLOWING MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS

5. TO BE READ IN CONJUNCTION WITH SPECIFICATION.
6. CONTRACTOR SHALL MONITOR EXISTING STRUCTURE DURING RE-LEVELLING PROCESS. IF DAMAGE IS RESULTING DUE TO FLOOR RE-LEVELLING, WORK SHOULD BE STOPPED IMMEDIATELY.



(ELEVATION)

226 WESTMINSTER STREET
MAIREHAU
CHRISTCHURCH

ISSUE :

CONCEPT ONLY
NOT FOR CONSTRUCTION

DRAWN BY : MT

REVISION :

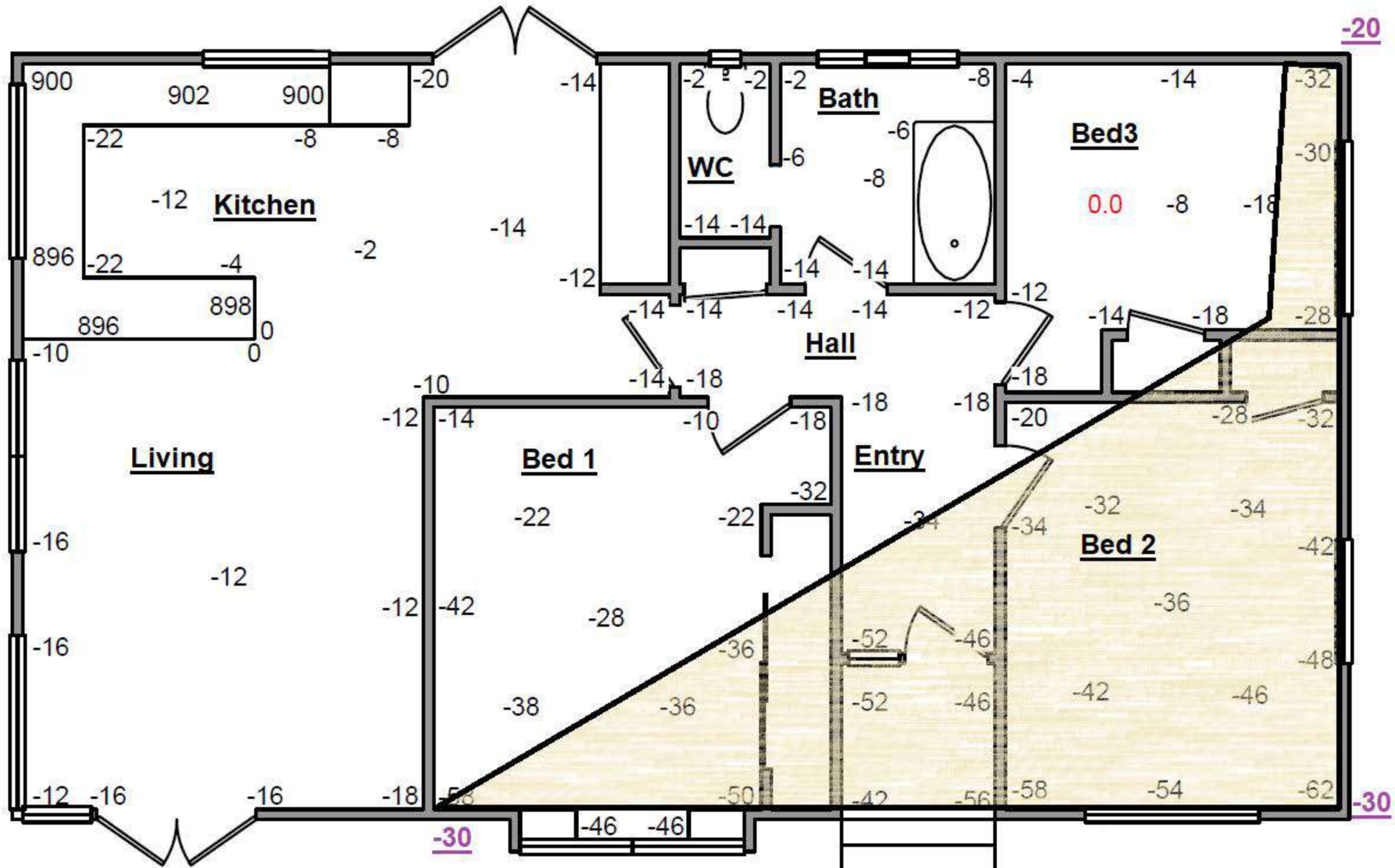
SCALE : 1:10 @A4

PAGE TITLE :
RE-LEVELLING AT PERIMETER

PAGE : A-05

DATE PRINTED
2017

Thursday, 21 December



EXEMPT BUILDING WORKS RECORD

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT AS THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

Street Address	226 Westminster Street	Suburb	Mairehau
City/Town	Christchurch	Project Reference:	368-001

A brief description of work to be completed (as otherwise described in the body of the Viden Report)

Remedial work to existing piled foundations and subfloor framing

- Relevelling floors by packing to concrete piles and foundation wall and associated connections

Section 42A (1) (a) of the Building Act 2004 provides for certain building work as described in Schedule 1 Part 1 of the Act to be undertaken without requiring a building consent. This work includes general repairs and maintenance provided comparable materials are used, or replacement with a comparable component or assembly in the same position, provided the works described above do not constitute the complete or substantial replacement of any component or assembly contributing to the buildings structural or fire safety properties, or where the component or assembly has failed to meet the provisions of the building code for durability. A further detailed description is provided in Schedule 1 Part 1 of the Act.

Accordingly, I have determined that this work is exempted under Schedule 1 (part 1.1) of the Building Act 2004.

Name	Timothy Day	Signature	
Qualification	BE(civil), MBA, CPEng, CMEngNZ, IntPE	Date	10/06/2021

Note: The building owner or their agents' authority to consider the building work as exempt requires consideration of the Building Act 2004 Schedule 1 Part 1 (section 1, and 3-31), and associated guidance issued by MBIE and local the Building Consent Authority (BCA).

Note: Work considered exempted under Schedule 1 Part 1 section 2 of the Building Act 2004 is not be recorded on this form. Building owner or their agent must apply for a discretionary exemption in accordance with Building Act 2004 section 42a (1) (b).

Note: The design documents provided by Viden Consulting Engineers, which are associated with this project, requires scheduled construction monitoring to be undertaken by a representative of the design engineer. No liability is accepted by this company or any employee or sub-consultant of this company for that design unless the inspections have been completed and recorded.

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| ☒ Building | ☐ Emergency Lighting | ☐ Cladding | ☐ Escalator |
| ☐ Waterproof Membranes | ☐ Drainlayer | ☐ Fire Alarm | ☐ Lift |
| ☐ Mechanical (HVAC) | ☐ Solar Heating | ☐ Other (specify): | |

Author name:

David William Newlands

Author company:

Lifestyle Improvements LTD

Site address:

226 Westminister Street, Mairehau

Description of building work:

House lifting + reattaching to foundations

Owners Details:

Bianca Caliman + Tyler McKendry

Scope of work covered by statement:

Releveling house

System/Product used (if applicable):

H3.2 timbers, Lumber lok fixings

I (constructor): David William Newlands have been engaged by
Bianca + Tyler (applicant, designer, main contractor etc) ☒ part ☐ all
to construct:

As specified in the attached particulars of Building Consent Number: _____ and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| ☒ B1 | ☐ B2 | ☐ C1 | ☐ C2 | ☐ C3 | ☐ C4 | ☐ C5 | ☐ C6 | ☐ D1 | ☐ D2 | ☐ E1 | ☐ E2 |
| ☐ E3 | ☐ F1 | ☐ F2 | ☐ F3 | ☐ F4 | ☐ F5 | ☐ F6 | ☐ F7 | ☐ F8 | ☐ G1 | ☐ G2 | ☐ G3 |
| ☐ G4 | ☐ G5 | ☐ G6 | ☐ G7 | ☐ G8 | ☐ G9 | ☐ G10 | ☐ G11 | ☐ G12 | ☐ G13 | ☐ G14 | ☐ G15 |
| ☐ H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

Or

☐ N/A

BP128932

Qualifications/Experience:

Licensed Builder of 30 years experience

Address:

Postcode:

114 Mill Road Ohoka RD2

7642

Phone:

Fax:

027 327 8183

—

Mobile:

Email:

027 327 8183

lifestyle-improvements@extra.co.nz

Signature:

Date:



30.5.2021

226 Westminster Street Mairehau, Christchurch

File Note

Address: 226 Westminster Street, Mairehau, Christchurch

Client: John McKendry

Project Ref: 368-001

Revision: Final

Date: 29/01/2021



Documentation Control

File Note For: 226 Westminster Street, Mairehau, Christchurch		
Author:	Tim Day Director BE (Civil), MBA, CPEng, CMEngNZ	
Authorised for Release:	Tim Day Director BE (Civil), MBA, CPEng, CMEngNZ	

This technical file note has been prepared by Viden Consulting Engineers Ltd. for use by John McKendry as a pre-purchase assessment to assist in determining the extent of further work which may be required to address the earthquake damage to the building.

No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person without prior written permission.

1.0 Introduction

- 1.1 You have engaged me to undertake a brief review of the foundation repairs at 226 Westminster Street in Mairehau. The purpose of this review is limited to establishing on balance, whether the foundation repairs and re-levelling works aligned with the scope provided by EQC in their assessment of the earthquake damage. And if not, what further work may be required to address the outstanding earthquake damage.

2.0 Background

- 2.1 I have been provided with the following information:
- (a) EQC Assessments and estimates dated 27 July 2011,
 - (b) Plumbers Invoice by Action Plumbing, dated 31 August 2011,
 - (c) Asbestos Testing Sample Results by CES, dated 21 May 2014,
 - (d) Quotations for the Work by JG Build, dated 25 September 2014, 22 October 2014, and 10 November 2014,
 - (e) Invoice for Asbestos Removal by Southern Insulation CHCH Ltd., dated 30 September 2014,
 - (f) Invoice for the Timber Mouldings by Hardie & Thompson, dated 31 November 2014,
 - (g) Letter from JG Build,
 - (h) Residential Property Inspection Report by Jim's Building Inspections, dated 21 December 2020.
- 2.2 I have also reviewed other information contained on the New Zealand Geotechnical Database and other readily available resources.
- 2.3 There was liquefaction ejecta both on the property and in the surrounding areas following the February 2011 earthquake event.





Figure 1 - Aerial images immediately after the February 2011 earthquake event

3.0 Discussion

- 3.1 I understand from the information provided to me that some of the floors have been re-levelled through the kitchen areas by installing new joists and re-laying the flooring.

Subfloor Condition

- 3.2 I have carried out a very limited visual check of the subfloor space via the manhole, which was located in the wardrobe of the northwestern bedroom. This assessment was limited to the areas immediately around the manhole, although I was able to see along some of the bearer lines towards the eastern end of the house.
- 3.3 I made the following observations:
- (a) I noted a small number of newer timber piles under the open plan dining/living room (towards the eastern end of the house).
 - (b) The conical concrete piles did not appear to be connected to the bearers (typical for this era of construction).
 - (c) Although concrete from the 1930's typically used larger river run aggregates and low binder content, the concrete used to construct this foundation wall appeared to be in reasonable condition. The inner face of the concrete was relatively well-formed and well compacted.
 - (d) I identified some repaired cracks from the inside face of the concrete foundation.
 - (e) The ground under the house was protected with a damp proofing material (polythene).

- (f) The vents were relatively clear, and the space between the ground and timber framing was at least 300mm in most places.

Floor Levels

- 3.4 The overall difference in floor heights was measured to be 62mm. The general trend in the settlement was from south to north. The floor slopes in the areas which have been repaired as part of the previous work in the dining/living rooms were less significant, and generally not noticeable.
- 3.5 During our inspection, we identified a slope in the kitchen floors towards the eastern side of the room. Although these floor slopes are not particularly noticeable, they exceed the MBIE guidance indicator criteria of 10mm over a distance of 2.0m.
- 3.6 The kitchen bench and other kitchen joinery was more level when compared to the floors. It is not clear if the joinery was removed and re-installed during the repair works.
- 3.7 At some time in the past, a wall between the kitchen and dining/living rooms has been removed in order to create a more open plan living space. A beam has been installed to replace the support provided by the original wall. This beam drops approximately 24mm down towards the east, although the ceiling is relatively level along the length of the room.

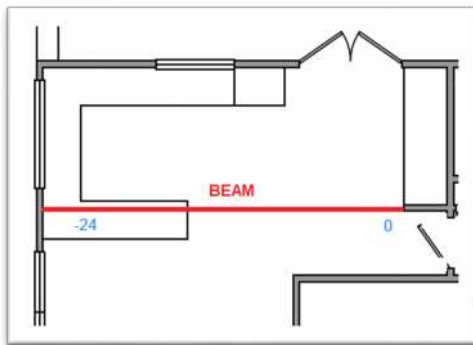


Figure 2 - Location of the beam across the kitchen and dining/living room



Figure 3 - Image of the beam

- 3.8 The walls in the east-west direction are all generally leaning towards the north. The extent of the leans vary, although the most significant lean we measured was approximately 30mm.

