



PROPERTY INFO PACK

34 CHARTWELL STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

34 CHARTWELL STREET, BURWOOD

MODERN FAMILY HIDEAWAY

FEATURES:



PROPERTY DETAILS:

Address: 34 Chartwell Street, Burwood
Legal Description: Lot 11 DP 25633
Property Type: House
Sale by: Negotiation
Close To: 7 minutes to Beach, Travis Wetlands, Taiora QE2 Park

PROPERTY DESCRIPTION:

Skillfully designed as a secure sanctuary, this classically formed home has undergone tasteful refinements in recent years, resulting in an exceptional haven for families seeking privacy and suburban tranquility.

Firmly fixed behind lofty fencing and a gated entrance, this home presents an undeniably 1960s exterior but enjoyed a host of extensive renovations only three years ago.

A crisp aesthetic adorns the interior, and the vendors went a step further with enhancements in the lounge by introducing a log burner and double doors offering effortless access to the rear deck and landscaped grounds, presenting the perfect venue for alfresco gatherings.

The floor plan spans a single level, containing three bedrooms assisted by a streamlined bathroom, separate toilet and dedicated laundry while a heat pump accompanies the log burner for seasonal comfort.

The home's spacious social hub comprises a functional flow of rooms for relaxation, including the combined kitchen and dining area, the well-appointed lounge and an expansive sunroom which can be closed off to create a quieter atmosphere.

Complementing the superbly presented rear garden is an easy-care selection of plantings at the property's entrance, along with planter boxes for any homegrown produce.

A detached garage and off-street parking cap of the package.

Located near a slew of recreational amenities, including Bottle Lake Forest, Travis Wetlands and Waimairi Beach, it's also an easy drive from local conveniences, ensuring life's essentials are never far away.

This property is expected to gain interest from a diverse pool of buyers.

Visit www.officeroad.co.nz for more information.

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PROPERTY PHOTOGRAPHY



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CERTIFICATE OF TITLE

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**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 **CB7B/1073**
Land Registration District **Canterbury**
Date Issued 14 September 1967

Prior References
CB4A/1469

Estate Fee Simple
Area 647 square metres more or less
Legal Description Lot 11 Deposited Plan 25633
Registered Owners
Megan Elise Garbutt and Jackson Jedidiah Garbutt

Interests
719895 Notice imposing Building Line and Hoardings Restriction
Fencing Provision in Lease 756338 - 27.1.1969 at 2.00 pm (affects Fee Simple)
11855851.2 Mortgage to ASB Bank Limited - 11.9.2020 at 2:10 pm

Guaranteed Search Copy Dated 06/03/23 8:44 am, Page 2 of 2
Register Only



COUNCIL RATES & FEES

34 CHARTWELL STREET, BURWOOD

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Rates Details

For the Rating Year 1 July 2022 to 30 June 2023

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	365,000	0.323296	\$1,180.03
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	365,000	0.077659	\$283.46
Land Drainage	Capital Value	365,000	0.047244	\$172.44
Sewerage	Capital Value	365,000	0.091404	\$333.62
Waste Minimisation	Per Unit	1	189.500000	\$189.50
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	365,000	0.000774	\$2.83
Heritage Arts Centre	Capital Value	365,000	0.000609	\$2.22
Total for Christchurch City Council				\$2,335.62

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	365,000	0.000362	\$1.32
WEC Class D	Capital Value	365,000	0.000515	\$1.88
General Rate	Capital Value	365,000	0.045965	\$167.77
Urban Transport:Chch	Capital Value	365,000	0.037546	\$137.04
WFPP Class A	Capital Value	365,000	0.000807	\$2.95
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	365,000	0.001286	\$4.69
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	365,000	0.000436	\$1.59
Total for Canterbury Regional Council				\$377.20

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,712.82

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed



Objecting to your valuation





PROOF OF INSURANCE

34 CHARTWELL STREET, BURWOOD

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AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

6 March 2023

Mrs M & Mr J Garbutt
34 Chartwell Street
Burwood
Christchurch 8083

**Home Insurance****Policy number**

AHM021263341

Page 1 of 1

Certificate of Currency.

Who's insured	Jackson Garbutt & Megan Garbutt
Period of insurance	15 September 2022 to 11 September 2023
Insured address	34 Chartwell Street, Burwood, Christchurch 8083
Home sum insured	\$509,200
Home excess	\$500
Interested party	Asb Bank Limited

Special terms

The following special terms apply: None

This Certificate of Currency should be read together with your policy schedule and your Home Insurance policy document.

If you have any questions or would like to make any changes to your insurance, please call us on **0800 500 213** or email **customerservice@aainsurance.co.nz**.

Kind regards

The AA Insurance Team

We're here to
get things sorted.

