
2/85 Trafalgar Street - Garage Partition

Caleb Griffioen <caleb@griffioen.nz>

Wed, Sep 17, 2025 at 3:32 PM

To: Inspected Residential <adam@inspectedresidential.co.nz>

Hey Adam,

As discussed re this partition wall, attached are the following:

- Photos from when it was put up
- Original construction plans
- Email to buyer's agent explaining its construction (for context)
- The purchaser's building inspection report

I think it'd be helpful to have something to send through and say "this is the advice we've received given the work wasn't completed by a LBP" and let the purchaser make their own decision.


Let me know if you're happy to have a look through.

Cheers,

Caleb

4 attachments

 **Trafalgar Street 2-85 PPI.pdf**
2042K

 **ownly Mail - 2:85 Trafalgar Street.pdf**
56K

 **[10 124581]378 85 TRAFALGAR STREET Scanned Documents.pdf**
241K

 **2-85TRA - Construction Photos.pdf**
1480K

2/85 Trafalgar Street - Garage Partition

Adam Brownie <Adam@inspectedresidential.co.nz>
To: Caleb Griffioen <caleb@griffioen.nz>

Wed, Sep 17, 2025 at 5:46 PM

Hey Caleb,

That is all very low-risk work. The best thing to satisfy them would to have had photos of the wall framing and doorway framing. This isn't restricted building work that needs LBP supervision (so long as the doorway hasn't altered any specific systems, i.e. weathertightness, bracing elements, firewalls etc). What they seem to want to know is that the framing installation meets the standard NZS3604, which the only way to tell this now, would be to remove the wall linings, which is a bit overkill. The best case in this scenario would have been to have some photos of the framing work. Essentially, a producer statement and photos would supply good information, but producer statements are also not a warranty or compliance certificate; they are simply an opinion and basic information about what's been completed.

Again, it's all very low-risk alterations by the looks of things, and if they really want to rip plasterboard off to see the framing, that is about all they will be able to do if they are concerned about it.

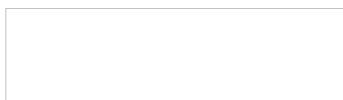
Best,

Image	Image
	Adam Brownie Managing Director
	Licensed Building Practitioner
	<input type="checkbox"/> 027 914 9087 <input type="checkbox"/> adam@inspectedresidential.co.nz <input type="checkbox"/> www.inspectedresidential.co.nz

Image	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Image

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From: Caleb Griffioen <caleb@griffioen.nz>
Sent: Wednesday, 17 September 2025 3:32 pm
To: Adam Brownie <Adam@inspectedresidential.co.nz>
Subject: 2/85 Trafalgar Street - Garage Partition



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Caleb Griffioen
Owner & Salesperson
027 637 0231