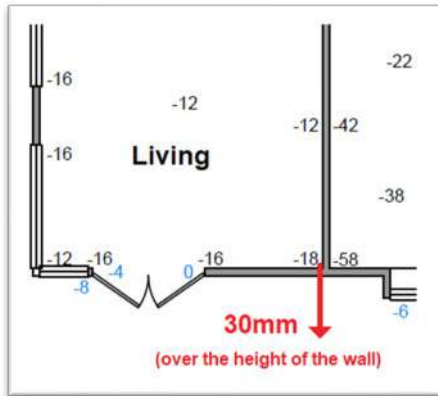


Figure 4 - Location of one of the more significantly leaning walls



Figure 5 - Wall leans approximately 30mm over its full height

- 3.9 I identified several other features that appear to show a general trend in the floor slopes and leaning walls towards the north.
- 3.10 It appears that the floor slopes in the dining/living rooms have been repaired independently of the foundations. This is typically achieved by packing the joists to create a more level floor rather than lifting the floor and subfloor framing, and then packing between the bearers and the piles (or foundation wall).
- 3.11 The extent of the re-levelling through the living room is in the order of approximately 40mm. The wall that separates the dining/living room from the adjacent bedroom differs only 2mm at the southern end (-12mm in the dining room and -14mm on the other side of the wall in the bedroom). However, the northern end of this wall differs by approximately 40mm (-18mm in the living room and -58mm in the bedroom). See highlighted areas in the image below:

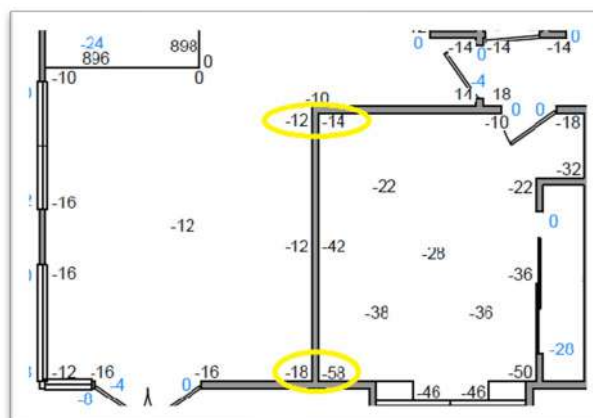


Figure 6 - Discrepancies in the floor heights on adjacent sides of the bedroom wall

- 3.12 All other areas of the house generally tilted towards the north.

4.0 Conclusions

- 4.1 I consider the work which has been carried out is likely to comply with the requirements of the building code to the extent required by the building act. However, based on my initial inspection, I believe on balance that at least some of the general tilt of the building towards the north appears to be due to earthquake-related settlement.
- 4.2 Further work is likely to be required to address this tilt. We are able to assist with establishing the most appropriate repairs to address the remaining floor dislevelment.

Thank you



Timmothy Day
CPEng, CMEngNZ, InptPE

5.0 Limitations

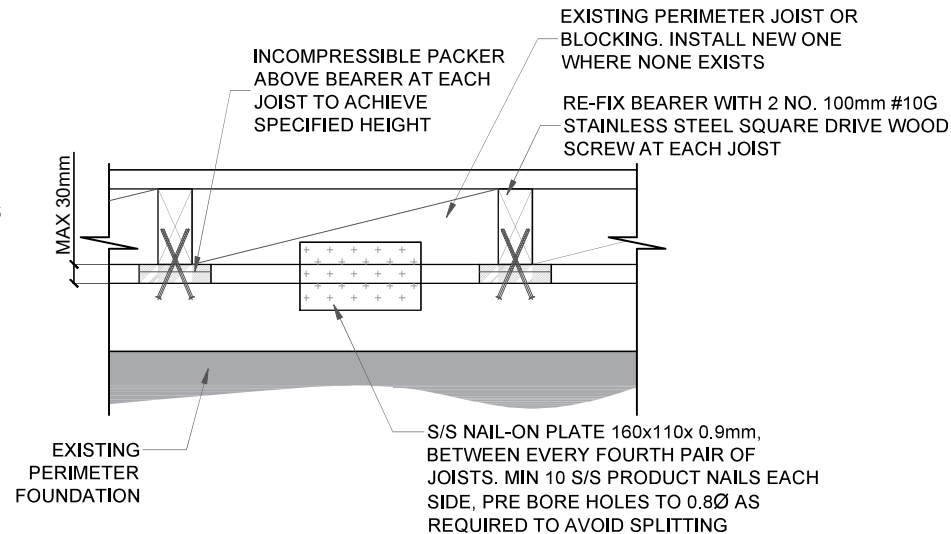
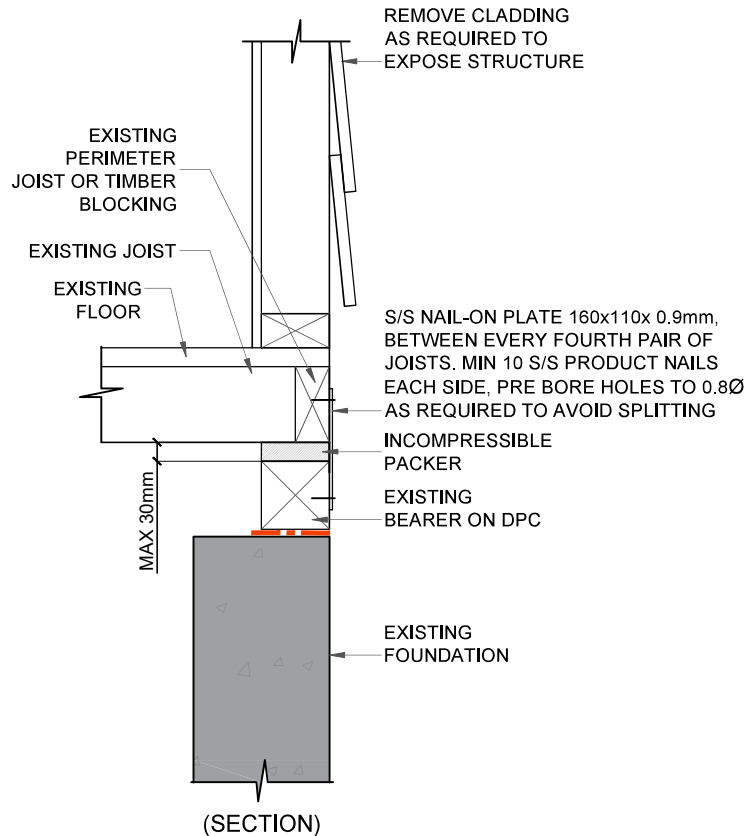
- 5.1 This report has been prepared based on a limited visual inspection and with limited information. Further forensic investigations would assist in establishing the quantum of the earthquake-related settlement and any pre-existing settlement.

NOTES:

1. ALL CONSTRUCTION AND FIXINGS IN ACCORDANCE WITH THE BUILDING CODE & NZS 3604:2011.
2. ALL STEEL FIXINGS TO BE TYPE 304 STAINLESS STEEL.
3. ALL NEW TIMBER SHALL BE RADIATA PINE SG8 GRADE.

4. WHERE HARDWOOD TIMBER PREVENTS NAIL DRIVING DRILL PILOT HOLES TO 0.8 x DIA OF FIXING TO ASSIST PLACEMENT.
5. ALL DIMENSIONS SHOWN ARE MINIMUM UNLESS NOTED OTHERWISE
4. ALL MECHANICAL ANCHORS TO BE INSTALLED FOLLOWING MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS

5. TO BE READ IN CONJUNCTION WITH SPECIFICATION.
6. CONTRACTOR SHALL MONITOR EXISTING STRUCTURE DURING RE-LEVELLING PROCESS. IF DAMAGE IS RESULTING DUE TO FLOOR RE-LEVELLING, WORK SHOULD BE STOPPED IMMEDIATELY.



(ELEVATION)

226 WESTMINSTER STREET
MAIREHAU
CHRISTCHURCH

ISSUE :

CONCEPT ONLY
NOT FOR CONSTRUCTION

DRAWN BY : MT

REVISION :

SCALE : 1:10 @A4

PAGE TITLE :
RE-LEVELLING AT PERIMETER

PAGE : A-05

DATE PRINTED
2017

Thursday, 21 December

226 Westminster Street Mairehau, Christchurch

File Note

Address: 226 Westminster Street, Mairehau, Christchurch

Client: John McKendry

Project Ref: 368-001

Revision: Draft

Date: 21/01/2021



Documentation Control

File Note For: 226 Westminster Street, Mairehau, Christchurch		
Author:	Tim Day Director BE (Civil), MBA, CPEng, CMEngNZ	
Authorised for Release:	Tim Day Director BE (Civil), MBA, CPEng, CMEngNZ	

This technical file note has been prepared by Viden Consulting Engineers Ltd. for use by John McKendry as a pre-purchase assessment to assist in determining the extent of further work which may be required to address the earthquake damage to the building.

No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person without prior written permission.

1.0 Introduction

- 1.1 You have engaged me to undertake a brief review of the foundation repairs at 226 Westminster Street in Mairehau. The purpose of this review is limited to establishing on balance, whether the foundation repairs and re-levelling works aligned with the scope provided by EQC in their assessment of the earthquake damage. And if not, what further work may be required to address the outstanding earthquake damage.

2.0 Background

- 2.1 I have been provided with the following information:
- (a) EQC Assessments and estimates dated 27 July 2011,
 - (b) Plumbers Invoice by Action Plumbing, dated 31 August 2011,
 - (c) Asbestos Testing Sample Results by CES, dated 21 May 2014,
 - (d) Quotations for the Work by JG Build, dated 25 September 2014, 22 October 2014, and 10 November 2014,
 - (e) Invoice for Asbestos Removal by Southern Insulation CHCH Ltd., dated 30 September 2014,
 - (f) Invoice for the Timber Mouldings by Hardie & Thompson, dated 31 November 2014,
 - (g) Letter from JG Build,
 - (h) Residential Property Inspection Report by Jim's Building Inspections, dated 21 December 2020.
- 2.2 I have also reviewed other information contained on the New Zealand Geotechnical Database and other readily available resources.
- 2.3 There was liquefaction ejecta both on the property and in the surrounding areas following the February 2011 earthquake event.



Figure 1 - Aerial images immediately after the February 2011 earthquake event

3.0 Discussion

- 3.1 I understand from the information provided to me that some of the floors have been re-levelled through the kitchen areas by installing new joists and re-laying the flooring.

Subfloor Condition

- 3.2 I have carried out a very limited visual check of the subfloor space via the manhole, which was located in the wardrobe of the northwestern bedroom. This assessment was limited to the areas immediately around the manhole, although I was able to see along some of the bearer lines towards the eastern end of the house.
- 3.3 I made the following observations:
- (a) I noted a small number of newer timber piles under the open plan dining/living room (towards the eastern end of the house).
 - (b) The conical concrete piles did not appear to be connected to the bearers (typical for this era of construction).
 - (c) Although concrete from the 1930's typically used larger river run aggregates and low binder content, the concrete used to construct this foundation wall appeared to be in reasonable condition. The inner face of the concrete was relatively well-formed and well compacted.
 - (d) I identified some repaired cracks from the inside face of the concrete foundation.
 - (e) The ground under the house was protected with a damp proofing material (polythene).

- (f) The vents were relatively clear, and the space between the ground and timber framing was at least 300mm in most places.

Floor Levels

- 3.4 The overall difference in floor heights was measured to be 62mm. The general trend in the settlement was from south to north. The floor slopes in the areas which have been repaired as part of the previous work in the dining/living rooms were less significant, and generally not noticeable.
- 3.5 During our inspection, we identified a slope in the kitchen floors towards the eastern side of the room. Although these floor slopes are not particularly noticeable, they exceed the MBIE guidance indicator criteria of 10mm over a distance of 2.0m.
- 3.6 The kitchen bench and other kitchen joinery was more level when compared to the floors. It is not clear if the joinery was removed and re-installed during the repair works.
- 3.7 At some time in the past, a wall between the kitchen and dining/living rooms has been removed in order to create a more open plan living space. A beam has been installed to replace the support provided by the original wall. This beam drops approximately 24mm down towards the east, although the ceiling is relatively level along the length of the room.

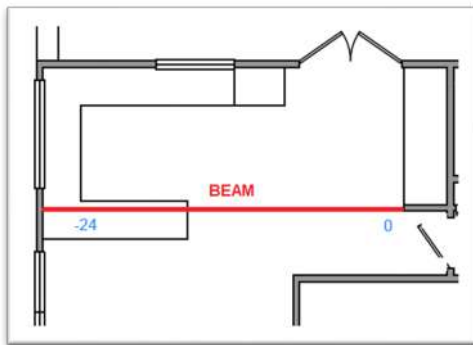


Figure 2 - Location of the beam across the kitchen and dining/living room



Figure 3 - Image of the beam

- 3.8 The walls in the east-west direction are all generally leaning towards the north. The extent of the leans vary, although the most significant lean we measured was approximately 30mm.

4.0 Conclusions

- 4.1 I consider the work which has been carried out is likely to comply with the requirements of the building code to the extent required by the building act. However, based on my initial inspection, I believe on balance that at least some of the general tilt of the building towards the north appears to be due to earthquake-related settlement.
- 4.2 Further work is likely to be required to address this tilt. We are able to assist with establishing the most appropriate repairs to address the remaining floor dislevelment.