0800 500 213

aainsurance.co.nz



EQC

34 CHARTWELL STREET, BURWOOD

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OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

EQC Full Assessment Report

Claim Number: CLM/2011/025000
Claimant: BRUCE KEATS
Property Address: 34 CHARTWELL STREET
BURWOOD
CHRISTCHURCH 8083

Assessment Date: 18/08/2011 13:00
Assessor: Titheridge, Paul
Estimator: Greaney, Neville
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	BRUCE, KEATS		027 3160649		

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Tower Insurance Limited	Dwelling	21494645/Z4I001	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
ANZ BANK LENDING SERVICES CENTRE

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: 1 x german pointer 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	1961 - 1980	Rectangular	132.34
Garage	1	Standard	1961 - 1980	Rectangular	43.00

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Garden Shed	Garden	Steel	No Earthquake Damage			
Garden Shed	Garden	Other	No Earthquake Damage			
Land	Exposed	Soil	Lateral spreading cracks less than 50mm			
			Fill cracks with sand slurry and compact surface and raise land as required	1.00 m3	2,400.00	2,400.00
Land	Under dwelling	Soil	No Earthquake Damage			
General Comments: Sunstantial cracking of concrete driveway, some cracks up to 30 mm wide						

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe				
Water Supply	Town Connection	Steel				
General Comments: Water pressure problems are being rectified at the street with the mains. Claimant to get a plumber to repair internal hot water pressure between cylinder and kitchen an forward invoice to EQC.						

Main Building

Exterior

Elevation (North wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	23.46 m2	355.00	8,328.30
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments: timber frame, summer hill stone cladding						

Elevation (South wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	23.69 m2	355.00	8,409.95
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments: timber frame, summer hill stone cladding, single pot disused chimney						

Elevation (East wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	No Earthquake Damage			
Wall Cladding	Block Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	31.28 m2	355.00	11,104.40
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments: timber frame, summer hill stone cladding						

Elevation (West wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	31.28 m2	355.00	11,104.40
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments: timber frame, summer hill stone cladding						
Roof (Rolled. Metal)						
Damage: No damage						
Require Scaffolding? No						
General Comments: coragated iron painted,timber frame,15/ pitch,metal spouting on timber facia board						
Foundations (Concrete ring)						
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)	120.00 m2	262.00	31,440.00
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Solid Plaster Repair	28.56 m2	85.00	2,427.60
			Foundation settlement			
			Remove, dispose, replace ring foundation	47.60 l/m	290.00	13,804.00
Slab foundation	Concrete Slab	Concrete	Slab has moved greater than 25mm over 6 metres			
			Refer engineer designed solution	15.84 m2	500.00	7,920.00
General Comments: .600 h concrete ring plastered unpainted						
Chimney (Exterior) (Single pot)						
Damage: Earthquake damage						
Require Scaffolding? No						
Element	Type	Material	Damages	Measure	Rate	Cost
One story chimney	Single Pot	Brick	Collapsed chimney			
			EXT - Brick - To base - 1 POT	1.00 item	8,983.00	8,983.00
General Comments: single pot summer hill stone veneer						
Ground Floor - Lounge (NorthWest aspect)						
Damage: Earthquake damage						
Require Scaffolding? No						
Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	17.74 m2	50.00	887.00
			Cosmetic Damage			
			Paint Ceiling	17.77 m2	24.00	426.48
Door (Internal)	Sliding	Aluminium	Cosmetic damage			
			Realign door	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
			No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.85 m2	34.00	1,388.90
Window	Bay Window	Pane single glazed	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
General Comments: Disused fireplace removed prior to earthquakes.						
Ground Floor - Kitchen (Alcove kitchen)						
Damage: Earthquake damage						

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	6.90 m2	34.00	234.60
Floor	T&G	Vinyl	No Earthquake Damage			
Kitchen joinery	Standard Spec	Laminate	Impact damage			
			Repair units	1.00 No of	200.00	200.00
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Hardboard	Seratone	No Earthquake Damage			
Window	Bay Window	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	5.40 l/m	12.00	64.80
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments: very small kitchen on southwest aspect, shared ceiling with dining room. Wall cladding a stipple textured type hardboardy seratone type product.

Ground Floor - Dining Room (Btw kitchen and lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	19.61 m2	24.00	470.64
Door (Internal)	Cupboard Door	MDF	Structural damage			
			Remove, dispose and replace door	1.00 item	310.00	310.00
			Structural damage			
			Remove, dispose and replace door	1.00 item	310.00	310.00
			Structural damage			
			Remove, dispose and replace door	1.00 item	310.00	310.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	42.96 m2	34.00	1,460.64
Window	Bay Window	Pane single glazed	No Earthquake Damage			

General Comments: Not actually used as a dining room but has pantry and cylinder cupboard off this room. Doors pantry and cylinder cupboard double doors damaged/off hinges. Ceiling fan faulty, now has whine, requires repair (no option in comet)

Ground Floor - Hallway (Central from which 3 bedrooms bathroom and toilet are off)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	4.06 m2	50.00	203.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	25.44 m2	67.00	1,704.48

General Comments:

Ground Floor - Entry (Entry/ sunroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Other	Paint	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Glass panel door	Aluminium	Cosmetic damage			
			Realign door	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	Impact damage			
			Grind out and epoxy concrete floor	3.30 l/m	30.00	99.00
Wall covering	Hardboard	Panelling	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Room (Other) (Walk in Cylinder Cupboard)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	2.06 m2	24.00	49.44
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	13.78 m2	34.00	468.52

General Comments: Doors covered per Dining room. Cylinder has dropped 20 mm with underfloor movement, will rectify with levelling.

Ground Floor - Bedroom (Bedroom 1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	11.58 m2	50.00	579.00
Door (Internal)	Cupboard Door	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	32.74 m2	34.00	1,113.16
Window	Bay Window	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Laundry

Damage: No damage

Require Scaffolding? No

General Comments: Lining serotone ,timber frame ,1 aluminium window ,1 hollow core door , 1stainless steel tub ,t& g floor vinyl

Ground Floor - Bedroom (Bedroom 1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	11.58 m2	50.00	579.00
Door (External)	Sliding / Ranch sliding door	Aluminium	Cosmetic damage			
			Realign	1.00 No of	90.00	90.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Door (Internal)	Cupboard Door	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00

Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	32.74 m2	34.00	1,113.16

General Comments: Room off hall but has sliding door to Entry/Conservatory

Ground Floor - Entry (Back door entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, rake out, plaster, supply and replace wallpaper	14.40 m2	43.00	619.20

General Comments:

Ground Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	13.44 m2	34.00	456.96
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Bedroom 2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	16.17 m2	50.00	808.50
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Realign door	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	39.36 m2	34.00	1,338.24
Window	Bay Window	Pane single glazed	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			
			No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Driveway side of house, closest bedroom to street.

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	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			

Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	flat floor shower	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, rake out, plaster, supply and replace wallpaper	22.08 m2	43.00	949.44
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Bedroom 3)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	11.40 m2	50.00	570.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Door (Internal)	Cupboard Door	Timber	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	32.64 m2	34.00	1,109.76
Window	Bay Window	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	7.00 l/m	12.00	84.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: adjacent to Bedr 2

Garage

Exterior

Elevation (North wall)

Damage: No damage

Require Scaffolding? No

General Comments: 150 series concrete block wall, 2 metal tilt doors ,gable cladding painted metal, 6.1 x 2.4

Elevation (South wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Light Steel	Iron	No Earthquake Damage			
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	1.50 l/m	50.00	75.00
			Cosmetic damage			
			Paint wall	14.64 m2	29.00	424.56

General Comments: 150 series concrete block wall, unpainted flat iron in gable

Elevation (East wall)

Damage: No damage

Require Scaffolding? No

General Comments: 150 series cncrete block wall painted, 1 window ,1 single metal door 7.6 x 2.4

Elevation (West wall)

Damage: No damage

Require Scaffolding? No

General Comments: 150 series concrete block wall painted, 7.6 x 2.4

Roof (Rolled metal)

Damage: No damage

Require Scaffolding? No

General Comments: timber truss,corrugated iron painted and clear lite,metal fascia and gutter

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: .100 concrete slab

Ground Floor - Room (Other) (Garage)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Timber	Timber	No Earthquake Damage			
Door (External)	Single solid Door	Steel	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	Impact damage			
			Adjust door	2.00 No of	120.00	240.00
Wall framing	Block	Block	No Earthquake Damage			
Window	Steel framed	Pane single glazed	No Earthquake Damage			

General Comments: floor covered in furniture ,unable to see all walls, 150 series concrete block wall ,truss roof ,no ceiling lining

Fees

Fees

Name	Duration	Estimate
Council fees - External alterations & additions	1.00	1,300.00
Asbestos test	1.00	200.00
Council fees - Minor internal alterations	1.00	775.00
Contents movement fee	1.00	701.36

Overheads

Name	Estimate
Preliminary and general	10,077.53
Margin	13,902.30
GST	22,938.80

Scope Of Works Estimate

Property

Description	Estimate
Site	2,400.00
Services	0.00
	2,400.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring)	55,591.60
	Elevation (East wall)	11,104.40
	Elevation (North wall)	8,328.30
	Roof (Rolled. Metal)	0.00
	Chimney (Exterior) (Single pot)	8,983.00
	Elevation (South wall)	8,409.95
	Elevation (West wall)	11,104.40
		103,521.65

Floor	Description	Estimate
Ground Floor	Bathroom	1,079.44
	Bedroom (Bedroom 1)	3,864.32
	Bedroom (Bedroom 2)	2,236.74
	Bedroom (Bedroom 3)	2,023.76
	Dining Room (Btw kitchen and lounge)	2,991.28
	Entry (Back door entry)	619.20
	Entry (Entry/ sunroom)	189.00
	Hallway (Central from which 3 bedrooms bathroom and toilet are off)	2,037.48
	Kitchen (Alcove kitchen)	499.40
	Laundry	0.00
	Lounge (NorthWest aspect)	2,792.38
	Room (Other) (Walk in Cylinder Cupboard)	517.96
	Toilet	456.96
		19,307.92

Garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East wall)	0.00
	Elevation (North wall)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South wall)	499.56
	Elevation (West wall)	0.00
		499.56

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage)	240.00
		240.00
		240.00

Fees

Description	Estimate
Council fees - External alterations & additions	1,300.00
Asbestos test	200.00

Council fees - Minor internal alterations	775.00
Contents movement fee	701.36
	2,976.36

Overheads

Description	Estimate
Preliminary and general	10,077.53
Margin	13,902.30
GST	22,938.80
	46,918.63
Total Estimate	175,864.12

Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	Yes	Confined to cracking in driveway
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	No	Snow on roof. Viewed from ground
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/049260
- 2011/037517

File Notes

Date Created:	18/08/2011 10:32
Created :	Titheridge, Paul
Subject:	Snapshot
Note:	1970s brick 3 bedroom bungalow situated on standard size section. Out of level slumping to north approx 100 mm over 10 m
Next Action:	
Date Created:	05/04/2012 14:04
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 14/10/2011
Note:	COMET sent to EQR on 14/10/2011
Next Action:	

Urgent Works Items

Bruce B W Keats
Christchurch

Re: 34 Chartwell Street – Final Inspection

Scope

FIL Engineers NZ Ltd. has been engaged by Bruce B W Keats to carry out the final inspection of the dwelling following the completion of the earthquake-related repairs. The following documents have been sighted as part of this report.