Thank you



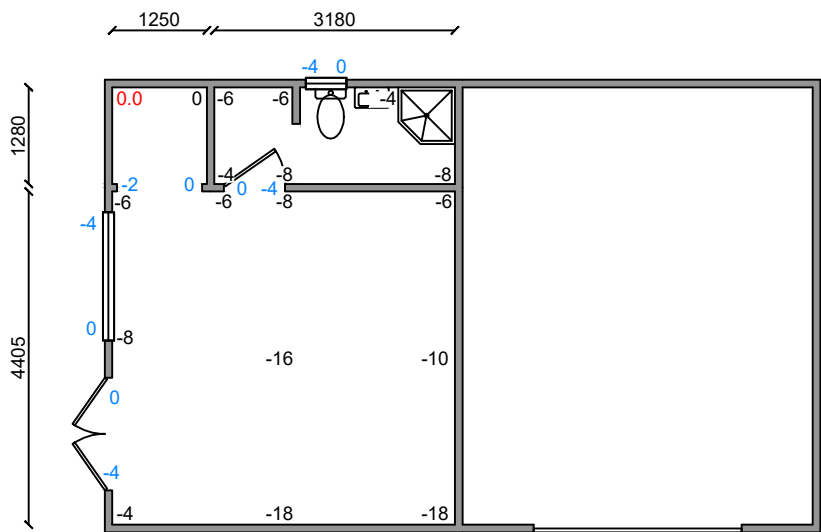
Timmothy Day
CPEng, CMEngNZ, InptPE

5.0 Limitations

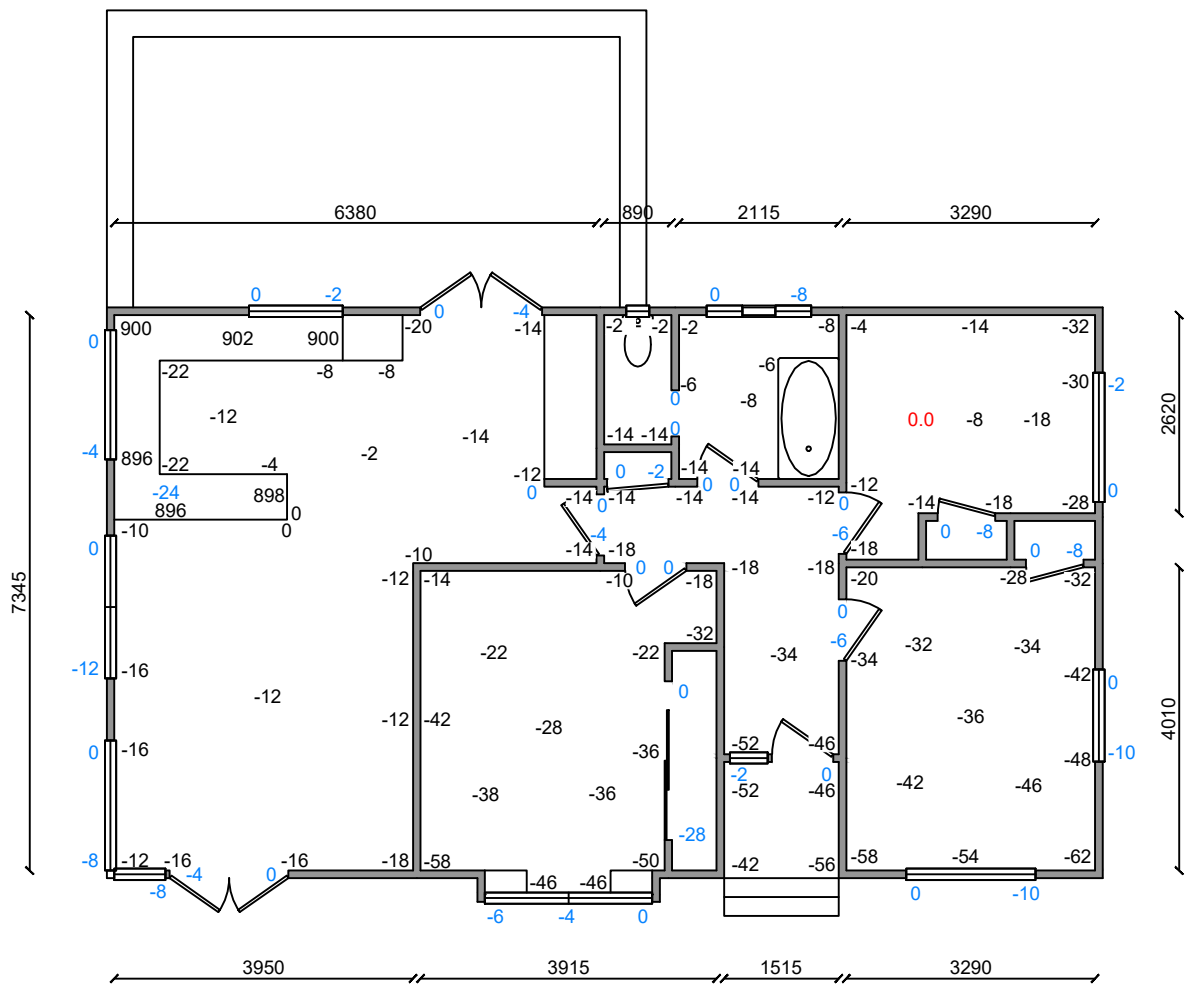
- 5.1 This report has been prepared based on a limited visual inspection and with limited information. Further forensic investigations would assist in establishing the quantum of the earthquake-related settlement and any pre-existing settlement.



NOTE:
LEVELS TAKEN ON WINDOW SILLS, DOOR HEADS & LINTELS
INDICATED IN BLUE



SLEEP-OUT / GARAGE PLAN



FLOOR PLAN

226 Westminster St
Mairehau
Christchurch 8013

ISSUE :

DRAWN BY : MT

REVISION : 0

SCALE : 1:100 @A3

PAGE TITLE :

FLOOR PLAN & LEVEL SURVEY

PAGE : A-01

DATE PRINTED Monday, 18 January 2021

VIDEN GROUP
consultingengineers

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| ☒ Building | ☐ Emergency Lighting | ☐ Cladding | ☐ Escalator |
| ☐ Waterproof Membranes | ☐ Drainlayer | ☐ Fire Alarm | ☐ Lift |
| ☐ Mechanical (HVAC) | ☐ Solar Heating | ☐ Other (specify): | |

Author name:

David William Newlands

Author company:

Lifestyle Improvements LTD

Site address:

226 Westminister Street, Mairehau

Description of building work:

House lifting + reattaching to foundations

Owners Details:

Bianca Caliman + Tyler McKendry

Scope of work covered by statement:

Releveling house

System/Product used (if applicable):

H3.2 timbers, Lumber lok fixings

I (constructor):

David William Newlands

have been engaged by

Bianca + Tyler

(applicant, designer, main contractor etc) ☒ part ☐ all to construct:

As specified in the attached particulars of Building Consent Number: and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| ☒ B1 | ☐ B2 | ☐ C1 | ☐ C2 | ☐ C3 | ☐ C4 | ☐ C5 | ☐ C6 | ☐ D1 | ☐ D2 | ☐ E1 | ☐ E2 |
| ☐ E3 | ☐ F1 | ☐ F2 | ☐ F3 | ☐ F4 | ☐ F5 | ☐ F6 | ☐ F7 | ☐ F8 | ☐ G1 | ☐ G2 | ☐ G3 |
| ☐ G4 | ☐ G5 | ☐ G6 | ☐ G7 | ☐ G8 | ☐ G9 | ☐ G10 | ☐ G11 | ☐ G12 | ☐ G13 | ☐ G14 | ☐ G15 |
| ☐ H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

Or

☐ N/A

BP128932

Qualifications/Experience:

Licensed Builder of 30 years experience

Address:

Postcode:

114 Mill Road Ohoka RD2

7642

Phone:

Fax:

027 327 8183

—

Mobile:

Email:

027 327 8183

lifestyle-improvements@extra.co.nz

Signature:

Date:



30.5.2021

 CHRISTCHURCH CITY COUNCIL • YOUR PEOPLE • YOUR CITY	CHRISTCHURCH CITY COUNCIL CODE COMPLIANCE CERTIFICATE SECTION 95, BUILDING ACT 2004	BA7 PROJECT NO: 10087756
---	--	--

THE BUILDING	
Street Address: 226 WESTMINSTER STREET, ST ALBANS, CHRISTCHURCH Legal Description: LOT 4 DEPOSITED PLAN 5259 Other: _____ Use of building: Dwelling	
THE OWNER	AGENT – FIRST POINT OF CONTACT
Full Name(s): CROFT, EMMA MARIA Mailing Address: 226 WESTMINSTER STREET MAIREHAU CHRISTCHURCH 8013	Name: GUY, ARRAN TOBY Mailing Address: PO BOX 13720 ARMAGH CHRISTCHURCH 8141
• BUILDING WORK. The following work was authorised by this building consent: ALTER GARAGE TO CREATE HABITABLE ROOM	

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent: and (ticked where applicable)

☐ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachments:

- ☐ Yes ☐ N/A Compliance Schedule
☐ Yes ☐ N/A Compliance Schedule Statement
☐ Yes ☐ N/A Supplementary sheet with specific information on the use of the building.

Signed for & on behalf of the Christchurch City Council:



Name: **Tony Pieromaldi**
 Position: **Code Compliance Auditor**

Date of issue: 13/11/2012

EnergySmart Compliance Certificate

Job Ref	250191
Property Address	226 Westminster Street, St Albans
Owner / Agency Name	Emma Croft

EXISTING INSULATION ASSESSMENT

Ceiling	Exceptions: <i>Cannot be insulated</i>	☐ Ceiling space is too low ☐ Butynol membrane present ☐ Foil attached as roof lining ☐ Inaccessible e.g. flat/skillion roof or level above ☐ Unsafe roof or ceiling structure
	Access:	☒ Fully accessible ☐ Partly accessible, however inaccessible area(s) exempt ☐ Fully or partly inaccessible, however, area(s) can be insulated (ceiling access required)
	Type & Minimum Thickness:	☐ None ☒ Fibreglass ☐ Polyester ☐ Wool blend ☐ Loose fill ☐ 0mm ☐ <50mm ☐ <70mm ☐ <75mm ☐ <100mm ☐ <120mm ☐ >120mm ☐ >150mm ☒ >200mm ☐ >250mm (Meets or exceeds NZS 4246)
	Condition & Compliance:	Meets the minimum thickness required by the Residential Tenancy Act ☒ Yes ☐ No Meets the minimum installation & safety requirements of NZS 4246 ☒ Yes ☐ No
	Recommended Solution:	☐ Total Fill required ☐ Top Up (Recommended) ☐ Remedial work required Type of remedial work required: _____ _____

External walls	☐ Not insulated ☐ Inaccessible ☐ Partially insulated ☐ Fully insulated
----------------	--

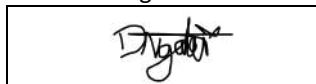
Wall Insulation Type	☐ None ☐ Fibreglass ☐ Polyester ☐ Wool blend ☐ Mineral fibre ☐ Injected foam
----------------------	--

Underfloor	Exceptions: <i>Cannot be insulated</i>	☐ Concrete Pad ☐ Too Low ☐ No floor space, e.g. level below
	Access:	☒ Fully accessible ☐ Partly accessible, however inaccessible area(s) exempt ☐ Fully or partly inaccessible, however, area(s) can be insulated (floor access required)
	Type:	☐ None ☒ Polyester ☐ Polystyrene ☐ Fibreglass ☐ Foil ☐ Wool blend
	Condition & Compliance:	☐ No underfloor insulation (bulk insulation must be installed) ☐ Existing foil insulation is installed to standard (no action required, however, MBIE recommend foil is removed and replaced with approved bulk insulation) ☐ Existing insulation is either damaged or has gaps (existing insulation must be removed and new bulk insulation installed) ☒ Existing bulk insulation meets the requirements set out in NZS 4246 (no action required) ☐ Existing bulk insulation requires remedial (repair) work Type of remedial work required: _____ _____

PROPERTY'S INSULATION COMPLIANCE WITH THE RESIDENTIAL TENANCY ACT

At the time of assessment this property: ☒ **complies** ☐ **does not comply** with the requirements of the Residential Tenancy Act for **INSULATION-REQUIREMENTS**

Assessor's signature



Date

05 / 03 / 2019

PROPERTY'S SMOKE ALARM COMPLIANCE WITH THE RESIDENTIAL TENANCY ACT

At the time of this assessment this property: ☐ **complies** ☐ **does not comply** with the requirements of the [Residential Tenancy Act for SMOKE ALARMS](#)

If non-compliant, number of additional approved smoke alarms required for this property to comply: ____

Notes:



Tower Limited
PO Box 90347, Victoria Street West, Auckland 1142

Invoice

T McKendry, B Caliman

226 Westminster Street
House insurance - Plus cover

Your policy number
P00001767003

Invoice date
6 April 2022

GST number
10 384 230

How you pay

You've chosen to pay by credit card. We'll deduct your payments on the dates shown below up until the renewal date of your policy.

You pay **Fortnightly**
From credit card **549464.....66**

Once you've paid the total amount, this becomes a tax invoice for the purposes of the Goods & Services Tax Act 1985.