- a. FIL Engineers' report dated 15 May 2020
- b. Christchurch City Council document no. BCN/2020/3255 dated 11th June 2020.
- c. Producer Statement PS3

It carried out an inspection on 30th July 2020 and has subsequently prepared an assessment of the dwelling.

Dwelling Background

The dwelling is a single-storey residential built during the 1960s. It has perimeter foundation wall supporting the timber-framed structure with Summerhill Stone cladding. FIL Engineers assessed the dwelling after the completion of the repair work. Given below is our observation following the completion of the repairs.

Document review and site observations

Room/Location	Commentary
Floor Level	<ul style="list-style-type: none">- The final floor variation is 10 mm.- No re-levelling required.- Refer attached as-built level plan.- Refer PS3 supplied by the contractor.
External Cladding	<ul style="list-style-type: none">- No damage to the Summerhill Stone cladding is observed during the inspection.
Internal Walls and Ceiling	<ul style="list-style-type: none">- Damage to the internal walls and ceiling has been repaired.
Foundation	<ul style="list-style-type: none">- Minor crack to the perimeter foundation has been repaired. PS3 supplied by the contractor.

Conclusion

Based on the observation of the site, comparison with the engineers' report and the producer statement supplied by the LBP builder, I believe that the repair work in the dwelling has complied with the recommendations outlined in our report and clauses B1/B2 in the Building Code.

Limitations

The statements contained in this report are prepared solely on the basis of the visual and non-intrusive walk-around inspection of the building. This for the purpose of the buildings' compliance only with the reports and documentation listed in the scope of this report.

FIL Engineers make no warranties as to the compliance of part or parts of the building that were not able to be observed or inspected.

It remains the owner's sole responsibility to establish and maintain all other elements of the property in conformity with all building regulations and by-laws.

Any workmanship relating to Restricted Building Works (RBW) as defined in the Building Act 2014 should be covered by a licensed building practitioner (LBP) who is qualified in the field.

No part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

In the case of further queries, please feel free to contact the undersigned.

Sincerely,
On behalf of FIL Engineers

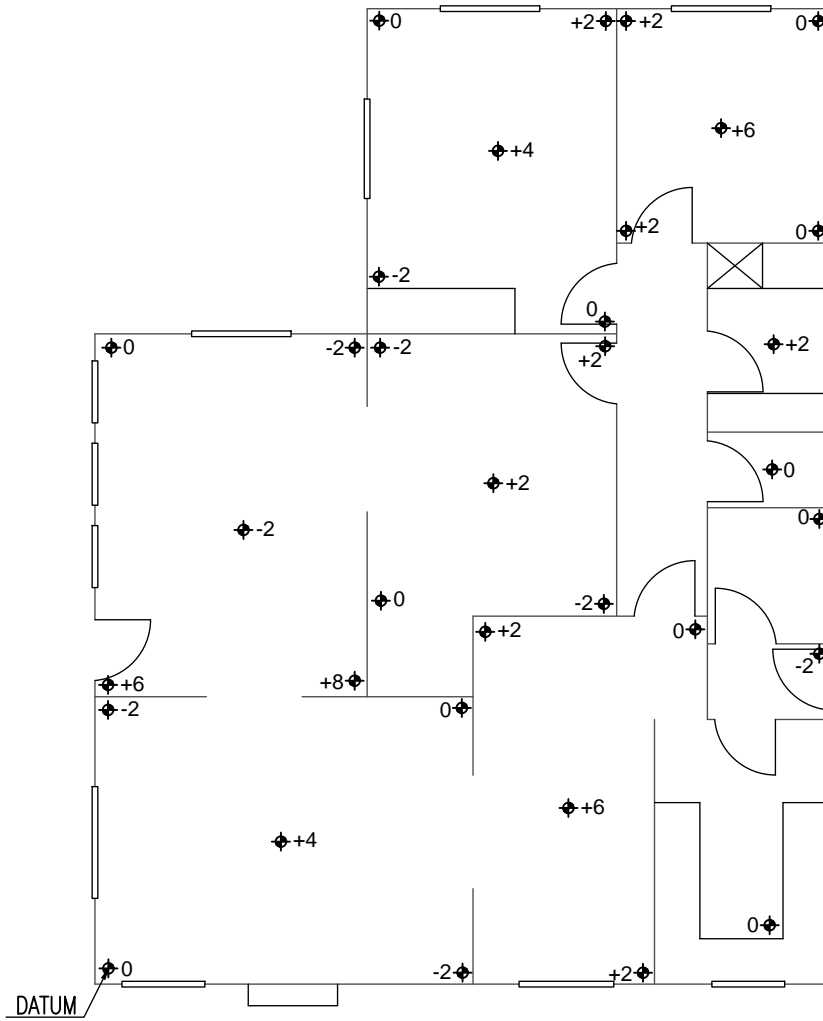


Andre Boiser

Senior Structural Engineer
BSCE, M.Eng, CMEngNZ, IntPE(NZ), CPEng

Incl:

PS3, PS4 and inspection photos



AS-BUILT PLAN
SCALE 1:100

NOTES:

- Do not scale drawings of the sheet.
- Dimensions take precedence over scale.
- Confirm boundaries & level prior to commencing the works.
- Where discrepancies occurs seek clarification before proceeding on an assumption.
- Read drawings in conjunction with project specification & consultant drawings.