Payments we've received so far

Total **\$419.65**

Premium change

Tower premium	\$737.11
Fire and Emergency levy	\$0.00
Earthquake levy – EQCover	\$0.00
Goods & Services Tax	\$110.57
Total	\$847.68



226 Westminster Street
House insurance - Plus cover

Your policy number
P00001767003

Your cover changes on
6 April 2022

Certificate of Insurance

For your House

Your cover

House insurance - Plus cover

Insured	Tyler McKendry Bianca Caliman
Situation	226 Westminster Street Mairehau Christchurch 8013
Period of insurance	1 February 2022 to 1 February 2023
Built	1930
Type of building	Weatherboard/plank cladding
Who lives there?	Owner occupied with boarders and/or paying guests
Insured for replacement value	Up to the sum insured of \$750,000.00
Includes EQCover of	\$172,500.00
Floor area	Main building 100 square metres Garage or outbuilding 61 square metres
Discounts	No claims bonus discount
Interested party	BNZ - listed as your Mortgagee

Your excess

Your excess is \$1,000.00

Additional excesses

A \$5,000 excess applies in place of the excess that would otherwise apply to claims for natural disaster damage to any driveway, path, fence, swimming or spa pool.

An additional excess of \$1000 applies to all claims if your house has been unoccupied for more than 60 days.

Land Information Memorandum



This information has been supplied by the vendor or the vendor's agents. Accordingly, AJ McPherson & Associates Ltd Licensed (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law AJ McPherson & Associates Ltd Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein.

Property address:
226 Westminster Street

LIM number: 70240390
Page 1

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

Land Information Memorandum

Application details

Please supply to

CHRISTCHURCH

Client reference

Phone number

Fax number

Date issued

16 December 2020

Date received

11 December 2020

Property details

Property address 226 Westminster Street

Valuation roll number 22301 30600

Valuation information Capital Value: \$450000

Land Value: \$230000

Improvements Value: \$220000

Please note: these values are intended for Rating purposes

Legal description Lot 4 DP 5259

Existing owner

Christchurch 8013

Council references

Debtor number

Rate account ID 73039223

LIM number 70240390

Property ID 1094654

Property address:
226 Westminster Street

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

☎ For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **Consultant Report Available**

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors>

- **Predicted 1 in 50 Year Flood Extent**

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

- **Mayoral Flooding Taskforce**

This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to <https://ccc.govt.nz/reports/> or phone council on 941-8999.

- **Liquefaction Vulnerability**

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- **Property Affected by Low Lying Area**

This property is located in a flood plain or flood awareness area. Should development or subdivision be proposed for this property please contact the duty Building or Planning line on 941 8999 for development site levels.

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

 For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related information

- The dwelling/building is shown to be served by a sewer drain.
- The dwelling/building is shown to be served by a stormwater drain which is partially plotted.
- The drainage works associated with this property has been partially plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and buildings/house outline is attached.

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water Supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply, Wastewater & Stormwater Bylaw (2014), refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2021: \$ 2,902.61

	Instalment Amount	Date Due
Instalment 1	\$ 725.60	15/08/2020
Instalment 2	\$ 725.60	15/11/2020
Instalment 3	\$ 725.60	15/02/2021
Instalment 4	\$ 725.81	15/05/2021

(b) Excess water charges

\$ 0.00

☎ For water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(c) Final water meter reading required?

No Reading Required

☎ To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- BCN/1996/1759 Applied: 12/03/1996 Status: Completed
226 Westminster Street St Albans
Accepted for processing 12/03/1996
Building consent granted 12/03/1996
Building consent issued 12/03/1996
Code Compliance Certificate Granted 03/04/1996
Code Compliance Certificate Issued 03/04/1996
Installation of Kent Forrenzi F/S dry - Installation of Kent Forrenzi F/S dry - Cert: 93017- Historical Reference CON96001894
- BCN/2004/7530 Applied: 17/09/2004 Status: Completed
226 Westminster Street St Albans
Accepted for processing 17/09/2004
PIM Granted 05/10/2004
PIM Issued 05/10/2004
Building consent granted 18/10/2004
Building consent issued 18/10/2004
Code Compliance Certificate Granted 12/10/2006
Code Compliance Certificate Issued 12/10/2006
GARAGE UNLINED/WORKSHOP LINED- Historical Reference ABA10049247
- BCN/2008/4924 Applied: 29/07/2008 Status: Completed
226 Westminster Street St Albans
Accepted for processing 29/07/2008
Building consent granted 19/08/2008
PIM Granted 19/08/2008
PIM Issued 19/08/2008
Building consent issued 26/08/2008
Code Compliance Certificate Granted 13/11/2012
Code Compliance Certificate Issued 13/11/2012
ALTER GARAGE TO CREATE HABITABLE ROOM- Historical Reference ABA10087756

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

Property address:
226 Westminster Street

(d) Orders

(e) Requisitions

Related information

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.
- Please find an electrical & gas fitters certificates attached relating to works that have been carried out on the current building/dwelling at this address.

6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

 For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Floor Level required

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

- **District Plan Zone**

Property or part of property within the Residential Suburban Zone which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

 For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

 For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

☎ For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.
- Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

• Floor Levels Information

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz.

• Community Board

Property located in Papanui-Innes Community Board.

• Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

• Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Innes Electoral Ward

• Listed Land Use Register

Property address:
226 Westminster Street

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

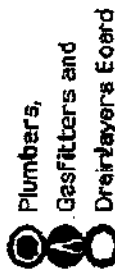
- **Spatial Query Report**

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Related information

- The Council has received a third party report/information relating to this property. It has been placed on the property file as a public record **ONLY**. The Council does not accept any liability for the contents, or representations, made within the report/information. The report is not included in the Land Information Memorandum (LIM) because the Council cannot verify the information in the report. If a copy is required you can request a property file by contacting Council on (03) 941 8999 or visiting a Council Service Centre.

CONSUMERS COPY



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and the Energy Act 1997)
ENERGY WORK CERTIFICATE
 (Pursuant to the Building Act 1991)

529998

Certificate No

9th Floor, 75 The Terrace
 PO Box 10655
 WELLINGTON
 Tel 04 484 2374
 Fax 04 484 2375
 website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

(Use New Zealand address)

Please complete in block letters

10226 WEST HUNDERS RD
 531 AVERNS
 (Sub 12)

Consumer:

WILLIAMS GUY
 (Name)
 (Occupation)

CHRISTCHURCH
 (Town City)
 (Postcode)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Type	Location	Appliance		Flue		Ventilation	
			Make/Model	Input rate	Type	Location	Type	Location
1	WATER HEATER	OUTSIDE	RENNAL X R 16	160	POWER	POWELL	COMPLIES	POWELL
			INFINITY	160	OUTSIDE	POWELL		

Registered Gasfitter's Supervised by certifier

Name
 Registration No
 Name
 Registration No

Certificate owner
 Registration No
 On behalf of
 Address

(If other than certifying gasfitter)

Category

☒ Domestic
☐ Commercial
☐ Industrial
☐ Recreational
☐ Other

Type (Regulation 24(1))

☒ New
☐ Addition
☐ Extension
☐ Replacement
☐ Alteration
☐ Repair following incident

Gas Type ☐ NG ☒ LPG ☐ TLP ☐ Bio

Name of Gas Supplier THE GAS COMPANY

Pipework Installed ☒ YES ☐ NO

Test Results

Combustion
 Test pressure
 Test pressure
 Test pressure
 Test pressure

Test Date 5.7.10

I certify that:

- All appliances and fittings worked only by me or by persons working under my supervision and that all work carried out was in accordance with applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- The gas fitting to which this certificate applies does not involve other parts of the installation unsafe or otherwise not compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- Gas fitting work to which this certificate applies does not involve an appliance or fitting repaired or manufactured by anyone for 12 months.

Certifiers Name

Address

S. P. P. P.
 18 HUNDERS RD
 CHRISTCHURCH

Registration No

Signature

Date

10992
 J. P. P. P.
 5.7.10

No. 1884054

JASON MCCORMICK

226 WESTMINSTER ST

6
7☐
☐
☒☐☐
☒☐
☐Description Wine garage as
arranged.

It is recommended that test results be recorded here:

Visual Examination

☒

Earth Continuity

☒

Bonding

☒

Polarity

☒Insulation Resistance 8 Mohm

Other

If necessary attach any pages with sketches of work done

Matt Kew

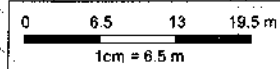
E19736

MK Electrical

MK Kew

22-10-05

021 770 375



1:650 on A4
16/12/2020 12:21:34 PM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage

Standard Infrastructure

- Bio Gas**
-  **Condensate Trap**
-  **End Cap**
-  **Inlet**
-  **Outlet**
-  **Valve**
-  **Main**
-  **Cable**

Water Intake/Supply

- Water Intake/Supply**
- | | |
|---|-----------|
|  | Connector |
|  | Bellows |
|  | Connector |
|  | Hydrant |

Water Intake/Supply

-  Inlet
 Meter
 Outlet
 Pump
 Restrictor
 Valve
 Air Release
 Butterfly
 Flow restriction
 Gate
 Pressure Activated
 Sluice
 Valve
 Reservoir
 Structure
 Lateral
 Main
 Sub Main

Wastewater

-  End Cap
 Valve
 Air Gap Separator
 Vent
 Eye
 Eye (Vertical)
 Outfall
 Pump
 Junction
 Access
 Flush Manhole
 Inspection Point
 Standard Manhole
 Trap
 Vented Manhole
 Lateral
 Main
 Pressure Main

Wastewater

-  Lateral Filling
- Local Pressure
 -  Control Panel
 -  Boundary Kit
 -  Tank System
 -  Site
 -  Vacuum Chamber
 -  Vacuum Breather
- Stormwater**
 -  Band
 -  Change
 -  Eye
 -  Flow Restriction
 -  Inlet
 -  Dome Sump
 -  Double Sump
 -  Gross Debris Trap

Stormwater

- Inlet
 - Inlet
 - Inlet Headwall
 - Pipe End
 - Silt Trap
 - Single Sump
 - Soak Pit
 - Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
 - Lateral Fitting
 - Double Sump

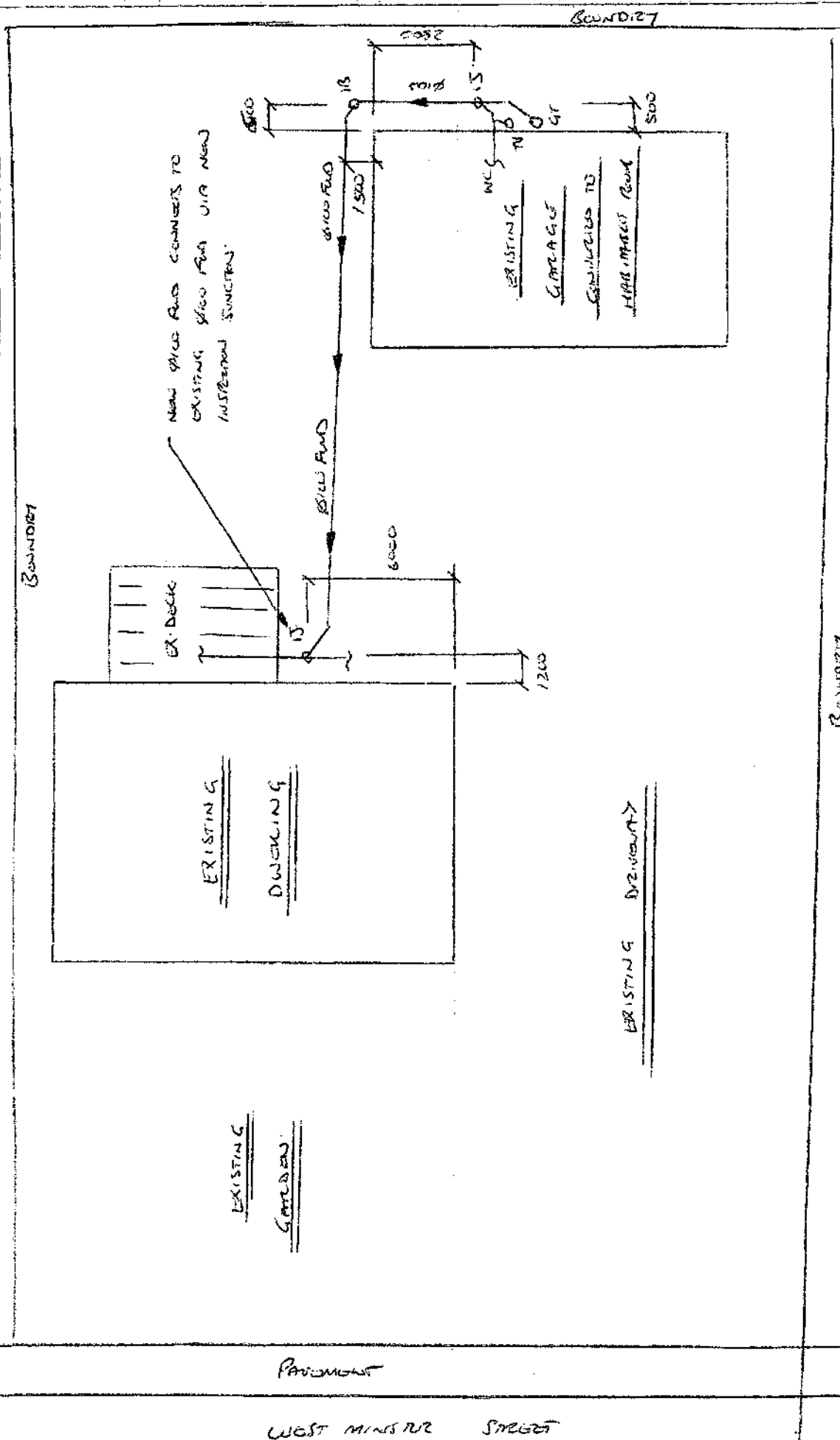
Stormwater

- Lateral Fitting
Single Sump
Soak Pit
Inspection point
Manhole
- All services**
—~~—~~— Pipe Protection
—~~—~~— Abandoned
—~~—~~— Proposed
—~~—~~— Out of service
- Landbase**
Easement