PROJECT ADDRESS:

DRAWING TITLE:

Designed By: A.A

Drawing No.:



34 CHARTWELL STREET,
BURWOOD,
CHRISTCHURCH 8083,
NEW ZEALAND

AS-BUILT PLAN

Checked By: A.B

Drawn By: C.L / F.C / Y.B

Date: 05 AUGUST 2020

Scale / Sheet: AS SHOWN

A4

AB-1

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

CALLUM FRANCIS

Author company:

FRANCIS BUILDING SOLUTIONS LTD

Site address:

34 CHANTWELL STREET

Description of building work:

RELEVEL PROPERTY

Owners Details:

HAROLD OKIBI

Scope of work covered by statement:

RELEVEL

System/Product used (if applicable):

ENGINEERS DRAWINGS (FIL ENGINEERING.)

I (constructor):

CALLUM FRANCIS
HAROLD OKIBI

have been engaged by

(applicant, designer, main contractor etc)
to construct:

☒ part ☐ all

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]

- | | | | | | | | | | | | |
|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> 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

Qualifications/Experience:

Address: Postcode:

Phone: Fax:

Mobile: Email:

Signature: Date:

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input checked="" type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): _____ | |

Author name:

Martin Meddins

Author company:

MJM Brick & Block LTD

Site address:

34 Chartwell Street

Description of building work:

Grind out and repoint minor step cracking

Owners Details:

W2NZ LTD

Scope of work covered by statement:

Cladding

System/Product used (if applicable):

I (constructor): **Martin Meddins** have been engaged by **W2NZ LTD** (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]

- | | | | | | | | | | | | |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> B1 | <input type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> 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

Qualifications/Experience:

City & guilds /20 years

Address:

10 Seafeld place south Brighton

Postcode:

8062

Phone:

Fax:


Mobile:

0210317126

Email:

Martinmeddins@gmail.com

Signature:



Date:

12/08/20

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY: **FIL ENGINEERS NZ LTD**

(Construction Review Firm)

TO: **Bruce B W Keats**

(Owner/Developer)

TO BE SUPPLIED TO: **Christchurch City Council**

(Building Consent Authority)

IN RESPECT OF: **Foundation Re-levelling**

(Description of Building Work)

AT: **34 Chartwell Street, Burwood, Christchurch 8083**

(Address)

Town/City: **Christchurch**

(Address)

LOT **11**

DP **25633**

SO

We **FIL ENGINEERS NZ LTD**

(Construction Review Firm)

have been engaged by **Bruce B W Keats**

To provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with

owner/developer **Bruce B W Keats**

or ☐ other

(Extent of Engagement)

services

in respect of clause(s) **B1-Structures** of the Building Code for the building work described in

documents relating to Building Consent No. **BCN/2020/3255** and those relating to

Building Consent Amendment(s) Nos. **N/A** issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variation(s) No. (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this review ☐ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, I **believe on reasonable grounds** that ☒ All or ☐ Part only of the building works have been completed in accordance with the relevant requirements of the

Building Consent and Building Consent Amendments identified above, with respect to Clause(s) **B1-Structures** of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Andresito M. Boiser, Jr.** am: ☒ CPEng **1013416** # ☐ Reg Arch #
(Name of Construction Review Professional)

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications **BSCE, MEngSt, CMEngNZ, IntPE, CPEng**
The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☒

SIGNED BY **Andresito M. Boiser, Jr.**

(Name of Construction Review Professional)

(Signature)



ON BEHALF OF **FIL ENGINEERS NZ LTD**

(Construction Review Firm)

Date **14/08/2020**

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

ITEM ASSESSED	EARTHQUAKE DAMAGE				BUILDER'S COMMENTS
	NONE	MINOR	MODERATE	SEVERE	
SUBFLOOR SPACE Please provide comments on ALL EQ damage seen – e.g type & severity of damage, if repairable, repair requirements. In all cases where damage is noted, photographs must be supplied.					
Foundation system	✓				
Pile/Subfloor connections, ties, bracing	✓				
Ground Condition	✓				
Floor	✓				
Plumbing – materials, leakage, supports	✓				
Electrical – wiring & support	✓				
EXTERIOR					
Framing	✓				
Cladding	✓				
Chimney	X				
ROOF					
Roof System	✓				
Gutters/Spouting	✓				
Downpipes	✓				
Eaves, fascia, soffits	✓				
ROOF SPACE					
Roof frame & connections	✓				
Roof cladding	X				
Roof underlay	X				
Party walls & fire proofing	X				
Roof frame & support	✓				
Ceiling	✓				
Plumbing – material, leakage & support	✓				
Electrical – wiring & support	✓				
Tile fixings	X				
INTERIOR					
Ceilings	✓				
Walls	✓				
Trims	✓				
Floors	✓				
Internal doors & frames	✓				
External doors & windows	✓				
Electrical connections	✓				
Kitchen	✓				
Bathrooms	✓				
Toilets	✓				
Laundry	✓				
Stairs	X				

ITEM ASSESSED	EARTHQUAKE DAMAGE				BUILDER'S COMMENTS
	NONE	MINOR	MODERATE	SEVERE	
Please provide comments on ALL EQ damage seen – e.g type & severity of damage, if repairable, repair requirements. In all cases where damage is noted, photographs must be supplied.					
SERVICES					
Fire warning/control	X				
Heating systems	✓				
Ventilation	✓				
Security system	X				
Electrical services, meter board & switchboard	✓				
Gas services	X				
Water services	✓				
Hot water	✓				
Wastewater/Sewerage	—				
Solar panels	X				

IF THERE IS ANY OTHER EQ DAMAGE OBSERVED, PLEASE ADVISE DETAILS BELOW

NATURAL HAZARDS

Please detail earthquake damage to surrounding land (e.g. slippage, subsidence, damage to public roading, creeks etc) in the immediate area.