Landbase

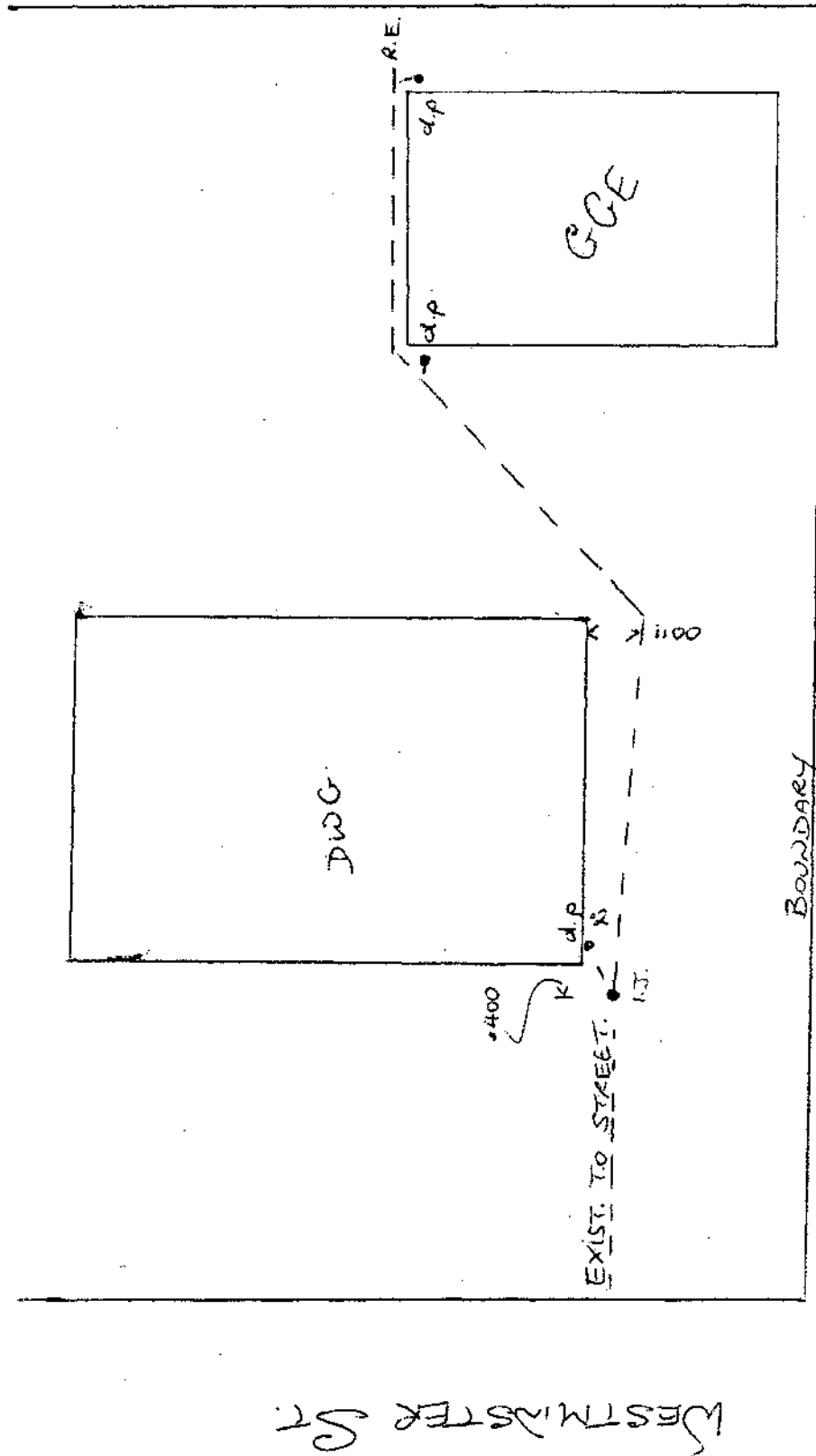
- Easement**

20160127

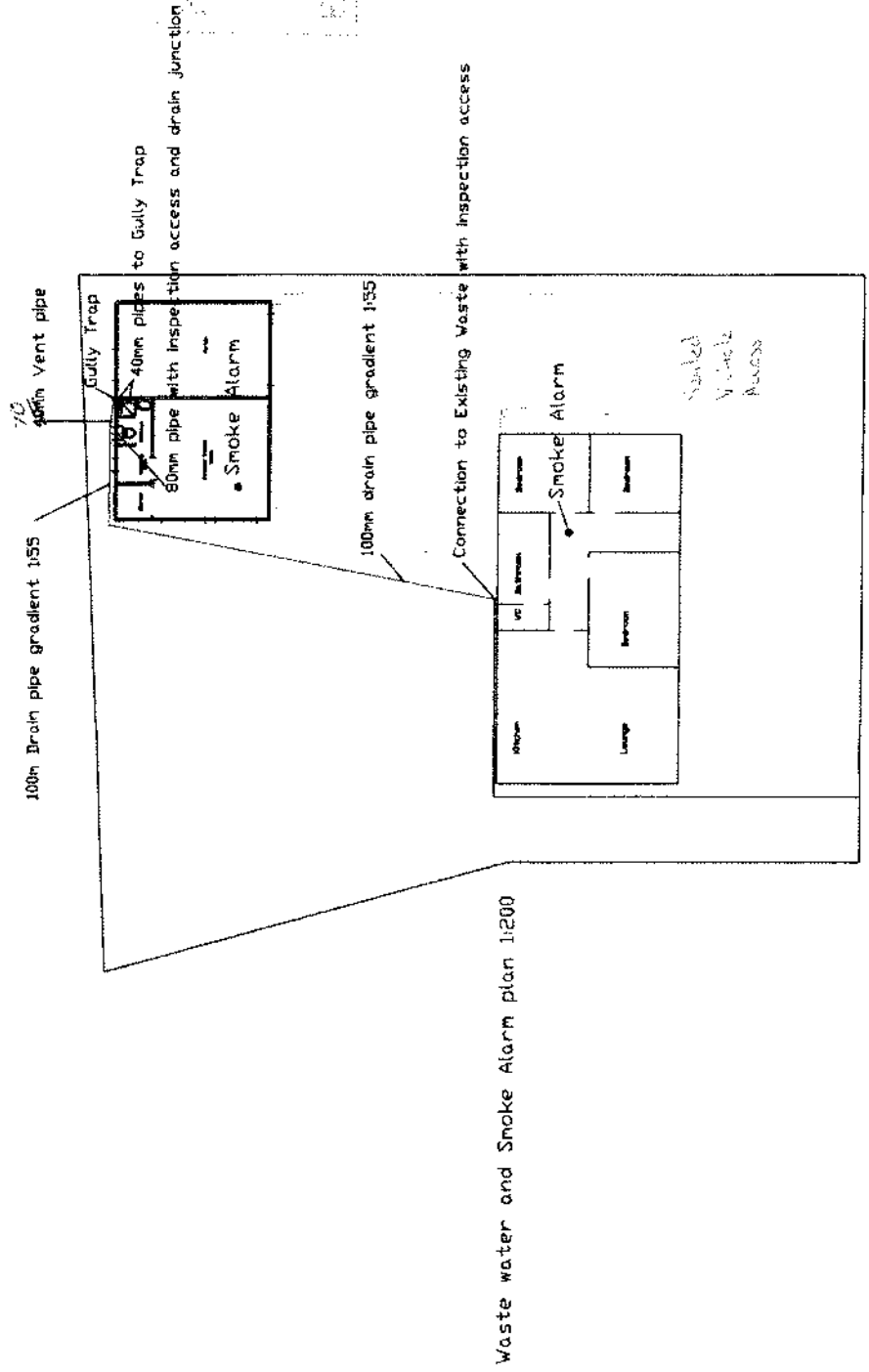


CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP

 CHRISTCHURCH the city that works	ADDRESS: 226 WESTMINSTER ST. LEGAL DESCRIPTION: PROJECT NO: 10049247 DATE: 21/10/05	OWNER: DRAINLAYER: NORTH END DRAINAGE PLUMBER: FIELD OFFICER: D. BRANSFIELD	RECEIVED: BLOCK PLAN: PLOTTED: / / EYEBOOK:	CONNECTION NUMBER
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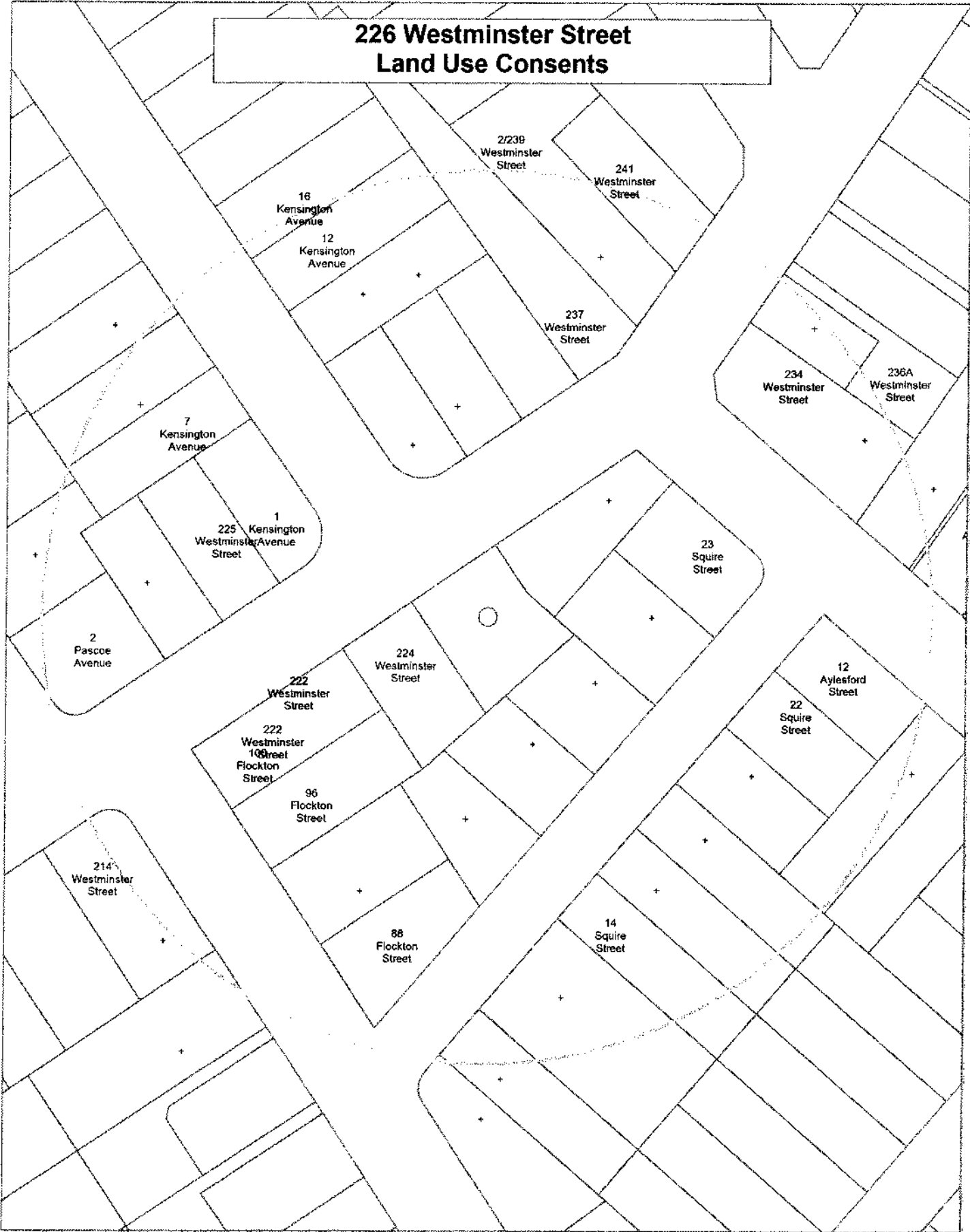
#-1008775R



CHRISTCHURCH CITY COUNCIL
 "CONSENT DOCUMENT"
 18 AUG 2008
 File Copy
 All building work shall comply with
 the consented documents.