DO YOU RECOMMEND FURTHER INVESTIGATION/REPORTS?

Structural engineers report ☐ Geotechnical report ☐ Other ☐

INSPECTOR'S DETAILS

In signing this form I confirm that

- (a) I am a Registered Master builder, Certified Builder, Structural Engineer or Registered Building Inspector.
 (b) I have inspected the property and completed this form myself.

Name: Callum Francis

Address: 3 Sawenby Place

Contact Phone: 027 9324158

Date: 20/8/20

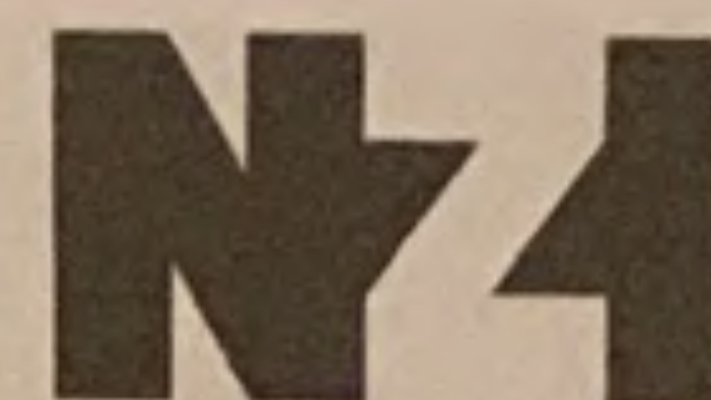
Trade Qualifications & Years of Experience: LBP

Licence/Registration No.: 129669

Signature: [Signature]

NZI will not hold you personally responsible for any loss or damage caused because the information in this report is incorrect or because something has been left out, unless you have been fraudulent or reckless.

EARTHQUAKE DAMAGE PROPERTY INFORMATION FORM



The purpose of this form is to collect information about any earthquake damage to the building and outbuildings for insurance purposes only. IAG may require further information before insurance cover is granted.

This form must be completed by one of the following: a Registered Master Builder, a Certified Builder, a Structural Engineer or a Registered Building Inspector.

This form can be used for buildings constructed of timber, steel frame or re-inforced masonry. Buildings constructed of concrete shear wall, tilt up concrete, concrete frame and unre-inforced masonry or any construction not noted here must have an engineer's report.

PROPERTY OWNER'S DETAILS

Name: HADAK Q.K.B.

Address: _____

Contact Phone: 021 103 6161

BUILDING DETAILS

Timber Frame ☒ Steel Frame ☐ Re-inforced Masonry ☐ Earthquake Strengthened ☐

Floor Type: PILE FOUNDATION ON CONCRETE PILES

Use: Private residence ☐ Rental home ☐ Commercial ☐ Other ☐

Year Built: 1960's

If pre 1935, tick if the following have been completed?

Re-piled ☐ Re-wired ☐ Re-lined ☐ Re-roofed ☐ Re-plumbed ☐

ITEM ASSESSED	EARTHQUAKE DAMAGE				BUILDER'S COMMENTS
	NONE	MINOR	MODERATE	SEVERE	
Please provide comments on ALL EQ damage seen – e.g type & severity of damage, if repairable, repair requirements. In all cases where damage is noted, photographs must be supplied.					
THE SITE					
Retaining walls	X				
Stairs	X				
Steps/Paths/Driveway	✓				
Swimming pool/Tennis court	X				
Patio/Decking	X				
Fencing	✓				
Ground movement/cracking	X				



ADDITIONAL DOCS

34 CHARTWELL STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

PT Survey

Property Inspections and Reports

Licensed Building Practitioner BP104974

Certified Building Inspector ISO 9001:2015



Address | PO Box 181, Lyttelton 8082

Phone | 021 862 537

Email | peter@ptsurvey.nz

Client	Megan & Jackson Garbutt
Address	34 Chartwell Street, Burwood, Christchurch
Emails	megankeats@windowlive.com
Date	Monday 31st August 2020
Time	9.35am – 11.35am
Weather	6/8 cloud, light NW, 13 - 18°, sunny
Inspection & report completed by	Peter Tocker

Property Inspection Report



Scope of Report

This is to be a visual, non-invasive, inspection of the property for the purposes of a pre-purchase report on the condition of the house and buildings, in accordance with the New Zealand Standard for Residential Property Inspections NZS 4306:2005.

On-Line information

Address and rating information from CCC and LINZ:

Street Address3	4 Chartwell Street
Locality	Burwood
Legal Descriptions	Lot 11 DP 25633
Rating Area (ha)	0.0647
Valuation No	2182027000
Land Value	\$134,000
Capital Value	\$365,000
Local Council	Christchurch City Council

Title No:	CB7B/1073
No of Owners:	1
Type:	Freehold
Land District:	Canterbury
Issue Date:	9/14/1967, 12:00 PM
Guarantee Status:	Guarantee
Estate Description:	Fee Simple, 1/1, Lot 11 Deposited Plan 25633, 647 m2
Area:	0.06 ha

Legal Description:	Lot 2 DP 41456
Land Area (SqM):	720.08

EQC Claims:

Claim Number	CLM/2010/049260
Claim Number	CLM/2011/025000

Land Zone

Technical Category 3 (TC3)

Land that was classified Technical Category 3 (TC3) was suitable for homes to be repaired or rebuilt after the 2010/11 Canterbury earthquakes.

TC3 land experienced liquefaction-related land damage and settlement during the 2010/11 Canterbury earthquakes. Land damage from liquefaction is possible on TC3 land in future significant earthquakes. While TC3 land is considered suitable for residential construction, site-specific geotechnical investigation and specific engineering foundation design are required for house repairs and rebuilds.

Residential Zone

Residential Suburban

Description

The subject house was built circa 1969 on 1 level, on a flat, oblong section running from the NE end at the street, toward the SW. There is a driveway on the RHS which leads past the house and the front door, to a double garage at the rear of the property.

Level 1 has an entry on the NW side of the house into a conservatory. There are a set of sliding doors into the living room on the west corner of the house. There is an archway leading through to the dining room and kitchen which are on the south corner.

From the kitchen a door leads into the rear entry and on through to a separate laundry. Another door leads through to a central hallway. On the SE side there is a bathroom and a separate toilet. At the end of the hall there are 2x bedrooms, on the east corner and one on the north corner.

There is a 3rd bedroom in the middle of the house which can be accessed from the hallway, or through another set of sliding doors from the conservatory.

Structure

The house has been built on a concrete ring foundation with concrete piles. The sub-floor is Rimu timber and the floor itself is Rimu T&G. All framing is timber, probably Rimu.

The roof has a gable at the street frontage, elsewhere it is hipped. The roof itself is sheathed with short-run painted corrugated iron fixed with lead-head nails. Framing is all Rimu timber. Facias and bargeboards are painted timber, spouting is painted metal.

Soffits are a fibre cement product that may contain asbestos. The front gable has also been clad with a fibre cement product that almost certainly contains asbestos. More on this subject below. Elsewhere, the exterior cladding is Summerhill Stone brick.

Exterior joinery is bronze powder-coated aluminium-framed and single-glazed. This includes the conservatory which was probably added at a later date. The back door is timber with glass panels.

Interior linings are painted plasterboard throughout, except in the conservatory where the walls are painted MDF. The roof has been built with an alloy sandwich system, which means the interior ceiling is also powder-coated sheet aluminium.

Interior doors are all hollow-core and either a faux panelled look or plain and painted.

Floor coverings are vinyl in the, kitchen, dining room, back entry, laundry, toilet, bathroom and a square at the front entry. Carpet elsewhere.

The driveway is concrete slabs and there are concrete paths running across the SW end of the house and along the SE side.

The double garage is Concrete block on a concrete slab. It has timber trusses and the roof is corrugated iron. There is a steel side door and 2x metal tilting doors for vehicles.

Services

Water	Connected to Christchurch City Council (CCC) water supply. Toby on footpath on LHS.
Sewer	2x ceramic gully traps. The pipes are ceramic. Connected to CCC sewer system.
Storm-water	Spouting is steel. The 3x downpipes are PVC, which feed into 2x ceramic risers and 1x PVC riser.
Plumbing	The original pipes are copper and high-pressure PVC. However, I would assume that given the upgrades to the bathroom, laundry and kitchen areas, that much of the PVC will have been replaced with polybutylene. Wastes are PVC. Taps and mixers are ceramic.
HWC	40-gallon, low pressure HWC in the kitchen cupboard, dated 1969. Pressure reducing valve under.
Electrical	Power supply underground. The meter is on the east corner of the house. The earth stake is on the SE side. The distribution board is located at the back entry. It is an older fuse type board with 10x fuse type circuits 3x of which have breaker switches plugged in. A variety of old and modern faceplates throughout. The garage has a separate fuse type distribution board with 4 circuits.
Security	Keypad in the dining room. Sensors in the garage, conservatory and living room. Not tested.
Heating	There is a heat-pump in the living room. There is a heat/light/fan unit in the bathroom.
Mechanical ventilation	There is a range hood over the oven and hob. There is an extractor fan (heat/light/fan) in the ceiling of the bathroom.
Insulation	There is insulation in the roof space. There is insulation installed under the floor. Note that there is silver foil sisalation laid over the ground under the house. It is now illegal to repair or replace sisalation as it is deemed to be an electrical hazard. DPM (Damp Proof Membrane) is the usual product to lay over the ground, it is cut and taped around the piles.
Smoke Alarms	I recommend new long-life photoelectric type smoke alarms and fire extinguishers in appropriate areas – as per recommendations at http://www.fire.org.nz

General Condition

The house is now over 50 years old. It has had extensive earthquake remediation recently completed on the house, plus a number of upgrades over the years including:

- I have sighted the engineers' plans for remediation of the house foundations which were more than 100mm out of level. This included underpinning, relevelling, repacking or replacing piles as required, and re-connecting the subfloor to the piles. I have sighted the PS4 from the engineer and the PS3's from the builder and the block-layer. The piling, connections and epoxy repair that I saw aligns with the plans and engineer's notes I sighted on-site and all work appears to have been done to a good standard. The floor is flat and level and solid to walk on although does squeak in places.
- The kitchen has been replaced at some stage.
- The bathroom and toilet are new.
- Vinyl and carpet floor coverings are new.
- The whole interior has been repainted.