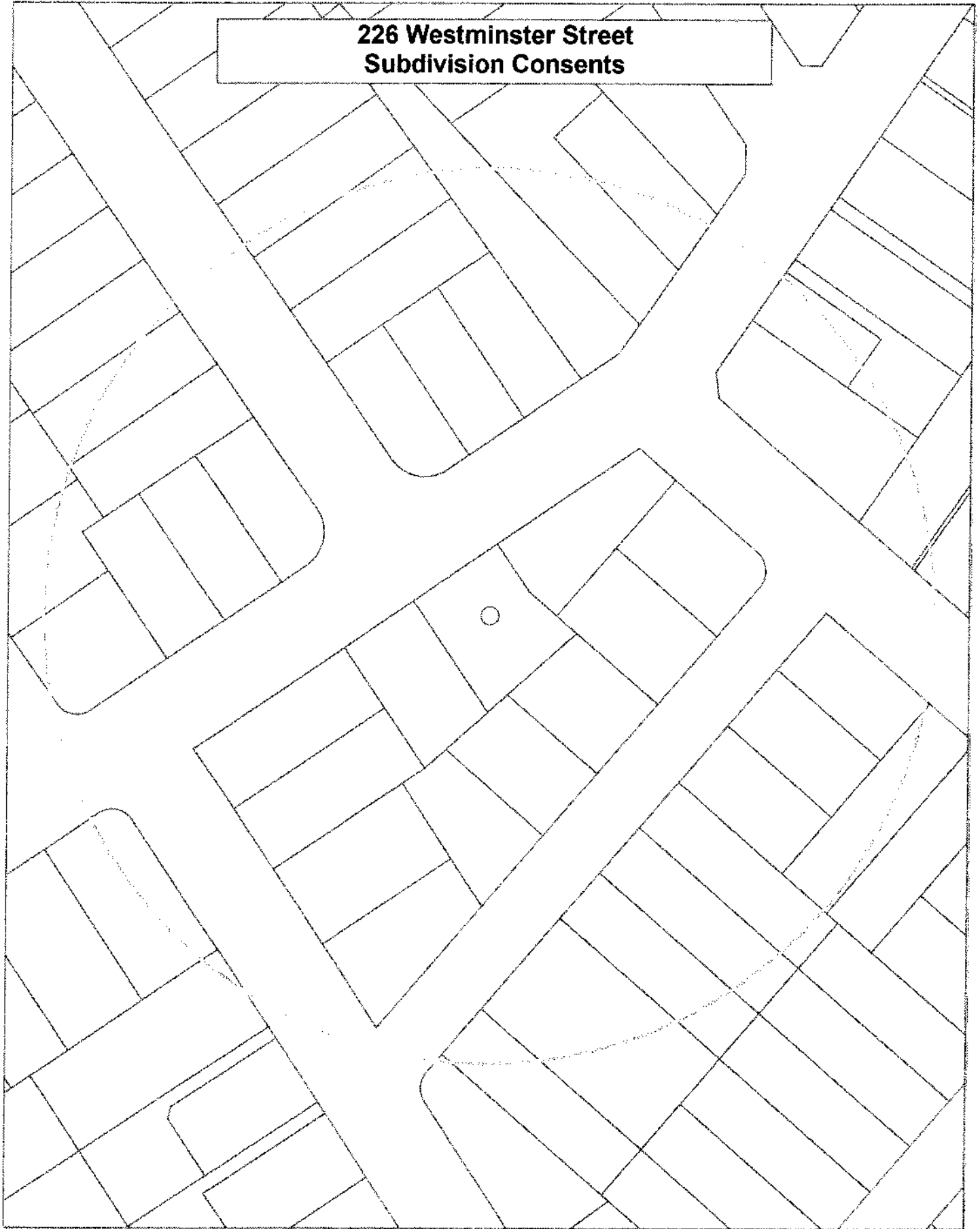


226 Westminster Street
Land Use Consents





**226 Westminster Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 226 Westminster Street

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1 Kensington Avenue

RMA/1984/556

Dispensation to erect a garage 2m from the road boundary. - Historical Reference RES9211307

Processing complete

Applied 01/04/1984

Decision issued 11/04/1984

Granted 11/04/1984

100 Flockton Street

RMA/2017/1097

Minimum Floor Level Certificate

Processing complete

Applied 17/05/2017

Certificate issued 17/05/2017

RMA/2017/2077

Wastewater Capacity Certificate

Processing complete

Applied 29/08/2017

Certificate issued 19/09/2017

RMA/2017/3019

Establishment of two single storey dwellings

Processing complete

Applied 04/12/2017

Decision issued 22/03/2018

Granted 22/03/2018

12 Aylesford Street

RMA/2018/1090

Minimum Floor Level Certificate

Processing complete

Applied 03/05/2018

Certificate issued 07/05/2018

RMA/2018/1557

Construct a new residential dwelling to replace existing

Processing complete

Applied 29/06/2018

Decision issued 24/08/2018

Granted 23/08/2018

12 Kensington Avenue

RMA/2000/742

Erect a carport that is within 4.5m of a road boundary (2m proposed) - Historical Reference RMA20001411

Withdrawn

Applied 14/03/2000

14 Squire Street

RMA/2000/150

Dwelling additions within the recession plane and 1.8m internal boundary setback. - Historical Reference RMA20000541

Processing complete

Applied 07/01/2000

Decision issued 13/01/2000

Granted 13/01/2000

16 Kensington Avenue

RMA/2011/308

PROPOSED GARAGE WHICH INTRUDES ON INTERNAL BOUNDARY SETBACK - Historical Reference RMA92017828

Processing complete

Applied 28/03/2011

Decision issued 14/04/2011

Granted 11/04/2011

2 Pascoe Avenue

RMA/2019/2652

Cancelled due to non payment

Cancelled

Applied 12/11/2019

Cancelled - fee not paid 10/01/2020

2/239 Westminster Street

RMA/1986/89

2nd vehicle crossing on a 15m frontage requirement -1 crossong per 18m - Historical Reference RES9201843

Processing complete

Applied 01/06/1986

Decision issued 17/06/1986

Granted 17/06/1986

214 Westminster Street

RMA/1995/138

Recession plane - Historical Reference RES950325

Withdrawn

Applied 02/03/1995

22 Squire Street

RMA/1999/4661

FOR ADDITIONS TO DWELLING THAT ARE WITHIN 1.8 METRES OF AND INTRUDES THROUGH THE RECESSION PLANE ON THE EASTERN BOUNDARY. - Historical Reference RMA20000058

Processing complete

Applied 29/11/1999

Decision issued 21/12/1999

Granted 21/12/1999

RMA/2014/2488

Garage and storage - Historical Reference RMA92027176

Processing complete

Applied 24/09/2014

Decision issued 02/10/2014

Granted 02/10/2014

222 Westminster Street

RMA/1987/774

Erect a garage extension of 33m² which together with the existing building totals 82.5m² which is 17.5m² over the maximum 65m² permitted floorspace. Neighbours consent - Historical Reference RES9216013

Processing complete

Applied 28/10/1987

Decision issued 03/11/1987

Granted 03/11/1987

RMA/2017/1097

Minimum Floor Level Certificate

Processing complete

Applied 17/05/2017

Certificate issued 17/05/2017

Certificate issued 17/05/2017

RMA/2017/2077

Wastewater Capacity Certificate

Processing complete

Applied 29/08/2017

Certificate issued 19/09/2017

Certificate issued 19/09/2017

RMA/2017/3019

Establishment of two single storey dwellings

Processing complete

Applied 04/12/2017

Decision issued 22/03/2018

Granted 22/03/2018

Decision issued 22/03/2018

Granted 22/03/2018

224 Westminster Street

RMA/2015/2197

Rebuild dwelling - Historical Reference RMA92030508

Withdrawn

Applied 11/08/2015

225 Westminster Street

RMA/2004/2325

Eastern recession plane & eastern boundary setback intrusion. - Historical Reference RMA20017968

Processing complete

Applied 10/09/2004

Decision issued 01/10/2004

Granted 29/09/2004

23 Squire Street

RMA/2015/2159

Dwelling - Historical Reference RMA92030467

Processing complete

Applied 10/08/2015

Decision issued 14/08/2015

Granted 14/08/2015

234 Westminster Street

RMA/1991/681

Consent to erect a townhouse with a reduced outdoor living court of 3.93m in lieu of 4.5m. Neighbours consent - Historical Reference RES9213255

Processing complete

Applied 26/07/1991

Decision issued 07/08/1991

Granted 07/08/1991

RMA/1995/1062

Erecting a new garage facing the street - Historical Reference RES951215

Processing complete

Applied 30/05/1995

Decision issued 04/07/1995

Declined 04/07/1995

RMA/1998/842

Carport within 12 metres of waterway setback taken from the Shirley Road drain. - Historical Reference RES980896

Processing complete

Applied 06/04/1998

Decision issued 07/04/1998

Granted 07/04/1998

RMA/2003/2072

To build a new garage closer than 1.8m to an internal boundary where there is also a carport within 1.8m of the boundary. - Historical Reference RMA20014384

Processing complete

Applied 12/08/2003

Decision issued 08/09/2003

Granted 08/09/2003

236A Westminster Street

RMA/1994/148

Consent to erect a garage exceeding the recession plane by approximately 2m. consent from D B Mooyman, 5 Aylesford - Historical Reference RES9221857

Processing complete

Applied 04/03/1994

Decision issued 15/03/1994

Granted 15/03/1994

237 Westminster Street

RMA/1999/3411

Retrospective consent to erect a new Office building in conjunction with an existing automotive repair business. - Historical Reference RES992375

Processing complete

Applied 18/08/1999

Decision issued 18/08/1999

Granted 18/08/1999

241 Westminster Street

RMA/2015/2766

Garage - Historical Reference RMA92031129

Processing complete

Applied 05/10/2015

Decision issued 27/10/2015

Granted 21/10/2015

7 Aylesford Street

RMA/1995/1540

Car port 4.5m from the road boundary. - Historical Reference RES951738

Processing complete

Applied 19/06/1995

Decision issued 11/08/1995

Granted 11/08/1995

7 Kensington Avenue

RMA/2013/2127

Infill of swimming pool - Historical Reference RMA92023841

Processing complete

Applied 14/10/2013

Decision issued 24/10/2013

Granted 22/10/2013

88 Flockton Street

RMA/1987/775

Erect a garage with a 5m setback from road boundary - Historical Reference RES9216015

Processing complete

Applied 26/03/1987

Decision issued 07/04/1987

Granted 07/04/1987

96 Flockton Street

RMA/2002/1968

New house & garage. - Historical Reference RMA20010995

Processing complete

Applied 13/08/2002

Decision issued 29/09/2002

Granted 28/08/2002

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied

Scope of Works



Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Customer: E M CROFT

Assessment of Property at 226 WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH 8013 on 27/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 526.00 m2)		
Land (Under dwelling - Soil - 161.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 14.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 14.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Iron on timber pitch frame)

Element	Damage	Repair
No Damage		

Foundations (Concrete ring concrete pile)

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	Floor has moved less than 100mm	Lift house and Repile (DOESNT INCLUDE RING FOUNDATION)
Ring foundation (Load bearing - Concrete - 42.00 l/m)	Foundation out of plumb	Remove, dispose, replace ring foundation

Elevation (North wall 13 x2.4)

Element	Damage	Repair
No Damage		

Elevation (South wall 13 x2.4)

Element	Damage	Repair
Deck (Below 1m - Timber - 29.70 m2)	Total loss	Replace Deck
Wall Cladding (Weatherboard - Timber - 31.20 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 31.20 m2)	No Earthquake Damage	

Elevation (West wall 8.1 2.4)

Element	Damage	Repair
---------	--------	--------

No Damage

Elevation (East wall 8.1 x2.4)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Kitchen**

Room Size: 5.80 x 2.30 = 13.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Built In Oven (Other - Steel - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 13.34 m2)	No Earthquake Damage	
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage	
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Carpet - 13.34 m2)	No Earthquake Damage	
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	Impact damage	Realign doors 1.00 No of
Range Hood (Over Head - Medium spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 21.60 m2)	Cosmetic damage	Rake out, plaster and paint 21.60 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 6.30 l/m)	No Earthquake Damage	

Ground Floor - Living (Adjoins kitchen.)

Room Size: 5.00 x 7.00 = 35.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Ceiling (Gib - Paint - 35.00 m2)	Cosmetic Damage	Rake out, plaster and paint 35.00 m2
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage	
Floor (T&G - Carpet - 35.00 m2)	No Earthquake Damage	
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 64.80 m2)		
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Main)

Room Size: 4.00 x 4.00 = 16.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
Ceiling (Lath & Plaster - Stipple - 16.00 m2)	Structural damage	Remove, dispose and replace lath and plaster and re-stipple 16.00 m2
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Carpet - 16.00 m2)	No Earthquake Damage	
Wall covering (Lath & Plaster - Lining paper - 43.20 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint 43.20 m2

Window (Timber Large - Pane single glazed - No Earthquake Damage
1.00 No of)

Ground Floor - Bedroom (Front rt)

Room Size: 3.40 x 4.00 = 13.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Stipple - 13.60 m2)	Structural damage	Remove, dispose and replace lath and plaster and re-stipple	13.60 m2
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 13.60 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 39.96 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	39.96 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (No 3)

Room Size: 3.40 x 3.20 = 10.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 2.20 x 2.10 = 4.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Bath (Steel - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.62 m2)	No Earthquake Damage		
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (T&G - Vinyl - 4.62 m2)	No Earthquake Damage		
Shower (shower Over bath with Door - Acrylic shower - 1.12 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.50 m2)	Cosmetic damage	Rake out, plaster and paint	21.50 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 1.70 x 0.90 = 1.53 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair
No Damage		

Ground Floor - Entry

Room Size: 2.50 x 5.10 = 12.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Paint - 12.75 m2)	Cosmetic Damage	Paint Ceiling	12.75 m2
	Structural damage	Remove lath and plaster and replace with plasterboard and stop	12.75 m2
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - Carpet - 12.75 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 15.20 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	15.20 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Detached garage/ sleep out

Exterior

Foundations (Concrete slab)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 51.00 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm)	8.00 l/m

Roof (Truss frame iron on pitch roof)

Element	Damage	Repair
No Damage		

Elevation (North wall 8.5 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (South wall 8.5 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (West wall 6.0 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (East wall 6.0 x 2.4)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Internal Garage (Garage section only)

Room Size: 4.80 x 8.50 = 40.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Internal Garage (Sleep out/ bed room)

Room Size: 4.80 x 5.00 = 24.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 24.00 m2)	Cosmetic Damage	Rake out, plaster and paint	24.00 m2

Door (External) (DG French - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 24.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 47.04 m2)	Cosmetic damage	Rake out, plaster and paint	47.04 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - En Suite

Room Size: 1.20 x 3.60 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.32 m2)	Cosmetic Damage	Rake out, plaster and paint	4.32 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 4.32 m2)			
Mirror (Fixed) (Standard Spec - Mirror - .24 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.04 m2)	Cosmetic damage	Rake out, plaster and paint	23.04 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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EQC Full Assessment Report

Claim Number: CLM/2011/155001
Claimant: E M CROFT
Property Address: 226 WESTMINSTER STREET
 MAIREHAU
 CHRISTCHURCH 8013

Assessment Date: 27/07/2011 12:40
Assessor: Prentice, Dallas
Estimator: Coley, Gary
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	E M, CROFT				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Westpac (Lumley Group)	Dwelling		Yes	
Westpac (Lumley Group)	Dwelling		Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
WESTPAC NEW ZEALAND LIMITED

Mortgage Details - Comments

Opt Out

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

Hazards

Hazards: Dog
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1935 - 1960	Rectangular	110.57
Detached garage/ sleep out	1	Standard	1935 - 1960	Rectangular	70.52

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	Clay pipes	No Earthquake Damage			
Water Supply	Town Connection	Steel	No Earthquake Damage			

General Comments:

Main Building

Exterior

Roof (Iron on timber pitch frame)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete ring concrete pile)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	Floor has moved less than 100mm Lift house and Repile (DOESNT INCLUDE RING FOUNDATION)	110.00 m2	386.00	42,460.00
Ring foundation	Load bearing	Concrete	Foundation out of plumb Remove, dispose, replace ring foundation	42.00 l/m	290.00	12,180.00

General Comments:

Elevation (North wall 13 x2.4)

Damage: No damage

Require Scaffolding? No

General Comments: Timber weather board

Elevation (South wall 13 x2.4)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Deck	Below 1m	Timber	Total loss Replace Deck	29.70 m2	230.00	6,831.00
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: timberweatherboard

Elevation (West wall 8.1 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: timber weather board

Elevation (East wall 8.1 x2.4)

Damage: No damage

Require Scaffolding? No

General Comments: timber weather board

Ground Floor - Kitchen

Damage: Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Other	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Single	Timber	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	Impact damage			
			Realign doors	1.00 No of	50.00	50.00
Range Hood	Over Head	Medium spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	21.60 m2	34.00	734.40
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Kitchen space continious into living aear whichnhas been assessed seperately. Wall colours and ceiling colours same.**Ground Floor - Living (Adjoins kitchen.)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	35.00 m2	34.00	1,190.00
Door (External)	SG Single	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Timber Large	Pane single glazed	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Main)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Stipple	Structural damage			
			Remove, dispose and replace lath and plaster and re-stipple	16.00 m2	285.00	4,560.00
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, supply, replace lining paper and paint	43.20 m2	55.00	2,376.00
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Front rt)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Stipple	Structural damage			
			Remove, dispose and replace lath and plaster and re-stipple	13.60 m2	285.00	3,876.00
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			

Wall covering	Lath & Plaster	Lining paper	Remove, supply, replace lining paper and paint	39.96 m2	55.00	2,197.80
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Window Timber medium Pane single glazed No Earthquake Damage

Window Timber small Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Bedroom (No 3)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Steel	Standard specification	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Shower	shower Over bath with Door	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	21.50 m2	34.00	731.00

Window Timber medium Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments: Ceiling painted gib, walls painted gib, floor t & g vinyl. Standard w.c. Lovre window. No door to bathroom.

Ground Floor - Entry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Paint	Cosmetic Damage			
			Paint Ceiling	12.75 m2	24.00	306.00
			Structural damage			
			Remove lath and plaster and replace with plasterboard and stop	12.75 m2	135.00	1,721.25
Door (External)	SG Single	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, supply, replace lining paper and paint	15.20 m2	55.00	836.00

Window Timber medium Pane single glazed No Earthquake Damage

General Comments: I. Shaped hall. Batten and board to dado 2m high varnished.

Detached garage/ sleep out

Exterior

Foundations (Concrete slab)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			

Slab foundation	Concrete Slab	Concrete	Grind out and epoxy fill (up to 5mm)	8.00 l/m	60.00	480.00
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General Comments: damage to slab in garage section only

Roof (Truss frame iron on pitch roof)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North wall 8.5 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: Timber weather board

Elevation (South wall 8.5 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: timber weather board

Elevation (West wall 6.0 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: Timber weather board

Elevation (East wall 6.0 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: timber weather board

Ground Floor - Internal Garage (Garage section only)

Damage: No damage

Require Scaffolding? No

General Comments: expose timber frames

Ground Floor - Internal Garage (Sleep out/ bed room)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	24.00 m2	34.00	816.00
Door (External)	DG French	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	47.04 m2	34.00	1,599.36
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - En Suite

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	4.32 m2	34.00	146.88
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet				
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			

Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	23.04 m2	34.00	783.36
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Fees****Fees**

Name	Duration	Estimate
Council fees - External alterations & additions	1.00	1,300.00
Council fees - Minor internal alterations	1.00	775.00
Engineers report	1.00	3,555.00
Contents movement fee	1.00	724.37
Contents movement fee	1.00	724.37
Contents movement fee	1.00	724.37

Overheads

Name	Estimate
Preliminary and general	6,710.00
Margin	9,838.82
GST	16,234.05

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring concrete pile)	54,640.00
	Elevation (East wall 8.1 x2.4)	0.00
	Roof (Iron on timber pitch frame)	0.00
	Elevation (North wall 13 x2.4)	0.00
	Elevation (South wall 13 x2.4)	6,831.00
	Elevation (West wall 8.1 2.4)	0.00
		61,471.00

Floor	Description	Estimate
Ground Floor	Bathroom	731.00
	Bedroom (Front rt)	6,073.80
	Bedroom (Main)	6,936.00
	Bedroom (No 3)	0.00
	Entry	2,863.25
	Kitchen	784.40
	Living (Adjoins kitchen.)	1,190.00
	Toilet	0.00
		18,578.45

18,578.45

Detated garage/ sleep out

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	480.00
	Elevation (East wall 6.0 x2.4)	0.00
	Elevation (North wall8.5 x2.4)	0.00
	Elevation (South wall8.5 x2.4)	0.00
	Roof (Truss frame iron on pitch roof)	0.00
	Elevation (West wall6.0 x2.4)	0.00
		480.00

Floor	Description	Estimate
Ground Floor	En Suite	930.24
	Internal Garage (Garage section only)	0.00
	Internal Garage (Sleep out/ bed room)	2,415.36
		3,345.60

3,345.60

Fees

Description	Estimate
Council fees - External alterations & additions	1,300.00
Council fees - Minor internal alterations	775.00
Engineers report	3,555.00
Contents movement fee	724.37
Contents movement fee	724.37
Contents movement fee	724.37

		7,803.11
Overheads		
Description		Estimate
Preliminary and general		6,710.00
Margin		9,838.82
GST		16,234.05
		32,782.87
Total Estimate		124,461.03

Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	Yes	
Have the contents been sighted?	Yes	Camera cybershot 5 yrs, flat screen 32inch, total loss, pool table 2.3m damaged beyond repair, tall boy runners quote to be repaired.stero damaged.
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	No	Covered in snow. Spouting being carried away by snow drifts.
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/096066

File Notes

Date Created:	27/07/2011 11:55
Created :	Prentice, Dallas
Subject:	Dwelling
Note:	This is an early dwelling which has been modernised to a comfortable accomodation. It is single storied, timber framed with weatherboard and rolled metal roof. Has three bedrooms large living and modern kitchen. Damage to the dwelling is mainly collapsed lath and plaster ceilings, minor wall cracks. Foundations to be replaced and foundations. House liveable and watertight.
Next Action:	
Date Created:	22/10/2012 06:49
Created :	Administrator, Alchemy
Subject:	Assessment Address Changed
Note:	From:226 WESTMINSTER STREET, CHRISTCHURCH CITY, CHRISTCHURCH To:226 WESTMINSTER STREET, MAIREHAU, CHRISTCHURCH
Next Action:	

Urgent Works Items



J.G. Build Ltd

INVOICE
GST NO. 112459871



INVOICE #:1061
DATE:22/10/14

TO:emma Croft 226 westminster st

DESCRIPTION	QTY(UNITS)	UNIT PRICE	AMOUNT
Main bed ceiling	1		\$1280.00
Bed front ceiling	1		\$1280.00
Bed front walls	1		\$5616.00
White room ceiling	1		\$1592.50
White room walls	1		\$4914.00
Hallway ceiling	1		\$450.00
Wall paper stripping main bed pig sealing cubboards for plastering plus pig seal \$180.00	16	\$53	\$1028
SUBTOTAL			\$16160.50
GST			\$2424.07
TOTAL			\$18584.57

Payment is due within 7 days of the date of this invoice unless otherwise agreed.

No statements issued.

Remittance advice – Please detach and return to:
J G Build Canterbury Ltd
P O Box 719 Rangiora 7440.

Customer Name:.emma croft
Invoice Number: 1061
Amount: \$18585.57
Date: 22/10/2014

If paying by direct credit, please remit to: ANZ 01 0877 0187860 00. Please quote invoice number.
THANK YOU FOR YOUR BUSINESS



J.G. Build Ltd

INVOICE
GST NO. 107196277



INVOICE #:1241
DATE:25/09/2014

TO Emma Croft 226 Westminster street

DESCRIPTION	QTY(UNITS)	UNIT PRICE	AMOUNT
Uplift rimu floor,remove exsisting joists,re pilaaised bearer,remove concrete pad 100 mm below floor height,re frame floor are 6x2,lav new flooring back over new framed sub floor to lazed level heights	1	1	\$9500.00
SUBTOTAL			\$9500.00
GST			\$1425.00
TOTAL			\$10925.00

Payment is due within 7 days of the date of this invoice unless otherwise agreed.

No statements issued.

Remittance advice – Please detach and return to:
J G Build Canterbury Ltd
P O Box 719 Rangiora 7440.

Customer Name:Emma Croft
Invoice Number: 1241
Amount: \$10925.00
Date: 25/09/2014

If paying by direct credit, please remit to: ANZ 01 0877 0187860 00. Please quote invoice number.
THANK YOU FOR YOUR BUSINESS



J.G. Build Ltd

INVOICE
GST NO. 112459871



INVOICE #:1062
DATE:10/11/2014

TO:emma Croft 226 westminster st

DESCRIPTION	QTY(UNITS)	UNIT PRICE	AMOUNT
Sleep out as quote incl materials	1		\$2820.00
Underfloor insulation	1		\$1600.00
Skip bins and clean up	1		\$1050.00
Wall and ceiling insulation incl materials and labour	1		\$2000.00
Extras shower sleepout labour	1		\$848.00
Materials	1		\$451.66
Hallway trim materials	1		\$240.06
Labour	1		\$212.00
Planed doors for carpet	1		\$212.00
SUBTOTAL			\$9433.72
GST			\$1415.05
TOTAL			\$10848.77

Payment is due within 7 days of the date of this invoice unless otherwise agreed.

No statements issued.

Remittance advice – Please detach and return to:
J G Build Canterbury Ltd
P O Box 719 Rangiora 7440.

Customer Name:.emma croft
Invoice Number: 1061
Amount: \$18585.57
Date: 22/10/2014

If paying by direct credit, please remit to: ANZ 01 0877 0187860 00. Please quote invoice number.
THANK YOU FOR YOUR BUSINESS



SOUTHERN INSULATION CHCH LIMITED

Box 2680
Christchurch 8140

Phone: 03 384 8051

Fax: 03 384 8059

Email: john@southerninsulation.co.nz

TAX INVOICE

GST No. 068-191-319

INVOICE TO
JAMIE GWILLIAM BUILDING

DELIVER TO
JAMIE GWILLIAM BUILDING

INV DATE: 30/09/2014

INT.

5774

INVOICE NO. 00004440

ORDER NO. 226

DESCRIPTION	QTY.	UNIT	PRICE	AMOUNT
ASBESTOS REMOVAL AS QUOTED TO CUT AND DROP THE CEILINGS AT 226 WESTMINSTER RD	28		\$156.00	\$4,368.00
AIR CLEARANCE TEST 3 PUMPS	1		\$750.00	\$750.00
			SUBTOTAL	\$5,118.00
			GST TOTAL	\$767.70
			TOTAL	\$5,885.70

Bank Account details for Direct Credit: 03-0931-0333815-00

This invoice / payment claim is made under the Construction Contracts Act 2002

Detach this portion and return with your remittance

SOUTHERN INSULATION
PO BOX 2680
CHRISTCHURCH

From

JAMIE GWILLIAM BUILDING

Amount Enclosed



Report Number 112207
21-May-14

John Walder
Canterbury Heating Ltd
P O Box 18639
Christchurch

IDENTIFICATION OF ASBESTOS IN A BULK SAMPLE

Samples received on 20/05/2014 from 35 Smith Street, Linwood. Sampled by Mike, on 19/05/2014.