The roof is original and I noted 14 small repairs on the north side, however there was no rust evident and the roof has been recently painted.

The cladding at the street gable end will most likely contain asbestos and the soffits are a similar product and could also contain asbestos. See below for further information regarding this.

All exterior joinery is in good working condition although I noted a broken latch and a broken handle.

The sewer and stormwater pipes are almost all ceramic and I would recommend a cavity critter be employed to check these for any possible damage.

The cupboards in the bedrooms are original and the doors are sticking, or do not have either stops or catches.

The remainder of the house is generally in good and tidy condition apart from items mentioned below.

The driveway is very cracked but serviceable.

The garage is in generally good condition although there are no stormwater pipes from the garage and this may be contributing to the damp area in the back yard. There is no spouting on the NW side. The steel tilting doors are not opening and closing easily and one of the springs is missing from the LH door, these could be due for replacement.

Further detail in 'condition notes' below:

Condition Notes

Significant fault or defect. Is defined as a matter requiring substantial repairs or urgent attention and rectification.

I saw no items that fell into this category.

Minor fault or defect. Is defined as a matter which, in view of the age, type or condition of the house, does not require substantial repairs or urgent attention and rectification, and which can be attended to during normal maintenance.

List follows:

1. The fibre optic wire coming in at the front of the house appears to be still connected but only just. This may need repair.



Fibre optic wire may need repair.

2. The fibre cement panels at the street frontage gable end and the soffit sheets may contain asbestos. This is not a problem unless the material is disturbed. It is the home-owners' duty of care to advise any person working on these areas that asbestos may be present and to take the appropriate health and safety precautions. Note that it is not possible to be sure of the presence of asbestos without testing the materials.



The profiled material of the gable and the flat soffit sheets may contain asbestos.

3. The downpipe adjacent to the conservatory is disconnected from the spouting dropper. The conservatory downpipe is also sagging and probably not draining correctly, it is also not feeding into the riser properly.



Downpipe is disconnected from the dropper.



The bracket on the same downpipe has broken.



The smaller downpipe from the conservatory doesn't feed into the rise properly and will spill on the foundation, causing dampness and potentially undermining the foundation strength.



The conservatory downpipe needs raising up where it sags in the middle of this run to ensure proper drainage.

4. There are 2x broken foundation vents that should be repaired to prevent rodent access.



Both the broken foundation vents are on the SW end of the house.

5. The terminal vent of the sewer has completely rusted through and the top part (above the collar) will need replacing to prevent odours in the vicinity.



6. The conservatory roof needs to be treated against lichen growth to prevent the lichen eating into the metal.



Lichen growth is unsightly but also damaging to the metal.

7. I counted 14x patches in the short-run corrugated iron which have probably been fixed over rusty areas. There is no rust evident at the moment and the roof may last some years yet if maintained and painted well.



This row of 14x patches are all on the lower part of the top run of iron and where the upper and lower sheets lap.



Also keep an eye on the ridge joints. This one was probably painted on a warm day and the iron has shrunk away in colder conditions. This may need sealant and repainting.

8. The garage roof is in average condition. If the surface rust was treated and the roof was paint it may last many more years. Note that the polycarbonate panel for light, get brittle from UV over time and can become dangerous to walk on.



Due for a paint.



Dropper, but no downpipe and no stormwater riser, meaning no stormwater pipes to the garage.

9. Bedroom cupboard doors all need attention. The top one here is sticky, the bottom one doesn't stay closed.



Bedroom cupboard doors need attention.

10. Broken fitting on the east bedroom window and broken handle on the sliding door between the middle bedroom and the conservatory.



Broken window fittings can usually be easily replaced.



Broken door handle should also be able to be replaced.

11. Sisalation under-floor is now not able to be repaired or replaced by law. DPM is a better option.



Sisalation cannot be repaired or replaced.

12. The stipple on the manhole cover in the hall probably contains asbestos and should be thrown away. It also doesn't fit properly. This can be replaced with a piece of plasterboard or better yet, a piece of MDF. Note to ask the current owners for the paint colours throughout the house so that minor touch-ups like this can be done.



This stipple on the manhole cover probably contains asbestos.

End of report. Page 15 of 15.

Note that 149 photos, including those in this report, will be available through Dropbox.

You should receive an invitation from Dropbox giving you a link to follow so you can access them.

11 August 2021

M E Garbutt
34 Chartwell Street
Christchurch 8083

Dear Megan

Your building consent is now issued

BCN/2021/6015

34 Chartwell Street Burwood

Alteration to Dwelling - Installation of a Woodsman Serene (ULEB) Dry Freestanding Woodburner - CAC194586

We are pleased to tell you that your building consent is now issued.

You can now download your approved documents from onlineservices.ccc.govt.nz. You may need to register first (this is free).

The files to download consist of the following:

- Building consent
- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans, specifications and supporting documents

If you have requested a hard copy of the building consent, you can pick it up from the ground floor of the Civic Offices at 53 Hereford Street from 8am to 5pm, Monday to Friday or from the service centre you have requested/specified on the application form.

If you need to talk to us you can call me on the number below, or if you need help downloading your documents, please email onlineservices@ccc.govt.nz.

Yours sincerely



Kathy McTigue
Building Support Officer
03 941 5367



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

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