Results

Sample #	Sample details	Analytical results
112207	Sleep Out Wall	No Asbestos Found

This report may not be reproduced, except in full. Results pertain to sample "as received".

Method: Australian Standard: AS 4964-2004, Method for the identification of asbestos in bulk samples.

Asbestos types: Amosite or Brown asbestos; Crocidolite or Blue asbestos, and Chrysotile or White asbestos.

* Interpretations and opinions expressed in this report are outside the terms of this Laboratory's Accreditation.

* Asbestos is a hazard. Provided it is incorporated into a stable matrix and no airborne dust is produced it presents minimal health risk. The Asbestos identified follows the definition of "asbestos" (even as a contaminant) in The Health and Safety in Employment (Asbestos) Regulations 1998.



All tests reported
herein have been
performed in accordance
with the laboratory's
scope of accreditation

Capital Environmental Services (2005) Ltd
P.O. Box 38-328
Wellington Mail Centre 5045


Reported By
Linda Dwyer
Analyst

2-4 Bell Road South Gracefield Lower Hutt
Telephone 04-566 3311 Fax 04-566 3312
Email fibres@ihug.co.nz www.fibres.co.nz



Report Number 112246
21-May-14

John Walder
Canterbury Heating Ltd
P O Box 18639
Christchurch

IDENTIFICATION OF ASBESTOS IN A BULK SAMPLE

Samples received on 20/05/2014 from 226 Westminster Street. Sampled by Mike, on 19/05/2014.

Results

Sample #	Sample details	Analytical results
112246	Master Bedroom Ceiling	Chrysotile
112247	Bedroom 2	Chrysotile
112248	Bedroom 3	No Asbestos Found

This report may not be reproduced, except in full. Results pertain to sample "as received".

Method: Australian Standard: AS 4964-2004, Method for the identification of asbestos in bulk samples.

Asbestos types: Amosite or Brown asbestos; Crocidolite or Blue asbestos, and Chrysotile or White asbestos.

* Interpretations and opinions expressed in this report are outside the terms of this Laboratory's Accreditation.

* Asbestos is a hazard. Provided it is incorporated into a stable matrix and no airborne dust is produced it presents minimal health risk. The Asbestos identified follows the definition of "asbestos" (even as a contaminant) in The Health and Safety in Employment (Asbestos) Regulations 1998.



All tests reported
herein have been
performed in accordance
with the laboratory's
scope of accreditation

Capital Environmental Services (2005) Ltd
P.O. Box 38-328
Wellington Mail Centre 5045


Reported By
Libby Nanai
Analyst

2-4 Bell Road South Gracefield Lower Hutt
Telephone 04-566 3311 Fax 04-566 3312
Email fibres@ihug.co.nz www.fibres.co.nz

TAX INVOICE

CUSTOMER Kiri (Flatmate) 16461
ADDRESS 226 Westminster St.
St. Albans
TELEPHONE _____

GST NUMBER 86 542 366

INVOICE NUMBER

32812

ENGINEER NAME

Stark

DATE

31.8.11

RATES: labour \$ 74.50 per hour or part thereof per man plus materials as required plus plant @ \$ _____ per hour and gst payment on completion of work. MINIMUM CHARGE 1 HOUR.

I have read and understand the terms and conditions on the reverse and

herein and authorise the engineer to carry out the necessary work to remedy my problem and I agree to pay the charges as set out below.

Authorised Customer Signature:

P. Usecliff

CUSTOMER REQUEST
FINDINGS

Leak pipe that fills the cistern is
Leaking in sleepout.

WORKS CARRIED OUT

The toilet was leaking on the flush pipe
caused by all offersholes in the area.

Took off flush pipe and ~~replaced~~ cleaned it and
put it back put new sealant. Tested All good.

DISCLAIMERS / RECOMMENDATIONS

GUARANTEE ONLY APPLIES TO MATERIALS SUPPLIED AND INSTALLED BY ACTION PLUMBING, GAS AND DRAINAGE SERVICES LIMITED
GUARANTEE PERIOD

☐ 3 months

☐ 6 months

☐ 1 year

☐ 2 years

DATE

31.8.11

START

1ST CALL

3

2ND CALL

COMPLETION

1ST CALL

4

2ND CALL

MEN ON SITE

1ST CALL

2ND CALL

How would you rate our service today? ☐ Excellent ☐ Good ☐ Average ☐ Poor

I am satisfied with the works carried out
signature

Khawd

BANK ACCOUNT DETAILS: DIRECT CREDIT PAYMENTS TO 03 0674 0199044 25

CREDIT CARD NUMBER

EXPIRY DATE

NAME ON CARD

I authorise the amount due to be debited from my account.

Authorisation Code 1

signature

PAYMENT ☐ EFTPOS ☐ VISA ☐ MASTERCARD ☐ CHEQUE
METHOD ☐ CASH (notify office) ☐ 7 DAYS (by authorisation)

CALCULATION OF COSTS

1st call labour 1st man

74.50

1st call labour 2nd man

2nd call labour 1st man

2nd call labour 2nd man

PLANT USE

MATERIALS

SUNDRIES

CALL OUT

SUB TOTAL

GST

LESS DEPOSIT

AMOUNT DUE

10

45

129.50

19.42

148.92

Action Plumbing, Gas & Drainage Services Ltd

P.O. Box 118

Kaiapoi 7644

Telephone: 03 365 0442
Email: info@actionplumbing.co.nz

Tax Invoice 00032812

Date: 31/08/2011

Bill To:
Emma Croft
226 Westminster Street
St Albans
Christchurch

GST Reg. Number: 86-542-366

Terms: C.O.D.

Customer PO No.:

QTY.	ITEM NO.	DESCRIPTION	PRICE	UNIT	DISC %	EXTENDED	GST
		Works carried out - Toilet pipe that fills the cistern is leaking in sleepout. The toilet was leaking on the flush pipe caused by all aftershocks in the area. Took off flush pipe and cleaned it and put it back with new sealant. Tested all good.					
1	LABPSS	Labour Rate - Plumbing SS	\$74.50	ea		\$74.50	\$15
1	SUN%	Sundry Material Charge	\$10.00	ea		\$10.00	\$15
1	COCHP	Call Out Charge per visit Christchurch - Plumbing	\$45.00	ea		\$45.00	\$15
Please post payment on receipt of invoice or direct credit to: 030674 0199044 25				SALE AMT.		\$129.50	
				FREIGHT		\$0.00	
				GST		\$19.42	
				TOTAL AMT.		\$148.92	
Thank you we appreciate you business!				PAID TODAY		\$148.92	
				BALANCE DUE		\$0.00	



DATE:	30/11/2014
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AMOUNT REMITTED

\$

DATE	INVOICE NO.	DESCRIPTION	CHARGES	PAYMENTS	BALANCE
28/11/2014	00038033	Sale; Jamie Gwilliam Building Canterbury Ltd	\$224.15		\$224.15

30/11/2014	Finance Charge	\$0.00	\$0.00
Current(Not Overdue)	30 Days Overdue	60 Days Overdue	60+ Days Overdue
\$224.15	\$0.00	\$0.00	\$0.00
			Total Amount Due
			\$224.15

Bank Account Details: 12-3191-0033342-00

30/11/2014

Jamie Gwilliam Building Canterbury Ltd
PO Box 719
Rangiora 7440

Amount

\$224.15

Davco

EXCELLENCE IN
TILING SYSTEMS



WATERPROOFING PRODUCER STATEMENT

All sections of this form must be completed

Date of Installation: Completion Date:

Applicator Number:

Author Name:

Company:

Address:

Contact Number:

e-Mail:

Site Address:

Site Owners Name:

Site Installation Details

Primer: ☒

Bond Breaker: ☒

Waterproofing: K10 Plus: ☒ K10 Rapid: ☐ Dampfast: ☐

Davco Adhesive Systems Used: ☒

Application Details

Internal: ☒ External: ☐

Product Purchase Details

Place of purchase:

Applicator Signature:  Date:

Customer Name (Print)

Subject to the conditions within this document, THE APPLICATOR warrants his/her workmanship as follows:

- a) The waterproof membrane has been installed in direct compliance with the manufacturer's specifications and installation guidelines.
- b) As per the manufacturer's product warranty, the workmanship on the materials by the applicator shall hold a watertight barrier for a period of 15 years.

The applicators workmanship warranty will be subject to the following conditions:

- 1. This warranty will extend only to the workmanship undertaken by the applicator and will in no way bind the manufacturer of the materials which is applied and installed by the applicator.
- 2. Under this warranty, the applicators obligations will be limited to the applicator making good at their expense any workmanship found to be defective.
- 3. This warranty will not apply to any defective workmanship that is
 - a) Caused either directly or indirectly by governmental or environmental issues or any other interference beyond the reasonable control of the applicator.
 - b) Caused by the act, omission, default or representation of any other party other than the applicator, and in particular the work of any other trade, damage caused by unauthorised repair or maintenance other than the approved applicator during the warranty period.
 - c) Caused by the materials being altered by any other party other than the approved applicator after application.
- 4. All warranties will be deemed invalid unless the applicator receives the customers claim in writing within the warranted period and within fourteen (14) days after the date of discovering the alleged defect.
- 5. All warranties will be deemed invalid should the area be disturbed prior to the applicator and or manufacturer sighting the alleged defect.
- 6. Where the applicator is required to repair any defective workmanship, the customer shall remove and or replace any equipment or objects hindering access by the applicator to the materials. The cost of any site inspection requested under the warranty claim that is not a direct result relating to scope of works completed, will be paid by the party requesting the inspection at the agreed applicators consultancy rate.
- 7. The customer will have made full payment to the applicator for the work completed within the terms of the applicators contract, prior to the customer making any claim under this warranty.
- 8. In the event that any materials subject to this warranty are acquired for personal, domestic or household use, then this warranty shall be read subject to the guarantees contained in the Consumer Guarantees Act 1993.
- 9. The customer acknowledges that the applicator is not employed by nor is the applicator an agent representing the manufacturer of the materials and that the manufacturer will not be liable to any person for the workmanship, acts or defaults of the applicator.



Electrical Certificate of Compliance

Electrical Safety Certificate

607282

www.evro.co.nz/cocesc.pdf

CUSTOMER COPY



Blue text = Certificate of Compliance, Red text = Electrical Safety Certificate, Green text = Required for both certificates

WORK TYPE

☒ Low-risk (Maintenance Replacement)☐ General☐ High-risk (Requires Inspection)Has the work been done in compliance with AS/NZS 3000 Part 1 ☐ or Part 2 ☒

Has the work been done in accordance with the certified design for the electrical installation

Does the work rely on any manufacturer's instructions and suppliers' declarations of conformity

Tested in accordance with AS/NZS 3000

The installation connected to the electricity supply is safe to use

The work done has not adversely affected any other part of the installation.

Other Standards used

Customer Tyler Mckendry

Site ref.

Address of installation 226 Westminster StreetType of system the installation is safe to connect to 230V MEN

eg 230V MEN

Number of electrical installations safe to connect to electricity supply

Power outlets

Light fittings/control

HWC

Ranges

Date work done Start 2-05-2022 Finish 4-05-2022

Test Results

Visual Inspection

Polarity

Correct Circuit Connections

Insulation Resistance

RCD

Earth fault-loop Impedance

Description of work done and by whom / Work related to ESC

Remove old fuse board with old
meters on & replace with new
combination switchboard with RCD protection
& circuit breaker before the meter

Other Electrical workers involved

full name

Joel Stockwell

registration

E280507

date

4-05-22

Issuing Electrician

full name

registration

phone

company

The work on this certificate has been done lawfully and safely, and the information on the certificate is correct

signed

date

CUSTOMER COPY



Electrical Certificate of Compliance

Electrical Safety Certificate

607284

www.evro.co.nz/cocesc.pdf

CUSTOMER COPY



Blue text = Certificate of Compliance, Red text = Electrical Safety Certificate, Green text = Required for both certificates

WORK TYPE ☐ Low-risk (Maintenance Replacement) ☒ General ☐ High-risk (Requires Inspection)

Has the work been done in compliance with AS/NZS 3000 Part 1 ☐ or Part 2 ☒

Has the work been done in accordance with the certified design for the electrical installation

Does the work rely on any manufacturer's instructions and suppliers' declarations of conformity

Tested in accordance with AS/NZS 3000

The installation connected to the electricity supply is safe to use

The work done has not adversely affected any other part of the installation.

Other Standards used ☐

Customer Tyler Mckendry Site ref.

Address of installation 226 Westminster street

Type of system the installation is safe to connect to 230V MEN eg 230V MEN

Number of electrical installations safe to connect to electricity supply

20 Power outlets 30 Light fittings/control ☒ HWC 2 Ranges

Date work done 2/05/2022 Start Finish

Description of work done and by whom / Work related to ESC

Test & commission new switch board

Test Results

Visual Inspection

Polarity

Correct Circuit Connections

Insulation Resistance

RCD

OK

☒

☒

☒

☒

Earth fault-loop Impedance

Location	Ω
Power 20A Kitchen	0.47Ω
PEFCR	504A
RCD Time	34.3msec
RCD Trip	21mA

Other Electrical workers involved

full name registration date

Joel Stockwell E280 507 2/05/2022

Issuing Electrician

full name Joel Stockwell registration E280 507

phone 027 811 8331 company Stockwell Electrical

The work on this certificate has been done lawfully and safely, and the information on the certificate is correct

signed

J. Stockwell

date

2/05/2022

CUSTOMER COPY